



Home Pro Miami
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Condo Inspection Report

9705 Collins Ave
Unit 2204N/2205N
Bal Harbour, FL 33154

Inspected By: Tracy Woodard

Prepared For:

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

Table of Contents

General Information	5
Site	7
Exterior	8
Structure	16
Plumbing	17
Electrical	22
Heating / Air Conditioning	26
Kitchen	41
Laundry Room	52
Interior	55
Bathrooms	77
Report Summary	101

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

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, Areaways, Porches, Patio/Cover & Applicable Railings

Concrete

Condition: Inspected

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)

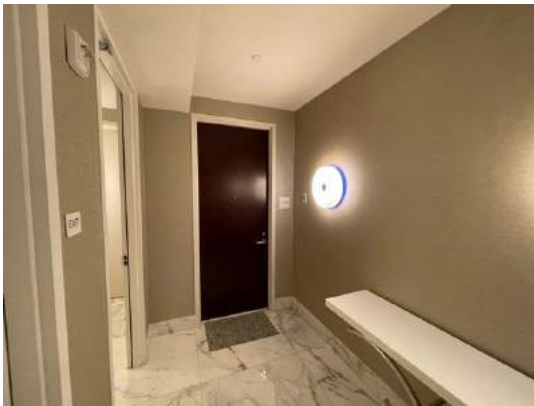
Not Present

Exterior Comments

Comment 1
Information

Exterior/Site.





**Comment 2
Information**

Wind Mitigation / Storm Protection.

- Impact Windows & Doors





Comment 3
Deficiency

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)



Comment 4
Information

East balcony.





Comment 5

Deficiency

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)



Comment 6

Deficiency

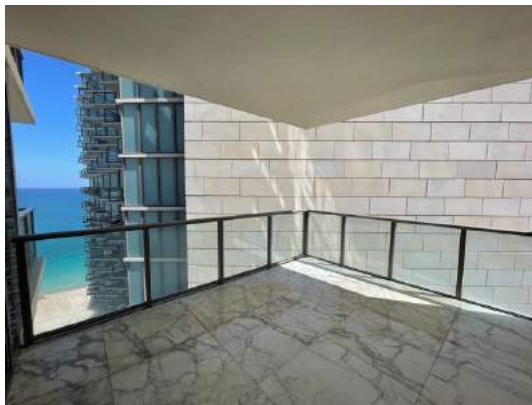
Cracked/broken flooring tile along east balcony outside of bedroom #2.

Replace broken flooring tile along exterior balcony. (Estimate: \$200 - \$400)



**Comment 7
Information**

Master bedroom/ dining are balcony.



**Comment 8
Deficiency**

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)



**Comment 9
Information**

West balcony.



**Comment 10
Deficiency**

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)



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.

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

Condition: Inspected

Plumbing Water Supply and Distribution Systems and Fixtures

Copper, PVC, CPVC

Condition: Inspected

Main Water Shut-off Device

Condition: Inspected

Plumbing Comments

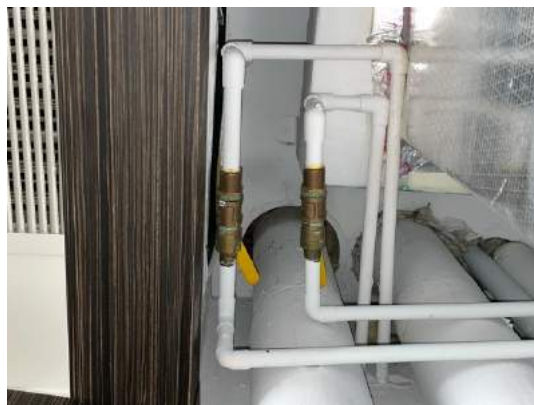
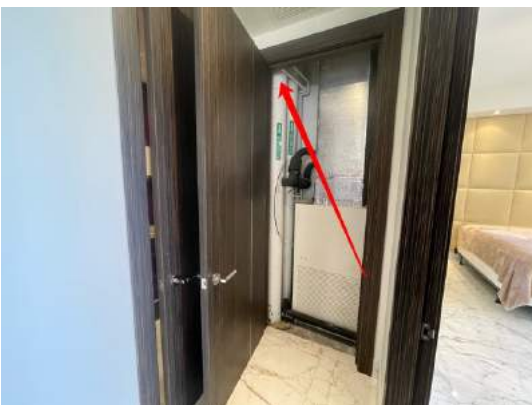
Comment 11
Information

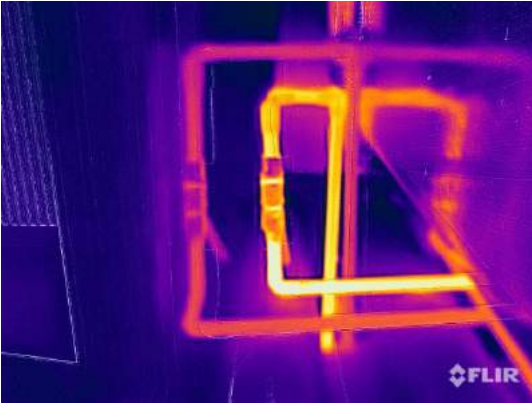
Main water shut-off valves (hot & cold water lines) for west side of unit are located in west side of property within A/C closet above to air handler unit.



Comment 12
Information

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.





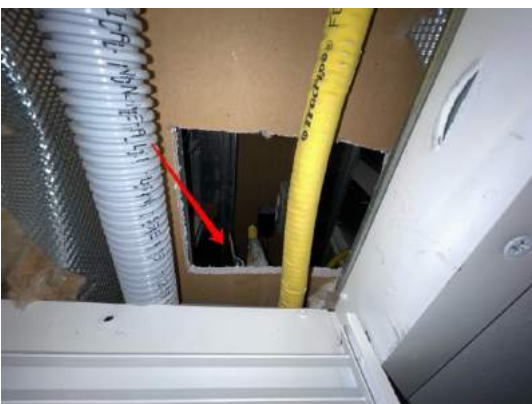
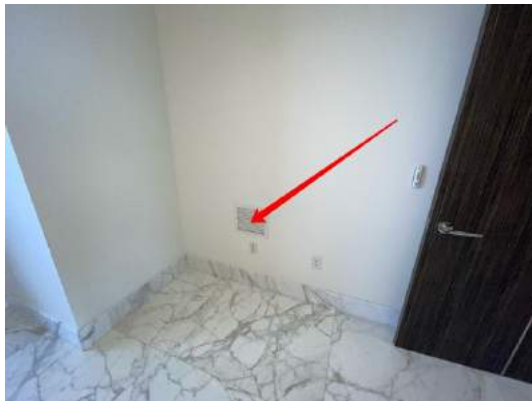
Comment 13

Deficiency

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)





The plumbing in 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. 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

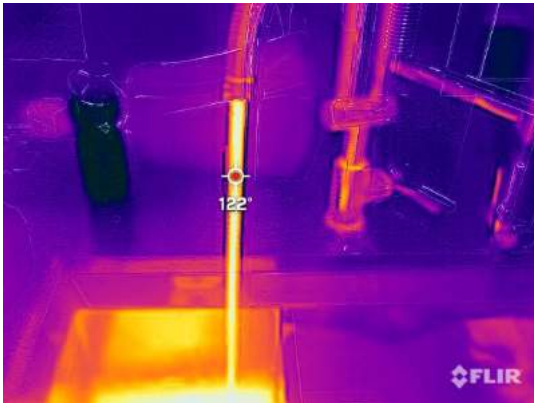
122 Degrees

Water Heater Comments

Comment 14 Information

Hot water systems are controlled/maintained by building.

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



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 Visible

Branch Circuit Wiring

Copper

Condition: Inspected

Operation of GFCI (Ground Fault Circuit Interrupters)

GFCIs Present

Condition: Inspected

Smoke & Carbon Monoxide Detectors

9 volt Battery Type, Hard Wired Interconnected

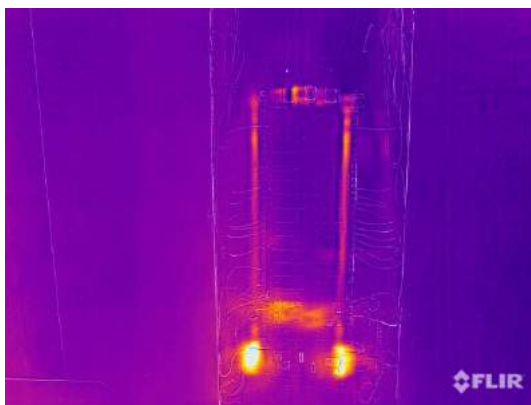
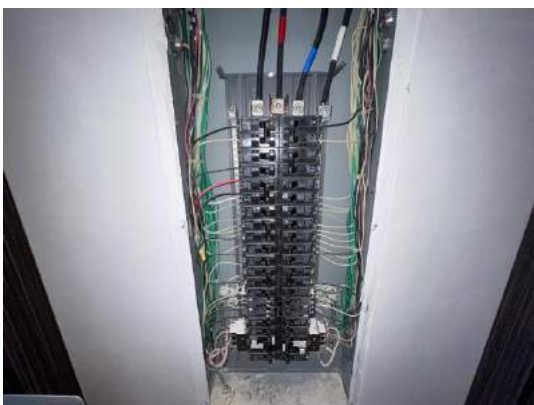
Condition: Inspected

Electrical Comments

**Comment 15
Information**

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.

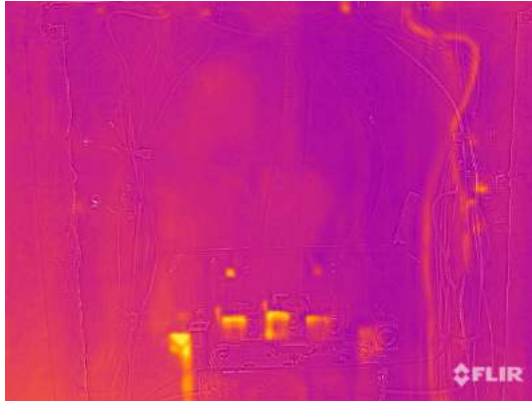


**Comment 16
Information**

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.



**Comment 17
Information**

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.



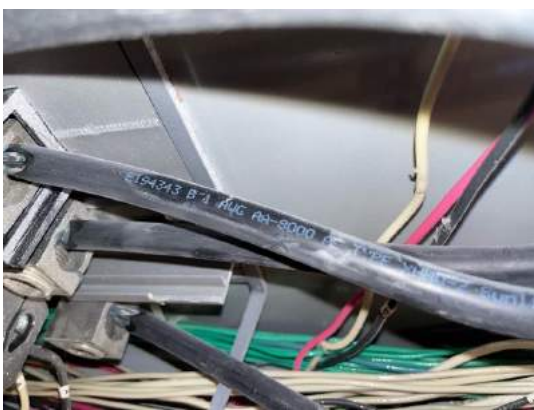
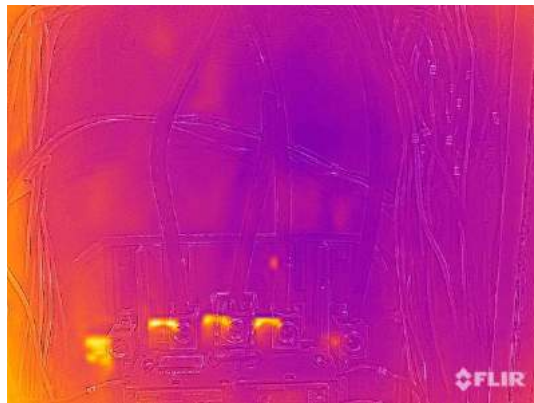
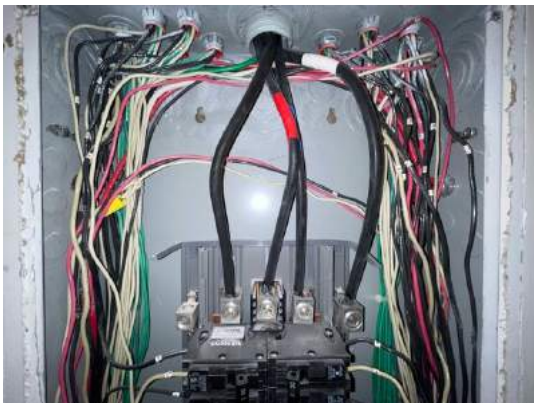
DESCRIPTION	A/pole	CKT #	CKT#	A/pole	DESCRIPTION
Fan coil unit	30/2	1	2	30/2	Fan coil unit
		3	4		
Washing machine	20/1	5	6	30/2	OVEN
Refrigerator	20/1	7	8		
COOKTOP	30/1	9	10	30/1	Disposal
		11	12	30/1	Dishwasher
Small appliances	20/1	13	14	30/2	DRYER
		15	16		
Bathroom outlets	20/1	17	18	20/1	Bathroom outlets
Bathroom outlets	20/1	17	18	15/1	Bedroom lights
Bedroom lights	15/1	19	20	15/1	Lights & receptacle
Lights & receptacle	15/1	21	22	15/1	Lights & receptacle
Lights & receptacle	15/1	23	24	15/1	Microscope/panel
Lights & receptacle	15/1	25	26	20/1	Security panel
Space		27	28	20/1	Blowout device
Coffee maker	20/1	29	30	20/1	Drainage device
Air equipment	20/1	31	32		
LCR panel	20/1	33	34	20/1	Bath lock panel
		35	36	20/1	Water meter
Bath lock panel	30/1	37	38	20/1	Water
Space	40	39	40		Space
Space	41	41	42		Space
220V service panel					110V/120V



Comment 18
Information

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.



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

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 Source In Each Room

Yes

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.

