



## Home Pro Miami

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Inspected By: Tracy Woodard



## Condo Inspection Report

Prepared For:

Property Address:

**9705 Collins Ave**

**Unit 2204N/2205N**

**Bal Harbour, FL 33154**

Inspected on Tue, Mar 29 2022 at 1:00 PM

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Home Pro Miami would like to thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property at the time of our inspection to better assist you in making an informed purchase decision.

The report contains a conditional review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

## COMMENT KEY OR DEFINITIONS

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further evaluation by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**\*Note:** Inspector is not required to offer general estimates for repair or replacement costs for any items referenced in this report. General estimates provided for repair or replacement costs are the assumption of the inspector and should not be considered actual cost for work provided by a licensed contractor. For accurate cost estimate regarding repairs or replacement of items referenced in this report, client should consult with a third party licensed general contractor. **ACTUALREPAIR COSTS MUST BE DETERMINED BY THE CUSTOMER. DO NOT RELY ON COST ESTIMATES IN THIS REPORT.**

Soil conditions, geological stability, or engineering analysis are beyond the scope and purpose of this inspection. The inspection is not a compliance inspection or a certificate for past or present governmental or local codes or regulations, or the suitability of the property for any specialized use. Determining the presence or absence of radon, safety glass, lead paint or any suspected hazardous substance including, but not limited to: toxins, carcinogens, noise, contaminants in soil, water and air are beyond the scope and purpose of this inspection. Inspection **DOES NOT** include any inspection, testing or invasive procedures to identify the presence of Chinese manufactured gypsum board in the structure unless specifically noted herein.

THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED. THIS REPORT SHOULD BE USED ONLY AS A SUPPLEMENT TO THE SELLERS DISCLOSURE.

Some inspection components may or may not be covered by a real estate contract. Consult your real estate agent and/or attorney regarding your contractual conditions. The client is strongly advised to perform a walk-through inspection prior to closing. Estimates for repair costs are to be used as a guide only, and are based on current rate of professional licensed contractors. Buyers are strongly advised to obtain competitive trade estimates to determine actual costs of repairs prior to closing.

INSPECTED = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

NOT INSPECTED = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

NOT PRESENT = This item, component or unit is not in this home or building.

REPAIR OR REPLACE = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

FURTHER EVALUATION = The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

## General Information

Inspector: Tracy Woodard

License No.: HI1165

Inspector's Signature:



Standards of Practice: NACHI National Association of Certified Home Inspectors

In Attendance: Listing Agent, Client Representative/Realtor

Type of Building: Condo

Approximate Age of Building (Year Built): 2011

Age of Building According To: Tax Record

Utilities On During Inspection: Electric Service, Water Service

Property Faces: East

Temperature: Over 80

Weather: Clear

Soil Condition: Damp

Rain in the Last 3 Days: Yes

Radon Test: No

Water Test: No

# Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Driveway:	Parking Garage, Shared Access, Valet Service
Decks, Balconies, Stoops, Steps,	Concrete
Areaways, Porches, Patio/Cover &	Condition: Inspected
Applicable Railings:	

# Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and representative number of windows; Garage door operators; Decks, balconies, stoops, steps, area ways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Wall Cladding Flashing And Trim:	Cement Stucco
	Condition: Inspected
Siding Material:	Masonry
Windows:	Aluminum
	Condition: Inspected
Entry Doors:	Sliding-Glass
	Condition: Inspected
Storm Protection:	Impact Resistant Windows
Outlets (exterior):	Not Present



(Exterior continued)



Comment 1:  
Exterior/Site.



Figure 1-1



Figure 1-2



Figure 1-3



Figure 1-4



(Exterior continued)



Figure 1-5



Figure 1-6



Figure 1-7



Figure 1-8

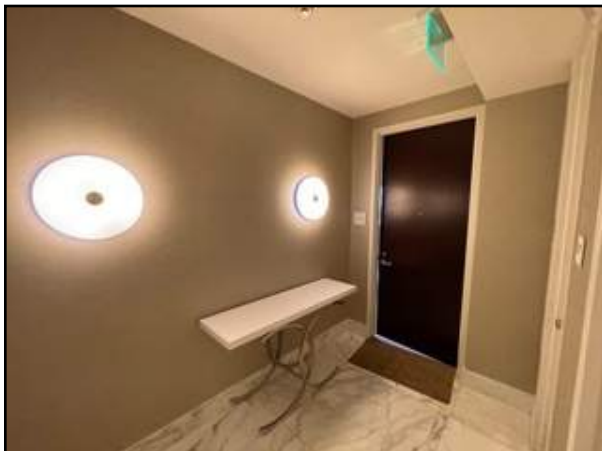


Figure 1-9



Figure 1-10

(Exterior continued)



Comment 2:  
Wind Mitigation / Storm Protection.  
- Impact Windows & Doors



Figure 2-1



Figure 2-2



Figure 2-3



Figure 2-4



Comment 3:  
Sliding glass doors to east facing exterior balconies are stiff on tracks and difficult to open/close.  
Recommend servicing sliding-glass doors by a qualified professional, and cleaning/re-greasing tracks & rollers to sliding glass door for proper operation.  
(Estimate: \$1,500 - \$2,500)

(Exterior continued)



Figure 3-1



Figure 3-2



Comment 4:  
East balcony.



Figure 4-1



Figure 4-2

(Exterior continued)



Figure 4-3



Figure 4-4



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**Comment 5:**

Exterior balcony tile flooring tiles throughout interior of unit appear to be discolored at the time of inspection.

- Estimate discoloration may be natural texture & porous nature of marble stone tiling due to worn seal as well as moisture intrusion below tile flooring. Repair/Replace or re-polish/re-seal damaged or discolored tile flooring along exterior balcony as desired. (Estimate: \$2,000 - \$5,000)

If tile flooring is unable to be matched, complete replacement of flooring may be necessary. (Detailed quotation required)



(Exterior continued)



Figure 5-1



Figure 5-2



**Comment 6:**

Cracked/broken flooring tile along east balcony outside of bedroom #2.  
Replace broken flooring tile along exterior balcony. (Estimate: \$200 - \$400)



Figure 6-1



Figure 6-2

(Exterior continued)



**Comment 7:**

Master bedroom/ dining are balcony.



Figure 7-1



Figure 7-2



**Comment 8:**

Exterior balcony tile flooring tiles throughout interior of unit appear to be discolored at the time of inspection.

- Estimate discoloration may be natural texture & porous nature of marble stone tiling due to worn seal as well as moisture intrusion below tile flooring.

Repair/Replace or re-polish/re-seal damaged or discolored tile flooring along exterior balcony as desired. (Estimate: \$2,000 - \$5,000)

If tile flooring is unable to be matched, complete replacement of flooring may be necessary. (Detailed quotation required)

(Exterior continued)



Figure 8-1



Figure 8-2



Comment 9:  
West balcony.



Figure 9-1



Figure 9-2



(Exterior continued)



Figure 9-3



Figure 9-4



Comment 10:

Exterior balcony tile flooring tiles throughout interior of unit appear to be discolored at the time of inspection.

- Estimate discoloration may be natural texture & porous nature of marble stone tiling due to worn seal as well as moisture intrusion below tile flooring.

Repair/Replace or re-polish/re-seal damaged or discolored tile flooring along exterior balcony as desired. (Estimate: \$2,000 - \$5,000)

If tile flooring is unable to be matched, complete replacement of flooring may be necessary. (Detailed quotation required)

(Exterior continued)



Figure 10-1



Figure 10-2

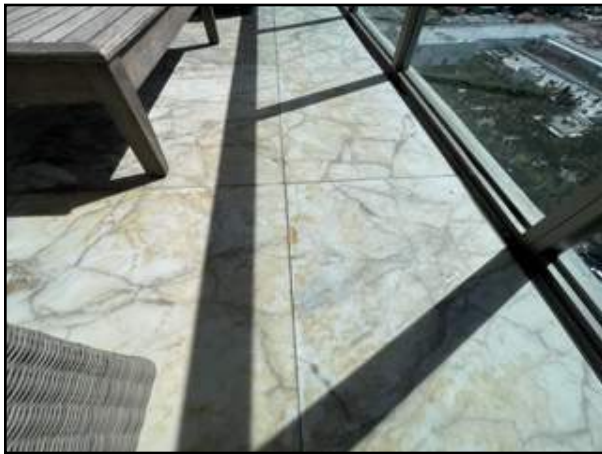


Figure 10-3



Figure 10-4

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# Structure

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Floor Structure:	Reinforced Concrete Slab Condition: Inspected
Ceiling Structure:	Reinforced Concrete Slab Condition: Inspected
Wall Structure:	CBS Condition: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Water Service:	Public
Plumbing Drain, Waste & Vent Systems:	PVC
Plumbing Water Supply and Distribution Systems and Fixtures:	Condition: Inspected
Main Water Shut-off Device:	Copper, PVC, CPVC
	Condition: Inspected
	Condition: Inspected

(Plumbing continued)



**Comment 11:**

Main water shut-off valves (hot & cold water lines) for west side of unit are located in west side of property within A/C closet above to air handler unit.



Figure 11-1



Figure 11-2

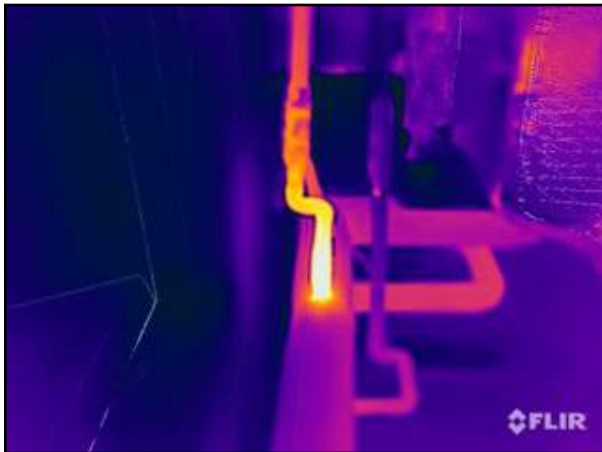


Figure 11-3



**Comment 12:**

Main water shut-off valves (hot & cold water lines) for east side of unit are located in east side of property within A/C closet above to air handler unit.



(Plumbing continued)



Figure 12-1



Figure 12-2

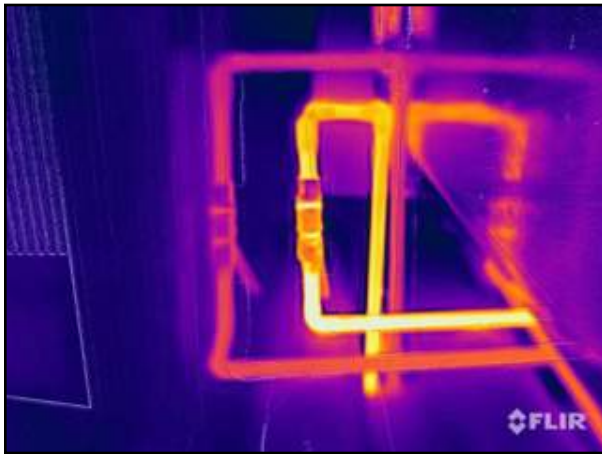


Figure 12-3



**Comment 13:**

Natural gas supply to select appliances within unit (cooktop).

- Individual gas shut-off valves located below each applicable appliance.
- No shut-off valve appears to be installed below cooktop.

Recommend having a licensed professional properly install fuel shut-off valve to gas supply line below cooktop. (Estimate: \$200 - \$400)

(Plumbing continued)



Figure 13-1



Figure 13-2



Figure 13-3



Figure 13-4



Figure 13-5

The plumbing in the home was inspected and reported on with the above



(Plumbing continued)

information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Water Heater

Location:

Boiler Controlled By Building

Hot Water Temperature:

122 Degrees



Comment 14:

Hot water systems are controlled/maintained by building.

- Hot water systems functioning properly at the time of inspection.

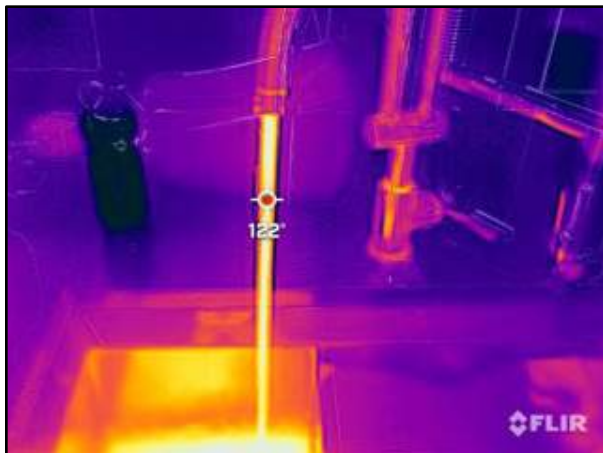


Figure 14-1

# Electrical

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Type of Service:	Underground
Service Entrance Conductors:	Copper
	Condition: Inspected
Main Distribution Panel Location:	Hallway, Bedroom Closet
Distribution Panel Manufacturer:	Siemens
	Condition: Inspected
Service Amperage:	220 AMPs
Panel Type:	Circuit Breakers
	Condition: Inspected
Service Ground:	Unknown Not Visable
Branch Circuit Wiring:	Copper
	Condition: Inspected
Operation of GFCI (Ground Fault Circuit Interrupters):	GFCIs Present
	Condition: Inspected

(Electrical continued)

Smoke & Carbon Monoxide  
Detectors:

9 volt Battery Type, Hard Wired Interconnected  
Condition: Inspected



#### Comment 15:

Main distribution panel A (110 AMPs) located within west bedroom hallway.

- Distribution panel, circuit breakers, and branch wiring appear in good & working condition at the time of inspection.



Figure 15-1

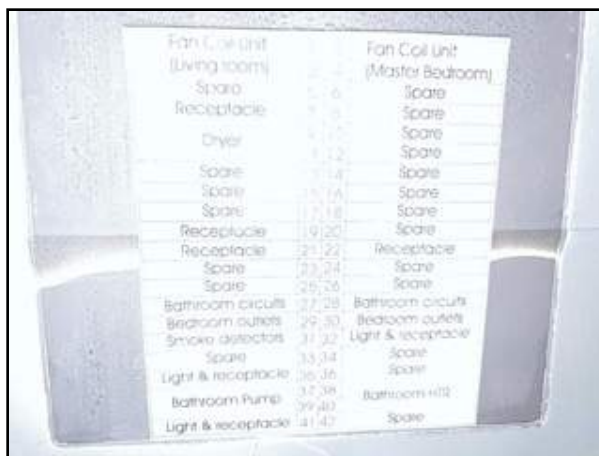


Figure 15-2



Figure 15-3



Figure 15-4

(Electrical continued)



Comment 16:

Electrical service entrance conductors (3 Phase) are in good & working condition within main distribution panel A.

- Electrical service is properly grounded in main distribution panel.
- Main service conductors are currently #1 AWG aluminum lines adequate for service up to 110 AMPs.



Figure 16-1

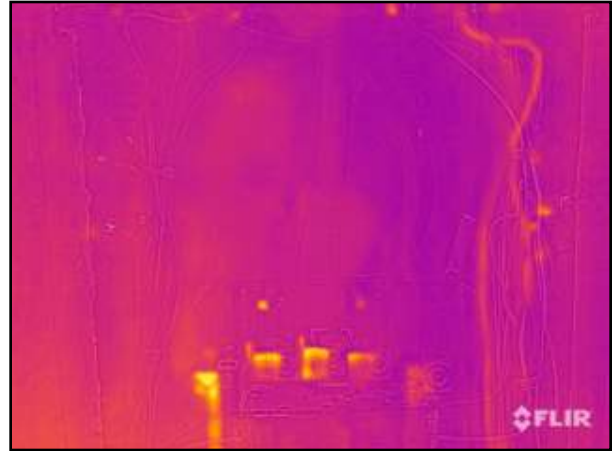


Figure 16-2



Figure 16-3

(Electrical continued)

**Comment 17:**

Main distribution panel B (110 AMPs) located within master bedroom closet.

- Distribution panel, circuit breakers, and branch wiring appear in good & working condition at the time of inspection.



