



Home Inspection Report

5191 Pinetree Dr
Miami Beach, FL 33141

Inspected By: Tracy Woodard

Prepared For:
Inspected On Thu, Nov 12, 2020 at 10:00 AM

Home Pro Miami
(786) 558-5286
www.homepromiami.com
info@homepromiami.com

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

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

COMMENT KEY OR DEFINITIONS

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

*Note: Inspector is not required to offer general estimates for repair or replacement costs for any items referenced in this report. General estimates provided for repair or replacement costs are the assumption of the inspector and should not be considered actual cost for work provided by a licensed contractor. For accurate cost estimate regarding repairs or replacement of items referenced in this report, client should consult with a third party licensed general contractor. ACTUAL REPAIR 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

Single Family (2 Story)

Approximate Age of Building (Year Built)

2018

Age of Building According To

Tax Record

Utilities On During Inspection

Electric Service, Gas Service, Water Service

Property Faces

West

Temperature

Over 80

Weather

Cloudy, Light Rain

Soil Condition

Wet, Saturated

Rain in the Last 3 Days

Yes, Heavy precipitation within previous 72 hours

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.

Vegetation

Generally Maintained

Driveway

Concrete

Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover & Applicable Railings

Concrete

Condition: Inspected

Site Comments

**Comment 1
Information**

Aerial Site Photos.





Comment 2
Information

Automatic driveway gate functioning properly at the time of inspection.



Comment 3
Information

Exterior landscaping lighting run off timer control panels around property.

- Landscape lighting controlled via remote application.

- Landscape lighting functioning properly at the time of inspection.



Comment 4

Recommendation

Vegetation/trees growing along siding & roof.

- Debris collecting within roof covering.

Recommend keeping vegetation/trees cut back from side & roof of home as well as properly clear debris from roof to prevent damage to home siding & roof coverings.



Comment 5

Deficiency

Apparent settlement cracking along structural wall on north side of property.

- Cracking does not appear to be structurally splitting at the time of inspection.

Recommend repairing/re-finishing stucco siding along wall to conceal settlement cracking. (Estimate: \$250 - \$500)



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, Wood Panel

Condition: Repair or Replace

Siding Material

Masonry, Wood

Windows

Aluminum

Condition: Inspected

Entry Doors

Sliding-Glass, French Doors, Impact Glass

Condition: Inspected

Storm Protection

Impact Resistant Windows

Plumbing Water Faucets (hose bibs)

Condition: Inspected

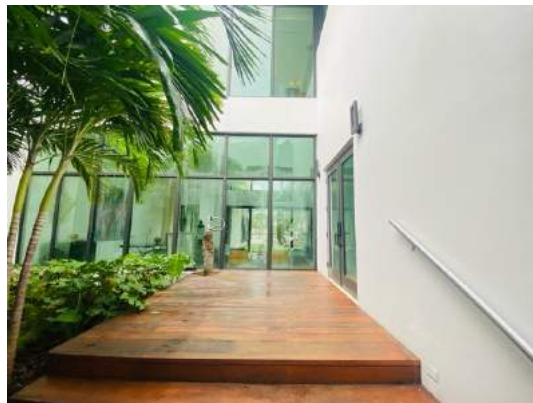
Outlets (exterior)

Condition: Inspected

Exterior Comments

**Comment 6
Information**

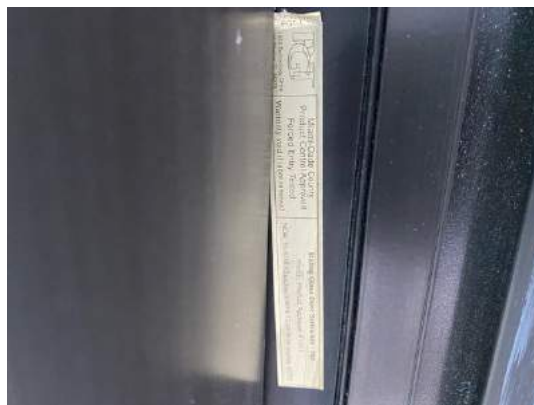
Exterior/Site Photos.



**Comment 7
Information**

Wind Mitigation / Storm Protection.

- Impact Windows & Doors



Comment 8
Deficiency

Exterior lighting fixtures built into decking around front entry walkway appear to have moisture intrusion within outlet housing.

Recommend further evaluation of lighting fixtures by a licensed professional contractor, and repair/re-seal or replace exterior lighting fixtures accordingly. (Estimate: \$500 - \$1,000)



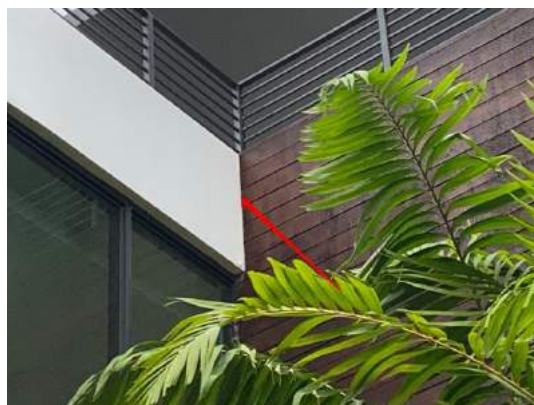
Comment 9
Deficiency

Apparent water damage & deterioration to exterior paint & waterproofing around exterior of property.

- Indications of moisture intrusion below paint & waterproofing.

Recommend having a licensed professional re-finish & re-paint/waterproof exterior stucco siding around exterior of property. (Estimate: \$5,000 - \$10,000)





Comment 10
Deficiency

Apparent deterioration to exterior siding along north side of property outside of master bathroom outdoor shower.
- Apparent oxidation/rusting along siding, indication of potential oxidation to interior rebar reinforcements.

Recommend further evaluation by a licensed contractor & repair to prevent further deterioration or spalling. (Estimate: \$500 - \$1,000)

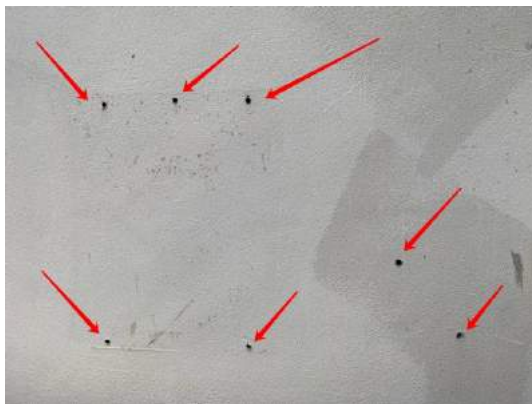


Comment 11
Deficiency

Damage & holes in exterior wall along northeast corner of home around pool pump & filtration equipment.

- Estimate holes left in wall after previously installed panel of junction box had been removed.

Recommend reaping exterior stucco siding to prevent potential moisture intrusion into exterior wall. (Estimate: \$100 - \$250)



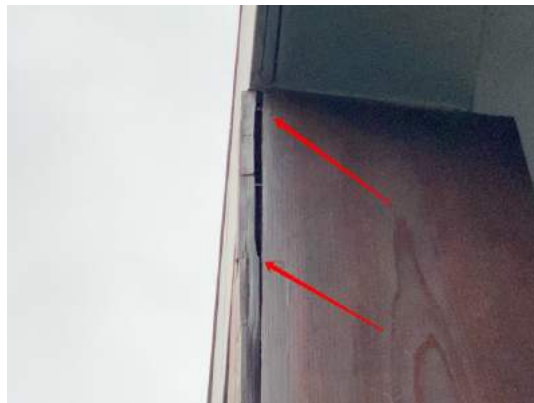
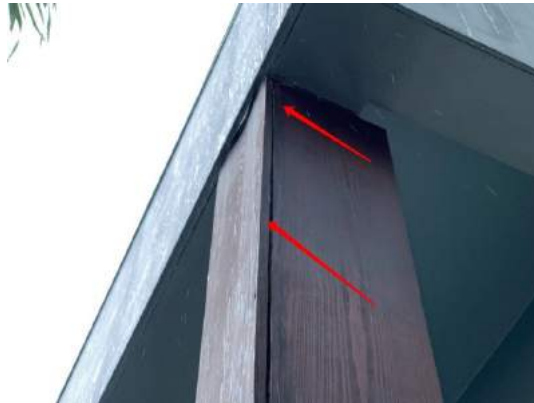
Comment 12
Deficiency

Apparent water damage to wood facade around exterior columns and accent walls around east side (back) of property.

- Wood facade around columns adjacent to pool showing indications of water damage & warping estimated to be due to excessive rain & sun exposure.
- Wood facade around structural supporting walls in along rear terrace showing indications of water damage & warping estimated to be due to excessive rain & sun exposure.
- Wood accent wall on south facing wall adjacent adjacent to living room & 3rd level common area showing indications of water damage.

Recommend further evaluation by a licensed contractor & repair or replace wood facade accordingly. (Estimate: \$5,000 - \$10,000)

Exterior wood facade should be properly treated & sealed for exposure to exterior elements.





Comment 13
Information

Summer kitchen in back of property.