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

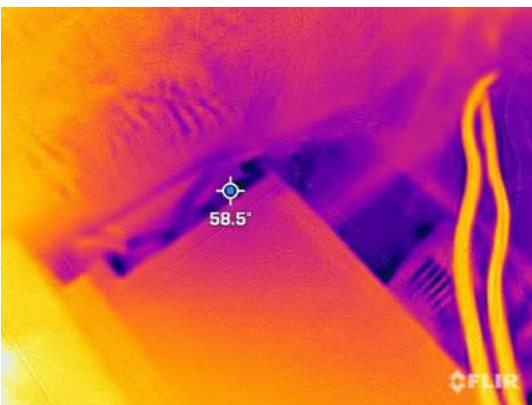
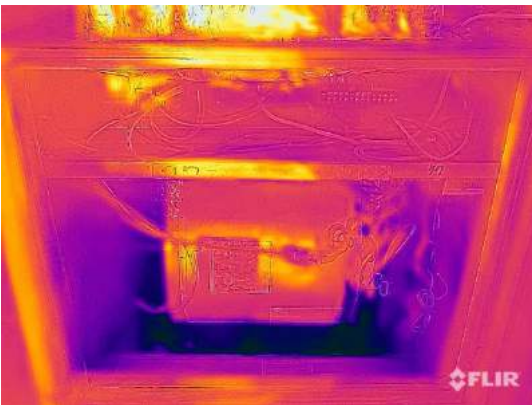
HVAC System #1 Comments

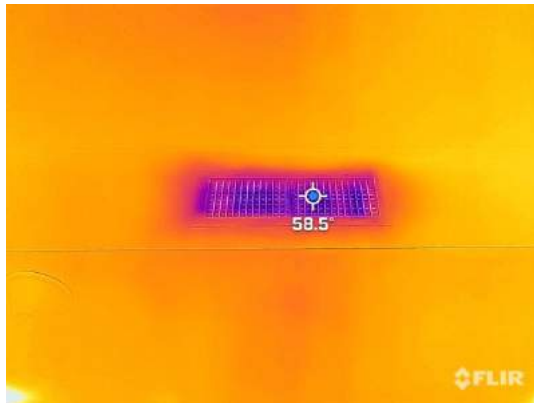
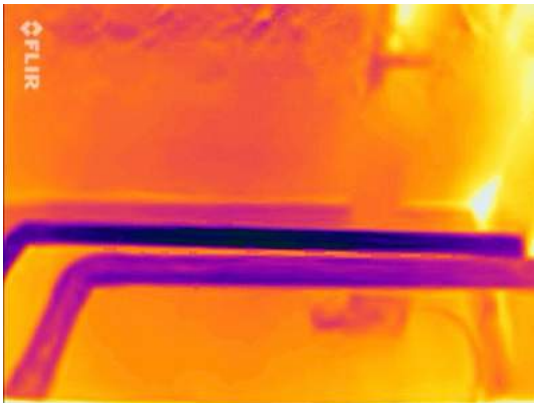
**Comment 19
Information**

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.





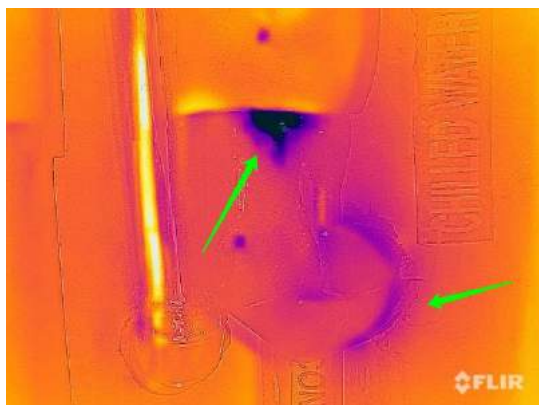
Comment 20
Deficiency

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.





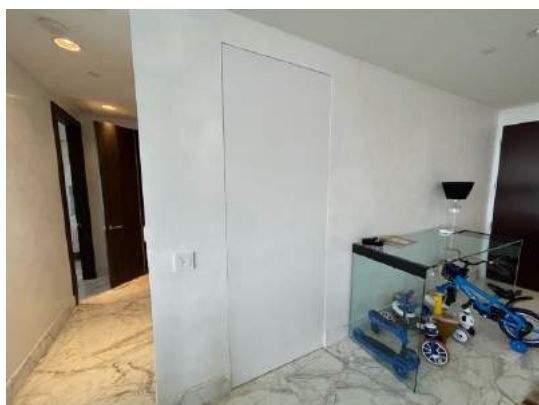
Comment 21

Deficiency

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.



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

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

Condition: Inspected

Energy Source

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

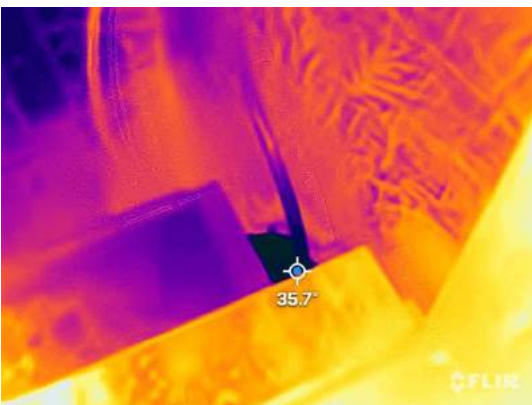
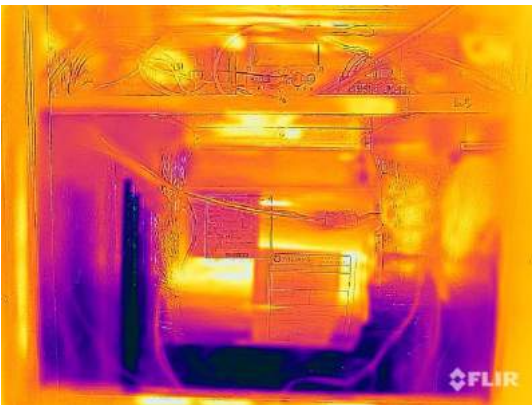
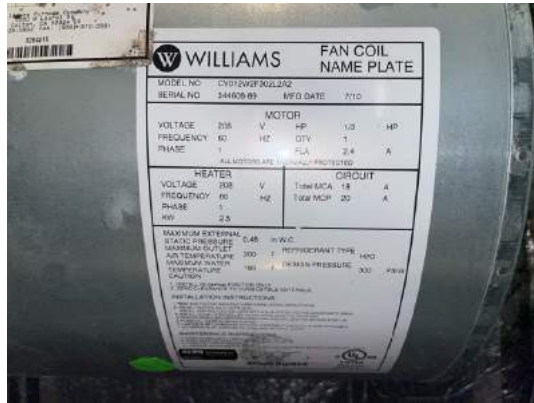
HVAC System #2 Comments

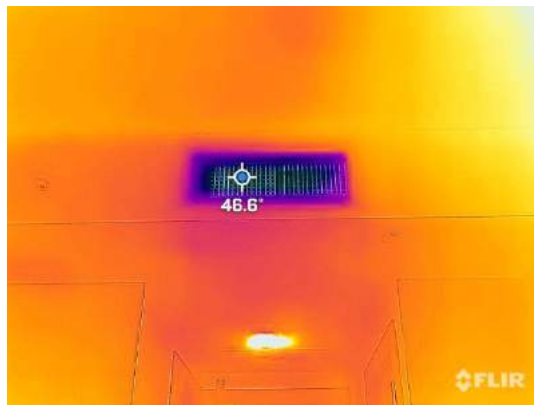
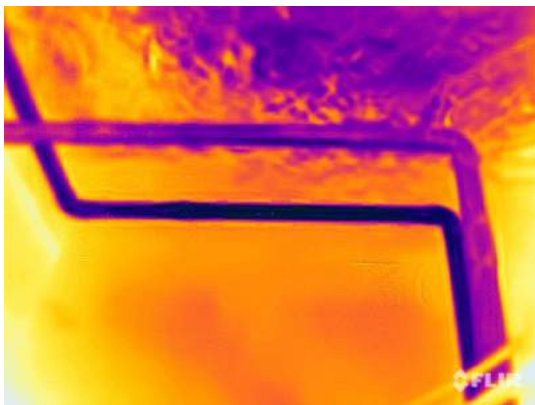
**Comment 22
Information**

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.



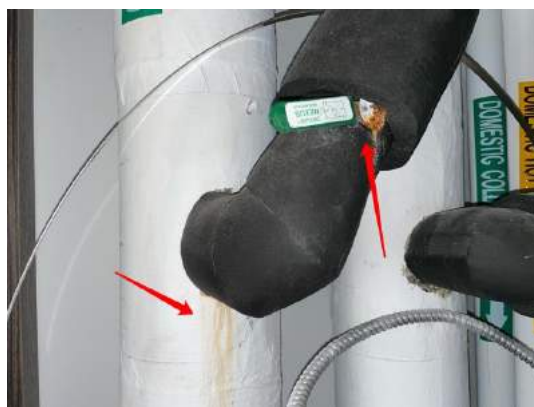
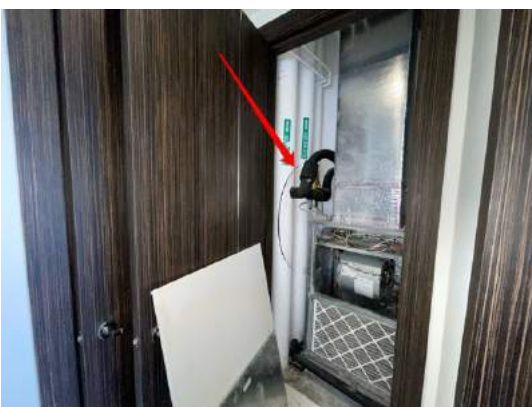


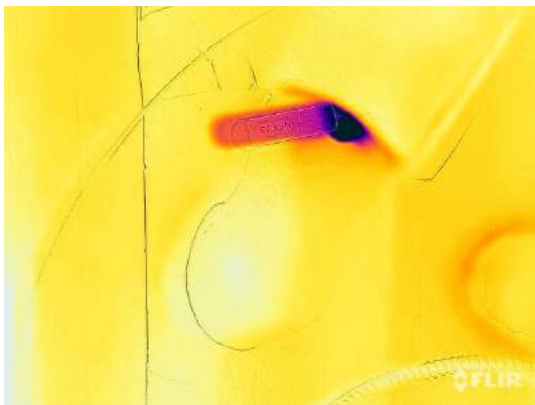
Comment 23
Deficiency

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.





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

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, 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)

51.7 Degrees

Filter Type & Size

Disposable

Condition: Inspected

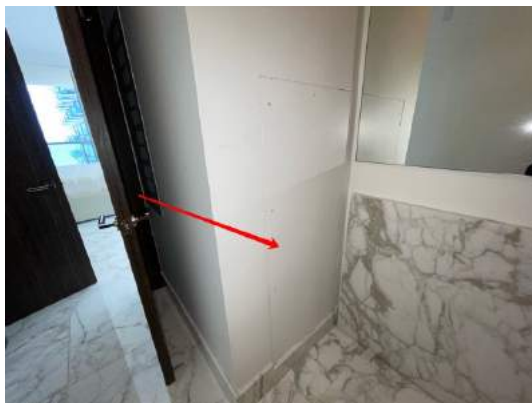
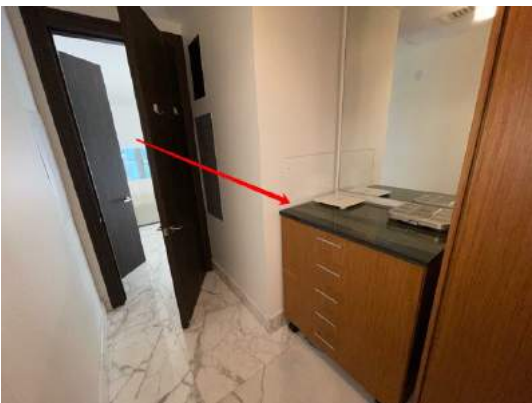
HVAC System #3 Comments

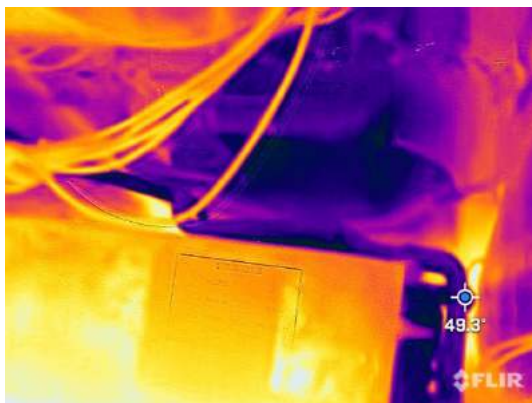
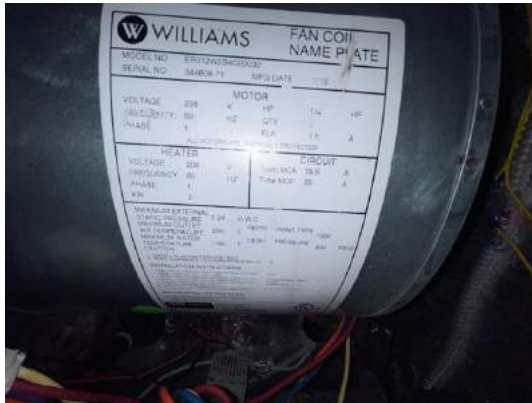
**Comment 24
Information**

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.







Comment 25

Deficiency

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 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

Condition: Inspected

Energy Source

Electric, Water

Condition: Inspected

Input BTUs / Tonnage

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

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

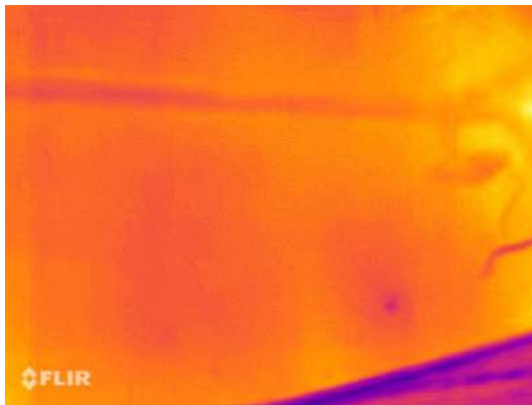
HVAC System #4 Comments

**Comment 26
Information**

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.





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

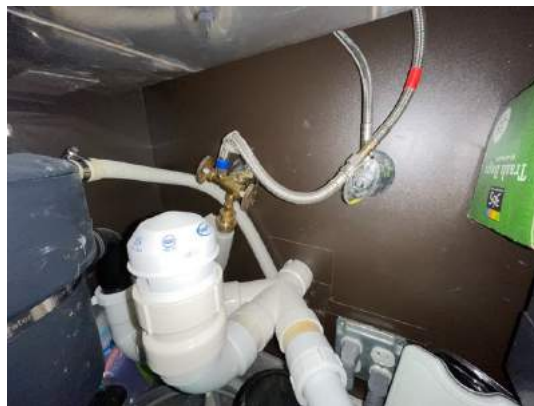
Condition: Inspected

Kitchen Comments

Comment 27 Information

Kitchen.