Figure 17-1



Figure 17-2

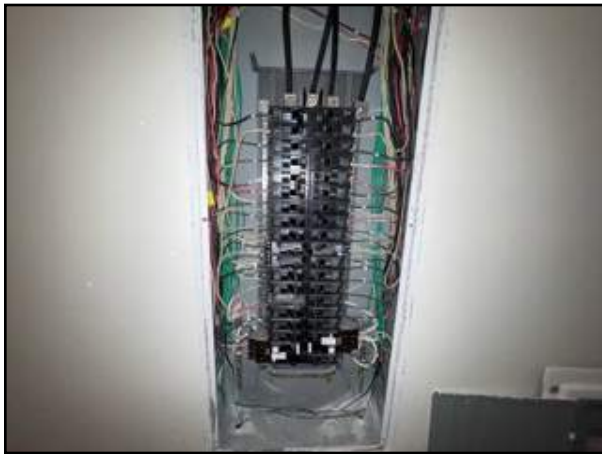


Figure 17-3



Figure 17-4



(Electrical continued)



**Comment 18:**

Electrical service entrance conductors (3 Phase) are in good & working condition within main distribution panel B.

- Electrical service is properly grounded in main distribution panel.
- Main service conductors are currently #1 AWG aluminum lines adequate for service up to 110 AMPs.



Figure 18-1

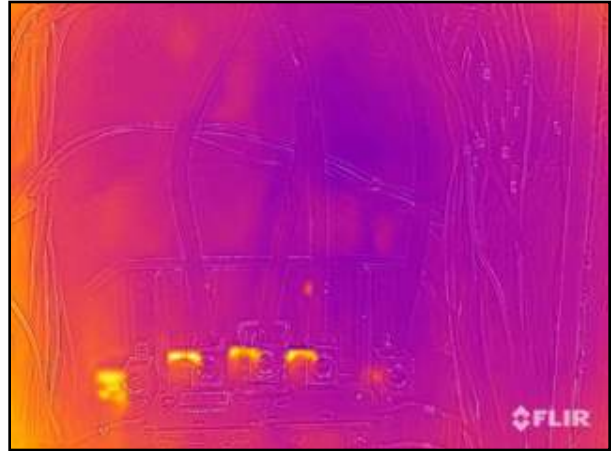


Figure 18-2



Figure 18-3

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further

(Electrical continued)

inspection or repair issues as it relates to the comments in this inspection report.



# Heating / Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Type of HVAC System(s): Water Source Heat Pump Unit  
 Presence of Installed Cooling Yes  
 Source In Each Room:  
 Presence of Heat Installed In Each Room: Yes

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

(Heating / Air Conditioning continued)

## HVAC System #1

The heating ventilation & air conditioning system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the HVAC system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Type of Equipment:	Water Source Heat Pump
	Condition: Inspected
Energy Source:	Electric, Water
	Condition: Inspected
Input BTUs / Tonnage:	1200 CFM (3 Ton)
Operating Controls:	Thermostat
	Condition: Inspected
Automatic Safety Controls:	Yes
	Condition: Inspected
Distribution System (including fans, pumps, ducts, and piping with supports, insulation, air filters, registers, coils & radiators):	Insulated
	Condition: Not Inspected
Cooling and Air Handler Equipment:	Condition: Inspected
Manufacturer (Air Handler Unit):	Williams
Manufactured/Installed (Air Handler Unit):	2010
Output Temperature (Air Conditioner):	58.5 Degrees
Filter Type & Size:	Disposable
	Condition: Inspected

## (HVAC System #1 continued)



## Comment 19:

Water source heat pump HVAC system air handler unit.

- HVAC system appears in good & working condition at the time of inspection.
- A/C radiator & coils appear in good condition at the time of inspection.
- Minor debris build up along exterior of radiator.

Recommend having HVAC system serviced/cleaned periodically by a licensed HVAC technician for better maintenance.



Figure 19-1



Figure 19-2



Figure 19-3



Figure 19-4

(HVAC System #1 continued)

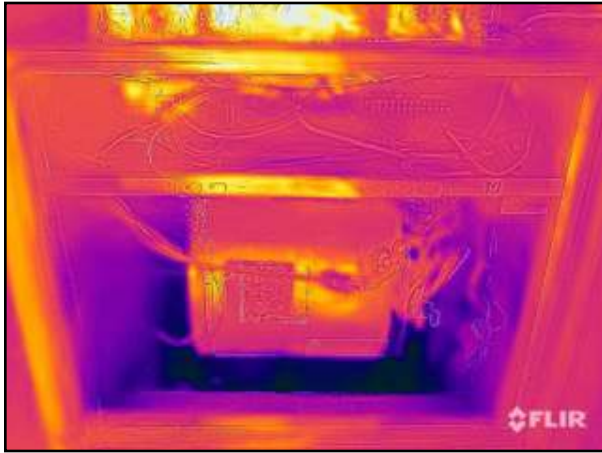


Figure 19-5



Figure 19-6



Figure 19-7



Figure 19-8

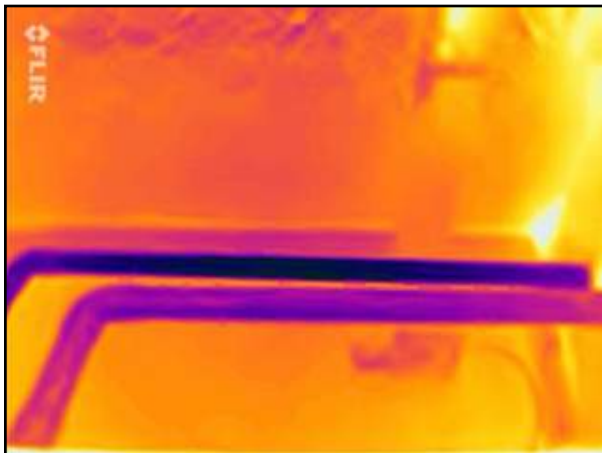


Figure 19-9

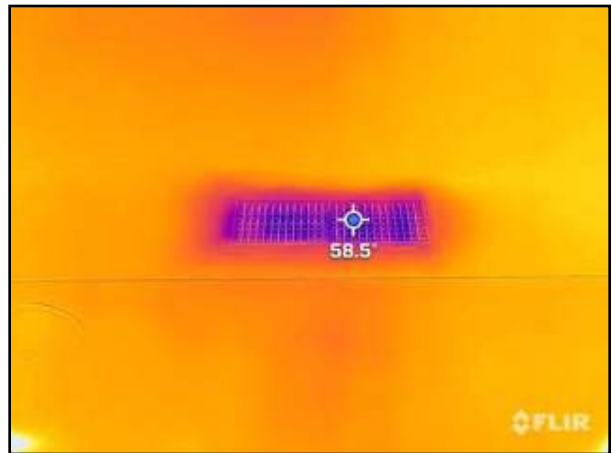


Figure 19-10



(HVAC System #1 continued)



Figure 19-11



Comment 20:

Apparent oxidation/rusting & corrosion around incoming & outgoing water valves for water source heat pump HVAC system within A/C closet.

- Apparent condensation/moisture from water valves at the time of inspection. Recommend monitoring these valves to make sure no leaking occurs in the future. If leaking from valves does happen to occur, report to building engineer to have building maintenance repair/replace valves.



Figure 20-1



Figure 20-2

(HVAC System #1 continued)

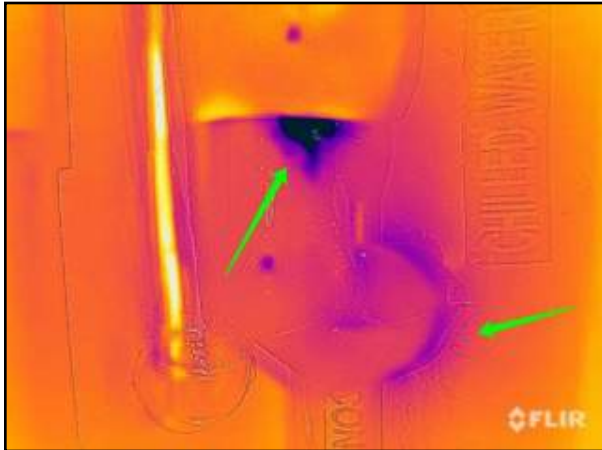


Figure 20-3



Comment 21:

No opening hardware present to A/C closet.

- Difficult to open A/C closet.

Recommend installation of hardware or handle to open A/C closet door.

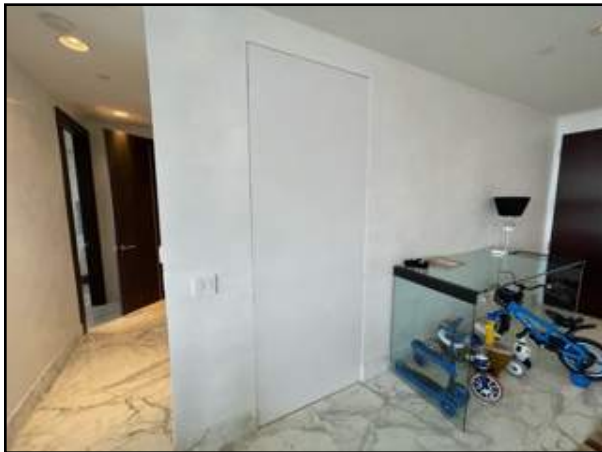


Figure 21-1

HVAC systems over 10 years old should be checked, cleaned and serviced yearly by a licensed HVAC technician.

(Heating / Air Conditioning continued)

## HVAC System #2

The heating ventilation & air conditioning system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the HVAC system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Type of Equipment:	Water Source Heat Pump
Energy Source:	Condition: Inspected
	Electric, Water
	Condition: Inspected
Input BTUs / Tonnage:	1200 CFM (3 Tons)
Operating Controls:	Thermostat
	Condition: Inspected
Automatic Safety Controls:	Yes
	Condition: Inspected
Distribution System (including fans, pumps, ducts, and piping with supports, insulation, air filters, registers, coils & radiators):	Insulated, Flexible Ducting, Rigid Ducting
	Condition: Not Inspected
Cooling and Air Handler Equipment:	Condition: Inspected
Manufacturer (Air Handler Unit):	Williams
Manufactured/Installed (Air Handler Unit):	2010
Output Temperature (Air Conditioner):	46.6 Degrees
Filter Type & Size:	Disposable
	Condition: Inspected



## (HVAC System #2 continued)



## Comment 22:

Water source heat pump HVAC system air handler unit.

- HVAC system appears in good & working condition at the time of inspection.
- A/C radiator & coils appear in good condition at the time of inspection.
- Minor debris build up along exterior of radiator.

Recommend having HVAC system serviced/cleaned periodically by a licensed HVAC technician for better maintenance.



Figure 22-1



Figure 22-2



Figure 22-3



Figure 22-4

(HVAC System #2 continued)

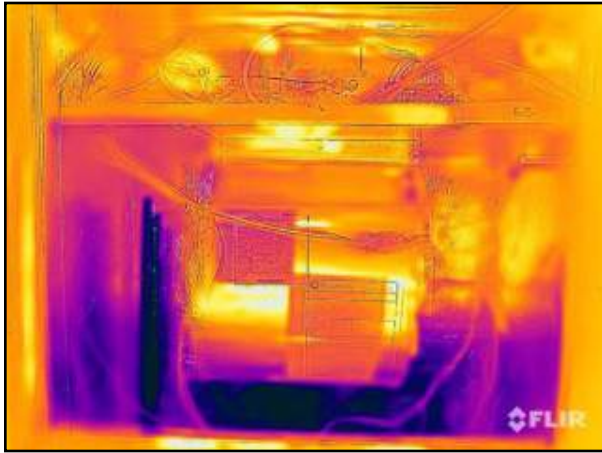


Figure 22-5



Figure 22-6

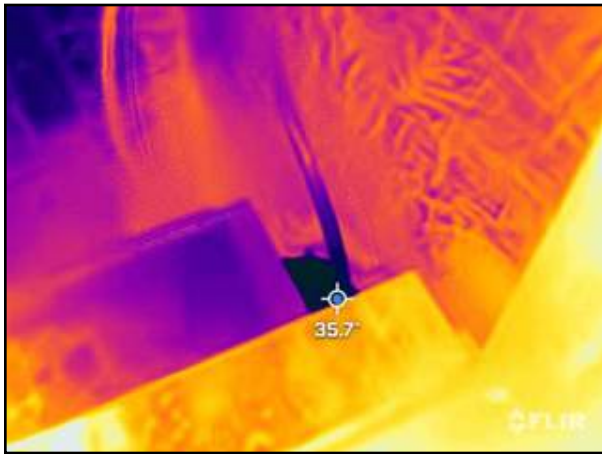


Figure 22-7



Figure 22-8

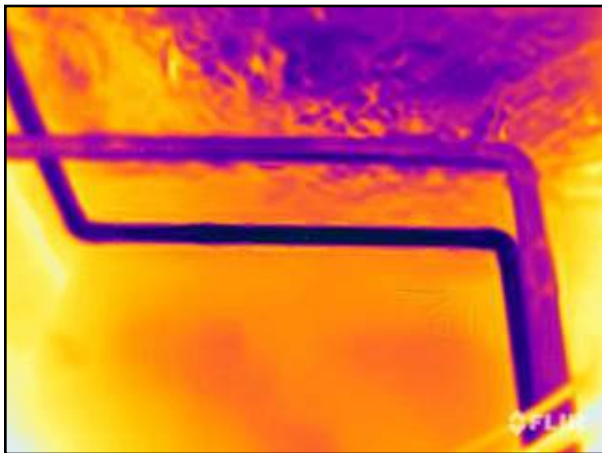


Figure 22-9

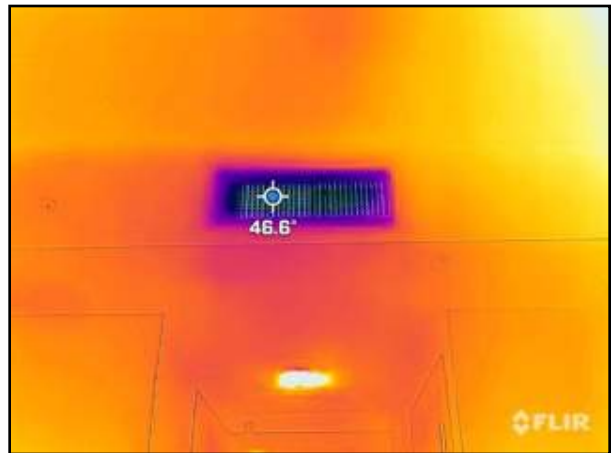


Figure 22-10

(HVAC System #2 continued)



Figure 22-11



#### Comment 23:

Apparent oxidation/rusting & corrosion around incoming & outgoing water valves for water source heat pump HVAC system within A/C closet.

- Apparent condensation/moisture from water valves at the time of inspection. Recommend monitoring these valves to make sure no leaking occurs in the future. If leaking from valves does happen to occur, report to building engineer to have building maintenance repair/replace valves.



Figure 23-1



Figure 23-2



(HVAC System #2 continued)

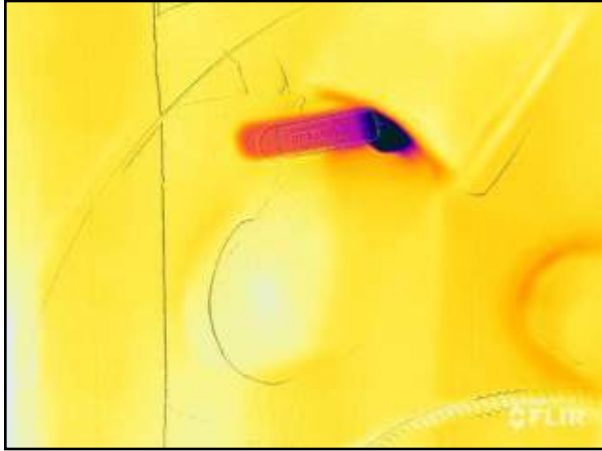


Figure 23-3

HVAC systems over 10 years old should be checked, cleaned and serviced yearly by a licensed HVAC technician.