- Mini-refrigerator functioning properly at the time of inspection.
- Gas grill functioning properly at the time of inspection.



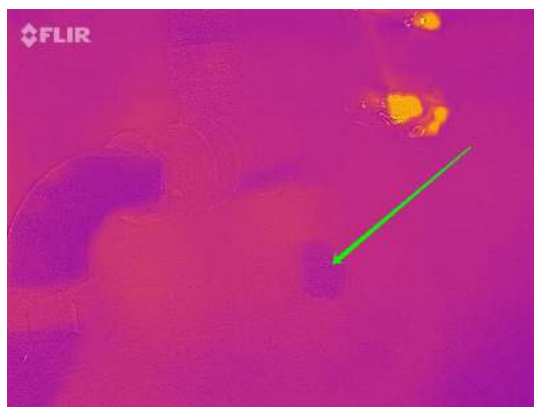


Comment 14

Deficiency

Flexible supply hose to summer kitchen sink faucet fixture appears to be leaking below sink.

Recommend repair or replacement to faucet fixture to prevent further leaking below sink & water damage. (Estimate: \$100 - \$250)



Comment 15

Deficiency

Exterior GFCI outlet along summer kitchen bar functioning properly, but does not appear to be on a proper GFCI circuit and does not trip when electrical surge is detected.

Recommend replacing exterior outlet with GFCI outlet. (Estimate: \$50 - \$100)



Comment 16
Deficiency

Exterior GFCI outlet along summer kitchen wall functioning properly, but does not appear to be on a proper GFCI circuit and does not trip when electrical surge is detected.

Recommend replacing exterior outlet with GFCI outlet. (Estimate: \$50 - \$100)

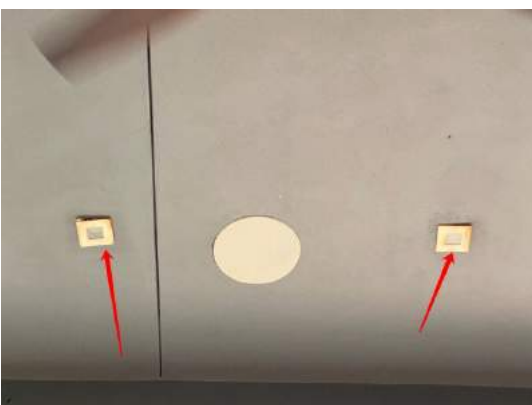
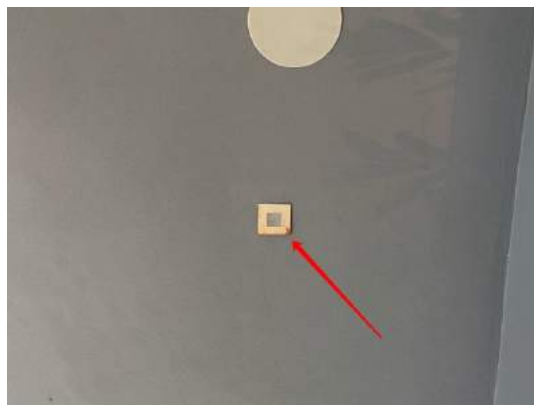
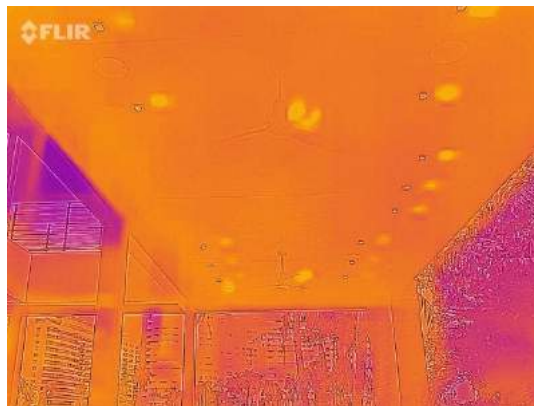
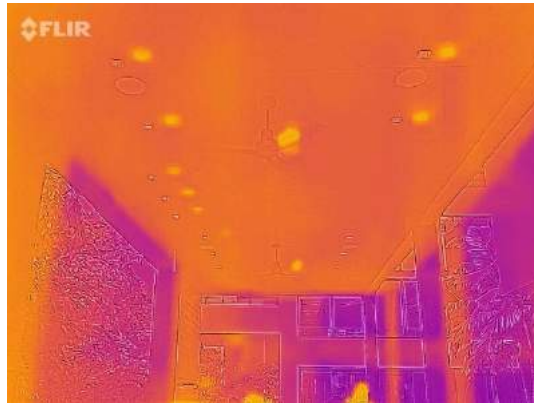


Comment 17
Deficiency

Excessive corrosion & loose recessed light fixtures along exterior terrace/summer kitchen covering.

- No indications of active moisture intrusion or leaking from master bedroom rooftop

Replace damaged recessed lighting fixtures with proper outdoor fixtures. (Estimate: \$500 - \$1,500)



Comment 18

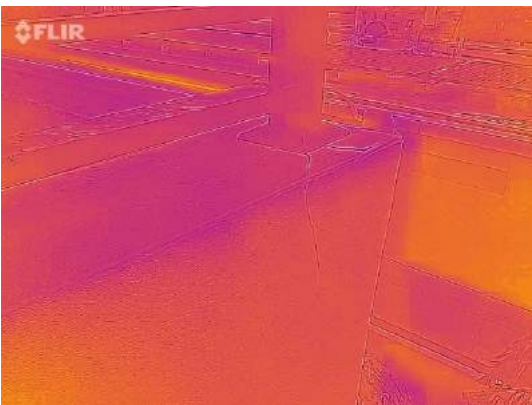
Deficiency

Apparent cracking & damage to top of exterior wall around exterior stairwell to rooftop terrace.

- No indications of moisture intrusion into wall at the time of inspection.

Recommend repairing & waterproofing exterior stucco siding to prevent potential moisture intrusion into wall.

(Estimate: \$250 - \$500)



Comment 19

Deficiency

Missing light fixture along rooftop terrace exterior wall.

- Missing fixtures exposing live wiring.

Recommend replacing missing exterior lighting fixture. (Estimate: \$200 - \$400)



Comment 20

Deficiency

Damaged glazing to 3rd leve hallway exterior door to rooftop terrace.

Replace window pane within door or replace door. (Estimate: \$1,000 - \$3,000)



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 inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool is leaking or will leak is beyond the scope of this inspection.

Deck Material

Tile, Tile Coping

Condition: Not Inspected

Interior Finish

Concrete/Aggregate

Installed Equipment

Pump Motor was turned on and appears to function no warrantee is implied regarding condition of motor

Pool/Spa Comments

**Comment 21
Information**

Pool and pool lining appears in good condition.





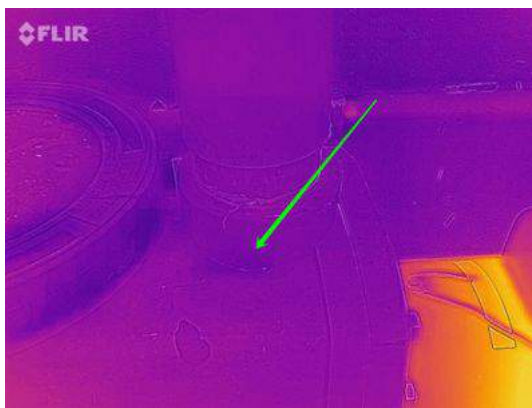
Comment 22
Deficiency

Pool pump & filtration equipment appears to be functioning properly at the time of inspection.

- Leaking pipe connection to pump at the time of inspection.

Recommend further evaluation by a licensed professional & repair accordingly. (Estimate: \$100 - \$250)





Comment 23
Deficiency

Pool heater appears to be functioning properly.

- Not tested.
- Service indicator on at the time of inspection.

Recommend further evaluation by a licensed professional and service accordingly. (Detailed quotation required)



Comment 24
Deficiency

Unfinished stucco siding along outer barrier of pool.