Comment 28

Deficiency

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)



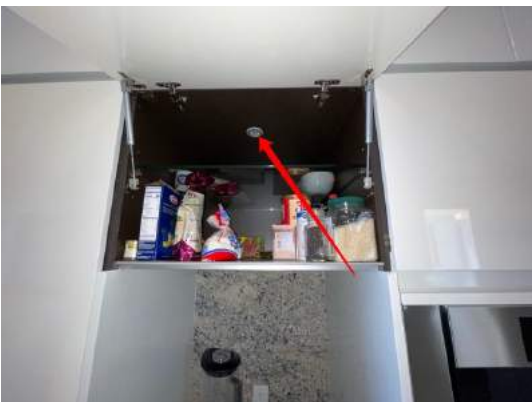
Comment 29
Deficiency

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)





The built-in appliances of the home were 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.

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

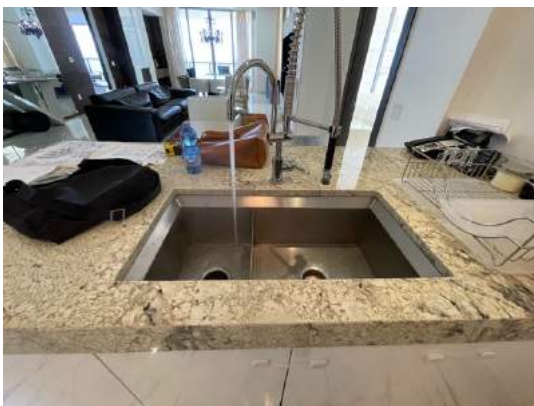
Condition: Inspected

Appliances Comments

Comment 30

Information

Refrigerator/freezer functioning properly.

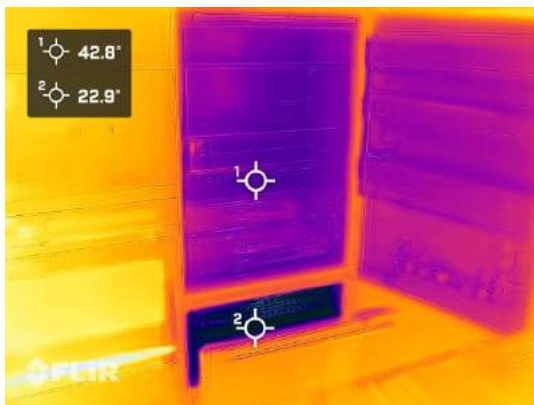




Comment 31
Information

Refrigerator/freezer functioning properly.

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





Comment 32
Information

Range cooktop functioning properly.



Comment 33
Deficiency

Range hood over cooktop functioning properly at the time of inspection.

- Fan knob damaged.

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



**Comment 34
Information**

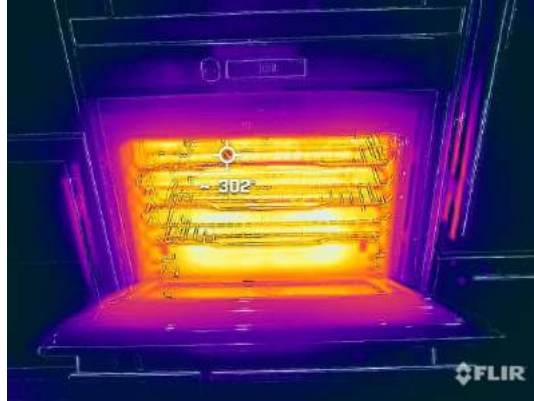
Built-in coffee/espresso maker appears to be functional, and in good condition.

- Not tested



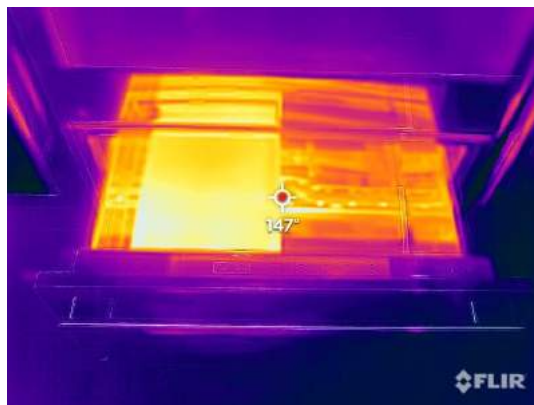
Comment 35
Information

Built-in oven functioning properly.



Comment 36
Information

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



Comment 37
Information

Microwave functioning properly at the time of inspection.



Comment 38
Information

Dishwasher functioning properly.

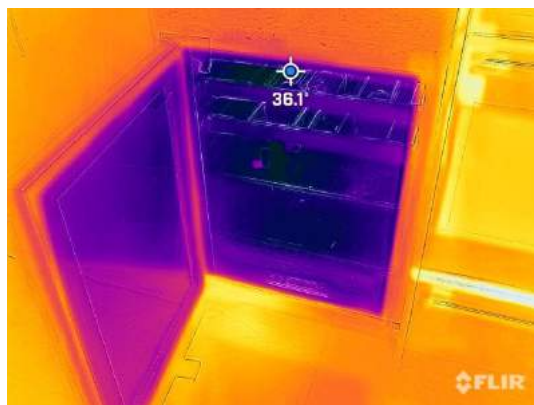
- No indications of leaking from or around dishwasher at the time of inspection.





Comment 39
Information

Mini wine refrigerator functioning properly.



Utility Sink

Yes

GFCI Protection

Yes

Condition: Not Present

Washer

Bosch

Condition: Inspected

Dryer

Bosch

Condition: Inspected

Dryer Venting

Flexible Vinyl

Condition: Inspected

Dryer Power Source

220V Electric

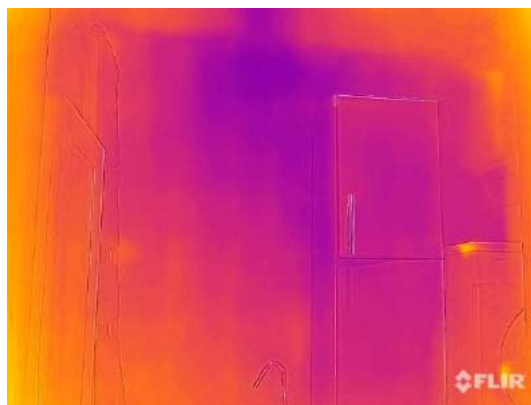
Condition: Inspected

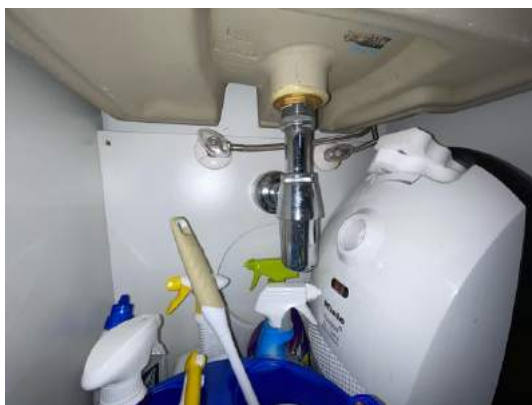
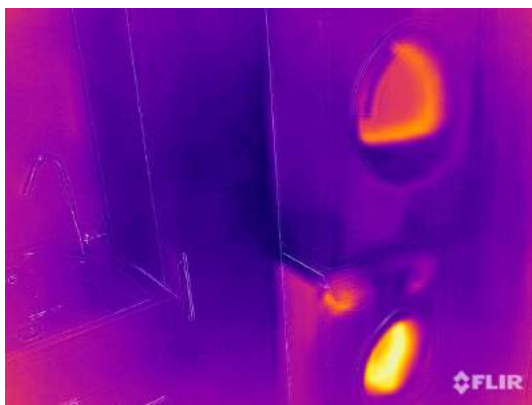
Laundry Room Comments

Comment 40 Information

Laundry Room Photos.

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





Comment 41
Deficiency

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)



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

Interior Comments

Comment 42 Information

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

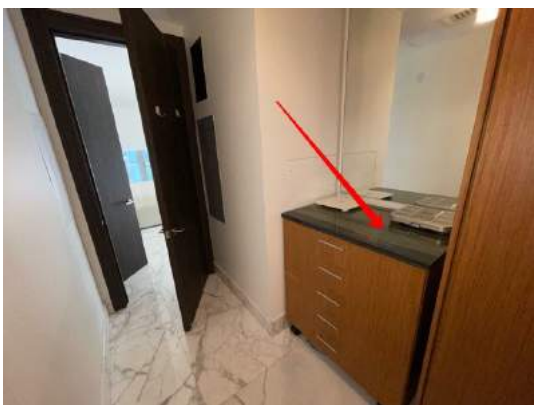






Comment 43
Information

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



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

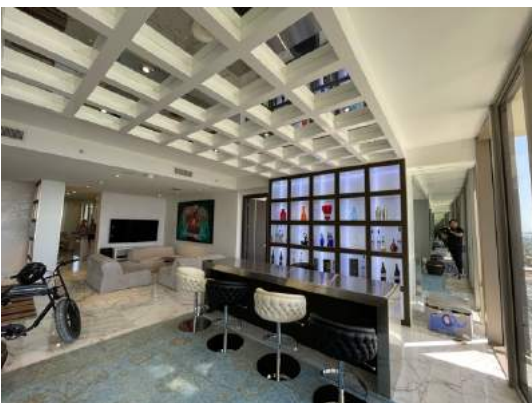
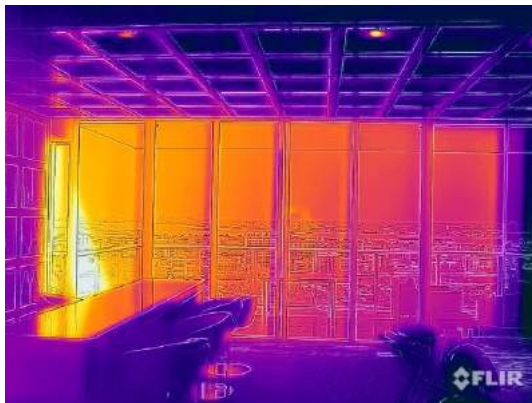
Outlets Switches & Fixtures

Condition: Inspected

Living Room Comments

Comment 44 Information

Living Room.



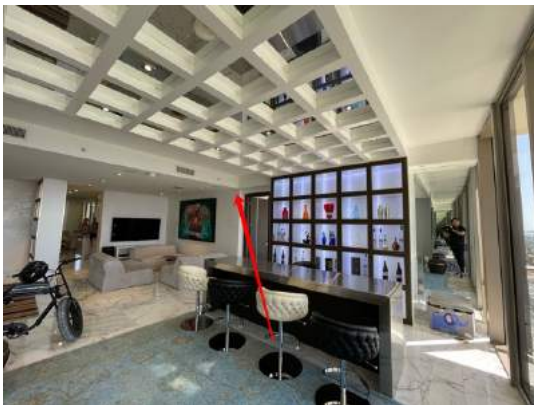


Comment 45

Deficiency

Minor cracking observed along living room ceiling drywall.

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



Comment 46

Information

Family Room.





Comment 47

Deficiency

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)



Bedrooms

Ceilings

Condition: Inspected

Walls

Condition: Inspected

Floors

Tile

Condition: Inspected

Windows

Condition: Inspected

Outlets Switches & Fixtures

Condition: Inspected

Bedrooms Comments

Comment 48

Information

Master Bedroom.

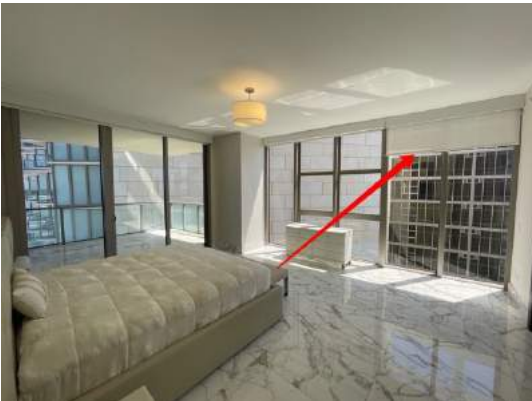


Comment 49

Deficiency

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)



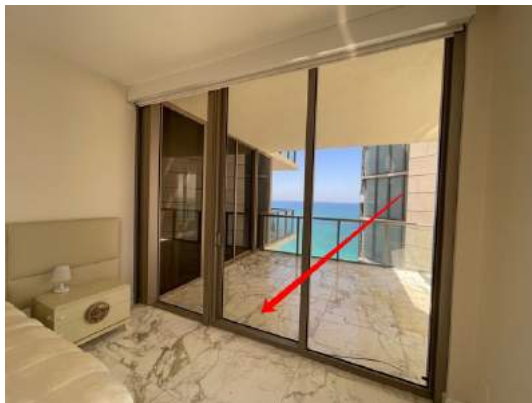
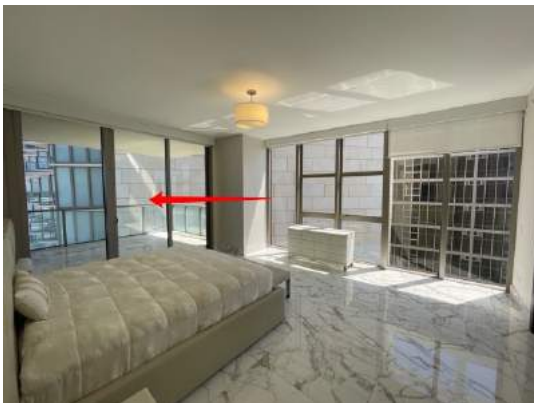
Comment 50

Deficiency

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

- Track is visibly damaged from exterior balcony.