## HVAC System #3

The heating ventilation & air conditioning system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the HVAC system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Type of Equipment:	Water Source Heat Pump
Energy Source:	Condition: Inspected Electric, Water
Input BTUs / Tonnage:	Condition: Inspected 1200 CFM (3 Ton)
Operating Controls:	Thermostat Condition: Inspected
Automatic Safety Controls:	Yes Condition: Inspected
Distribution System (including fans, pumps, ducts, and piping with supports, insulation, air filters, registers, coils & radiators):	Insulated, Flexible Ducting, Rigid Ducting Condition: Not Inspected

(HVAC System #3 continued)

### Cooling and Air Handler

Equipment:	Condition: Inspected
Manufacturer (Air Handler Unit):	Williams
Manufactured/Installed (Air Handler Unit):	2010
Output Temperature (Air Conditioner):	51.7 Degrees
Filter Type & Size:	Disposable
	Condition: Inspected



#### Comment 24:

Water source heat pump HVAC system air handler unit located within concealed compartment inside master bedroom closet.

- HVAC system appears in good & working condition at the time of inspection.
- A/C radiator & coils appear in good condition at the time of inspection.
- Minor debris build up along exterior of radiator.

Recommend having HVAC system serviced/cleaned periodically by a licensed HVAC technician for better maintenance.



Figure 24-1

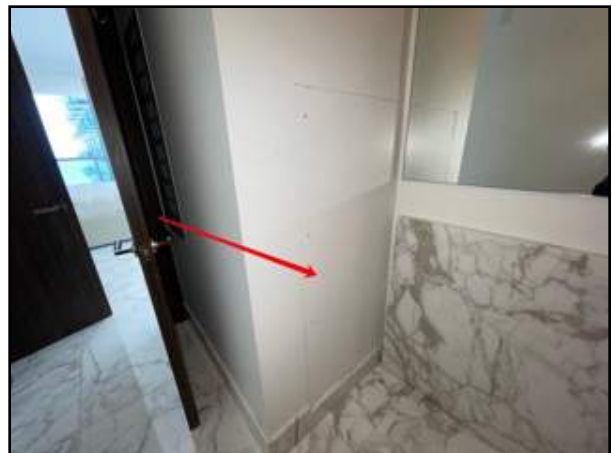


Figure 24-2



(HVAC System #3 continued)



Figure 24-3



Figure 24-4



Figure 24-5



Figure 24-6



Figure 24-7



Figure 24-8

(HVAC System #3 continued)



Figure 24-9

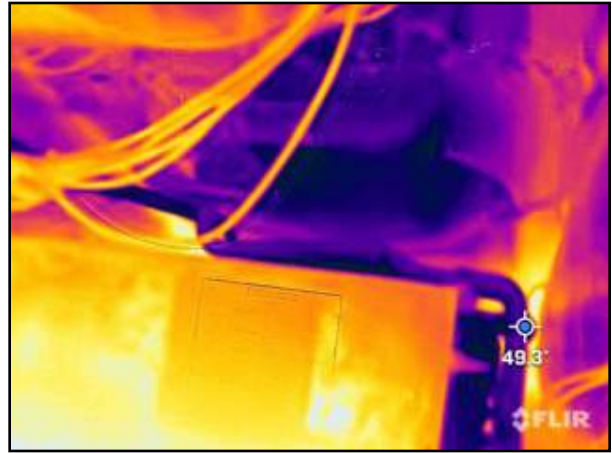


Figure 24-10



Figure 24-11



Figure 24-12



**Comment 25:**

Loose insulation within air handler unit currently being sucked into unit around blower fan.

- Insulation surrounding blower fan can cause extensive wear & tear to fan motor and cause motor to burn out.

Recommend repairing insulation within air handler unit to keep clear from fan blower. (Estimate: \$150 - \$250)

(HVAC System #3 continued)



Figure 25-1

HVAC systems over 10 years old should be checked, cleaned and serviced yearly by a licensed HVAC technician.

## HVAC System #4

The heating ventilation & air conditioning system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the HVAC system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Type of Equipment:	Water Source Heat Pump
Energy Source:	Condition: Inspected Electric, Water
Input BTUs / Tonnage:	Condition: Inspected 1500 CFM (3.5 Ton)
Operating Controls:	Thermostat Condition: Inspected
Automatic Safety Controls:	Yes Condition: Inspected
Distribution System (including fans, pumps, ducts, and piping with supports, insulation, air filters, registers, coils & radiators):	Insulated, Flexible Ducting, Rigid Ducting Condition: Not Inspected

(HVAC System #4 continued)

### Cooling and Air Handler

Equipment:	Condition: Inspected
Manufacturer (Air Handler Unit):	Williams
Manufactured/Installed (Air Handler Unit):	2010
Output Temperature (Air Conditioner):	58.9 Degrees
Filter Type & Size:	Disposable
	Condition: Inspected



#### Comment 26:

HVAC system water source heat pump unit.

- HVAC system appears in good & working condition at the time of inspection.
- A/C radiator & coils appear in good condition at the time of inspection.
- Minor debris build up along exterior of radiator.

Recommend having HVAC systems serviced/cleaned periodically by a licensed HVAC technician for better maintenance.



Figure 26-1



Figure 26-2



(HVAC System #4 continued)



Figure 26-3



Figure 26-4



Figure 26-5

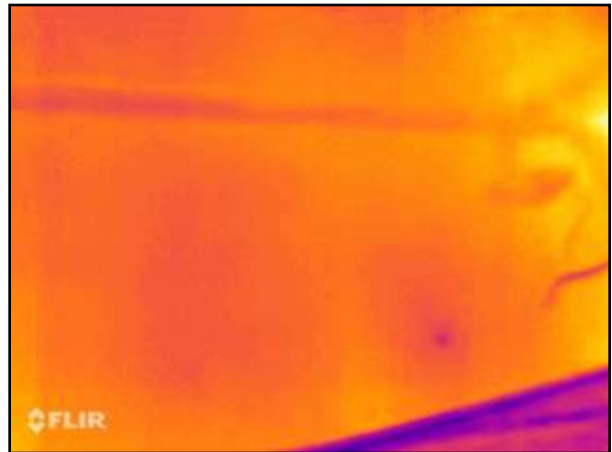


Figure 26-6



Figure 26-7



Figure 26-8



(HVAC System #4 continued)



Figure 26-9



Figure 26-10

HVAC systems over 10 years old should be checked, cleaned and serviced yearly by a licensed HVAC technician.

# Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Ceilings:	Drywall Condition: Inspected
Walls:	Drywall Condition: Inspected
Cabinets:	Wood Condition: Inspected
Countertops:	Quartz Condition: Inspected



Comment 27:  
Kitchen.



Figure 27-1



Figure 27-2

(Kitchen continued)



Figure 27-3



Figure 27-4



Figure 27-5



Figure 27-6



Figure 27-7



Figure 27-8

(Kitchen continued)



**Comment 28:**

Select recessed lights over kitchen not functioning at the time of inspection.

- Circuit is live when tested.
- Estimate light bulbs are burnt out.

Replace light bulbs to kitchen lights fixtures. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate fixtures & circuit. (Estimate: \$200 - \$500)



Figure 28-1



Figure 28-2



**Comment 29:**

Recessed light below kitchen cabinetry not functioning at the time of inspection.

- Circuit is live when tested.
- Estimate light bulbs are burnt out.

Replace light bulb to cabinetry light fixtures. (Estimate: \$25 - \$50)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate fixtures & circuit. (Estimate: \$200 - \$500)



(Kitchen continued)



Figure 29-1



Figure 29-2



Figure 29-3



Figure 29-4



Figure 29-5



Figure 29-6

The built-in appliances of the home were inspected and reported on with the above



(Kitchen continued)

information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Appliances

Refrigerator:	Sub-Zero Condition: Inspected
Range/Cooktop:	Wolf Condition: Inspected
Range/Oven:	Wolf Condition: Inspected
Range Hood:	Wolf Condition: Inspected
Microwave:	Sharp Condition: Inspected
Dishwasher:	Miele Condition: Inspected
Disposal:	Badger Condition: Inspected

(Appliances continued)



Comment 30:  
Refrigerator/freezer functioning properly.



Figure 30-1



Figure 30-2



Figure 30-3



Figure 30-4

(Appliances continued)



Figure 30-5



Figure 30-6



Figure 30-7



Figure 30-8



Comment 31:

Refrigerator/freezer functioning properly.

- Ice maker appears to be functioning properly. (Turned off prior to and following inspection)

(Appliances continued)



Figure 31-1



Figure 31-2



Figure 31-3

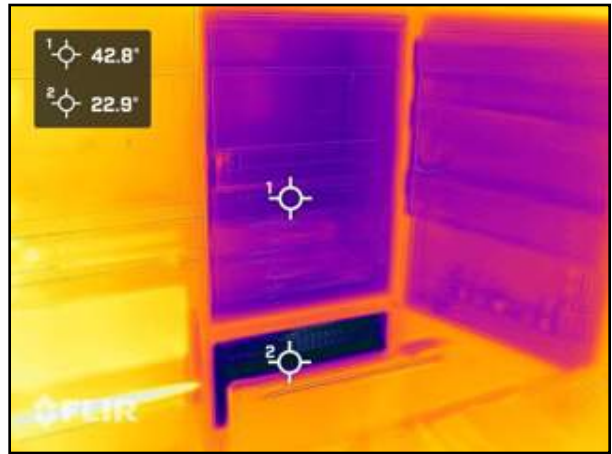


Figure 31-4



Figure 31-5



Figure 31-6



(Appliances continued)



Figure 31-7



Figure 31-8



Comment 32:  
Range cooktop functioning properly.



Figure 32-1

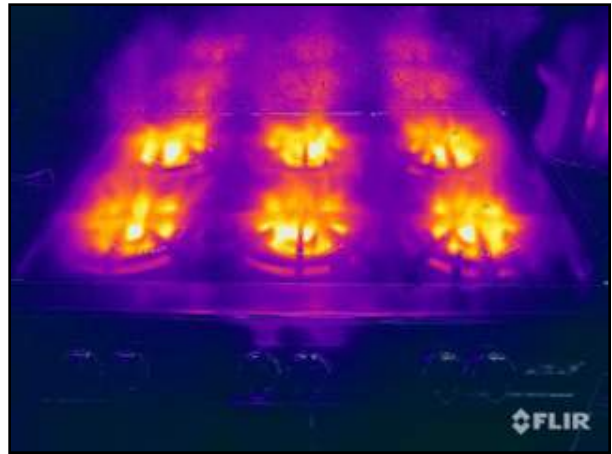


Figure 32-2



(Appliances continued)

- ⚠ Comment 33:  
Range hood over cooktop functioning properly at the time of inspection.  
- Fan knob damaged.  
Repair/replace hood fan knob. (Estimate: \$25 - \$50)



Figure 33-1



Figure 33-2



Figure 33-3



Figure 33-4

(Appliances continued)



Comment 34:

Built-in coffee/espresso maker appears to be functional, and in good condition.

- Not tested



Figure 34-1



Figure 34-2



Comment 35:

Built-in oven functioning properly.



Figure 35-1

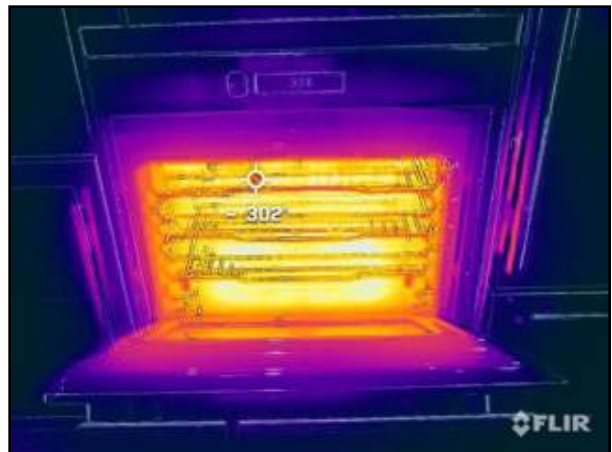


Figure 35-2

(Appliances continued)


 **Comment 36:**  
Built-in warming drawer appears to be functioning properly at the time of inspection.



Figure 36-1



Figure 36-2



Figure 36-3

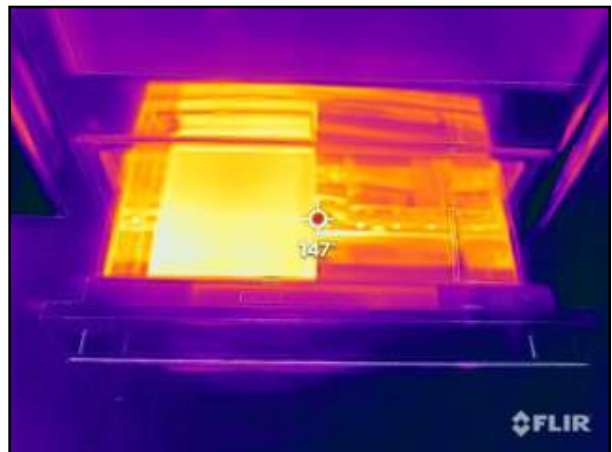


Figure 36-4



(Appliances continued)



Comment 37:

Microwave functioning properly at the time of inspection.



Figure 37-1



Figure 37-2



Figure 37-3



Comment 38:

Dishwasher functioning properly.

- No indications of leaking from or around dishwasher at the time of inspection.

(Appliances continued)



Figure 38-1



Figure 38-2

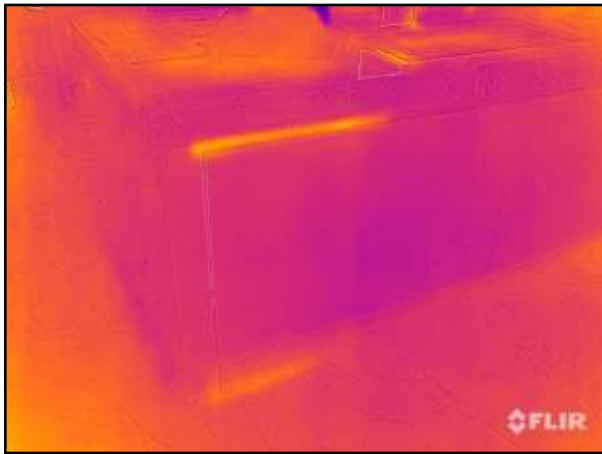


Figure 38-3



(Appliances continued)



Comment 39:  
Mini wine refrigerator functioning properly.



Figure 39-1



Figure 39-2



Figure 39-3

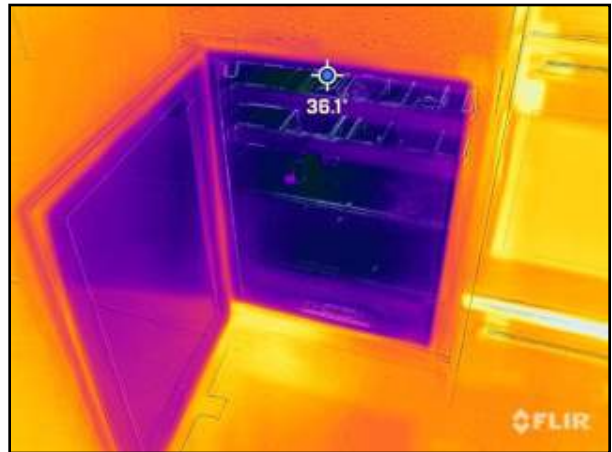


Figure 39-4

# Laundry Room

Utility Sink:	Yes
GFCI Protection:	Yes
Washer:	Condition: Not Present Bosch
Dryer:	Condition: Inspected Bosch
Dryer Venting:	Condition: Inspected Flexible Vinyl
Dryer Power Source:	Condition: Inspected 220V Electric



## Comment 40:

### Laundry Room Photos.

- Washer & dryer functioning properly at the time of inspection.
- No indications of water damage or leaking at the time of inspection.