Recommend re-finishing exterior stucco siding around exterior barrier walls of pool. (Estimate: \$500 - \$1,000)



Comment 25

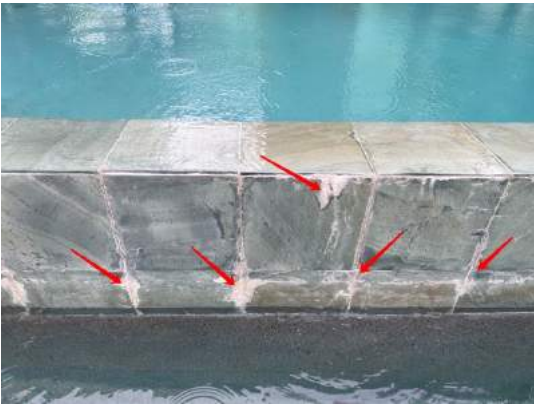
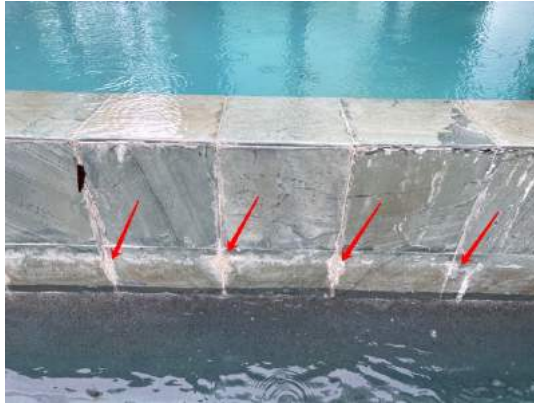
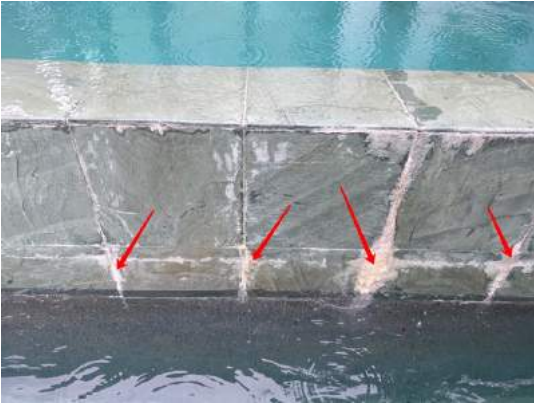
Deficiency

Efflorescence deposits visible along tiling over waterfall wall in back of pool.

- Estimate minor moisture intrusion below tiles due to minor deterioration to tile grouting causing masonry bonding below tile to cause the crystalline deposit (efflorescence) visible from the surface of the tile.

Recommend repairing & re-sealing grouting along tiled waterfall wall to prevent further excessive efflorescence deposits. (Estimate: \$1,000 - \$1,500)





Irrigation System Supply Source

Municipal

Motor/Pump

Electric

Condition: Inspected

Valves

Mechanical

Timer

Timer Control Panel

Visible Piping

PVC

Electrical Connections

Conduit

Condition: Inspected

Irrigation System Comments

Comment 26

Information

Irrigation system located on side of home.

Timer control panel is located next to irrigation well pump.

- Irrigation system functioning properly at the time of inspection.





Comment 27
Deficiency

Cut irrigation line within planter in front of home.

Repair or replace cut irrigation line. (Estimate: \$150 - \$300)



Dock/Seawall

The inspection of the dock and seawall is limited to a visual inspect from the land side only.

Seawall Construction

Concrete, Tiled-over

Condition: Not Inspected

Dock Construction

Wood Framed

Condition: Inspected

Dock/Seawall Comments

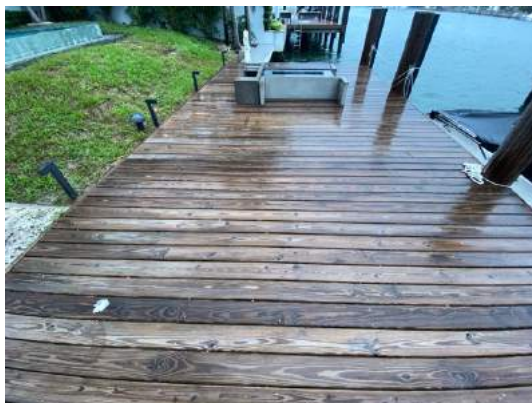
Comment 28

Deficiency

Dock located within back side of property.

- Dock appears to be in fair condition at time of inspection.
- Minor cracking apparent along concrete seawall/bulkhead, but cracking does not appear to be structurally splitting from surface above water.
- Top of bulkhead has been tiled over and may be concealing cracking or damage.

As we can only check for visual deficiencies above water level, we recommend further evaluation of dock & seawall by a licensed structural engineer or seawall contractor for proper structural evaluation of seawall.





Comment 29

Deficiency

Exterior GFCI outlet in back of property along dock/seawall not functioning at the time of inspection.

- GFCI function is tripped and does not appear to reset.

Recommend replacing faulty exterior GFCI outlet. (Estimate: \$50 - \$100)



Garage Type

Carport, Covered Parking Area

Condition: Inspected

Garage Ceiling

Condition: Inspected

Garage Floor

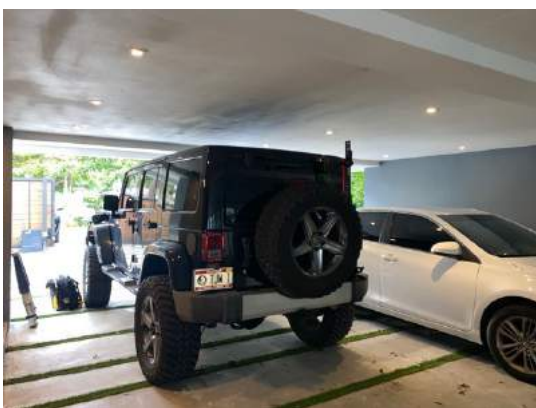
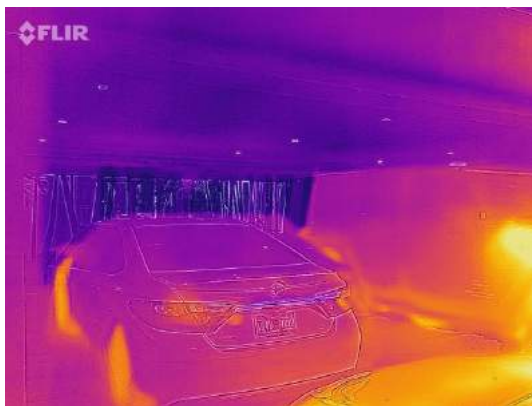
Concrete Block

Condition: Inspected

Garage Comments

**Comment 30
Information**

Covered Parking / Carport Area.





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.

Foundation Types

Slab on Grade

Foundation Material

Poured Concrete

Condition: Inspected

Floor Structure

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.

The home inspector shall observe: Roof coverings; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk in the roof; or Observe attached accessories including but not limited to solar systems, antennae, and lighting arrestors. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Viewed Roof Coverings From

Walked Roof, Drone

Roof Type

Flat

Roofing Material

TPO Membrane, Liquid Roofing / Waterproofing, Tiled-over roof terrace

Condition: Repair or Replace

Approximate Roof Age

2015

Roof Ventilation

Not Present

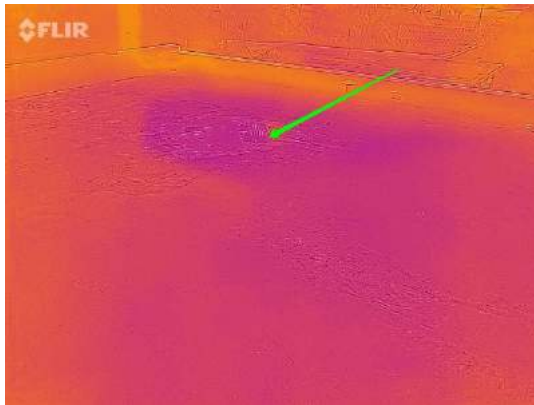
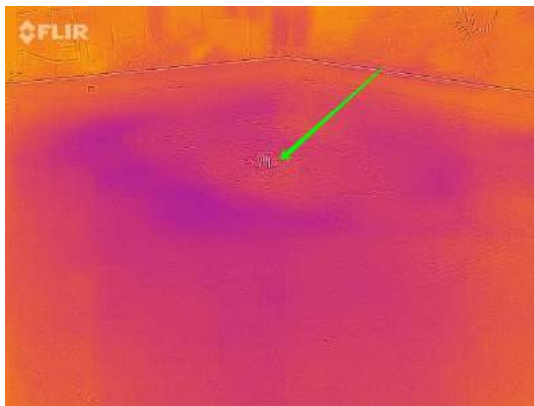
Roofing Comments

Comment 31 Information

TPO membrane roof coverings installed during original construction in 2015 (Permit #B1600346), and currently appear in fair condition at the time of inspection.

- Indications of repairs to TPO membrane in select areas.
- No indications of moisture intrusion or leaking at the time of inspection.
- Roof appears to be graded properly for adequate drainage to roof drains installed on north & south sides of roof.





Comment 32

Deficiency

Noticeable bubbling along parapet wall around perimeter of roof.

- Bubbling is an indication of moisture intrusion below liquid roof sealant around parapet wall which has expanded with heat.

- Paintbrush left along top of parapet wall from application of liquid roof sealant is currently sealed to crown of wall & oxidizing along wall.