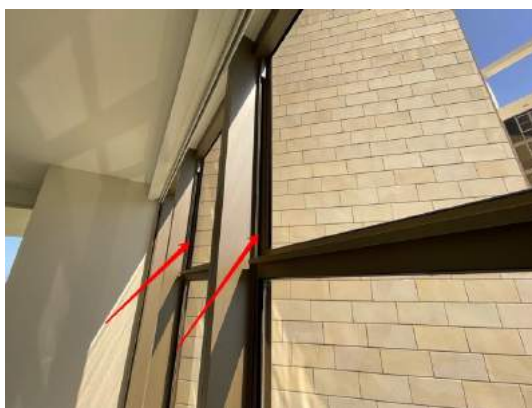
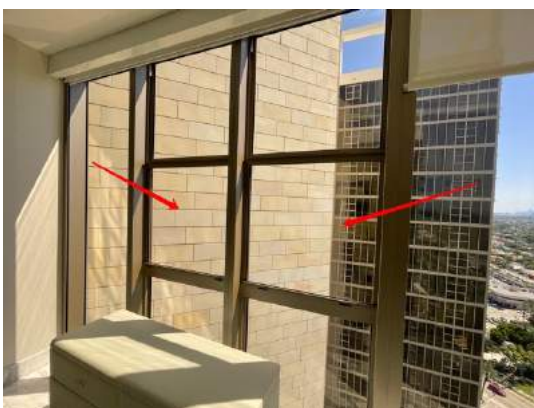
Recommend further evaluation by a licensed professional & repair/replace sliding-glass door tracks & rollers as necessary. (Estimate: \$500 - \$1,000)



Comment 51
Deficiency

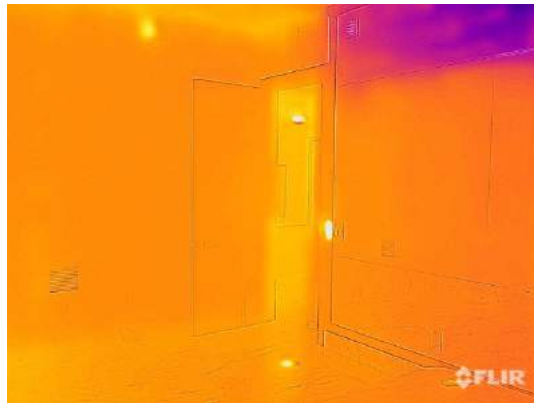
Master bedroom windows do not open/close properly due to broken spring-loaded tracks on the side of windows.
- Windows currently slide closed, and do not stay open.

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



Comment 52
Information

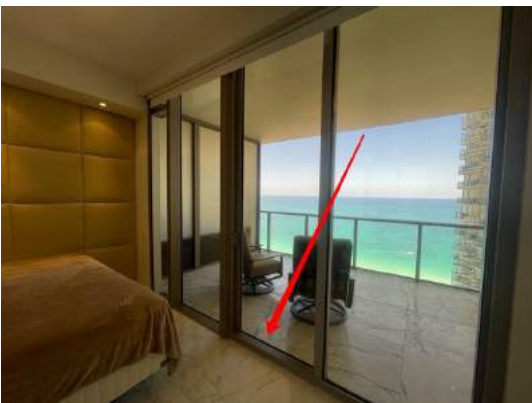
Bedroom #2.



Comment 53
Deficiency

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)



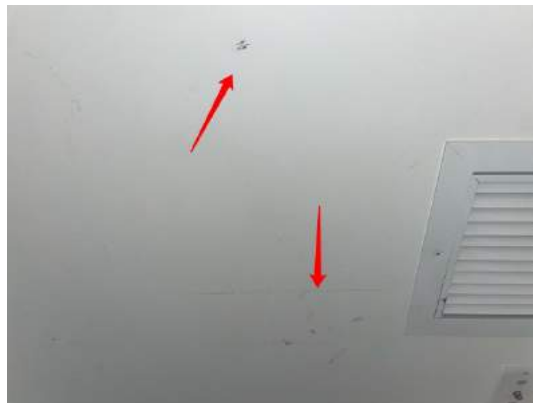
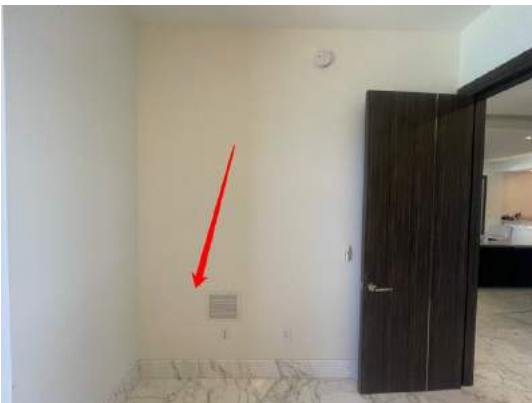
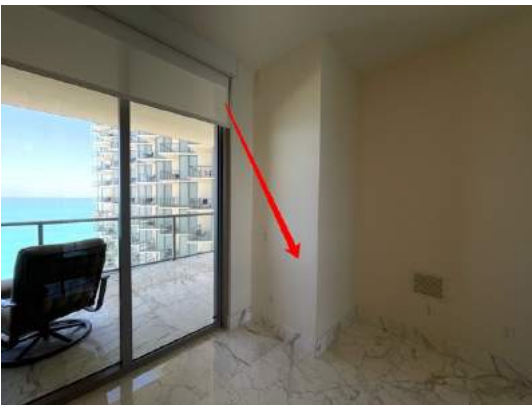


Comment 54

Deficiency

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

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



Comment 55

Deficiency

Loose wood panel along top of bedroom wall.

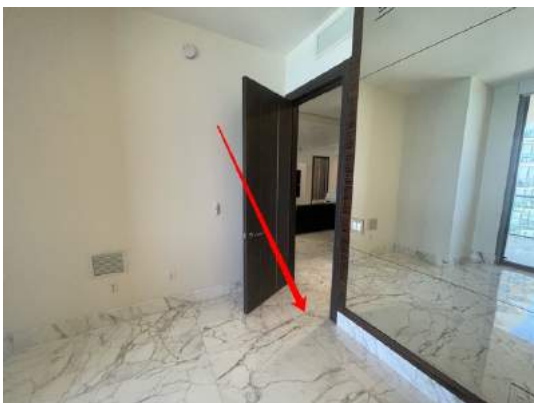
Repair wood paneling. (Estimate: \$100 - \$200)



Comment 56
Deficiency

Scratched/scuffed flooring along entryway into bedroom #2.

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



Comment 57
Deficiency

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)



Comment 58
Information

Bedroom #3.





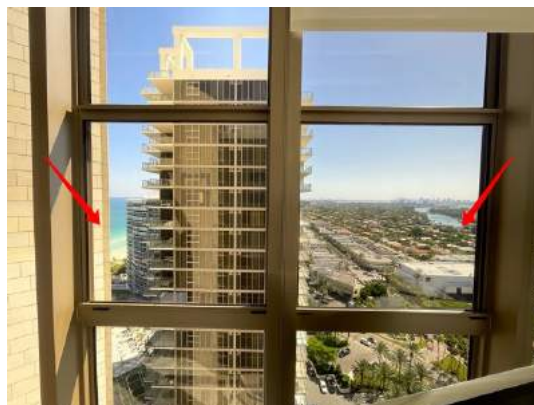
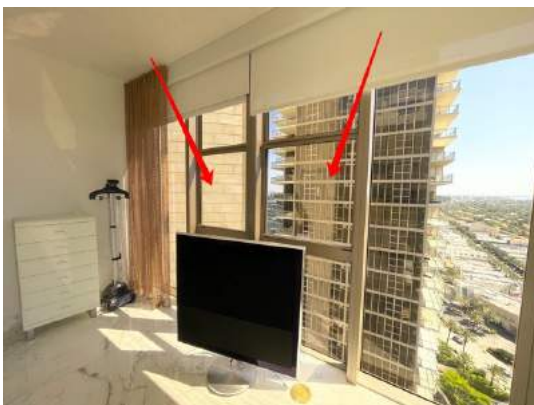
Comment 59

Deficiency

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)

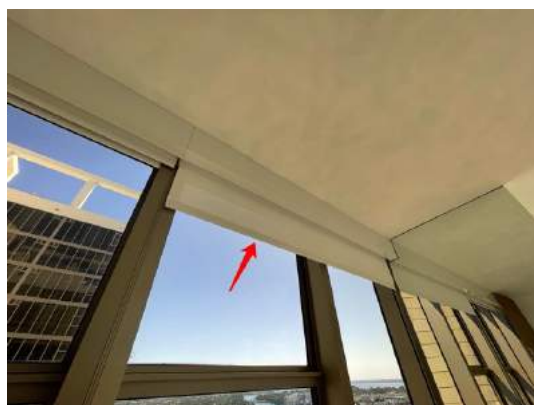
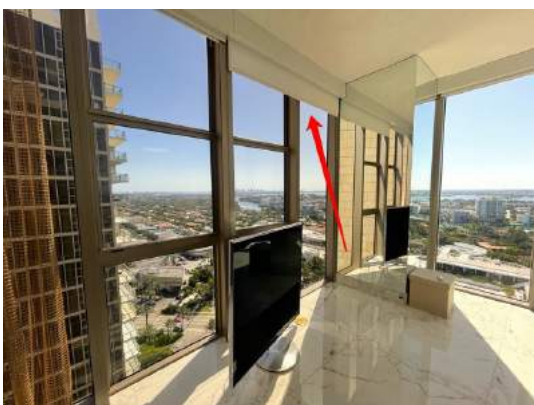


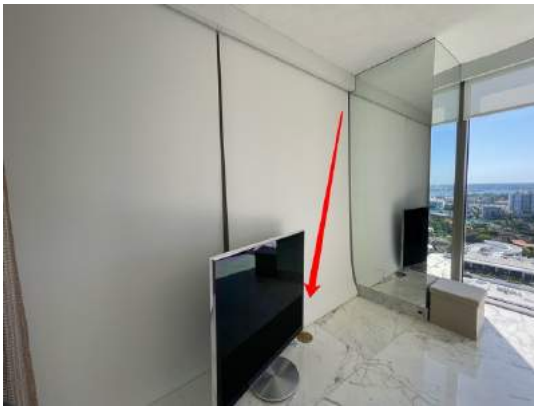
Comment 60

Deficiency

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)





Comment 61
Information

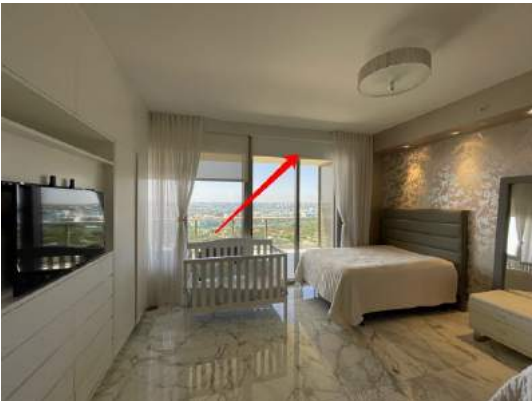
Bedroom #4.



Comment 62
Deficiency

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)



Comment 63

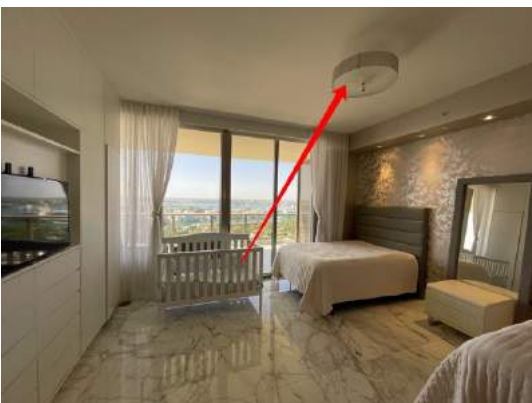
Deficiency

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)



Dining Room

Ceilings

Condition: Inspected

Walls

Condition: Inspected

Floors

Tile

Condition: Inspected

Windows

Condition: Inspected

Outlets Switches & Fixtures

Condition: Inspected

Dining Room Comments

Comment 64 Information

Dining Room/Area.

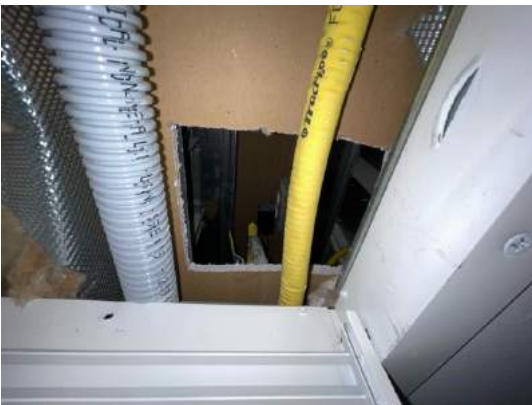
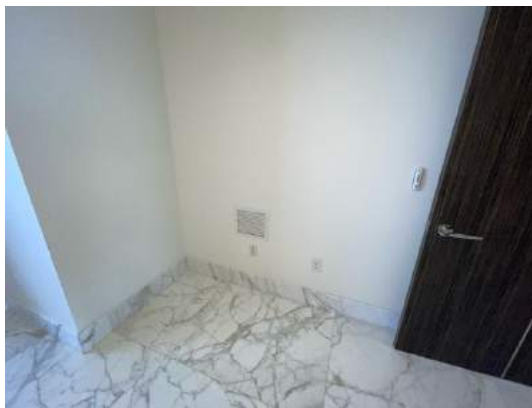


Comment 65 Deficiency

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)



Hallways & Other Rooms

Ceilings

Condition: Inspected

Walls

Condition: Inspected

Floors

Tile

Condition: Inspected

Windows

Condition: Inspected

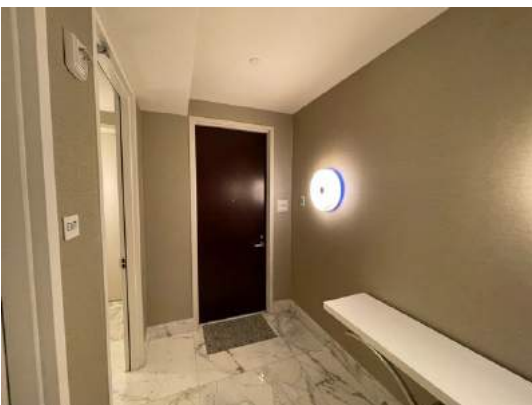
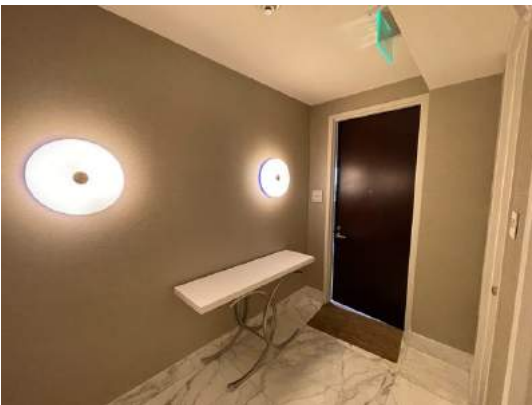
Outlets Switches & Fixtures

Condition: Inspected

Hallways & Other Rooms Comments

**Comment 66
Information**

Elevator Entrance/Foyer.