Figure 40-1

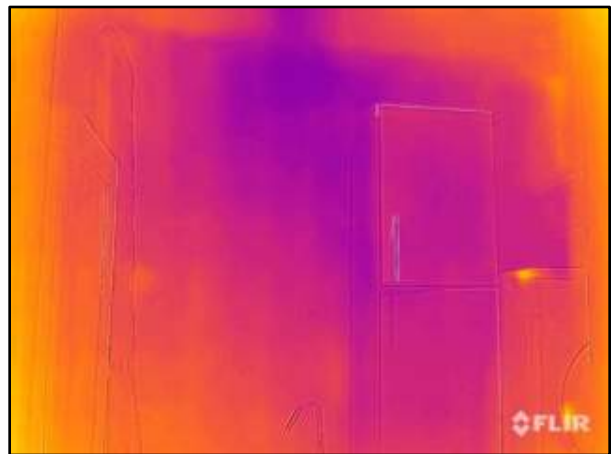


Figure 40-2

(Laundry Room continued)



Figure 40-3

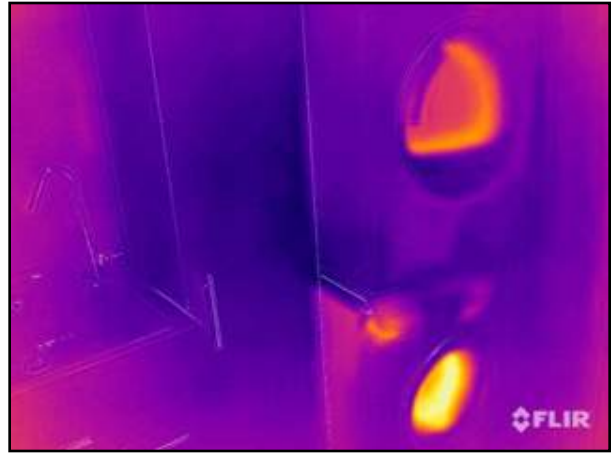


Figure 40-4



Figure 40-5



Figure 40-6



Figure 40-7



Figure 40-8

(Laundry Room continued)



**Comment 41:**

Minor water damage to base of cabinetry adjacent to washer & dryer.

- No active water damage detected at the time of inspection.

Recommend repair or replace damaged cabinetry within laundry room. (Estimate: \$200 - \$500)



Figure 41-1



Figure 41-2

# Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Ceilings:	Drywall, Re-enforced Concrete Slab
Walls:	Drywall
Floors:	Tile
Window Types:	Impact, Storm Windows
	Condition: Inspected
Window Materials:	Aluminum
Interior Doors:	Hollow Core
	Condition: Inspected



## Comment 42:

AV roll-down shade system throughout unit appears to be functioning properly at the time of inspection.



Figure 42-1



Figure 42-2



(Interior continued)



Figure 42-3



Figure 42-4



Figure 42-5



Figure 42-6



Figure 42-7



Figure 42-8

(Interior continued)



Figure 42-9



Figure 42-10



Figure 42-11



Figure 42-12



Figure 42-13



Figure 42-14

(Interior continued)

**Comment 43:**

Additional flooring tiles currently stored within master bedroom closet concealed behind mobile island.



Figure 43-1



Figure 43-2

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Living Room

Ceilings:

Condition: Inspected

Walls:

Condition: Inspected

Floors:

Tile

Condition: Inspected

Windows:

Condition: Inspected

Outlets Switches & Fixtures:

Condition: Inspected



(Living Room continued)



Comment 44:  
Living Room.



Figure 44-1

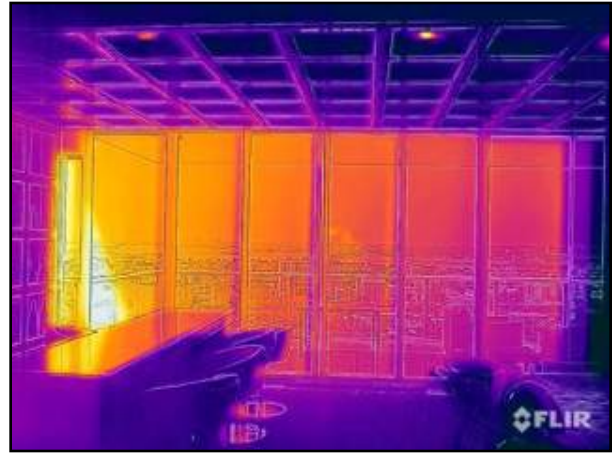


Figure 44-2



Figure 44-3



Figure 44-4

(Living Room continued)



Figure 44-5



Figure 44-6



Comment 45:

Minor cracking observed along living room ceiling drywall.

Recommend re-finishing surface of ceiling drywall to conceal cracking. (Estimate: \$150 - \$200)

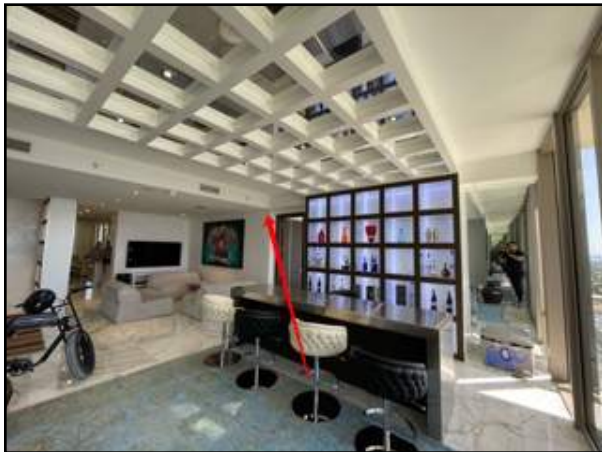


Figure 45-1



Figure 45-2



(Living Room continued)



Comment 46:  
Family Room.



Figure 46-1



Figure 46-2



Figure 46-3



Figure 46-4



Comment 47:

Select recessed lights over family room not functioning at the time of inspection.

- Circuit is live when tested.
- Estimate light bulbs are burnt out.

Replace light bulbs to family room lights fixtures. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate fixtures & circuit. (Estimate: \$200 - \$500)

(Living Room continued)



Figure 47-1



Figure 47-2

## Bedrooms

Ceilings:

Condition: Inspected

Walls:

Condition: Inspected

Floors:

Tile

Condition: Inspected

Windows:

Condition: Inspected

Outlets Switches & Fixtures:

Condition: Inspected

(Bedrooms continued)



Comment 48:  
Master Bedroom.



Figure 48-1



Figure 48-2



Figure 48-3

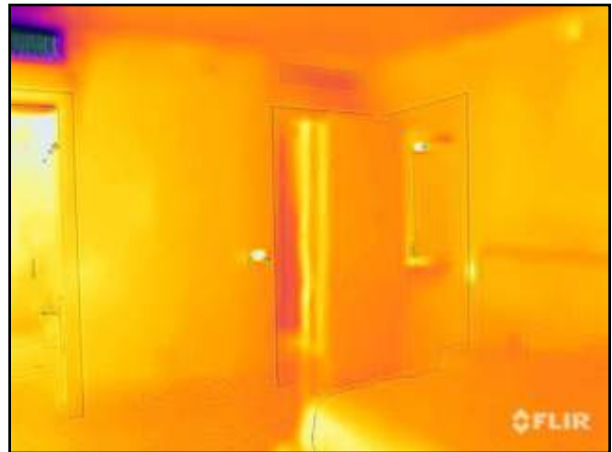


Figure 48-4



Comment 49:  
Roll down shade (sun screen) not properly calibrated within master bedroom.  
Recommend further evaluation by a qualified professional and repair roll down  
shade accordingly. (Estimate: \$100 - \$250)

(Bedrooms continued)



Figure 49-1



Figure 49-2



Figure 49-3



Figure 49-4



Figure 49-5



Figure 49-6



(Bedrooms continued)



**Comment 50:**

Master bedroom sliding glass doors are currently stuck on track within door frame, and does not open.

- Track is visibly damaged from exterior balcony.

Recommend further evaluation by a licensed professional & repair/replace sliding-glass door tracks & rollers as necessary. (Estimate: \$500 - \$1,000)

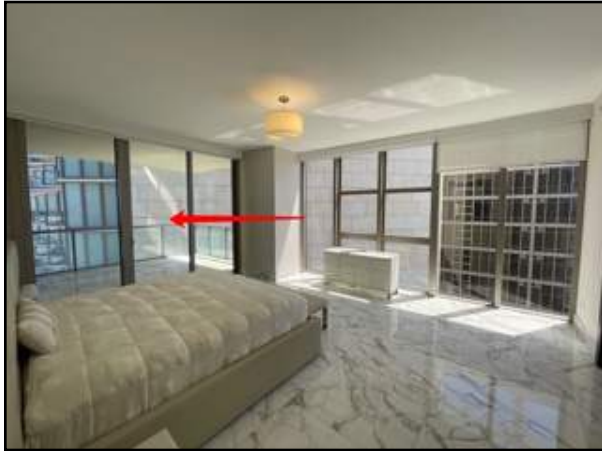


Figure 50-1



Figure 50-2



Figure 50-3



Figure 50-4



(Bedrooms continued)



**Comment 51:**

Master bedroom windows do not open/close properly due to broken spring-loaded tracks on the side of windows.

- Windows currently slide closed, and do not stay open.

Repair/adjust spring-loaded tracks to bedroom windows. (Estimate: \$150 - \$250)



Figure 51-1



Figure 51-2



**Comment 52:**

Bedroom #2.



Figure 52-1

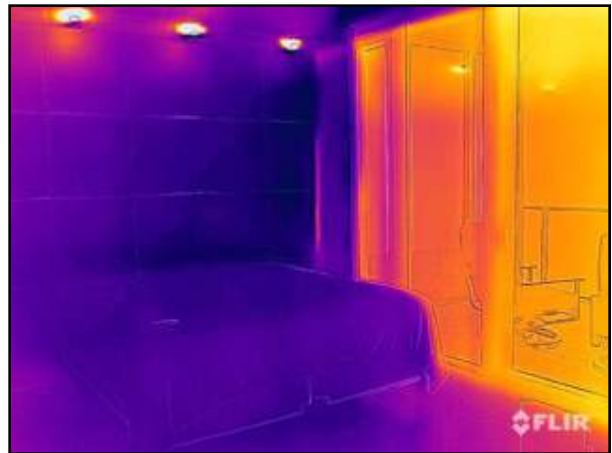


Figure 52-2

(Bedrooms continued)



Figure 52-3



Figure 52-4



**Comment 53:**

Bedroom #2 sliding glass doors are currently stuck on track within door frame, and does not open.

Recommend further evaluation by a licensed professional & repair/replace sliding-glass door tracks & rollers as necessary. (Estimate: \$500 - \$1,000)

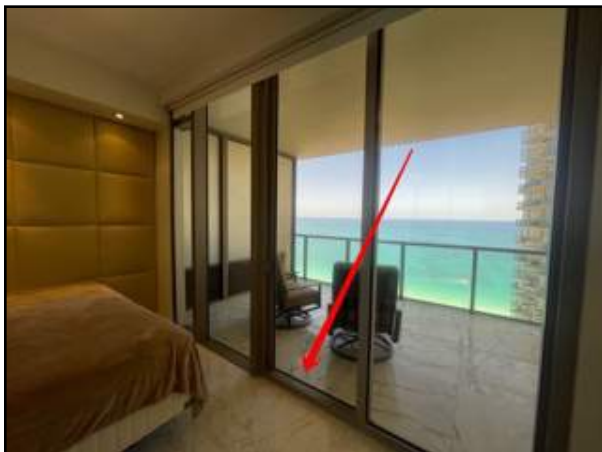


Figure 53-1

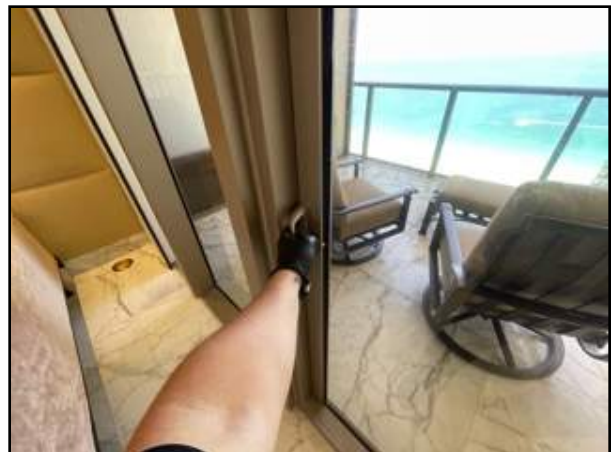


Figure 53-2

(Bedrooms continued)



Figure 53-3



**Comment 54:**

Apparent scuffs & markings to drywall in multiple locations throughout the bedroom area.

Recommend refinishing drywall throughout room as necessary. (Estimate: \$250 - \$500)

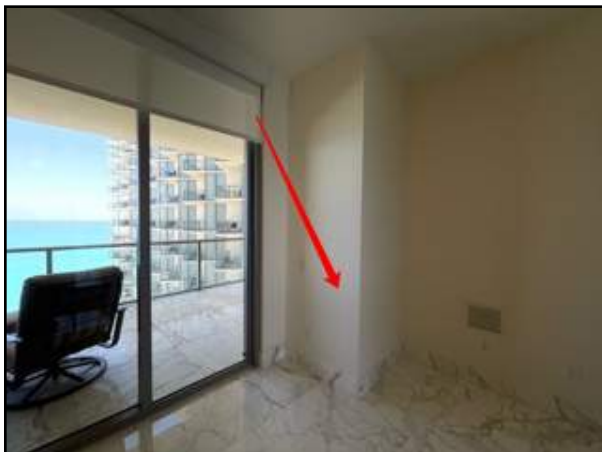


Figure 54-1

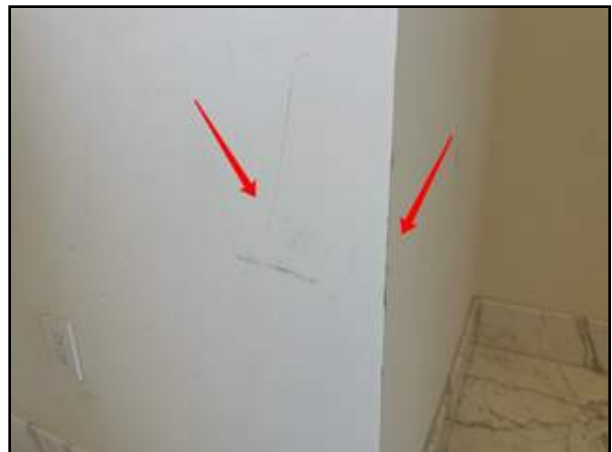


Figure 54-2

(Bedrooms continued)



Figure 54-3



Figure 54-4



Comment 55:

Loose wood panel along top of bedroom wall.  
Repair wood paneling. (Estimate: \$100 - \$200)



Figure 55-1



Figure 55-2



(Bedrooms continued)



**Comment 56:**

Scratched/scuffed flooring along entryway into bedroom #2.

Recommend buffing & polishing tile flooring as necessary to remove scratching & scuffing. (Estimate: \$200 - \$300)



Figure 56-1



Figure 56-2



**Comment 57:**

Apparent deterioration to caulking/seal along base of bedroom closet & flooring.

- Accent metal strip along closet door appears to be detaching from door.

Recommend repairing closet door & caulking along base of closet & flooring.

(Estimate: \$100 - \$250)



Figure 57-1



Figure 57-2

(Bedrooms continued)



Figure 57-3



Figure 57-4



Comment 58:  
Bedroom #3.



Figure 58-1



Figure 58-2

(Bedrooms continued)



Figure 58-3



Figure 58-4



**Comment 59:**

Bedroom windows do not open/close properly due to broken spring-loaded tracks on the side of windows.

- Windows currently slide closed, and do not stay open.

Repair/adjust spring-loaded tracks to bedroom windows. (Estimate: \$150 - \$250)



Figure 59-1



Figure 59-2

(Bedrooms continued)



Comment 60:

Roll down shade (sun screen) not properly calibrated within bedroom #3. Recommend further evaluation by a qualified professional and repair roll down shade accordingly. (Estimate: \$100 - \$250)



Figure 60-1



Figure 60-2

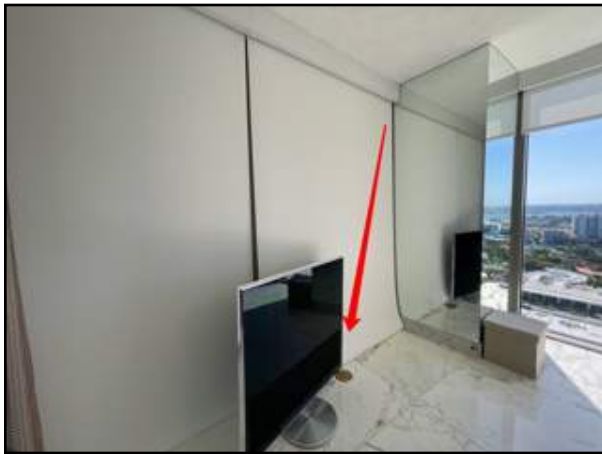


Figure 60-3



Figure 60-4



(Bedrooms continued)



Comment 61:  
Bedroom #4.