Recommend repairing liquid roofing sealant to prevent possible leaking & water damage. (Estimate: \$1,000 - \$2,500)



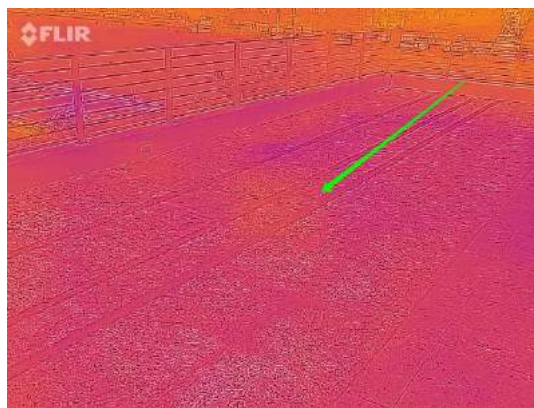
Comment 33

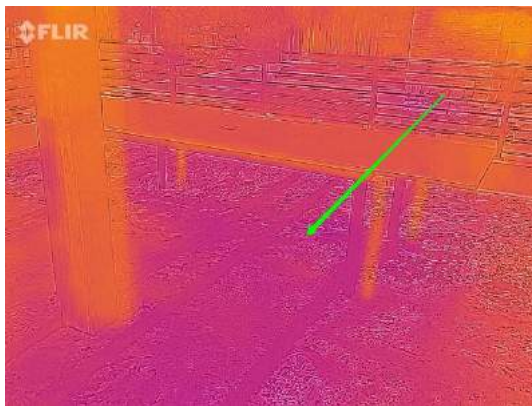
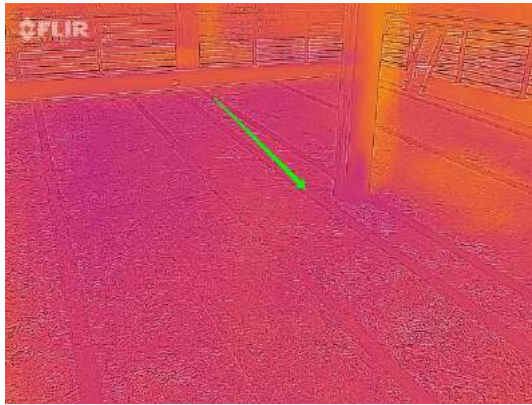
Deficiency

East side rooftop terrace.

- South side of terrace appears to have been recently replaced.
- Terrace appears to be properly graded for adequate drainage to roof drains.
- Active leaking from roof terrace detected over 3rd level master bathroom.

Recommend further evaluation of leaking by a licensed roofing contractor & repair accordingly. (Detailed quotation required)





Comment 34
Information

Plumbing supply & drain access available for future installation of wet bar/summer kitchen.



Comment 35
Deficiency

Apparent minor damage along exterior parapet wall around terrace causing minor oxidation from within wall.
Recommend repairing exterior siding around parapet wall to prevent further oxidation & water damage to wall.
(Estimate: \$100 - \$250)



Comment 36
Deficiency

Apparent patch repair to parapet wall round scupper drain. Patch currently peeling away from parapet wall. Recommend properly repairing parapet wall to prevent potential moisture from roof. (Estimate: \$250 - \$500)



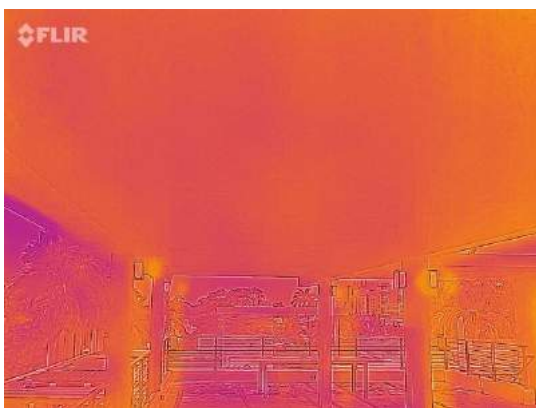
Comment 37
Deficiency

Liquid roof coverings installed in 2015 (Permit #B1600346), and currently appear in poor condition with multiple indications of deterioration/damage & previous attempts to re-seal/repair roof at the time of inspection.

- Liquid roofing/waterproofing to seal reinforced concrete slab roofing structure.
- No indications of active leaking or moisture intrusion below roof at the time of inspection.

Recommend replacement of roof sealant/waterproofing. (Estimate: \$2,500 - \$5,000)





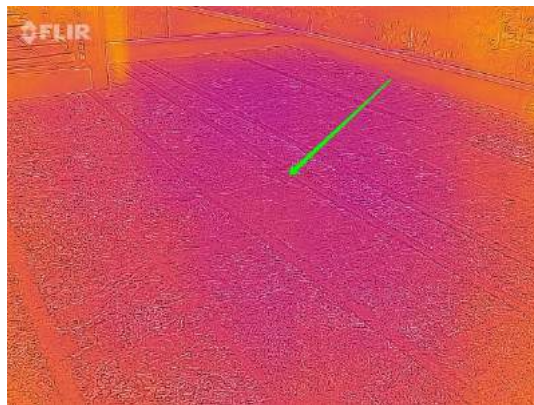


Comment 38
Deficiency

West side roof terrace.

- Roof appears to be properly graded for adequate drainage to roof drain.
- Apparent patch repair to parapet wall round scupper drain. Patch currently peeling away from parapet wall.

Recommend properly repairing parapet wall to prevent potential moisture from roof. (Estimate: \$250 - \$500)





Comment 39
Information

Master bedroom rooftop terrace.



The roof of the home was inspected and reported on the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be beleaguered proof at the time of inspection and weather conditions. Our inspections makes an attempt to find a leak but sometimes cannot. 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.

Attic

Attic Entry

No Attic Access Available

Roof Structure

Reinforced Concrete

Condition: Inspected

Ceiling Structure

Not Visible

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

Condition: Inspected

Main Water Shut-off Device

At meter

Condition: Not Inspected

Main Fuel Storage & Distribution Systems

City Gas Utility Connection

Condition: Inspected

Main Fuel Shut-off Device

At Meter

Plumbing Comments

Comment 40 Information

No main water shut-off valve found around exterior of property.

- Main water shut-off valve is located next to water meter.



**Comment 41
Information**

Water pressure is good going into home. (Around 65 PSI)

- Average water pressure for residential properties ranges between 30 - 50 PSI.



**Comment 42
Information**

City gas meter/fuel connection to property is located on north side of property.

- Main fuel shut-off valve is located next to city meter.



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 #1

Manufacturer

AOSmith

Fuel

Natural Gas

Capacity

Tankless, 199,000 BTU

Location

North Side Exterior Wall

Manufactured/Installed

2016

Hot Water Temperature

111.9 Degrees

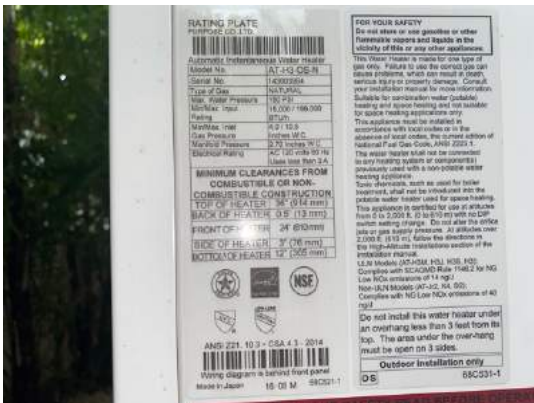
Fuel Disconnect

Within Sight of Equipment

Water Heater #1 Comments

Comment 43
Information

Hot water heater appears in good condition and functioning properly at the time of inspection.



Water Heater #2

Manufacturer

AOSmith

Fuel

Natural Gas

5191 Pinetree Dr, Miami Beach, FL 33141

Capacity

Tankless, 199,000 BTU

Location

South Side Exterior Wall

Manufactured/Installed

2016

Hot Water Temperature

108.7 Degrees

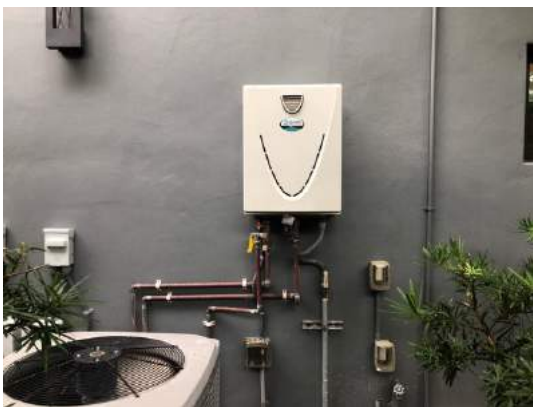
Fuel Disconnect

Within Sight of Equipment

Water Heater #2 Comments

Comment 44 Information

Hot water heater appears in good condition and 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

Laundry Room / Utility Closet

Distribution Panel Manufacturer

General Electric

Condition: Inspected

Service Amperage

500 AMPs

Panel Type

Circuit Breakers

Condition: Inspected

Service Ground

Cold Water Pipe, Grounding Rod

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

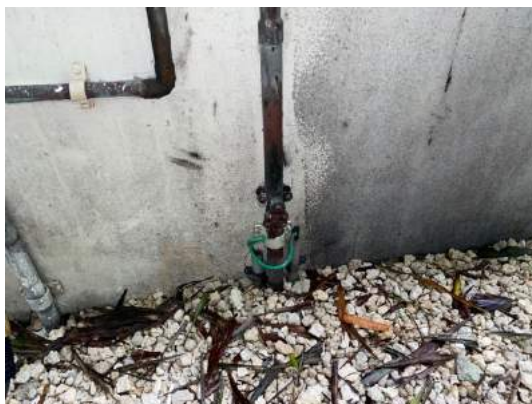
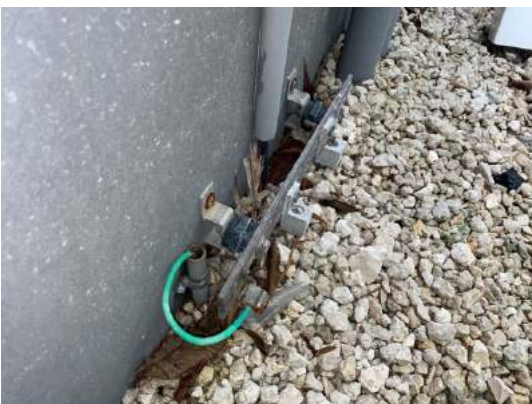
Condition: Inspected