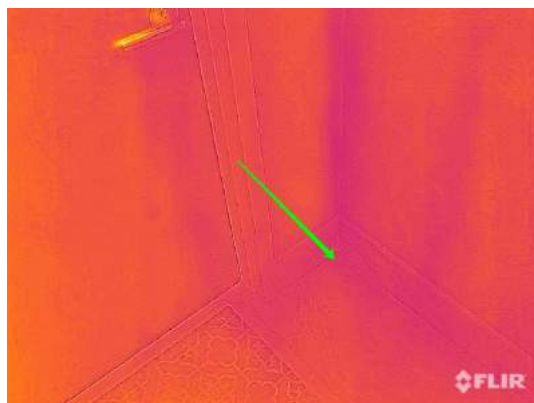
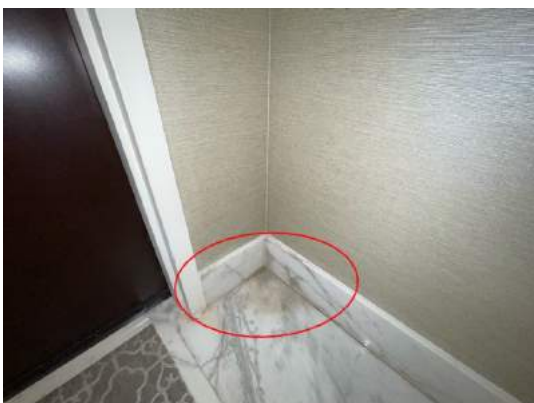
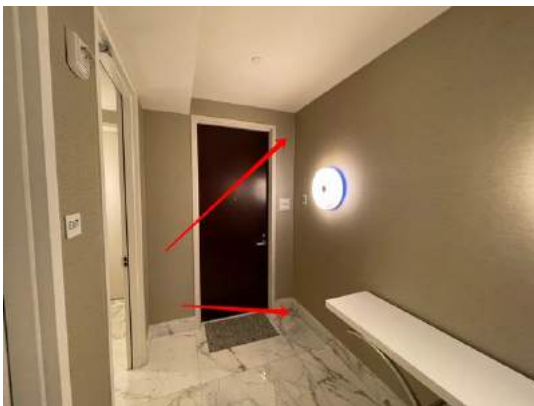
Comment 67

Deficiency

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.





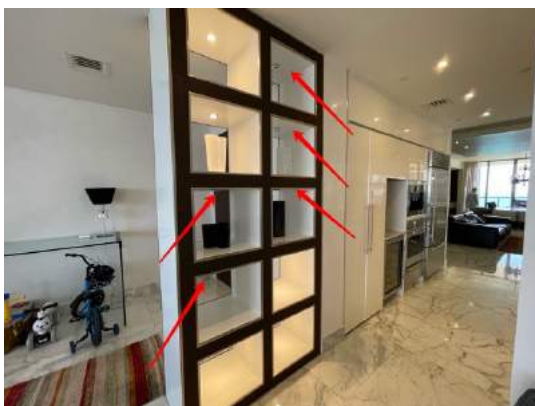
Comment 68
Deficiency

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)





Bathroom #1

Location

Hallway 1/2 Bathroom

Floor

Tile

Condition: Inspected

Sink(s)

Single Vanity

Condition: Inspected

Toilet

Standard Tank

Condition: Inspected

Ventilation Type

Mechanical Ventilator Fan

Condition: Inspected

GFCI Protection

Outlets

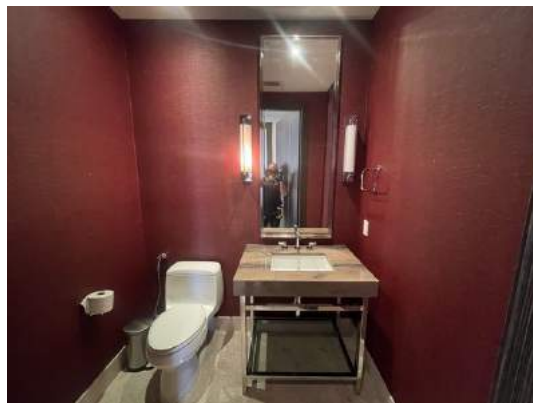
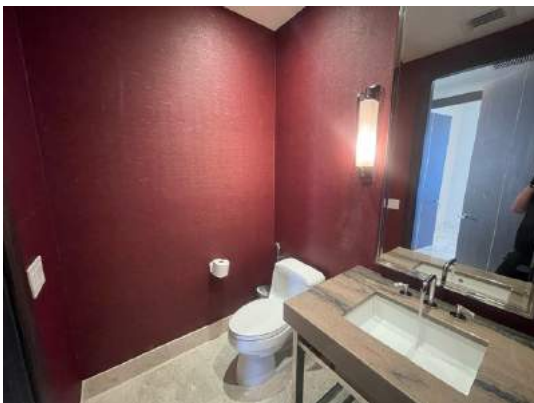
Condition: Inspected

Bathroom #1 Comments

Comment 69

Information

Powder Room.





Comment 70

Deficiency

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)

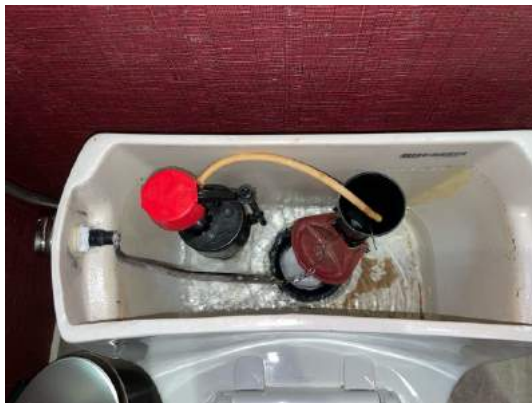


Comment 71
Deficiency

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 #2

Location

Master Bedroom

Floor

Tile

Condition: Inspected

Bath Tub

Recessed, Jacuzzi Tub

Condition: Inspected

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

Bathroom #2 Comments

Comment 72

Information

Bathroom.



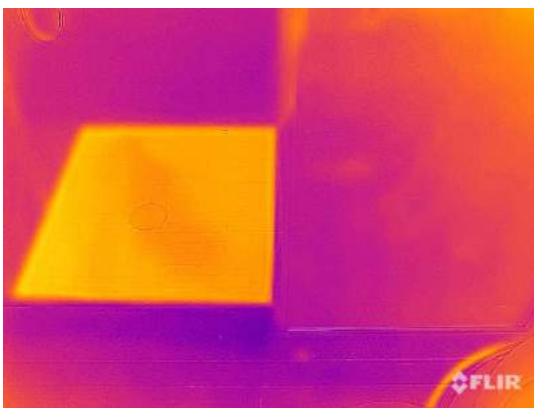




Comment 73
Information

Shower pan tested.

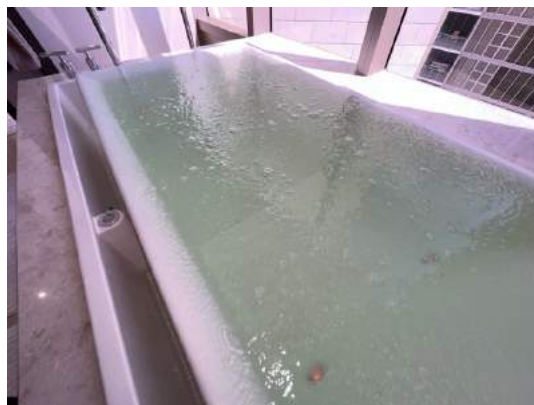
- No indications of leaking from shower pan at the time of inspection.

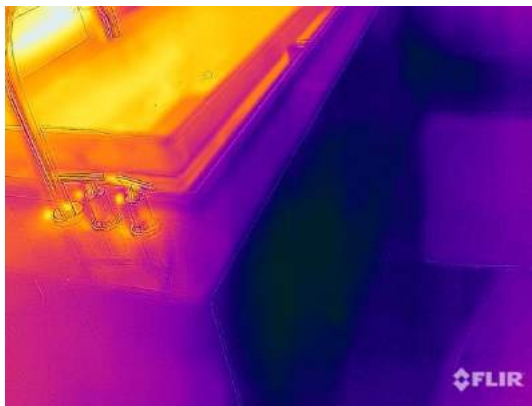
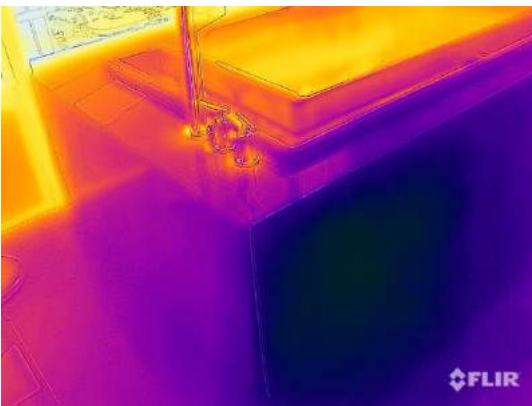


Comment 74
Information

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.





Comment 75
Deficiency

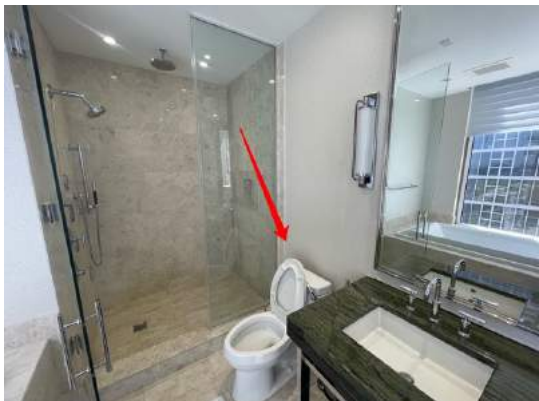
Frameless glass shower door within bathroom conflicting with adjacent tub wall when opening. Recommend installing a door stopper or bumper prevent damaging wall. (Estimate: \$25 - \$50)



Comment 76
Deficiency

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)



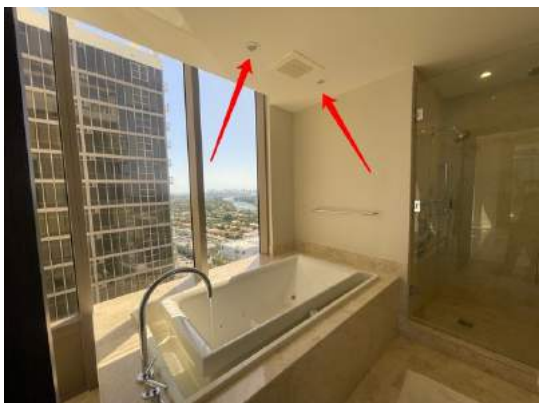
Comment 77
Deficiency

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)



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

Bathroom #3 Comments

**Comment 78
Information**

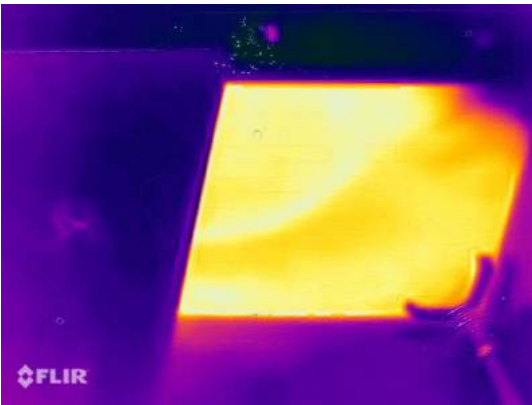
Bathroom.





Comment 79
Information

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



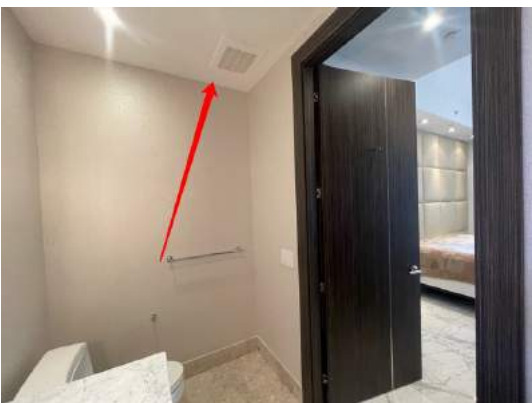
Comment 80
Deficiency

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)



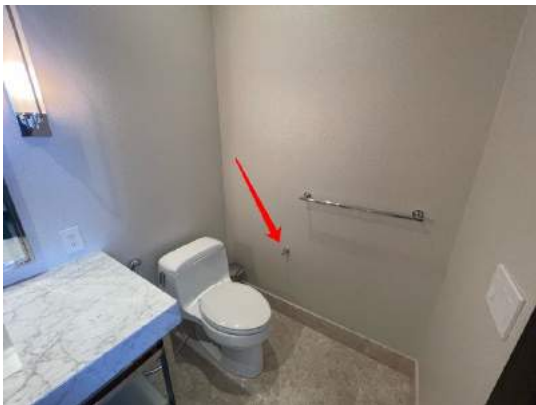


Comment 81

Deficiency

Toilet paper holder appears to have been damaged.

Replace toilet paper holder. (Estimate: \$100 - \$200)



Bathroom #4

Location

Bedroom #4

Floor

Tile

Condition: Inspected

Bath Tub

Recessed, Jacuzzi Tub

Condition: Inspected

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

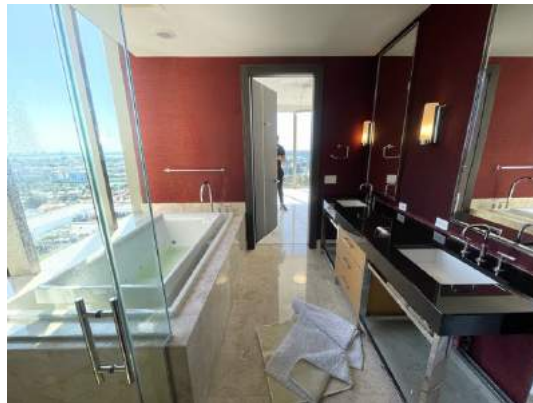
Outlets

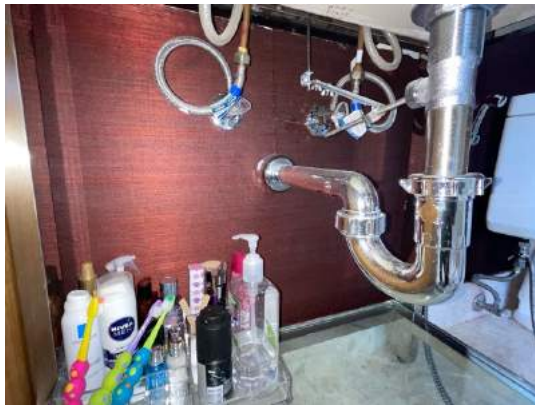
Condition: Inspected

Bathroom #4 Comments

**Comment 82
Information**

Bathroom Photos.