Figure 61-1



Figure 61-2



Figure 61-3



Figure 61-4



Comment 62:  
Roll down shade (sun screen) not properly calibrated and stuck in framing within bedroom #4.  
Recommend further evaluation by a qualified professional and repair roll down shade accordingly. (Estimate: \$100 - \$250)

(Bedrooms continued)



Figure 62-1



Figure 62-2



Figure 62-3



**Comment 63:**

Bedroom #4 overhead light not functioning at the time of inspection.

- Estimate light bulb is burnt out.

Replace light bulb to bedroom light fixture. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate circuit. (Estimate: \$200 - \$500)

(Bedrooms continued)



Figure 63-1

## Dining Room

Ceilings:

Condition: Inspected

Walls:

Condition: Inspected

Floors:

Tile

Condition: Inspected

Windows:

Condition: Inspected

Outlets Switches & Fixtures:

Condition: Inspected

(Dining Room continued)



Comment 64:  
Dining Room/Area.



Figure 64-1



Figure 64-2



Comment 65:  
Gas ventless fire place located within dining room appears to be in good condition, but not functioning at the time of inspection as remote controls are not currently functional.

- Gas valve located within adjacent bedroom behind fireplace.

Repair remote activation controls for proper use of ventless fireplace within dining room. (Estimate: \$25 - \$150)



Figure 65-1



Figure 65-2



(Dining Room continued)



Figure 65-3



Figure 65-4



Figure 65-5

## Hallways & Other Rooms

Ceilings:

Condition: Inspected

Walls:

Condition: Inspected

Floors:

Tile

Condition: Inspected

Windows:

Condition: Inspected

Outlets Switches & Fixtures:

Condition: Inspected

(Hallways & Other Rooms continued)



Comment 66:  
Elevator Entrance/Foyer.



Figure 66-1



Figure 66-2



Figure 66-3



Figure 66-4

(Hallways & Other Rooms continued)



Figure 66-5



Figure 66-6



Comment 67:

Concern for potential moisture intrusion over elevator entrance/foyer.

- Minor moisture detected via thermal imaging as well as moisture meters along top corner of wall & base of floor.
- Indications of discoloration to tile flooring along base of floor due to extended exposure to moisture.
- Estimate potential active leaking from unit above.

Recommend reporting to building for further investigation into potential leaking from unit above & repair accordingly.

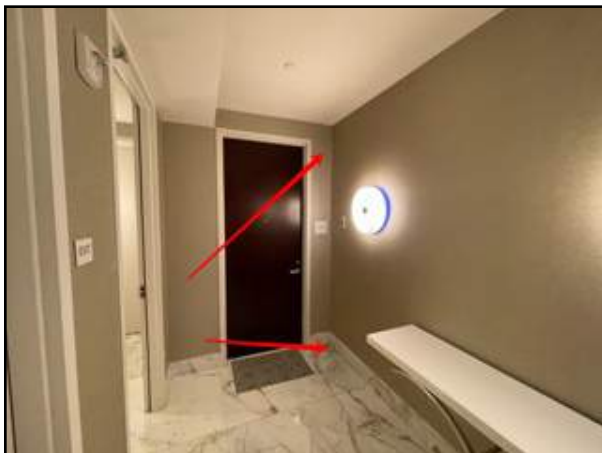


Figure 67-1



Figure 67-2

(Hallways & Other Rooms continued)



Figure 67-3



Figure 67-4



Figure 67-5



Figure 67-6



Figure 67-7



Figure 67-8



(Hallways & Other Rooms continued)



Figure 67-9



Comment 68:

Select recessed lighting within built-in cubby shelving not functioning at the time of inspection.

- Circuit is live when tested.
- Estimate light bulbs are burnt out.

Replace light bulbs to shelving light fixtures. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate fixtures & circuit. (Estimate: \$200 - \$500)

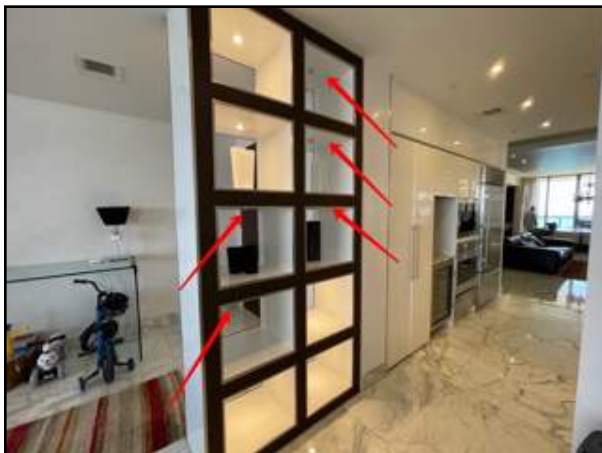


Figure 68-1



Figure 68-2

(Hallways & Other Rooms continued)



Figure 68-3



Figure 68-4

# Bathrooms

## Bathroom #1

Location:	Hallway 1/2 Bathroom
Floor:	Tile
Sink(s):	Condition: Inspected Single Vanity Condition: Inspected
Toilet:	Standard Tank Condition: Inspected
Ventilation Type:	Mechanical Ventilator Fan Condition: Inspected
GFCI Protection:	Outlets Condition: Inspected



Comment 69:  
Powder Room.

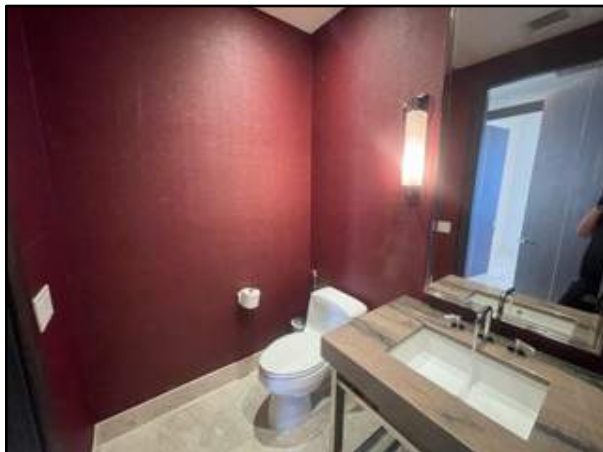


Figure 69-1

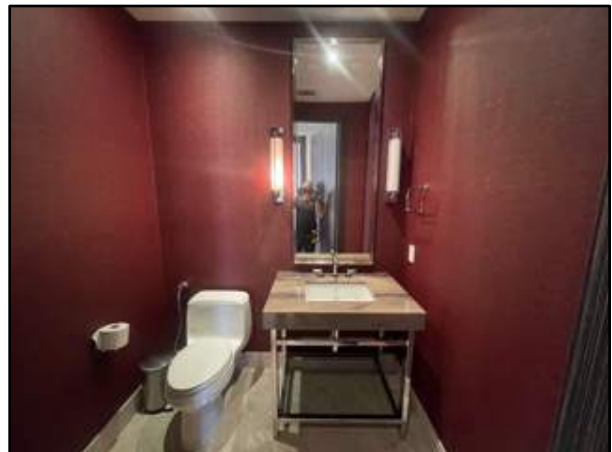


Figure 69-2

(Bathroom #1 continued)



Figure 69-3



Figure 69-4



Figure 69-5



Figure 69-6



Figure 69-7



(Bathroom #1 continued)



**Comment 70:**

Bathroom sconce light over vanity not functioning at the time of inspection.

- Estimate light bulb is burnt out.

Replace light bulb to bathroom light fixture. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate circuit. (Estimate: \$200 - \$500)



Figure 70-1



Figure 70-2



**Comment 71:**

Flushing mechanism within toilet tank is broken preventing toilet from flushing and causing water to constantly run.

- Water turned off to toilet fixture following inspection to prevent water from continuously running.

Replace flushing mechanism within tank of toilet. (Estimate: \$50 - \$100)

(Bathroom #1 continued)



Figure 71-1



Figure 71-2

## Bathroom #2

Location:

Master Bedroom

Floor:

Tile

Bath Tub:

Condition: Inspected

Recessed, Jacuzzi Tub

Shower:

Condition: Inspected

Stand-up

Sink(s):

Condition: Inspected

Double Vanity

Toilet:

Condition: Inspected

Standard Tank

Ventilation Type:

Condition: Inspected

Mechanical Ventilator Fan

GFCI Protection:

Condition: Inspected

Outlets

Condition: Inspected

(Bathroom #2 continued)



Comment 72:  
Bathroom.



Figure 72-1



Figure 72-2



Figure 72-3



Figure 72-4

(Bathroom #2 continued)



Figure 72-5



Figure 72-6



Figure 72-7



Figure 72-8



Figure 72-9



Figure 72-10



(Bathroom #2 continued)



Figure 72-11



Figure 72-12



Figure 72-13



Figure 72-14



Figure 72-15



Figure 72-16

(Bathroom #2 continued)



Comment 73:

Shower pan tested.

- No indications of leaking from shower pan at the time of inspection.



Figure 73-1



Figure 73-2

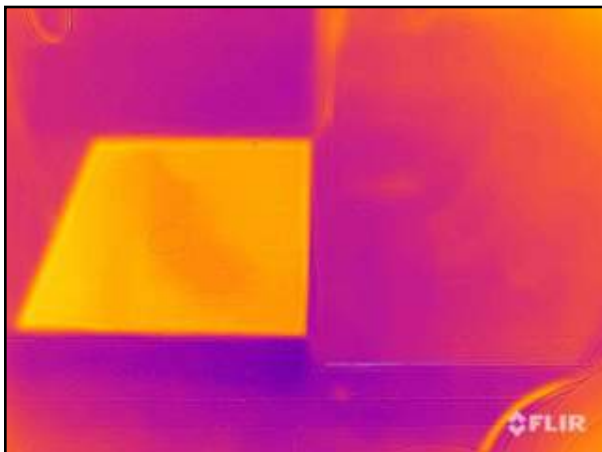


Figure 73-3



Comment 74:

Jacuzzi tub functioning properly.

- No indications of leaking from around jacuzzi tub at the time of inspection.
- No access panel available to access jacuzzi motor or shut-off valves to tub fixture.

(Bathroom #2 continued)



Figure 74-1



Figure 74-2



Figure 74-3



Figure 74-4

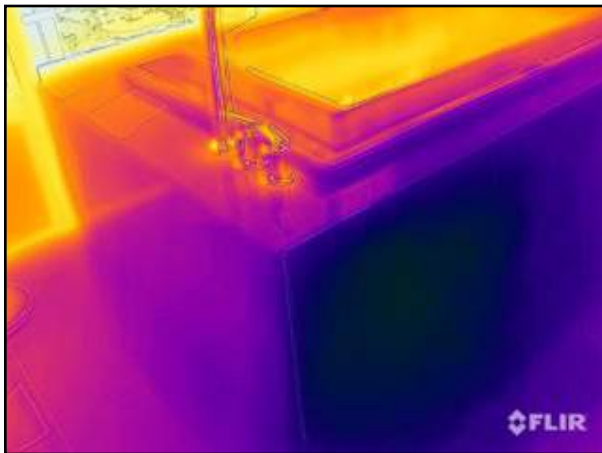


Figure 74-5

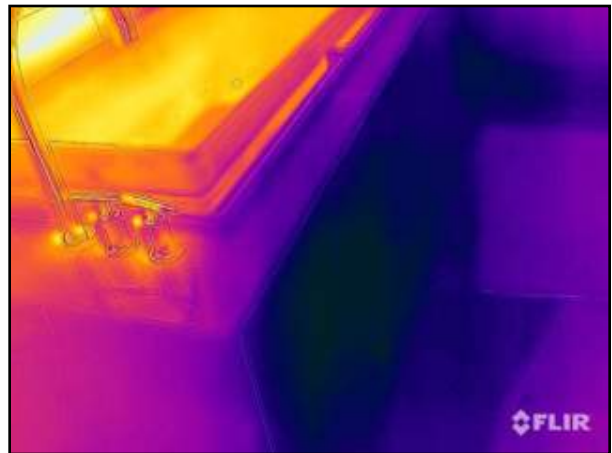


Figure 74-6



(Bathroom #2 continued)



**Comment 75:**

Frameless glass shower door within bathroom conflicting with adjacent tub wall when opening.

Recommend installing a door stopper or bumper prevent damaging wall. (Estimate: \$25 - \$50)



Figure 75-1



Figure 75-2



**Comment 76:**

Hand held fixture to toilet functional, but wall mount appears to have been removed leaving damage to wall adjacent to toilet fixture.

Recommend repairing wall & re-mounting wall mount/bracket to hold hand held fixture. (Estimate: \$200 - \$300)



(Bathroom #2 continued)



Figure 76-1



Figure 76-2



**Comment 77:**

Bathroom lights over tub fixture not functioning at the time of inspection.

- Estimate light bulbs are burnt out.

Replace light bulbs to bathroom lighting fixtures. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate circuit. (Estimate: \$200 - \$500)



Figure 77-1



Figure 77-2

(Bathrooms continued)

## Bathroom #3

Location:	Bedroom #2
Floor:	Tile
	Condition: Inspected
Bath Tub:	Free Standing
	Condition: Inspected
Shower:	Stand-up
	Condition: Inspected
Sink(s):	Single Vanity
	Condition: Inspected
Toilet:	Standard Tank
	Condition: Inspected
Ventilation Type:	Mechanical Ventilator Fan
	Condition: Inspected
GFCI Protection:	Outlets
	Condition: Inspected



Comment 78:  
Bathroom.



Figure 78-1



Figure 78-2

(Bathroom #3 continued)



Figure 78-3



Figure 78-4



Figure 78-5



Figure 78-6



Figure 78-7



Figure 78-8

(Bathroom #3 continued)



Figure 78-9



Comment 79:

No indications of leaking from around base of shower or shower pan within unit at the time of inspection.



Figure 79-1



Figure 79-2



(Bathroom #3 continued)

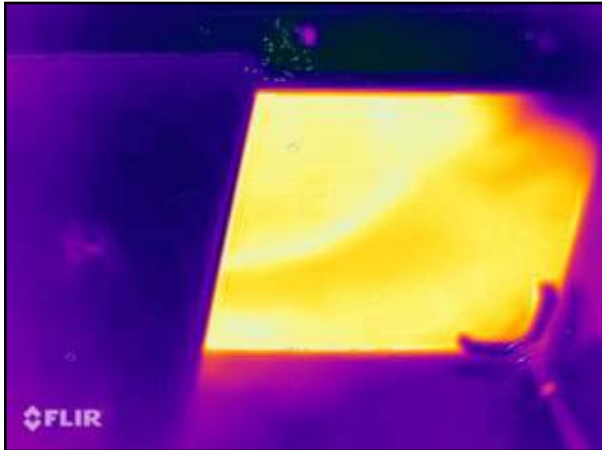


Figure 79-3



**Comment 80:**

Ventilation exhaust fan not functioning at the time of inspection.

- Indications of dry water staining around exhaust fan at the time of inspection.

No active moisture detected at the time of inspection.

Repair/replace ventilation exhaust fan. (Estimate: \$250 - \$500)

Repair/refinish surrounding in drywall to conceal previous dry water staining. (Estimate: \$100 - \$200)



Figure 80-1



Figure 80-2

(Bathroom #3 continued)

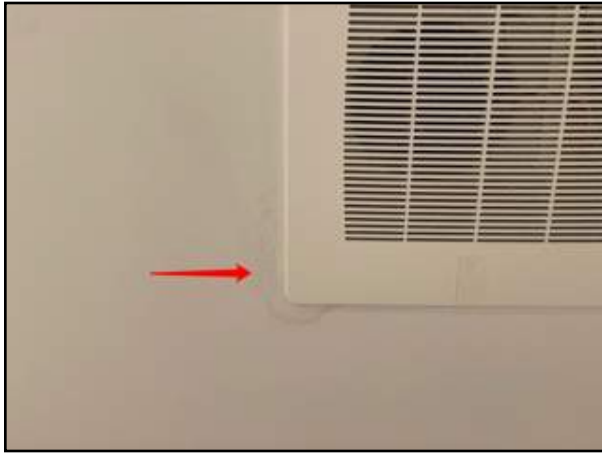


Figure 80-3



Figure 80-4



#### Comment 81:

Toilet paper holder appears to have been damaged.  
Replace toilet paper holder. (Estimate: \$100 - \$200)



Figure 81-1



Figure 81-2

## Bathroom #4

Location:

Bedroom #4

Floor:

Tile

Bath Tub:

Condition: Inspected

Recessed, Jacuzzi Tub

Condition: Inspected

(Bathroom #4 continued)

Shower:	Stand-up
	Condition: Inspected
Sink(s):	Double Vanity
	Condition: Inspected
Toilet:	Standard Tank
	Condition: Inspected
Ventilation Type:	Mechanical Ventilator Fan
	Condition: Inspected
GFCI Protection:	Outlets
	Condition: Inspected



Comment 82:  
Bathroom Photos.