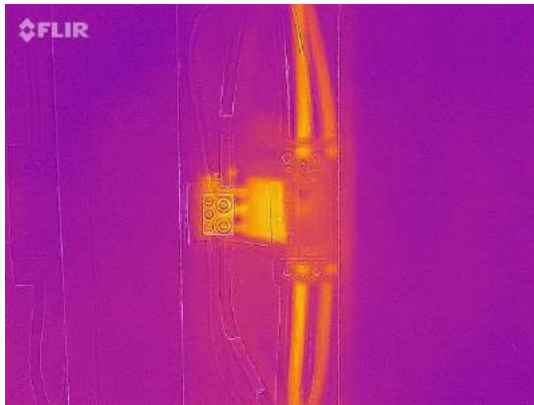
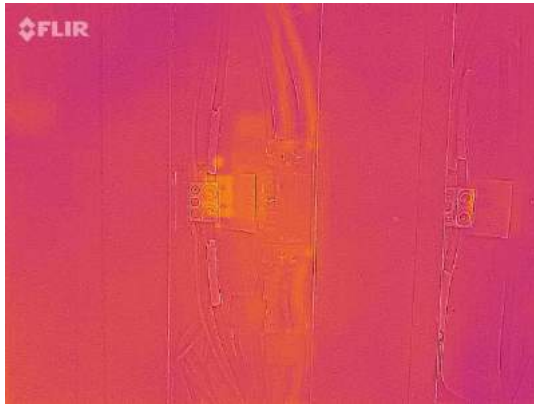
Electrical Comments

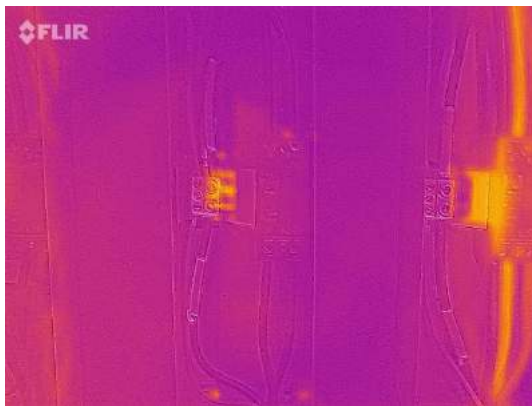
**Comment 45
Information**

Electrical service entrance & meter located in back of garage on north side of property.

- Electrical service entrance conductors are in good & working condition.
- Electrical service is grounded.
- Main service disconnect breakers located next to service meter.
- Service entrance conductors appear in good condition within service disconnect panels.
- Service entrance conductors appear in good condition within main distribution panels.



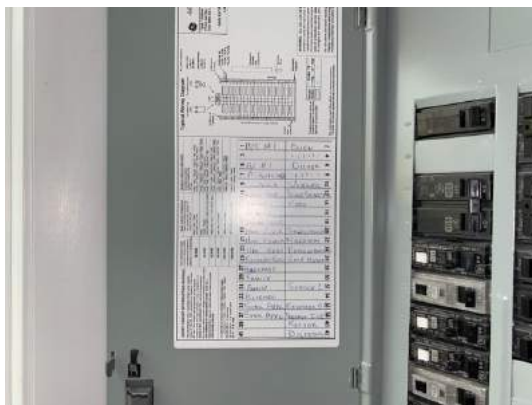


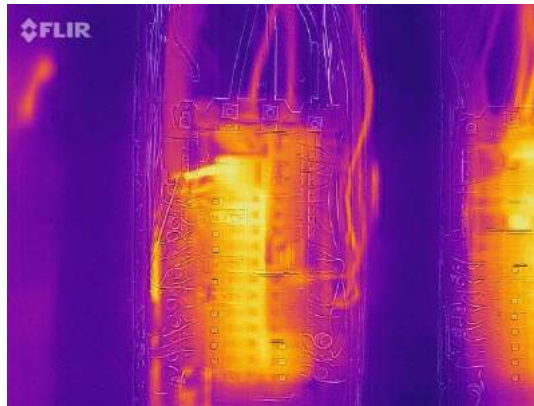
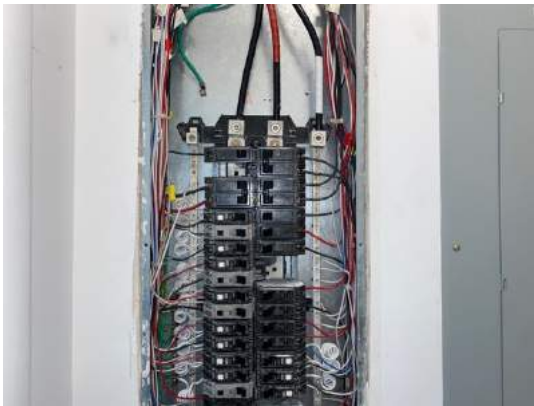


Comment 46
Information

Main distribution panel A (150 AMPs) located within laundry room.

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



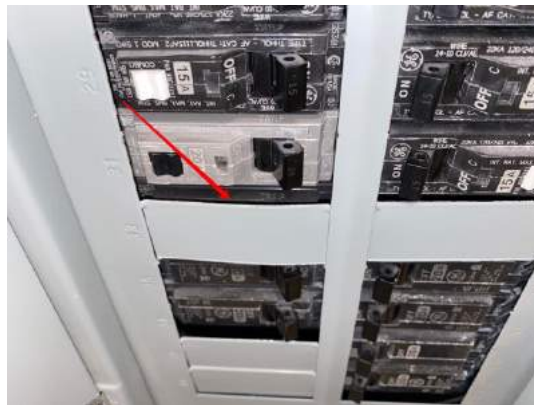


Comment 47

Deficiency

Circuit breaker currently concealed behind dead front cover.

Adjust/modify dead front cover to properly provide opening for all installed circuit breakers.

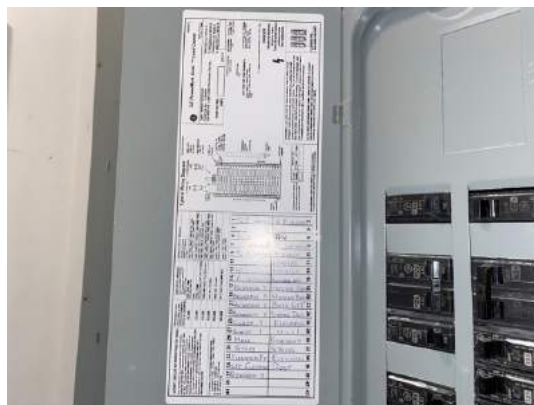


Comment 48

Information

Main distribution panel B (200 AMPs) located within laundry room.

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

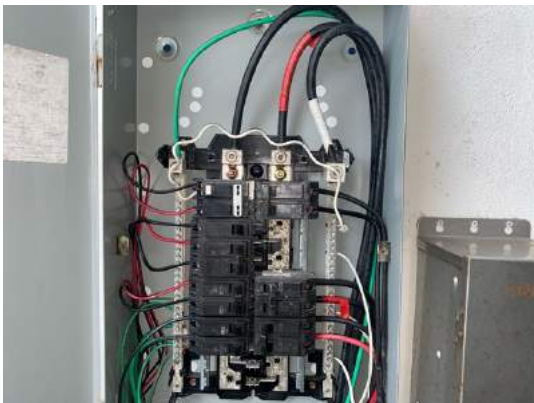




Comment 49
Information

Main distribution panel P (150 AMPs) located along exterior wall.

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



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)

Central Split System

Presence of Installed Cooling Source In Each Room

Yes

Presence of Heat Installed In Each Room

Yes

Heating / Air Conditioning Comments

Comment 50

General Maintenance

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

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

Central HVAC System

Condition: Inspected

Energy Source

Electric

Condition: Inspected

Manufacturer (Compressor Unit)

York

Manufactured/Installed (Compressor Unit)

2015

Input BTUs / Tonnage

4 Ton

Operating Controls

Remote Thermostat Application

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: Inspected

Cooling and Air Handler Equipment

Condition: Inspected

Manufacturer (Air Handler Unit)

Unico

Manufactured/Installed (Air Handler Unit)

2015

Output Temperature (Air Conditioner)

53.5 Degrees

Filter Type & Size

Disposable, (2x) 16x20x1

Condition: Inspected

HVAC System #1 Comments

Comment 51
Information

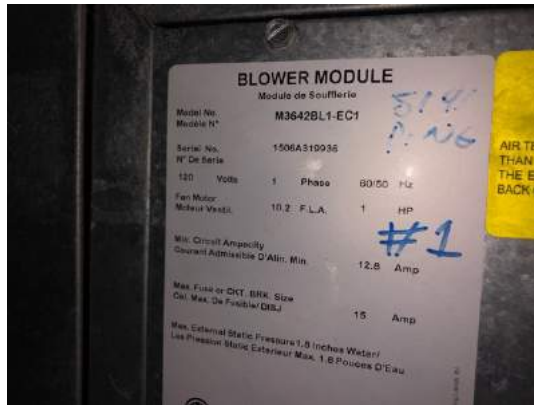
HVAC system exterior compressor unit.