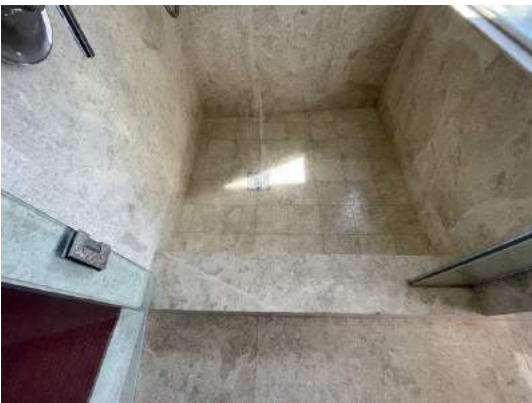




Comment 83
Information

Shower pan tested.

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





Comment 84
Information

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.



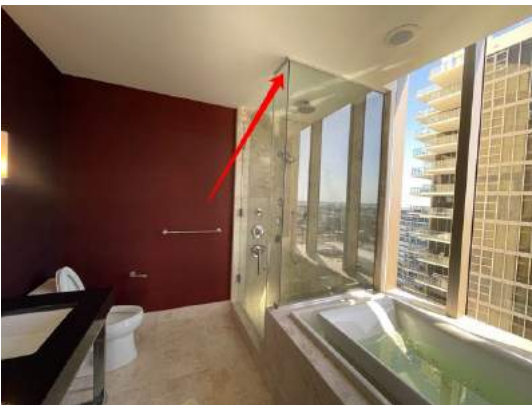


Comment 85

Deficiency

Loose trim along top of glass shower enclosure.

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



Comment 86

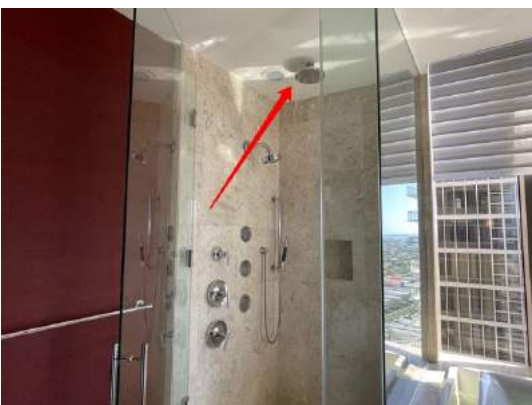
Deficiency

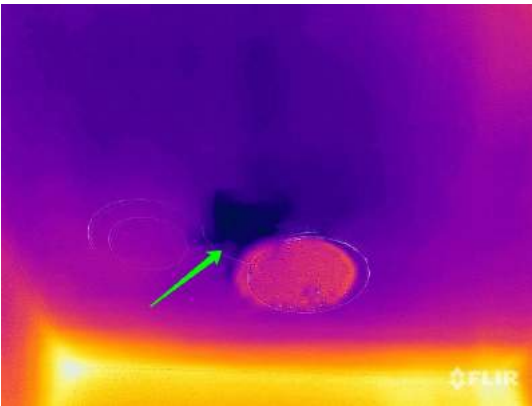
Broken rain shower head fixture causing water to spray towards ceiling.

- 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)





Comment 87

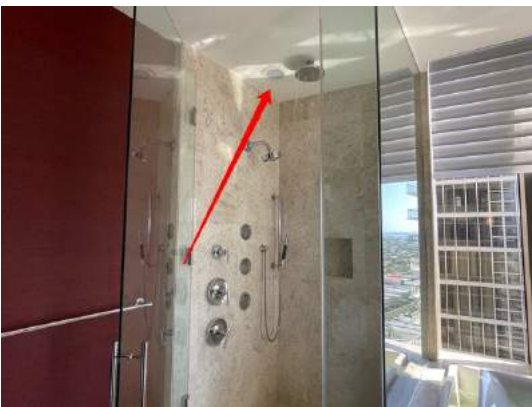
Deficiency

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)



Comment 88

Deficiency

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)



Comment 89

Deficiency

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)



Comment 90

Deficiency

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



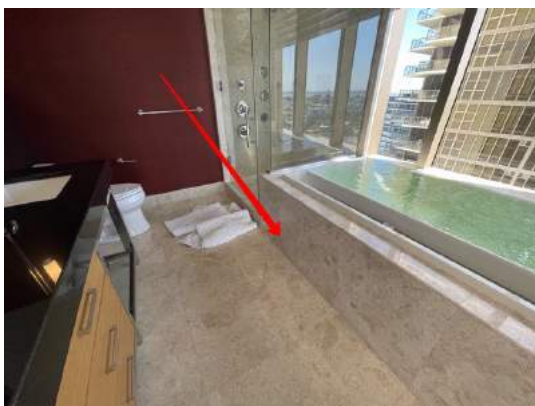


Comment 91

Deficiency

Loos tile around tub fixture within bathroom.

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



Bathroom #5

Location

Bedroom #4

Floor

Tile

Condition: Inspected

Bath Tub

Recessed

Condition: Inspected

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

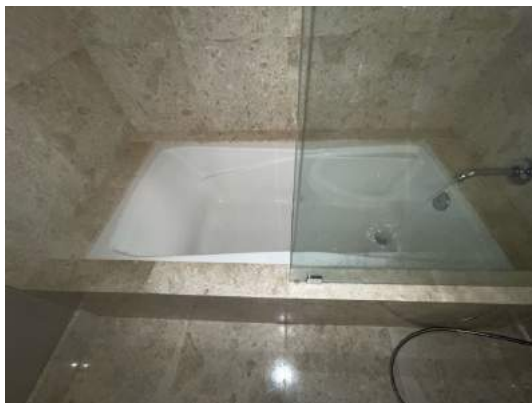
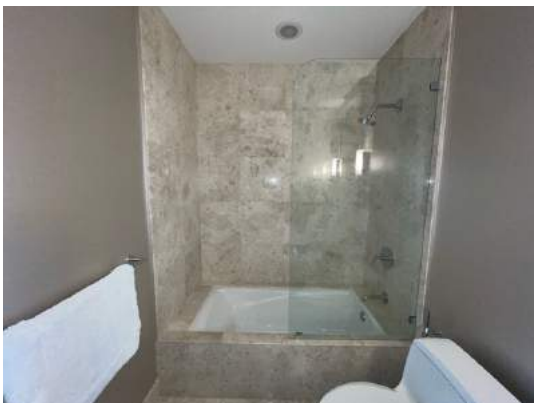
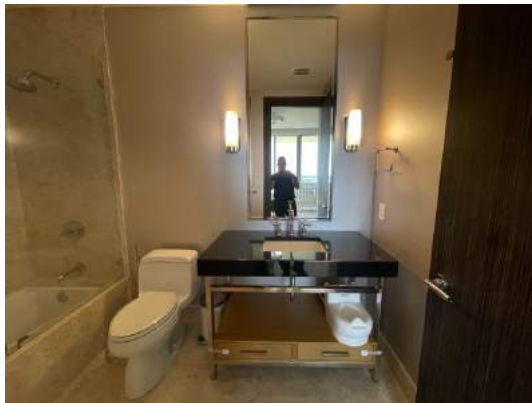
Outlets

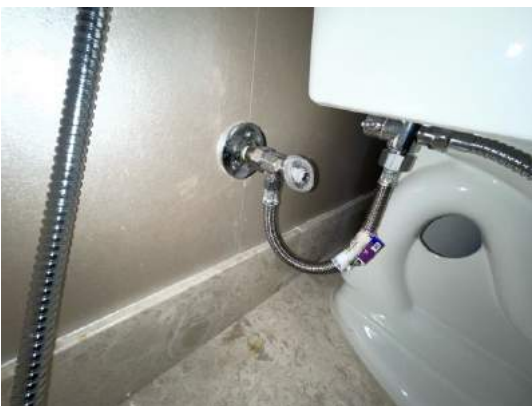
Condition: Inspected

Bathroom #5 Comments

**Comment 92
Information**

Bathroom.





Comment 93

Deficiency

Apparent deterioration to caulking around tub fixture.

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



Comment 94

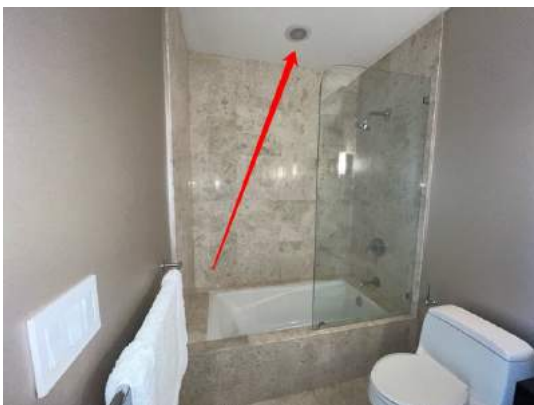
Deficiency

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)



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.

Deficiency

Comment 3

Exterior

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)



Comment 5

Exterior

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)



Comment 6

Exterior

Cracked/broken flooring tile along east balcony outside of bedroom #2.

Replace broken flooring tile along exterior balcony. (Estimate: \$200 - \$400)



Comment 8

Exterior

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)



Comment 10

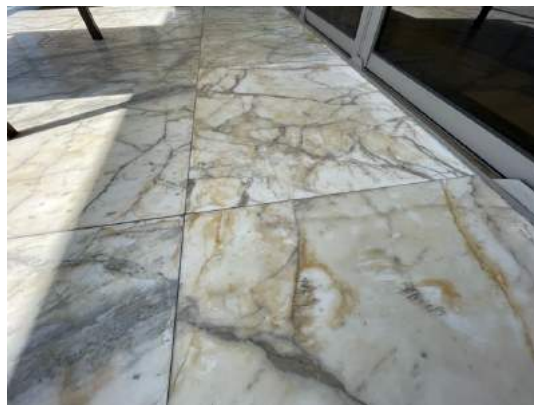
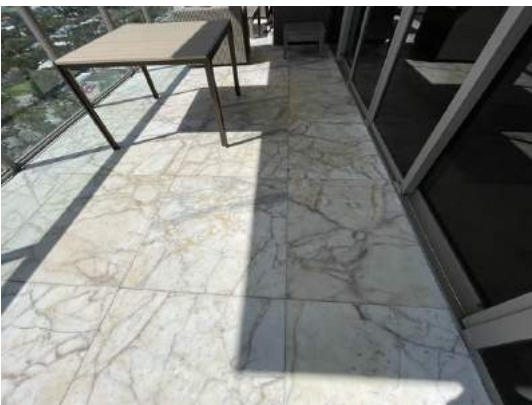
Exterior

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)





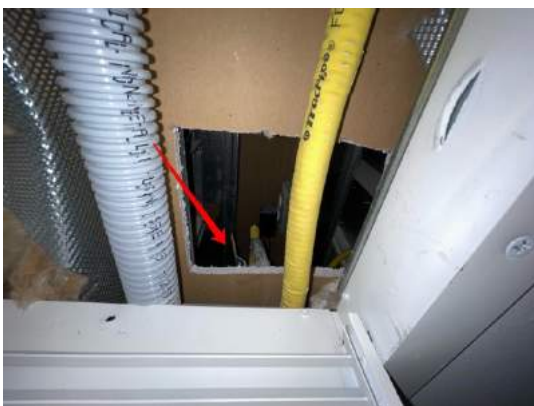
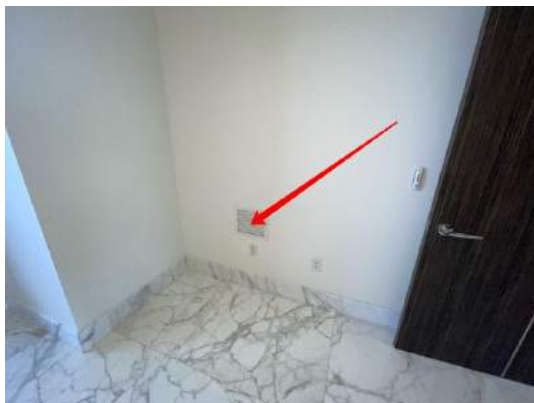
Comment 13

Plumbing

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)





Comment 20

Heating / Air Conditioning: HVAC System #1

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.



Comment 21

Heating / Air Conditioning: HVAC System #1

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.



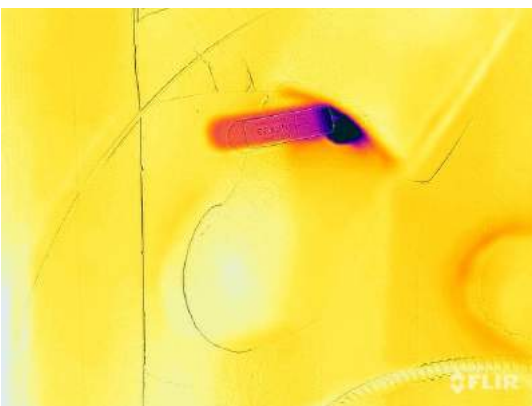
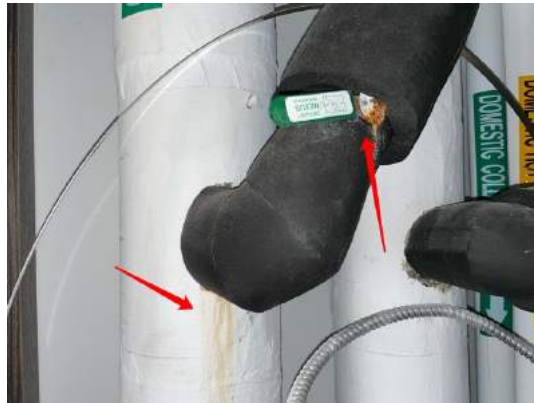
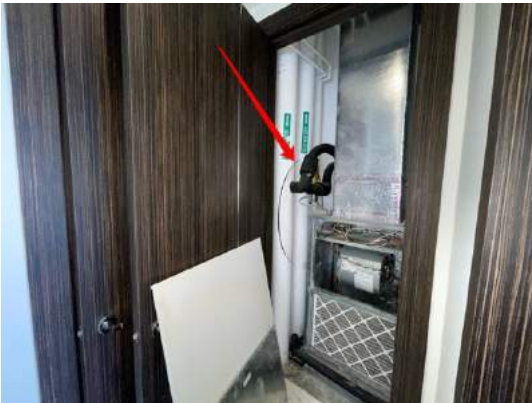
Comment 23

Heating / Air Conditioning: HVAC System #2

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.