Figure 82-1



Figure 82-2

(Bathroom #4 continued)



Figure 82-3



Figure 82-4



Figure 82-5



Figure 82-6



Figure 82-7



Figure 82-8



(Bathroom #4 continued)



Figure 82-9



Figure 82-10



Figure 82-11

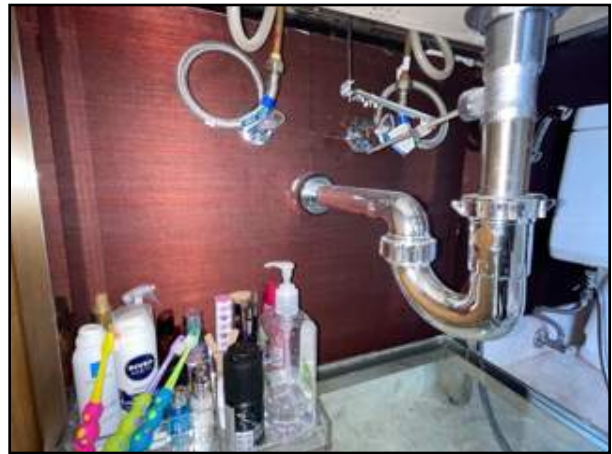


Figure 82-12



Figure 82-13



Figure 82-14

(Bathroom #4 continued)



Figure 82-15



Comment 83:

Shower pan tested.

- No indications of leaking from shower pan at the time of inspection.



Figure 83-1



Figure 83-2

(Bathroom #4 continued)

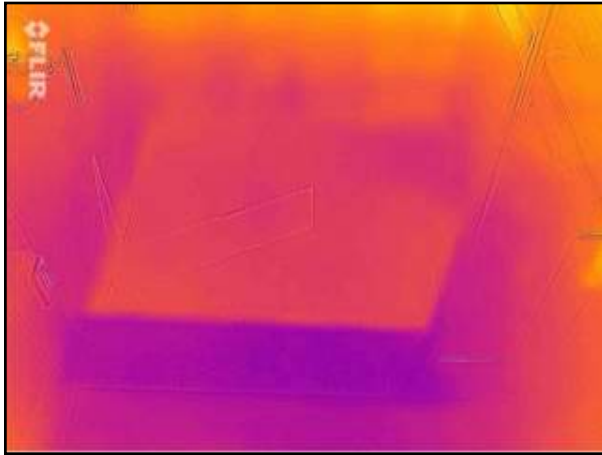


Figure 83-3



Figure 83-4



Comment 84:

Jacuzzi tub functioning properly.

- No indications of leaking from around jacuzzi tub at the time of inspection.
- No access panel available to access jacuzzi motor or shut-off valves to tub fixture.



Figure 84-1



Figure 84-2



(Bathroom #4 continued)



Figure 84-3



Figure 84-4

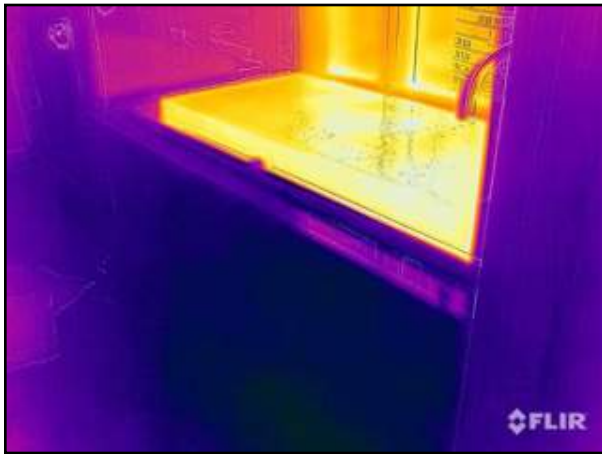


Figure 84-5



Figure 84-6



Comment 85:

Loose trim along top of glass shower enclosure.

Recommend properly securing glass panel & trim along ceiling. (Estimate: \$100 - \$200)



(Bathroom #4 continued)

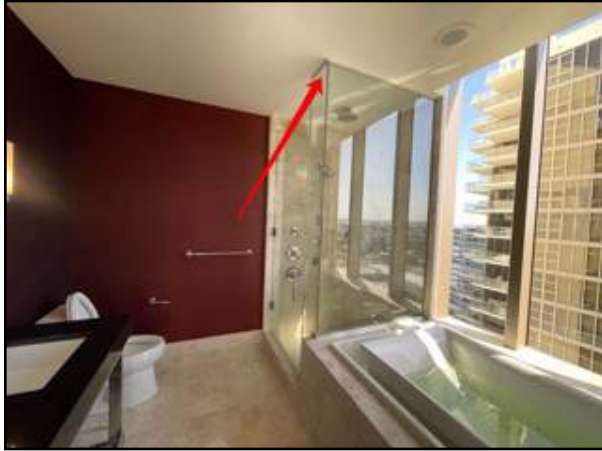


Figure 85-1



Figure 85-2



**Comment 86:**

Broken rain shower head fixture causing water to spray towards ceiling.

- Active water damage caused to ceiling drywall due to broken shower fixture. Replace rain shower head fixture to prevent further water damage to ceiling over shower. (Estimate: \$200 - \$300)

Repair water damage ceiling drywall over shower fixture. (Estimate: \$150 - \$250)



Figure 86-1



Figure 86-2

(Bathroom #4 continued)

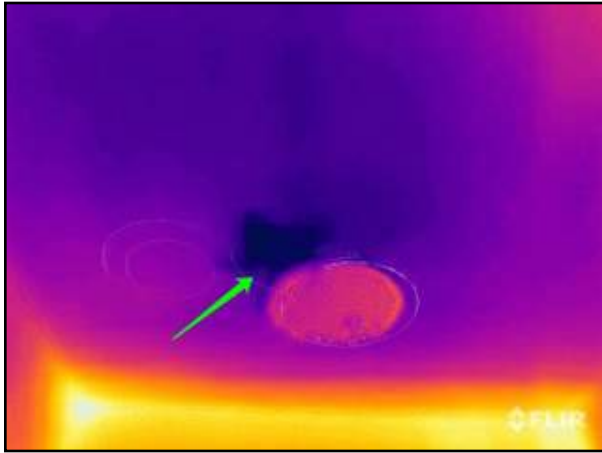


Figure 86-3



**Comment 87:**

Bathroom light over shower fixture not functioning at the time of inspection.

- Estimate light bulb is burnt out.

Replace light bulb to bathroom light fixture. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate circuit. (Estimate: \$200 - \$500)



Figure 87-1



Figure 87-2

(Bathroom #4 continued)



**Comment 88:**

Bathroom lights over tub fixture not functioning at the time of inspection.

- Estimate light bulbs are burnt out.

Replace light bulbs to bathroom lighting fixtures. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate circuit. (Estimate: \$200 - \$500)



Figure 88-1



Figure 88-2



**Comment 89:**

Frameless glass shower door within bathroom conflicting with adjacent wall & towel rack when opening.

Recommend installing a door stopper or bumper prevent damaging wall. (Estimate: \$25 - \$50)

(Bathroom #4 continued)



Figure 89-1



Figure 89-2



Comment 90:

Indications of deterioration to wallpaper over vanity fixture.  
Repair/replace wallpaper. (Detailed quotation required)



Figure 90-1



Figure 90-2



(Bathroom #4 continued)



Figure 90-3



Comment 91:

Loos tile around tub fixture within bathroom.

Recommend securing & re-grouting tile around tub fixture. (Estimate: \$100 - \$250)

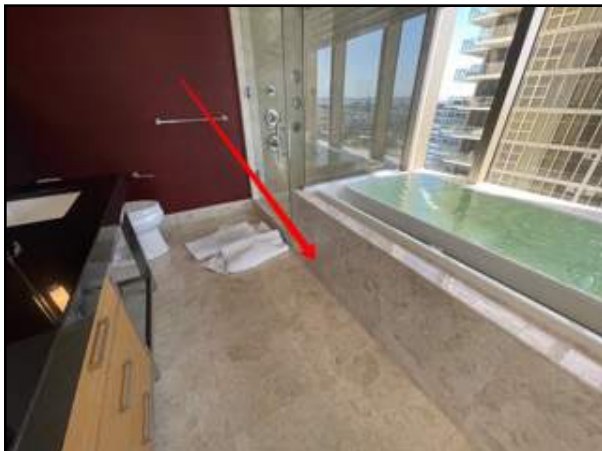


Figure 91-1



Figure 91-2

## Bathroom #5

Location:

Bedroom #4

Floor:

Tile

Bath Tub:

Condition: Inspected

Recessed

Condition: Inspected

(Bathroom #5 continued)

Shower:	In Tub
	Condition: Inspected
Sink(s):	Vessel Bowl, Wall Mounted
	Condition: Inspected
Toilet:	Standard Tank
	Condition: Inspected
Ventilation Type:	Mechanical Ventilator Fan
	Condition: Inspected
GFCI Protection:	Outlets
	Condition: Inspected



Comment 92:  
Bathroom.



Figure 92-1



Figure 92-2

(Bathroom #5 continued)



Figure 92-3



Figure 92-4



Figure 92-5



Figure 92-6



Figure 92-7



Figure 92-8

(Bathroom #5 continued)



Figure 92-9



Figure 92-10



Figure 92-11



Comment 93:

Apparent deterioration to caulking around tub fixture.

Recommend re-caulking/re-sealing around tub fixture. (Estimate: \$100 - \$200)



(Bathroom #5 continued)



Figure 93-1



Figure 93-2



**Comment 94:**

Bathroom light not functioning at the time of inspection.

- Estimate light bulb is burnt out.

Replace light bulb to bathroom light fixture. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate circuit. (Estimate: \$200 - \$500)

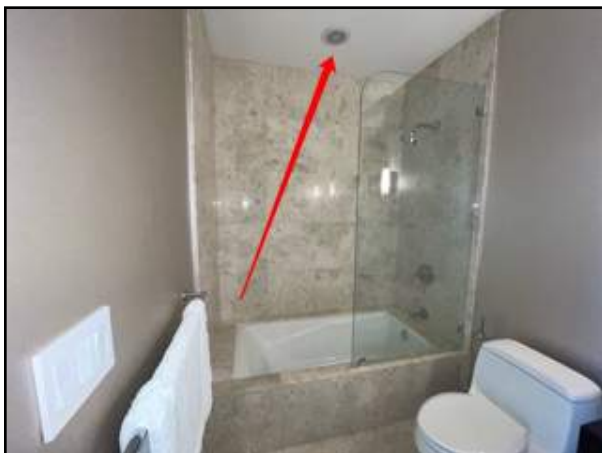


Figure 94-1



Figure 94-2

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Exterior

1) Comment 3: Sliding glass doors to east facing exterior balconies are stiff on tracks and difficult to open/close.

Recommend servicing sliding-glass doors by a qualified professional, and cleaning/re-greasing tracks & rollers to sliding glass door for proper operation. (Estimate: \$1,500 - \$2,500)



Figure 3-1



Figure 3-2

2) Comment 5: Exterior balcony tile flooring tiles throughout interior of unit appear to be discolored at the time of inspection.

- Estimate discoloration may be natural texture & porous nature of marble stone tiling due to worn seal as well as moisture intrusion below tile flooring.

Repair/Replace or re-polish/re-seal damaged or discolored tile flooring along exterior balcony as desired. (Estimate: \$2,000 - \$5,000)

If tile flooring is unable to be matched, complete replacement of flooring may be necessary. (Detailed quotation required)

(Report Summary continued)



Figure 5-1



Figure 5-2

3) Comment 6: Cracked/broken flooring tile along east balcony outside of bedroom #2. Replace broken flooring tile along exterior balcony. (Estimate: \$200 - \$400)



Figure 6-1



Figure 6-2

4) Comment 8: Exterior balcony tile flooring tiles throughout interior of unit appear to be discolored at the time of inspection.

- Estimate discoloration may be natural texture & porous nature of marble stone tiling due to worn seal as well as moisture intrusion below tile flooring.

Repair/Replace or re-polish/re-seal damaged or discolored tile flooring along exterior balcony as desired. (Estimate: \$2,000 - \$5,000)

If tile flooring is unable to be matched, complete replacement of flooring may be necessary. (Detailed quotation required)



(Report Summary continued)



Figure 8-1

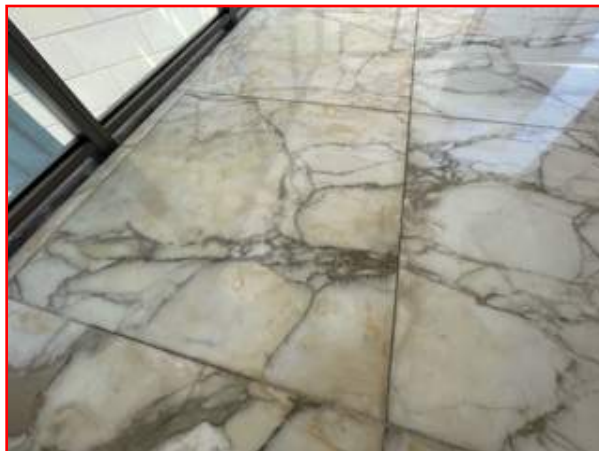


Figure 8-2

5) Comment 10: Exterior balcony tile flooring tiles throughout interior of unit appear to be discolored at the time of inspection.

- Estimate discoloration may be natural texture & porous nature of marble stone tiling due to worn seal as well as moisture intrusion below tile flooring.

Repair/Replace or re-polish/re-seal damaged or discolored tile flooring along exterior balcony as desired. (Estimate: \$2,000 - \$5,000)

If tile flooring is unable to be matched, complete replacement of flooring may be necessary. (Detailed quotation required)

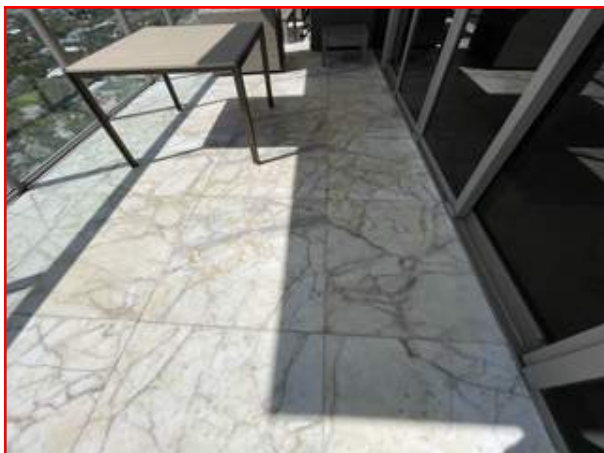


Figure 10-1

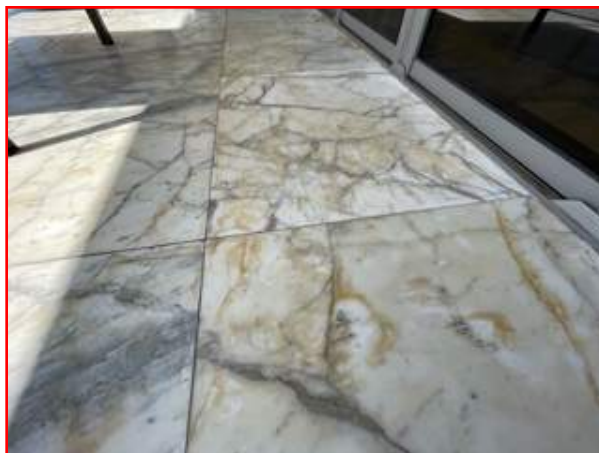


Figure 10-2



(Report Summary continued)



Figure 10-3



Figure 10-4

## Plumbing

---

6) Comment 13: Natural gas supply to select appliances within unit (cooktop).