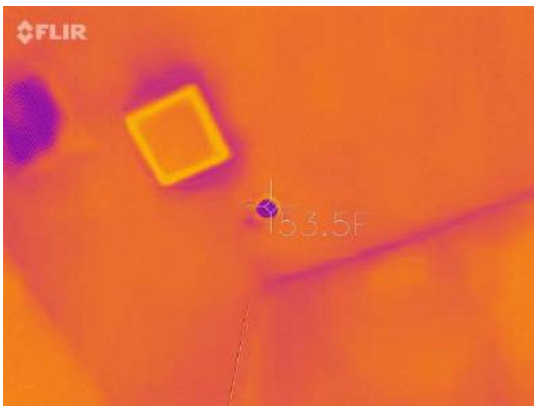
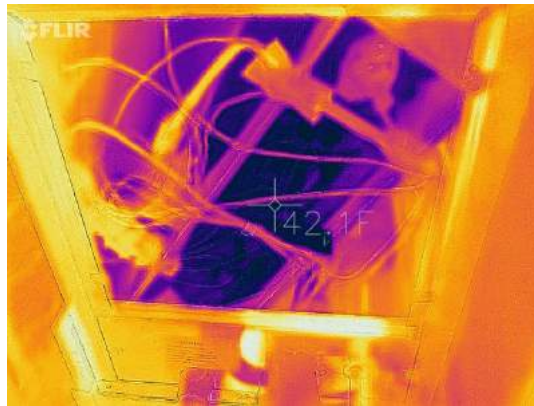


Comment 52
Information

HVAC system air handler unit.

- HVAC system in good & working condition at the time of inspection.
- A/C radiator & coils appear in good condition at the time of inspection.





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

Central HVAC System

Condition: Inspected

Energy Source

Electric

Condition: Inspected

Manufacturer (Compressor Unit)

York

Manufactured/Installed (Compressor Unit)

2015

Input BTUs / Tonnage

4 Ton

Operating Controls

Remote Thermostat Application

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: Inspected

Cooling and Air Handler Equipment

Condition: Repair or Replace

Manufacturer (Air Handler Unit)

Unico

Manufactured/Installed (Air Handler Unit)

2015

Output Temperature (Air Conditioner)

51.1 Degrees

Filter Type & Size

Disposable, (2) 16x20x1

Condition: Inspected

HVAC System #2 Comments

Comment 53
Information

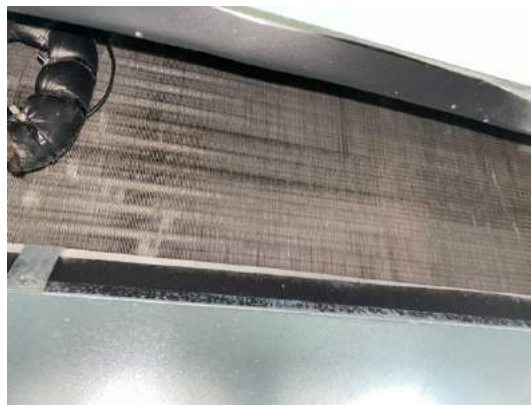
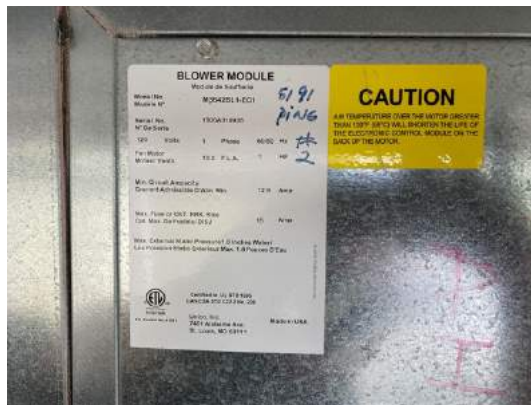
HVAC system exterior compressor unit.



Comment 54
Information

HVAC system air handler unit.

- HVAC system in good & working condition at the time of inspection.
- A/C radiator & coils appear in good condition at the time of inspection.





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

Central HVAC System

Condition: Inspected

Energy Source

Electric

Condition: Inspected

Manufacturer (Compressor Unit)

York

Manufactured/Installed (Compressor Unit)

2015

Input BTUs / Tonnage

5 Ton

Operating Controls

Remote Thermostat Application

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: Inspected

Cooling and Air Handler Equipment

Condition: Inspected

Manufacturer (Air Handler Unit)

Unico

Manufactured/Installed (Air Handler Unit)

2015

Output Temperature (Air Conditioner)

53.7 Degrees

Filter Type & Size

Disposable

Condition: Inspected

HVAC System #3 Comments

Comment 55
Information

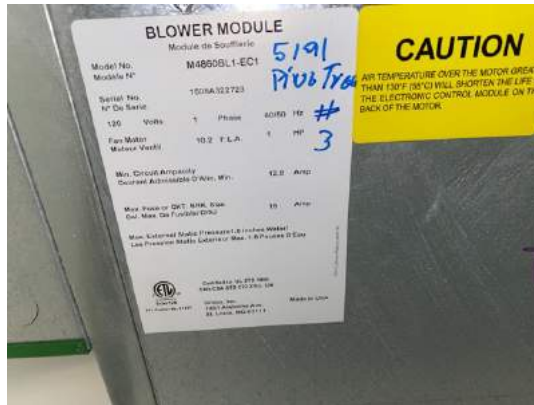
HVAC system exterior compressor unit.

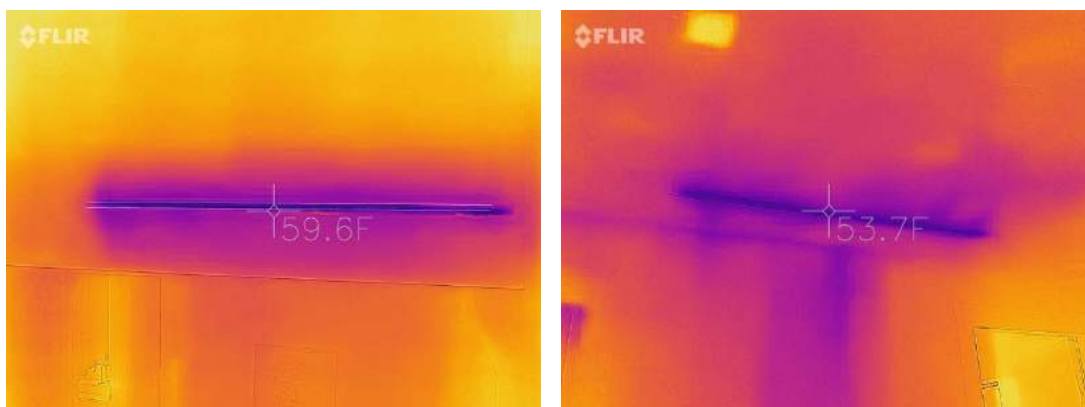


Comment 56
Information

HVAC system air handler unit.

- HVAC system in good & working condition at the time of inspection.
- A/C radiator & coils appear in good condition at the time of inspection.





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

Central HVAC System

Condition: Inspected

Energy Source

Electric

Condition: Inspected

Manufacturer (Compressor Unit)

York

Manufactured/Installed (Compressor Unit)

2015

Input BTUs / Tonnage

5 Ton

Operating Controls

Remote Thermostat Application

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: Inspected

Cooling and Air Handler Equipment

Condition: Inspected

Manufacturer (Air Handler Unit)

Unico

Manufactured/Installed (Air Handler Unit)

2015

Output Temperature (Air Conditioner)

49.7 Degrees

Filter Type & Size

Disposable

Condition: Inspected

HVAC System #4 Comments

**Comment 57
Information**

HVAC system exterior compressor unit.

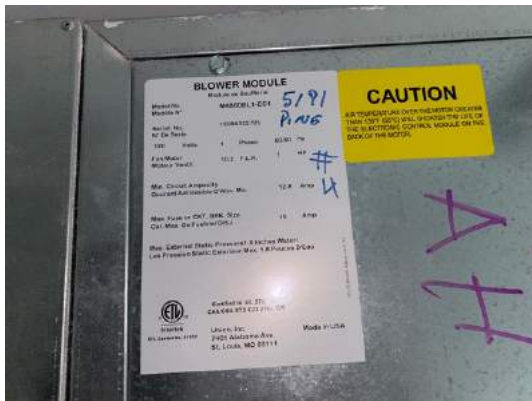


**Comment 58
Information**

HVAC system air handler unit.