Comment 25

Heating / Air Conditioning: HVAC System #3

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)



Comment 28

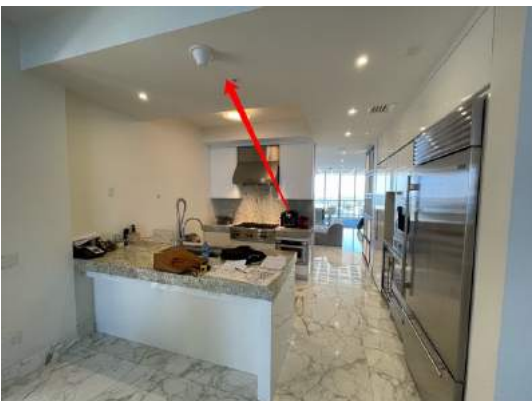
Kitchen

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)



Comment 29

Kitchen

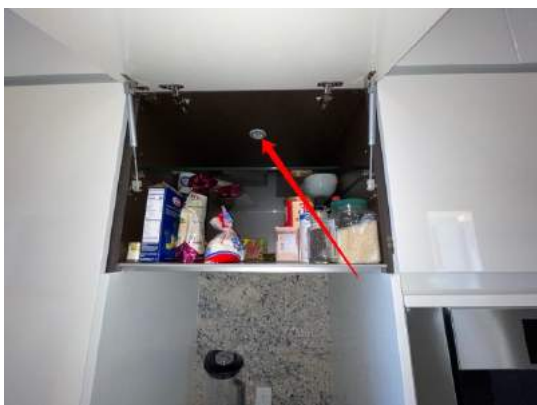
Recessed light below kitchen cabinetry not functioning at the time of inspection.

- 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)



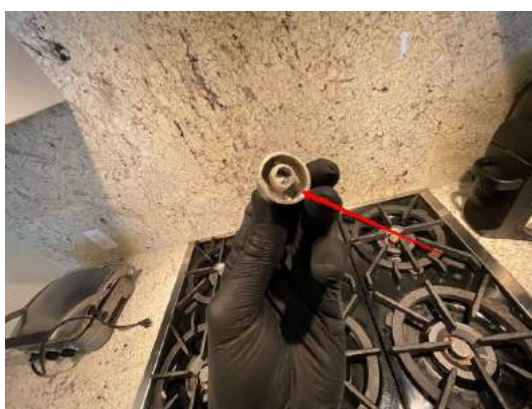
Comment 33

Kitchen: Appliances

Range hood over cooktop functioning properly at the time of inspection.

- Fan knob damaged.

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

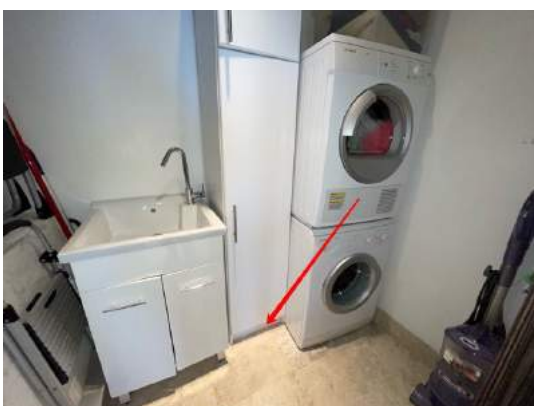


Comment 41
Laundry Room

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

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

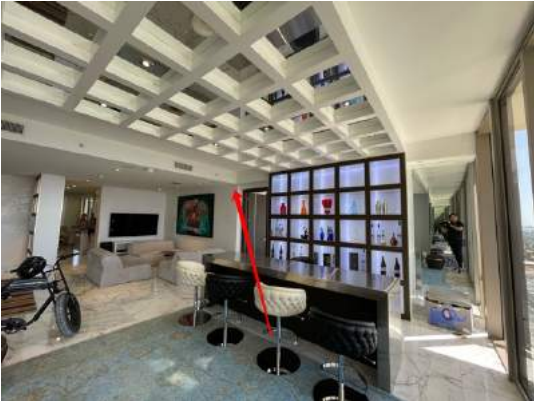
Recommend repair or replace damaged cabinetry within laundry room. (Estimate: \$200 - \$500)



Comment 45
Interior: Living Room

Minor cracking observed along living room ceiling drywall.

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



Comment 47

Interior: Living Room

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)

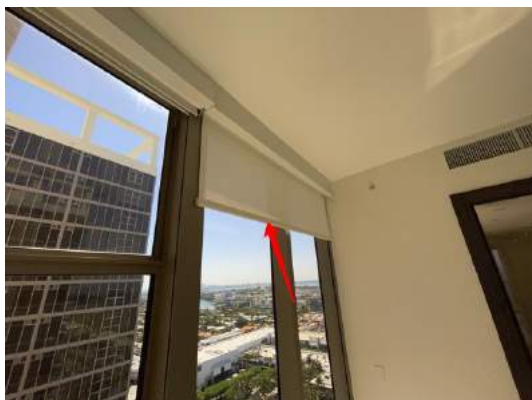
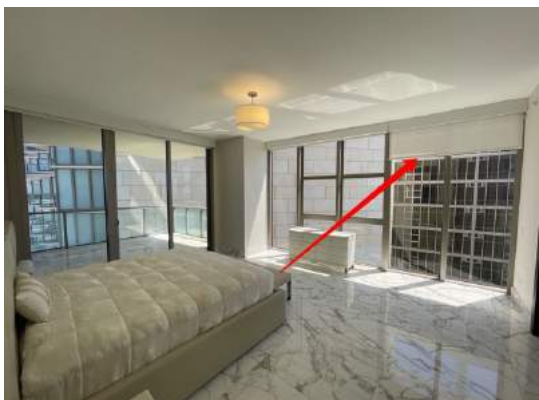


Comment 49

Interior: Bedrooms

Roll down shade (sun screen) not properly calibrated within master bedroom.

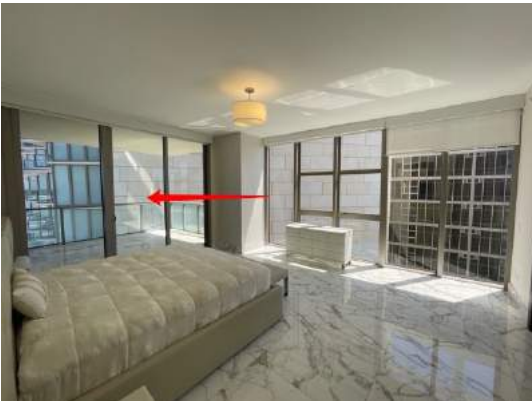
Recommend further evaluation by a qualified professional and repair roll down shade accordingly. (Estimate: \$100 - \$250)



Comment 50
Interior: Bedrooms

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)



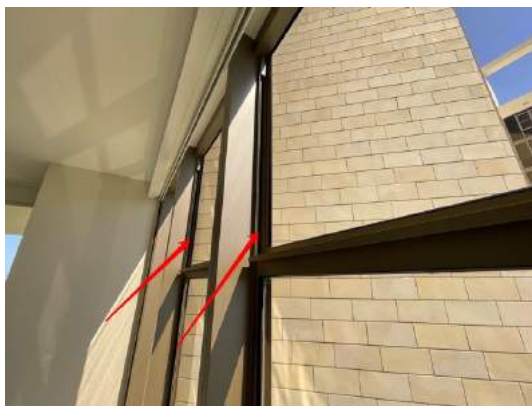
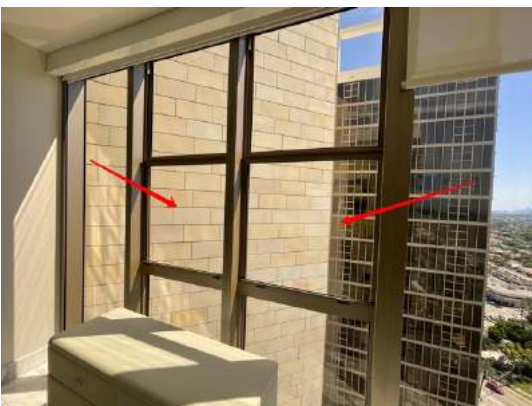
Comment 51

Interior: Bedrooms

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)

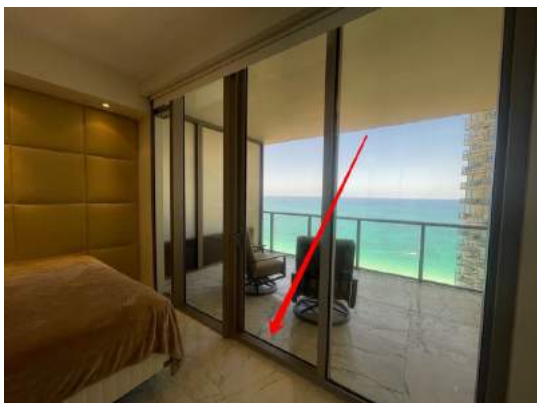


Comment 53

Interior: Bedrooms

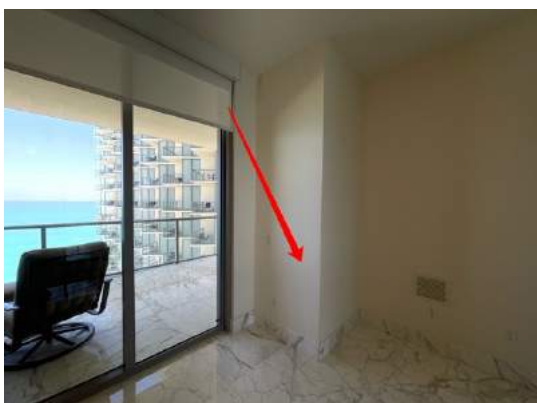
Bedroom #2 sliding glass doors are currently stuck on track within door frame, and does not open.

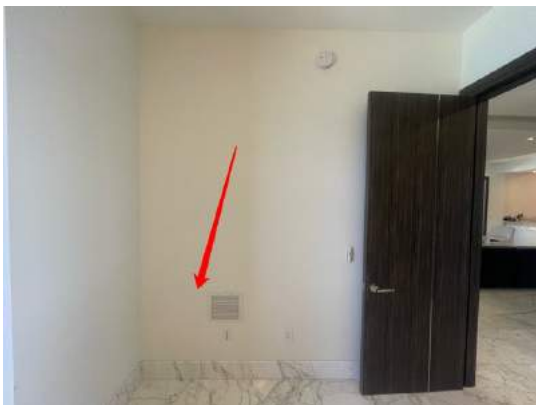
Recommend further evaluation by a licensed professional & repair/replace sliding-glass door tracks & rollers as necessary. (Estimate: \$500 - \$1,000)



Comment 54
Interior: Bedrooms

Apparent scuffs & markings to drywall in multiple locations throughout the bedroom area. Recommend refinishing drywall throughout room as necessary. (Estimate: \$250 - \$500)





Comment 55

Interior: Bedrooms

Loose wood panel along top of bedroom wall.

Repair wood paneling. (Estimate: \$100 - \$200)

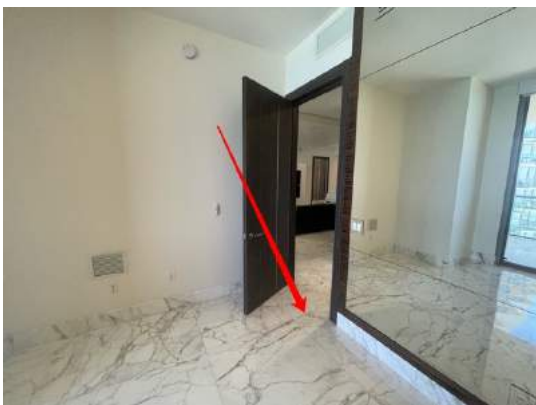


Comment 56

Interior: Bedrooms

Scratched/scuffed flooring along entryway into bedroom #2.