- Individual gas shut-off valves located below each applicable appliance.
- No shut-off valve appears to be installed below cooktop.

Recommend having a licensed professional properly install fuel shut-off valve to gas supply line below cooktop. (Estimate: \$200 - \$400)

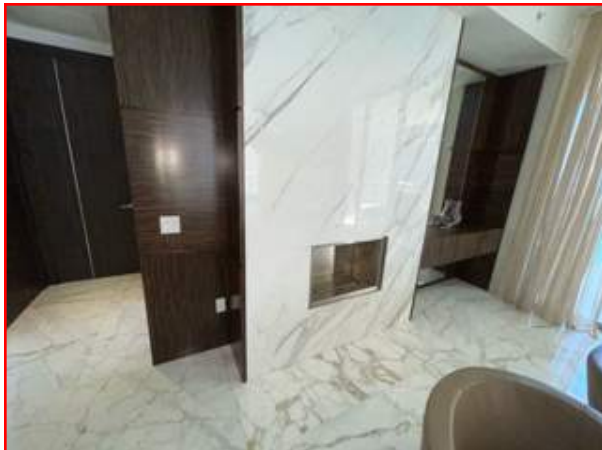


Figure 13-1



Figure 13-2

(Report Summary continued)

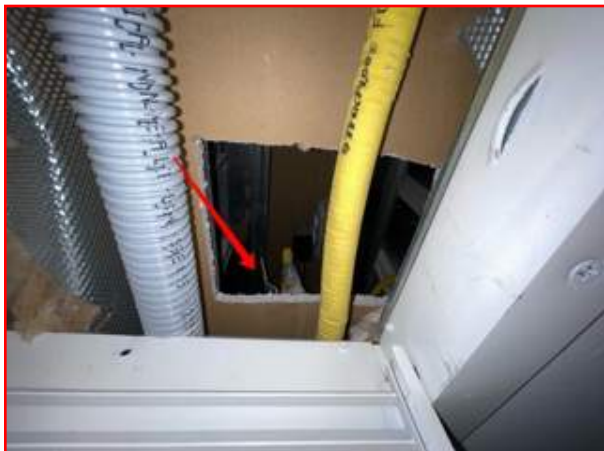


Figure 13-3



Figure 13-4



Figure 13-5

#### Heating / Air Conditioning: HVAC System #1

7) Comment 20: Apparent oxidation/rusting & corrosion around incoming & outgoing water valves for water source heat pump HVAC system within A/C closet.

- Apparent condensation/moisture from water valves at the time of inspection.

Recommend monitoring these valves to make sure no leaking occurs in the future. If leaking from valves does happen to occur, report to building engineer to have building maintenance repair/replace valves.

(Report Summary continued)



Figure 20-1



Figure 20-2

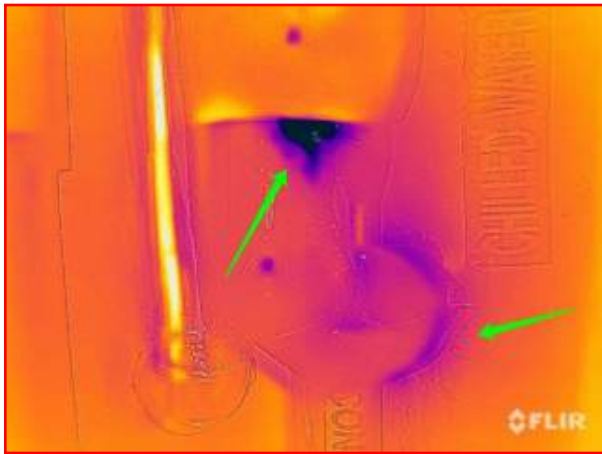


Figure 20-3

8) Comment 21: No opening hardware present to A/C closet.

- Difficult to open A/C closet.

Recommend installation of hardware or handle to open A/C closet door.

(Report Summary continued)

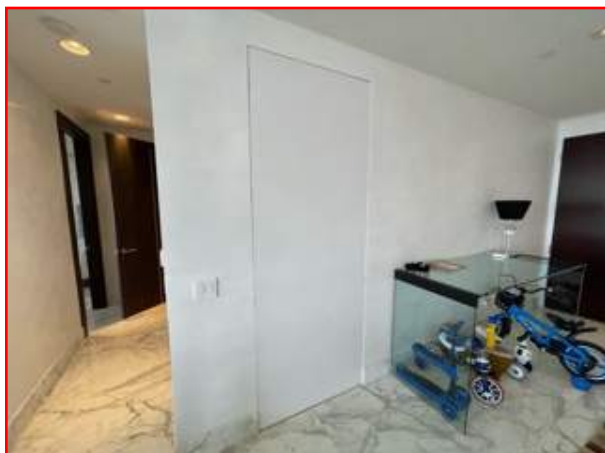


Figure 21-1

#### Heating / Air Conditioning: HVAC System #2

---

9) Comment 23: Apparent oxidation/rusting & corrosion around incoming & outgoing water valves for water source heat pump HVAC system within A/C closet.

- Apparent condensation/moisture from water valves at the time of inspection.

Recommend monitoring these valves to make sure no leaking occurs in the future. If leaking from valves does happen to occur, report to building engineer to have building maintenance repair/replace valves.



Figure 23-1



Figure 23-2



(Report Summary continued)

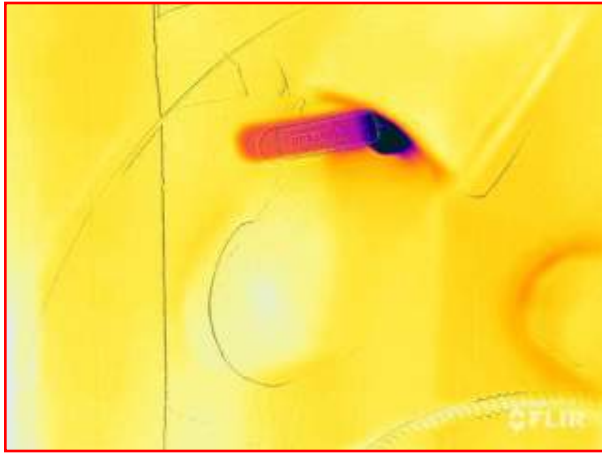


Figure 23-3

### Heating / Air Conditioning: HVAC System #3

---

10) Comment 25: Loose insulation within air handler unit currently being sucked into unit around blower fan.

- Insulation surrounding blower fan can cause extensive wear & tear to fan motor and cause motor to burn out.

Recommend repairing insulation within air handler unit to keep clear from fan blower.

(Estimate: \$150 - \$250)



Figure 25-1

(Report Summary continued)

## Kitchen

---

11) Comment 28: Select recessed lights over kitchen not functioning at the time of inspection.

- Circuit is live when tested.
- Estimate light bulbs are burnt out.

Replace light bulbs to kitchen lights fixtures. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate fixtures & circuit. (Estimate: \$200 - \$500)



Figure 28-1



Figure 28-2

12) Comment 29: Recessed light below kitchen cabinetry not functioning at the time of inspection.

- Circuit is live when tested.
- Estimate light bulbs are burnt out.

Replace light bulb to cabinetry light fixtures. (Estimate: \$25 - \$50)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate fixtures & circuit. (Estimate: \$200 - \$500)

(Report Summary continued)



Figure 29-1



Figure 29-2



Figure 29-3



Figure 29-4



Figure 29-5



Figure 29-6

(Report Summary continued)

### Kitchen: Appliances

13) Comment 33: Range hood over cooktop functioning properly at the time of inspection.

- Fan knob damaged.

Repair/replace hood fan knob. (Estimate: \$25 - \$50)



Figure 33-1



Figure 33-2



Figure 33-3



Figure 33-4



(Report Summary continued)

### Laundry Room

14) Comment 41: Minor water damage to base of cabinetry adjacent to washer & dryer.  
- No active water damage detected at the time of inspection.

Recommend repair or replace damaged cabinetry within laundry room. (Estimate: \$200 - \$500)



Figure 41-1



Figure 41-2

### Interior: Living Room

15) Comment 45: Minor cracking observed along living room ceiling drywall.

Recommend re-finishing surface of ceiling drywall to conceal cracking. (Estimate: \$150 - \$200)

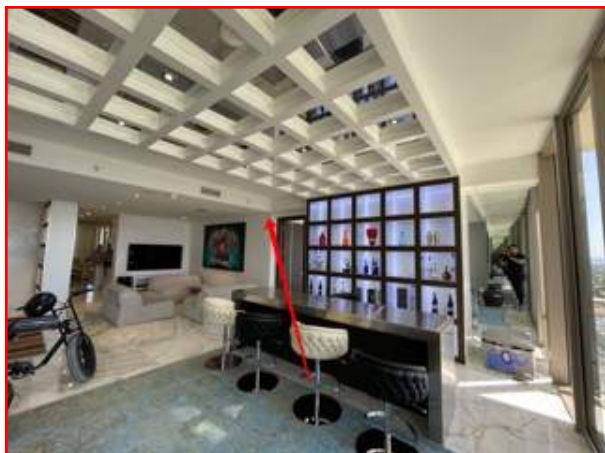


Figure 45-1



Figure 45-2

(Report Summary continued)

16) Comment 47: Select recessed lights over family room not functioning at the time of inspection.

- Circuit is live when tested.
- Estimate light bulbs are burnt out.

Replace light bulbs to family room lights fixtures. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate fixtures & circuit. (Estimate: \$200 - \$500)



Figure 47-1



Figure 47-2

#### Interior: Bedrooms

17) Comment 49: Roll down shade (sun screen) not properly calibrated within master bedroom.

Recommend further evaluation by a qualified professional and repair roll down shade accordingly. (Estimate: \$100 - \$250)

(Report Summary continued)



Figure 49-1



Figure 49-2



Figure 49-3



Figure 49-4



Figure 49-5



Figure 49-6

(Report Summary continued)

18) Comment 50: Master bedroom sliding glass doors are currently stuck on track within door frame, and does not open.

- Track is visibly damaged from exterior balcony.

Recommend further evaluation by a licensed professional & repair/replace sliding-glass door tracks & rollers as necessary. (Estimate: \$500 - \$1,000)



Figure 50-1



Figure 50-2



Figure 50-3



Figure 50-4

19) Comment 51: Master bedroom windows do not open/close properly due to broken spring-loaded tracks on the side of windows.

- Windows currently slide closed, and do not stay open.

Repair/adjust spring-loaded tracks to bedroom windows. (Estimate: \$150 - \$250)



(Report Summary continued)



Figure 51-1



Figure 51-2

20) Comment 53: Bedroom #2 sliding glass doors are currently stuck on track within door frame, and does not open.

Recommend further evaluation by a licensed professional & repair/replace sliding-glass door tracks & rollers as necessary. (Estimate: \$500 - \$1,000)

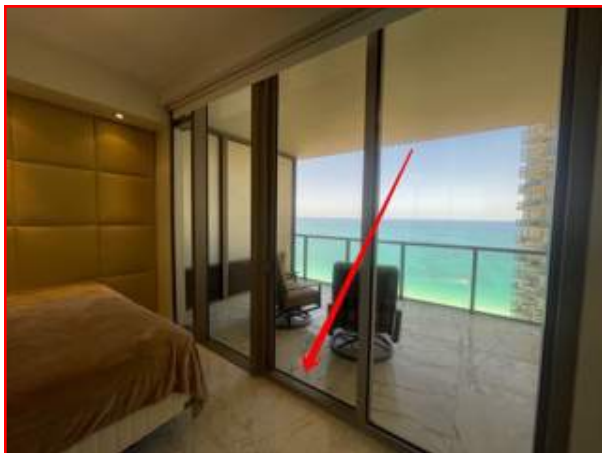


Figure 53-1

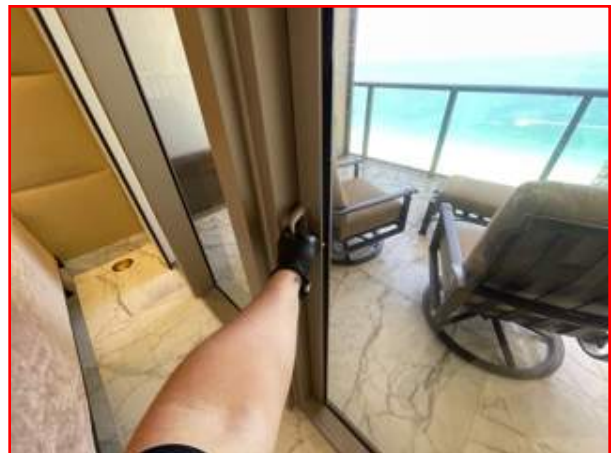


Figure 53-2

(Report Summary continued)



Figure 53-3

21) Comment 54: Apparent scuffs & markings to drywall in multiple locations throughout the bedroom area.

Recommend refinishing drywall throughout room as necessary. (Estimate: \$250 - \$500)



Figure 54-1



Figure 54-2

(Report Summary continued)



Figure 54-3



Figure 54-4

22) Comment 55: Loose wood panel along top of bedroom wall.  
Repair wood paneling. (Estimate: \$100 - \$200)



Figure 55-1



Figure 55-2

23) Comment 56: Scratched/scuffed flooring along entryway into bedroom #2.  
Recommend buffing & polishing tile flooring as necessary to remove scratching & scuffing. (Estimate: \$200 - \$300)

(Report Summary continued)



Figure 56-1



Figure 56-2

24) Comment 57: Apparent deterioration to caulking/seal along base of bedroom closet & flooring.

- Accent metal strip along closet door appears to be detaching from door.

Recommend repairing closet door & caulking along base of closet & flooring. (Estimate: \$100 - \$250)



Figure 57-1



Figure 57-2



(Report Summary continued)



Figure 57-3



Figure 57-4

25) Comment 59: Bedroom windows do not open/close properly due to broken spring-loaded tracks on the side of windows.

- Windows currently slide closed, and do not stay open.

Repair/adjust spring-loaded tracks to bedroom windows. (Estimate: \$150 - \$250)



Figure 59-1



Figure 59-2

26) Comment 60: Roll down shade (sun screen) not properly calibrated within bedroom #3.

Recommend further evaluation by a qualified professional and repair roll down shade accordingly. (Estimate: \$100 - \$250)

(Report Summary continued)



Figure 60-1



Figure 60-2

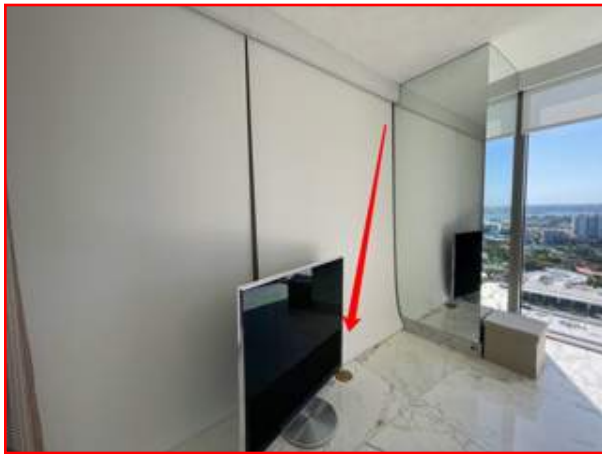


Figure 60-3



Figure 60-4

27) Comment 62: Roll down shade (sun screen) not properly calibrated and stuck in framing within bedroom #4.  
Recommend further evaluation by a qualified professional and repair roll down shade accordingly. (Estimate: \$100 - \$250)

(Report Summary continued)



Figure 62-1



Figure 62-2



Figure 62-3

28) Comment 63: Bedroom #4 overhead light not functioning at the time of inspection.

- Estimate light bulb is burnt out.

Replace light bulb to bedroom light fixture. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate circuit. (Estimate: \$200 - \$500)

(Report Summary continued)



Figure 63-1

#### Interior: Dining Room

29) Comment 65: Gas ventless fire place located within dining room appears to be in good condition, but not functioning at the time of inspection as remote controls are not currently functional.

- Gas valve located within adjacent bedroom behind fireplace.