- HVAC system in good & working condition at the time of inspection.

- A/C radiator & coils appear in good condition at the time of inspection.



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 59 Information

Kitchen Photos.





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

Wolf

Condition: Inspected

Dishwasher

Asko

Condition: Inspected

Disposal

Badger

Condition: Repair or Replace

Appliances Comments

Comment 60

Information

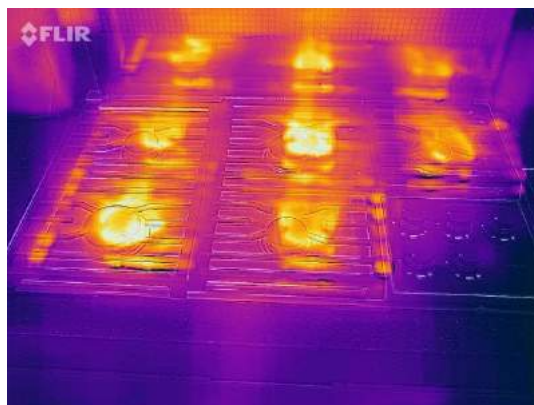
Refrigerator/freezer functioning properly.



Comment 61

Information

Gas cooktop functioning properly.



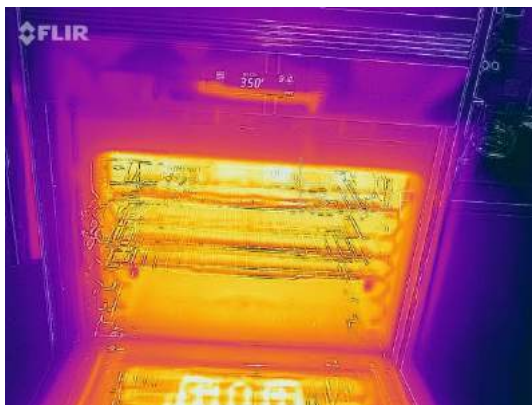
Comment 62
Information

Retractable range hood over cooktop functioning properly at the time of inspection.



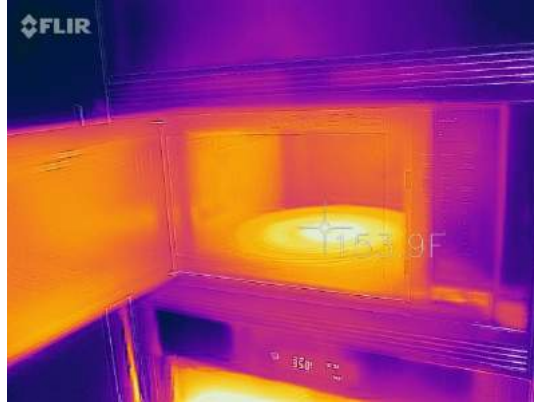
Comment 63
Information

Built-in oven functioning properly.



Comment 64
Information

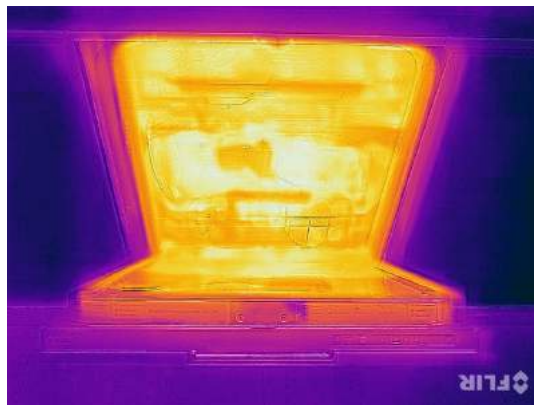
Microwave functioning properly at the time of inspection.



Comment 65
Information

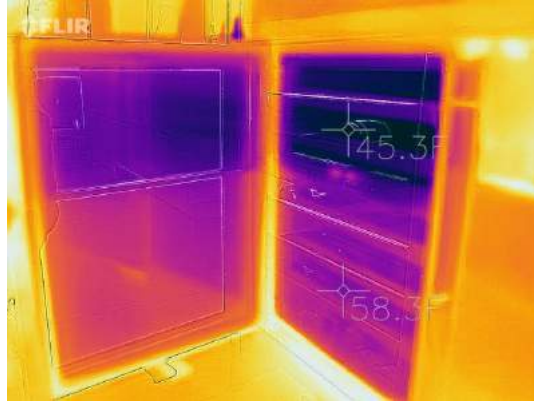
Dishwasher functioning properly.

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



Comment 66
Information

Mini wine refrigerator functioning properly.



Comment 67
Information

Ice Maker functioning properly.



Comment 68
Deficiency

Sink top mounted air switch for garbage disposal is currently broken, and garbage disposal is not functional at the time of inspection.

Replace sink top mounted air switch. (Estimate: \$50 - \$100)

If garbage disposal continues not to function, replace garbage disposal. (Estimate: \$250 - \$500)



Laundry Room

Utility Sink

Yes

GFCI Protection

Yes

Condition: Inspected

Washer

Electrolux

Condition: Inspected

Dryer

Electrolux

Condition: Inspected

Dryer Venting

Flexible Metal, To Exterior

Condition: Inspected

Dryer Power Source

220V Electric

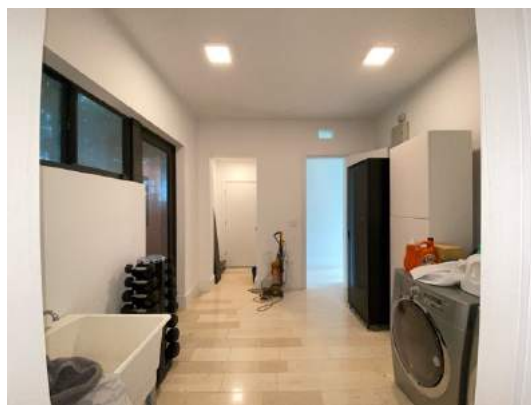
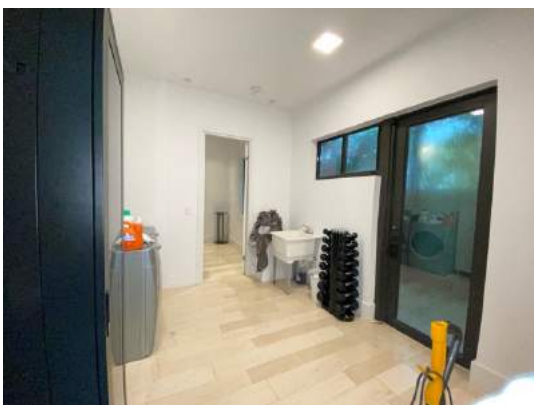
Condition: Inspected

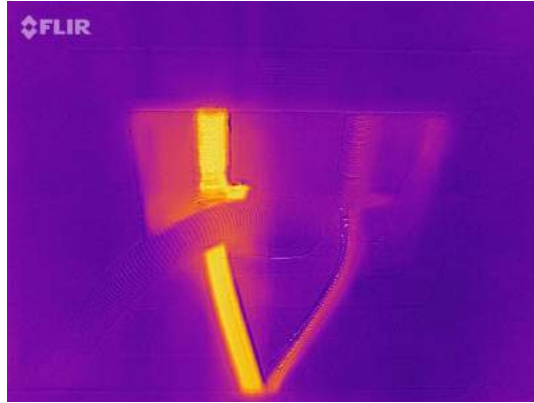
Laundry Room Comments

Comment 69 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 70

Deficiency

Utility sink faucet fixture hot water valve handle is currently broken , and does not properly close/shut-off hot water.

- Hot water supply turn-stop valve below sink shut-off following inspection to prevent water from continuously flowing.

Recommend replacing utility sink faucet fixture. (Estimate: \$100 - \$250)



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

Walls

Drywall

Floors

Tile, Wood

Window Types

Casement, Sliders, Impact, Storm Windows

Condition: Inspected

Window Materials

Aluminum, Impact Glass

Interior Doors

Wood

Condition: Inspected

Steps, Stairways & Railings

Inspected

Fireplace

Masonry, Wood Burning

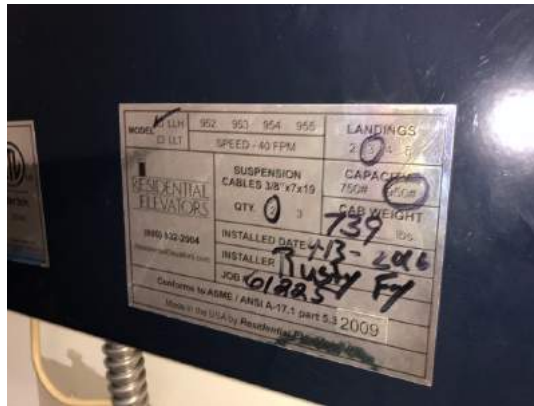
Condition: Inspected

Interior Comments

Comment 71
Information

Elevator functioning properly at the time of inspection.