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



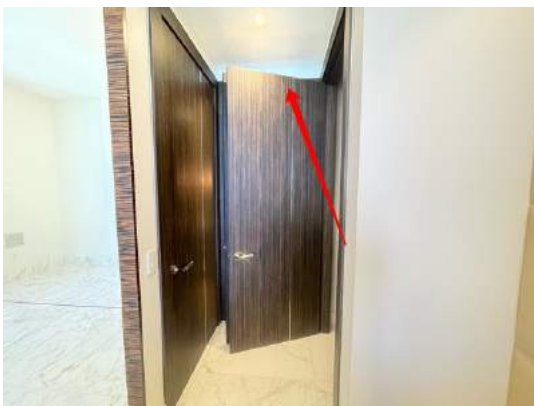
Comment 57

Interior: Bedrooms

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)



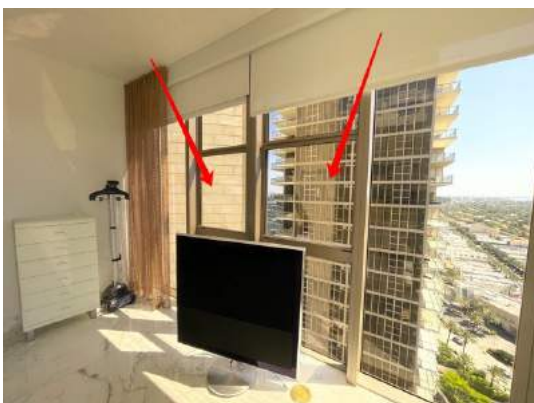
Comment 59

Interior: Bedrooms

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)

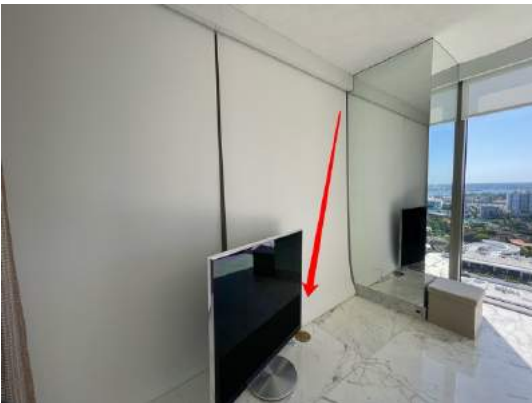


Comment 60

Interior: Bedrooms

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)

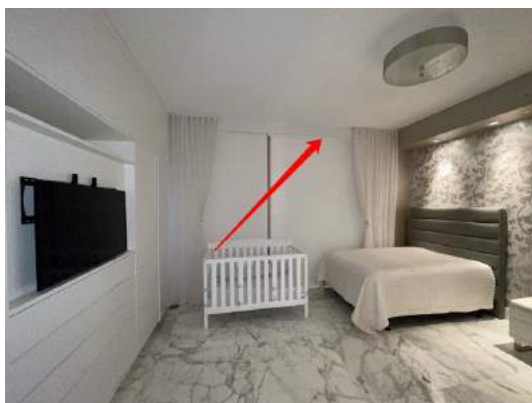
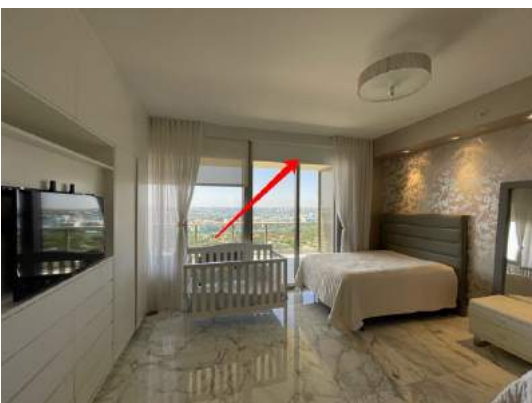


Comment 62

Interior: Bedrooms

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)





Comment 63

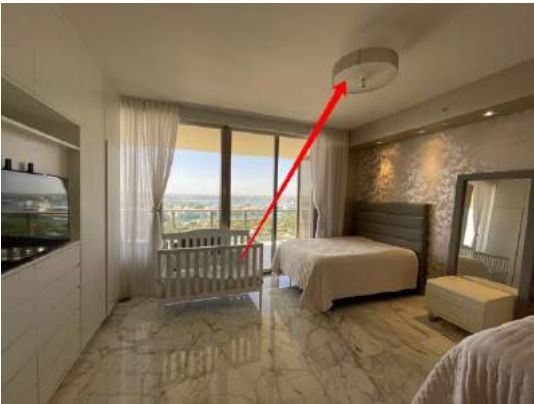
Interior: Bedrooms

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)



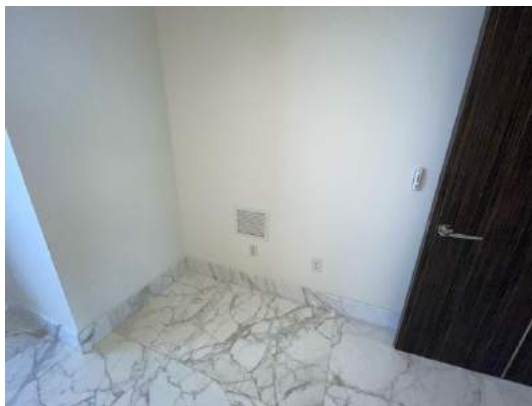
Comment 65

Interior: Dining Room

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)



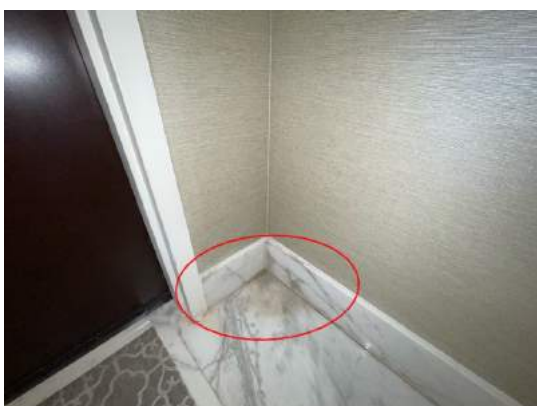
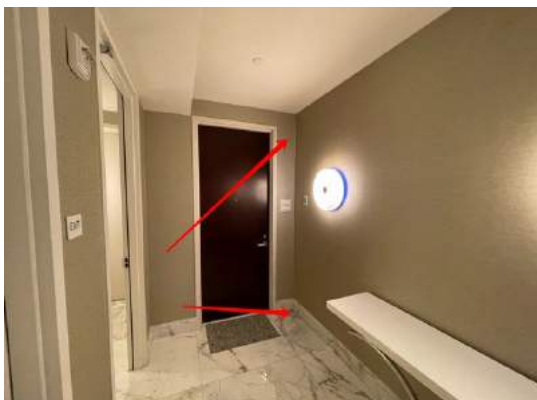
Comment 67

Interior: Hallways & Other Rooms

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.





Comment 68

Interior: Hallways & Other Rooms

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)



Comment 70

Bathrooms: Bathroom #1

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)



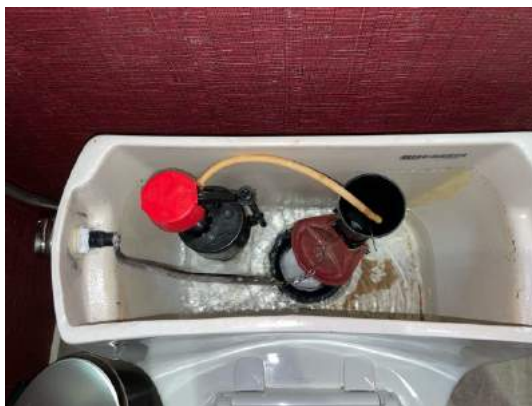
Comment 71

Bathrooms: Bathroom #1

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)



Comment 75

Bathrooms: Bathroom #2

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)



Comment 76

Bathrooms: Bathroom #2

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)



Comment 77

Bathrooms: Bathroom #2

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)



Comment 80

Bathrooms: Bathroom #3

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)



Comment 81

Bathrooms: Bathroom #3

Toilet paper holder appears to have been damaged.

Replace toilet paper holder. (Estimate: \$100 - \$200)

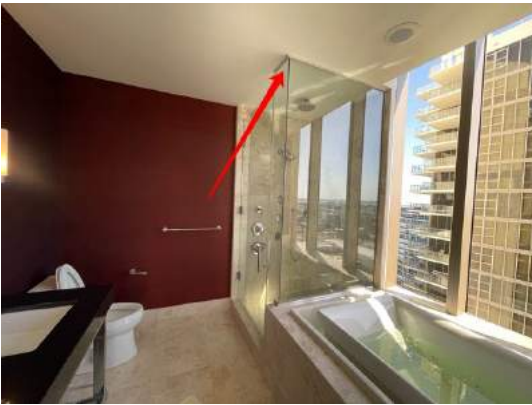


Comment 85

Bathrooms: Bathroom #4

Loose trim along top of glass shower enclosure.

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



Comment 86

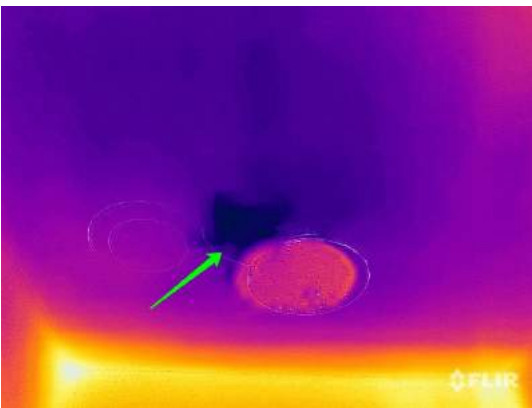
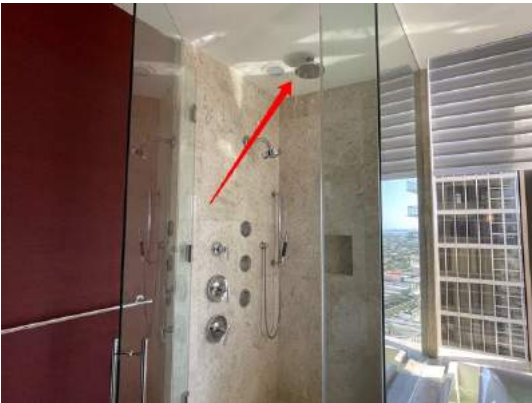
Bathrooms: Bathroom #4

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)



Comment 87

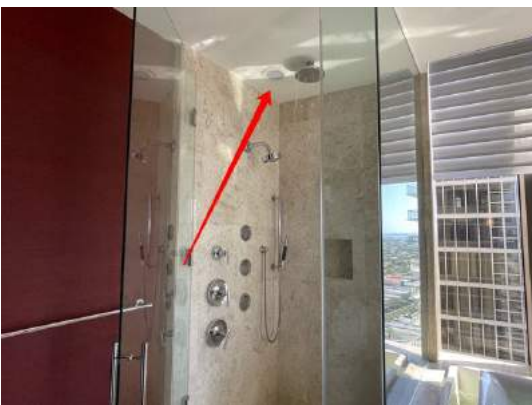
Bathrooms: Bathroom #4

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)



Comment 88

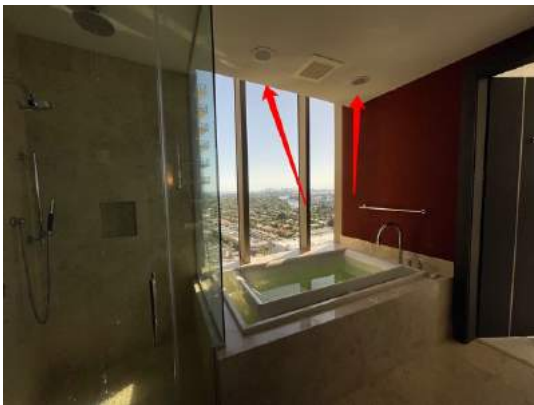
Bathrooms: Bathroom #4

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)

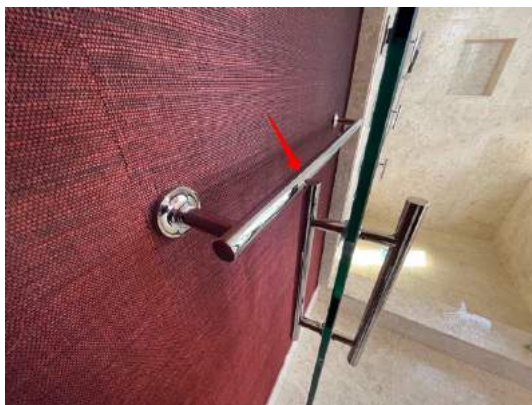
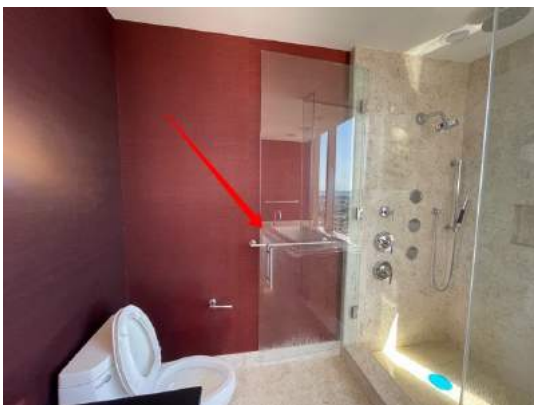


Comment 89

Bathrooms: Bathroom #4

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)

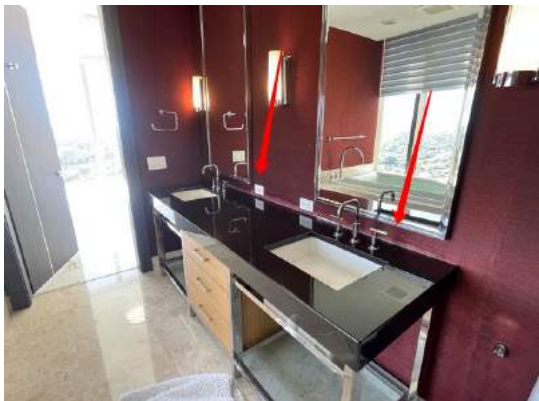


Comment 90

Bathrooms: Bathroom #4

Indications of deterioration to wallpaper over vanity fixture.

Repair/replace wallpaper. (Detailed quotation required)

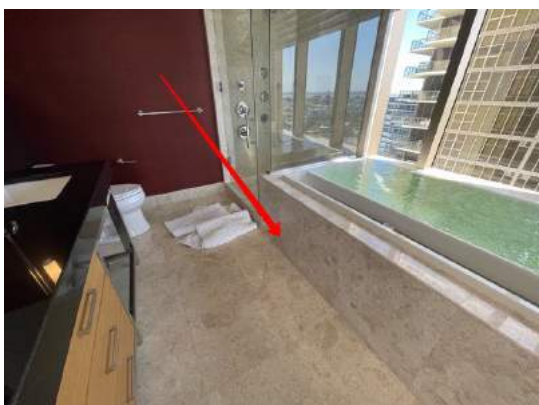


Comment 91

Bathrooms: Bathroom #4

Loos tile around tub fixture within bathroom.

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



Comment 93

Bathrooms: Bathroom #5

Apparent deterioration to caulking around tub fixture.

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



Comment 94

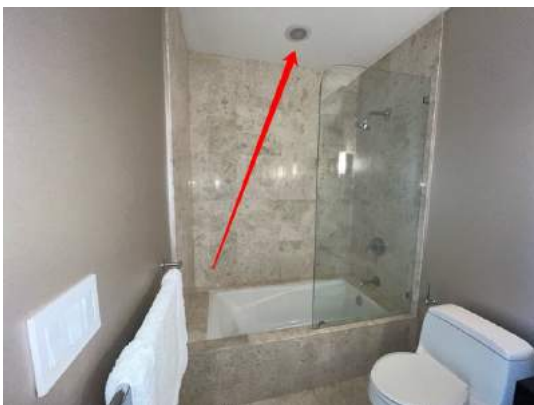
Bathrooms: Bathroom #5

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)



Total Range of Repairs & Recommendations:

>\$12,251 - >\$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.