Repair remote activation controls for proper use of ventless fireplace within dining room.  
(Estimate: \$25 - \$150)



Figure 65-1



Figure 65-2



(Report Summary continued)



Figure 65-3

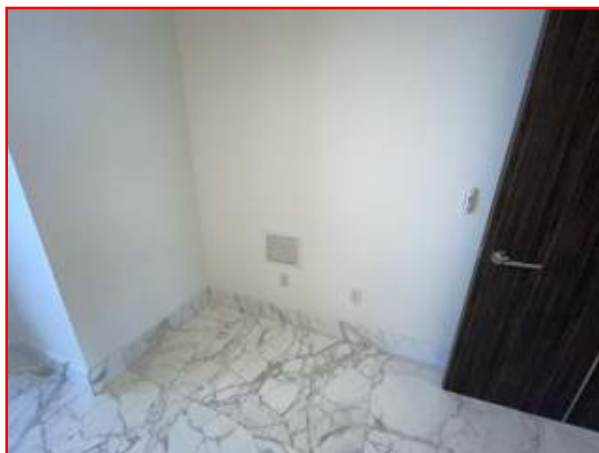


Figure 65-4



Figure 65-5

### Interior: Hallways & Other Rooms

30) Comment 67: Concern for potential moisture intrusion over elevator entrance/foyer.

- Minor moisture detected via thermal imaging as well as moisture meters along top corner of wall & base of floor.

- Indications of discoloration to tile flooring along base of floor due to extended exposure to moisture.

- Estimate potential active leaking from unit above.

Recommend reporting to building for further investigation into potential leaking from unit above & repair accordingly.

(Report Summary continued)



Figure 67-1

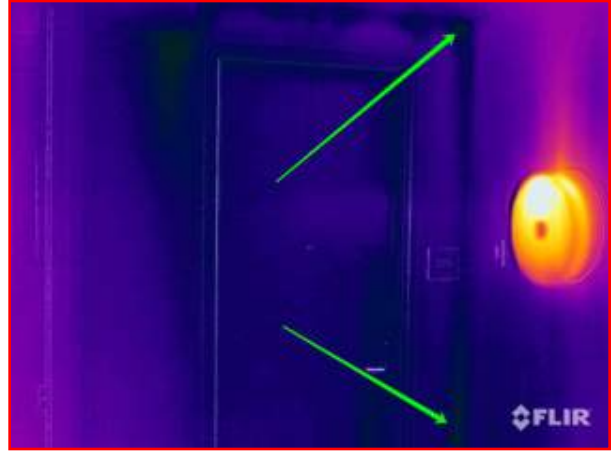


Figure 67-2



Figure 67-3



Figure 67-4



Figure 67-5

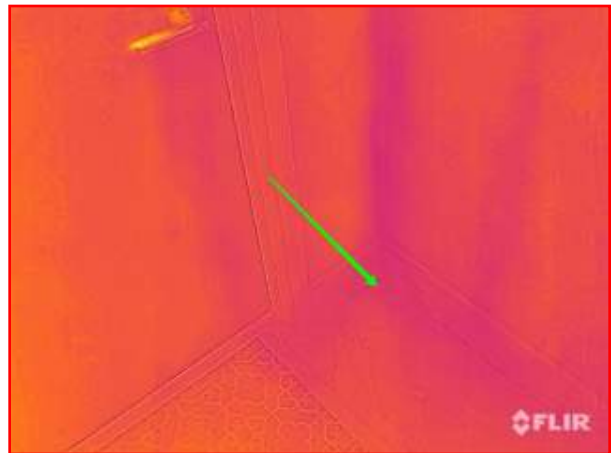


Figure 67-6

(Report Summary continued)



Figure 67-7



Figure 67-8



Figure 67-9

31) Comment 68: Select recessed lighting within built-in cubby shelving not functioning at the time of inspection.

- Circuit is live when tested.
- Estimate light bulbs are burnt out.

Replace light bulbs to shelving light fixtures. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate fixtures & circuit. (Estimate: \$200 - \$500)

(Report Summary continued)



Figure 68-1



Figure 68-2



Figure 68-3



Figure 68-4

#### Bathrooms: Bathroom #1

32) Comment 70: Bathroom sconce light over vanity not functioning at the time of inspection.

- Estimate light bulb is burnt out.

Replace light bulb to bathroom light fixture. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate circuit. (Estimate: \$200 - \$500)



(Report Summary continued)



Figure 70-1



Figure 70-2

33) Comment 71: Flushing mechanism within toilet tank is broken preventing toilet from flushing and causing water to constantly run.

- Water turned off to toilet fixture following inspection to prevent water from continuously running.

Replace flushing mechanism within tank of toilet. (Estimate: \$50 - \$100)



Figure 71-1

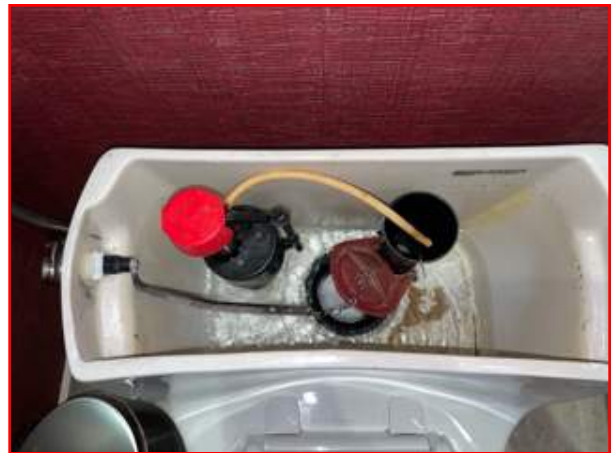


Figure 71-2

(Report Summary continued)

### Bathrooms: Bathroom #2

34) Comment 75: Frameless glass shower door within bathroom conflicting with adjacent tub wall when opening.

Recommend installing a door stopper or bumper prevent damaging wall. (Estimate: \$25 - \$50)



Figure 75-1



Figure 75-2

35) Comment 76: Hand held fixture to toilet functional, but wall mount appears to have been removed leaving damage to wall adjacent to toilet fixture.

Recommend repairing wall & re-mounting wall mount/bracket to hold hand held fixture. (Estimate: \$200 - \$300)



Figure 76-1



Figure 76-2

(Report Summary continued)

36) Comment 77: Bathroom lights over tub fixture not functioning at the time of inspection.

- Estimate light bulbs are burnt out.

Replace light bulbs to bathroom lighting fixtures. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate circuit. (Estimate: \$200 - \$500)



Figure 77-1



Figure 77-2

#### Bathrooms: Bathroom #3

37) Comment 80: Ventilation exhaust fan not functioning at the time of inspection.

- Indications of dry water staining around exhaust fan at the time of inspection. No active moisture detected at the time of inspection.

Repair/replace ventilation exhaust fan. (Estimate: \$250 - \$500)

Repair/refinish surrounding in drywall to conceal previous dry water staining. (Estimate: \$100 - \$200)

(Report Summary continued)



Figure 80-1



Figure 80-2

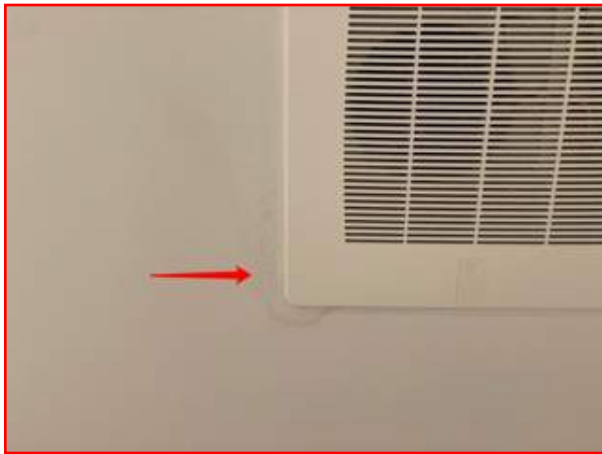


Figure 80-3



Figure 80-4

38) Comment 81: Toilet paper holder appears to have been damaged.  
Replace toilet paper holder. (Estimate: \$100 - \$200)



(Report Summary continued)

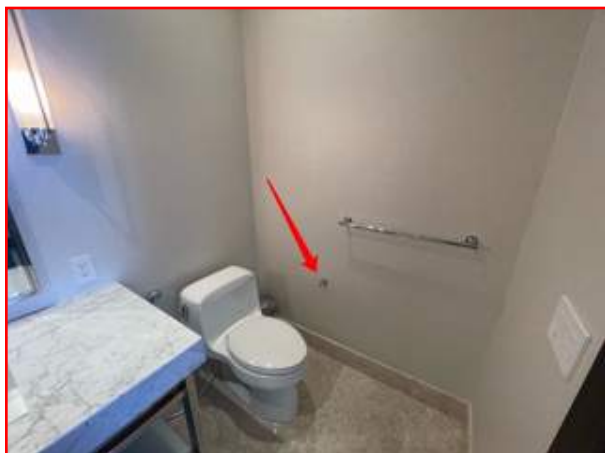


Figure 81-1



Figure 81-2

#### Bathrooms: Bathroom #4

39) Comment 85: Loose trim along top of glass shower enclosure.

Recommend properly securing glass panel & trim along ceiling. (Estimate: \$100 - \$200)

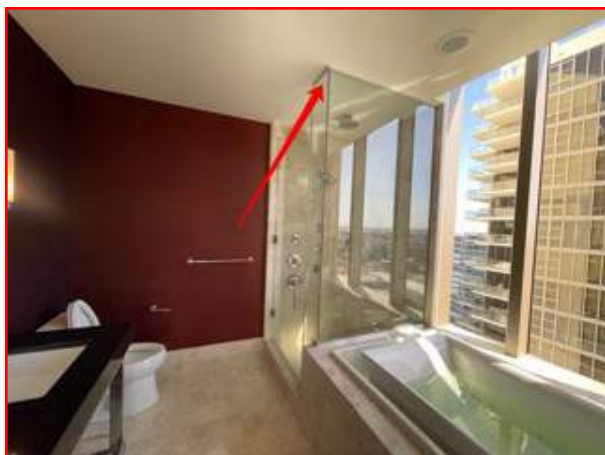


Figure 85-1



Figure 85-2

40) Comment 86: Broken rain shower head fixture causing water to spray towards ceiling.

- Active water damage caused to ceiling drywall due to broken shower fixture.

Replace rain shower head fixture to prevent further water damage to ceiling over shower.  
(Estimate: \$200 - \$300)

Repair water damage ceiling drywall over shower fixture. (Estimate: \$150 - \$250)

(Report Summary continued)



Figure 86-1



Figure 86-2

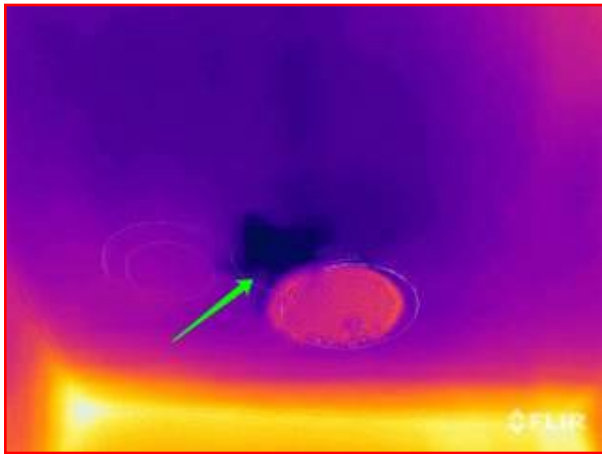


Figure 86-3

41) Comment 87: Bathroom light over shower fixture not functioning at the time of inspection.

- Estimate light bulb is burnt out.

Replace light bulb to bathroom light fixture. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate circuit. (Estimate: \$200 - \$500)

(Report Summary continued)

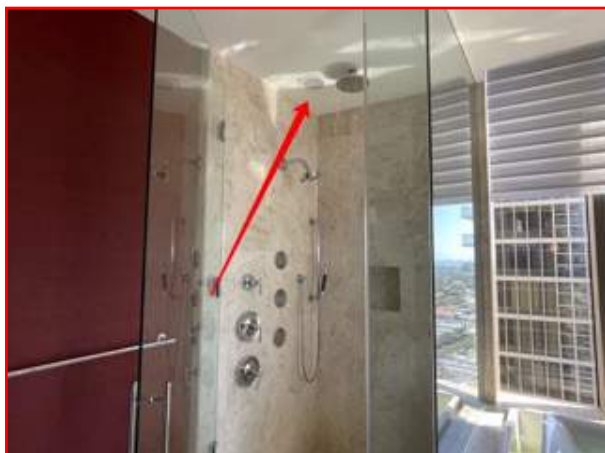


Figure 87-1



Figure 87-2

42) Comment 88: Bathroom lights over tub fixture not functioning at the time of inspection.

- Estimate light bulbs are burnt out.

Replace light bulbs to bathroom lighting fixtures. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate circuit. (Estimate: \$200 - \$500)

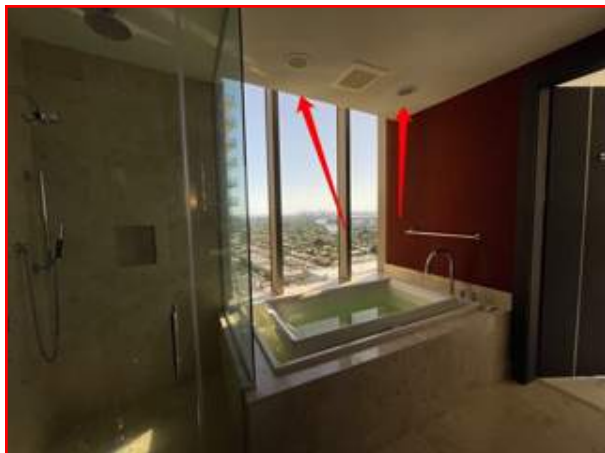


Figure 88-1



Figure 88-2

43) Comment 89: Frameless glass shower door within bathroom conflicting with adjacent wall & towel rack when opening.

Recommend installing a door stopper or bumper prevent damaging wall. (Estimate: \$25 - \$50)

(Report Summary continued)



Figure 89-1



Figure 89-2

44) Comment 90: Indications of deterioration to wallpaper over vanity fixture. Repair/replace wallpaper. (Detailed quotation required)



Figure 90-1



Figure 90-2



(Report Summary continued)



Figure 90-3

45) Comment 91: Loos tile around tub fixture within bathroom.  
Recommend securing & re-grouting tile around tub fixture. (Estimate: \$100 - \$250)



Figure 91-1



Figure 91-2

(Report Summary continued)

### Bathrooms: Bathroom #5

46) Comment 93: Apparent deterioration to caulking around tub fixture.  
Recommend re-caulking/re-sealing around tub fixture. (Estimate: \$100 - \$200)



Figure 93-1



Figure 93-2

47) Comment 94: Bathroom light not functioning at the time of inspection.  
- Estimate light bulb is burnt out.  
Replace light bulb to bathroom light fixture. (Estimate: \$10 - \$25)

If lighting fixture(s) continue not to function, recommend having a licensed electrician further evaluate circuit. (Estimate: \$200 - \$500)

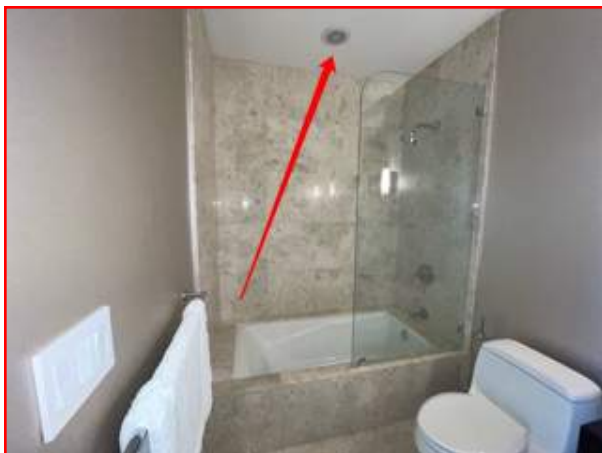


Figure 94-1



Figure 94-2



### Total Range of Repairs & Recommendations:

>\$12,215 - >\$31,825\*\*

*\*\*Does not include items requiring detailed quotation by a licensed professional.*

Building inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. building inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the building inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property. Once again, Home Pro Miami appreciates the opportunity to assist you with your inspection and look forward to assisting you again in the future if you are ever in need.

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was presented and signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.