Comment 72

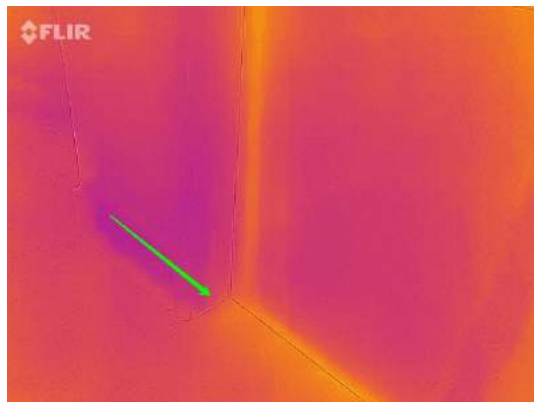
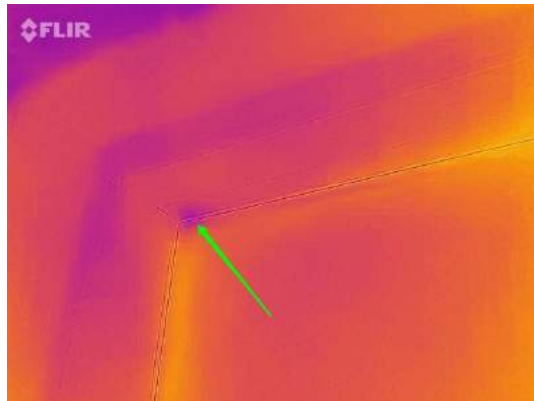
Deficiency

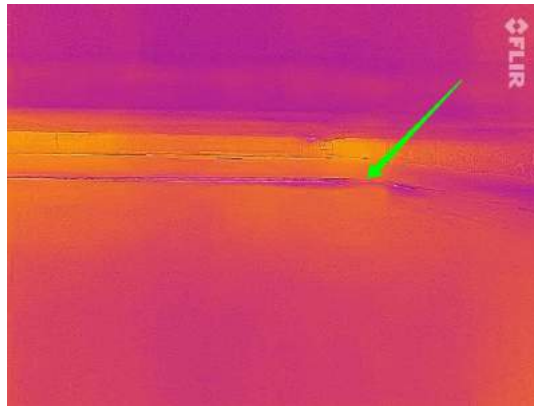
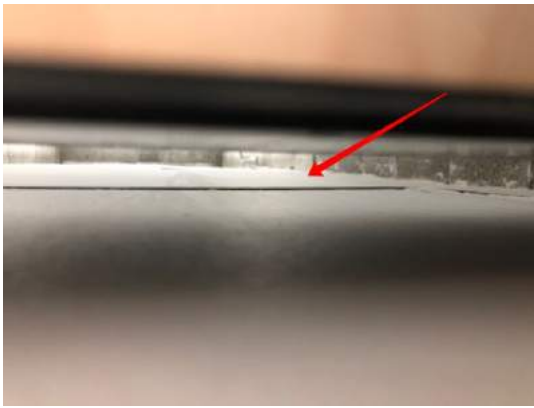
Apparent water damage to 3rd level elevator door trim.

- Active moisture intrusion detected from rooftop over elevator doorway within elevator shaft.

Recommend repairing/re-sealing rooftop above elevator doorway to prevent further moisture intrusion & water damage. (Estimate: \$500 - \$1,000)

Repair/replace water damaged trim around 3rd level elevator doorway. (Estimate: \$200 - \$500)





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, Marble

Condition: Inspected

Windows

Condition: Inspected

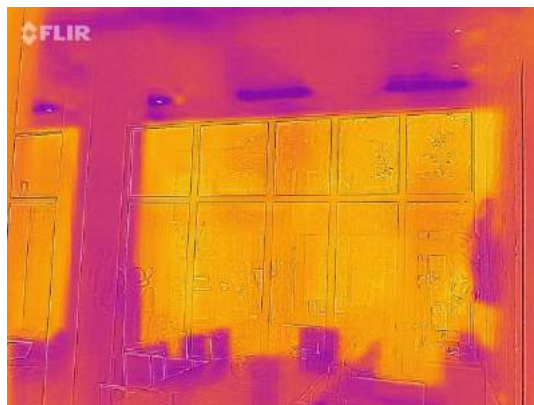
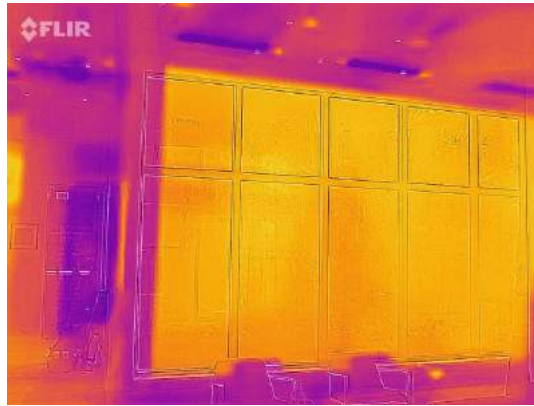
Outlets Switches & Fixtures

Condition: Inspected

Living Room Comments

Comment 73
Information

Living Room / Dining Area.



Comment 74
Deficiency

Apparent discoloration along tile flooring within living room/dining room area around sliding glass doors & windows.

- Indications of current moisture intrusion/saturation at the time of inspection.
- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of sliding glass door & window framing.

Recommend further evaluation of exterior windows doors by a licensed professional, and properly re-seal around door/window framing to prevent further moisture intrusion. (Estimate: \$500 - \$1,000)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$2,000 - \$5,000)





Comment 75
Deficiency

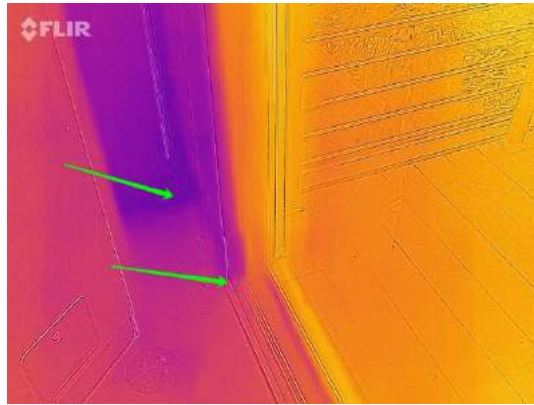
Apparent previous repairs to living room wall & ceiling.

- Active moisture intrusion still detected at the time of inspection.
- Estimate moisture intrusion coming from leaking sliding glass door framing directly above in 3rd level common area.

Recommend re-sealing sliding glass door framing above to prevent further moisture intrusion & water damage.

Recommend excavating water damaged drywall, properly replacing & re-finishing wall & ceiling drywall within living room. (Estimate: \$500 - \$1,000)

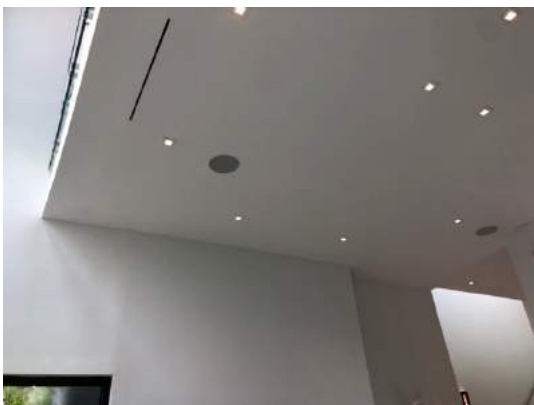


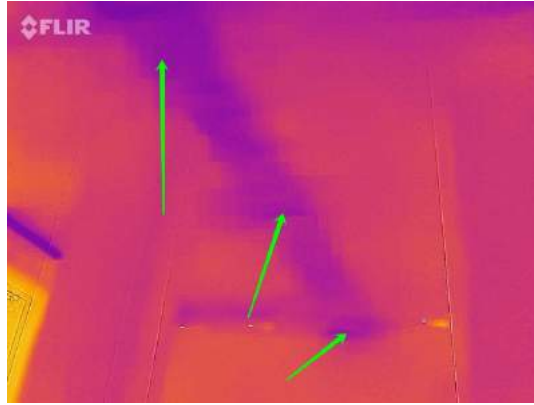
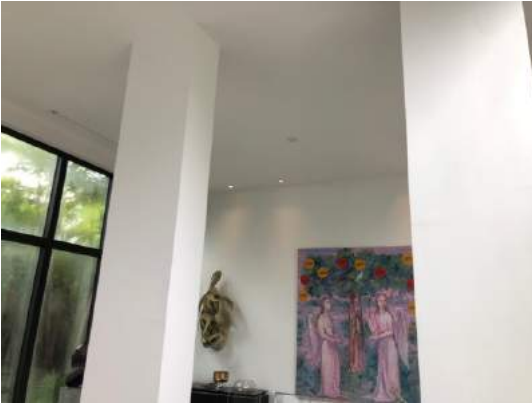


Comment 76
Information

Concern for moisture intrusion from thermal imaging.

- No active moisture intrusion detected. Estimate thermal imaging detecting temperature differential from Ducting running over ceiling.





**Comment 77
Information**

Family Room.





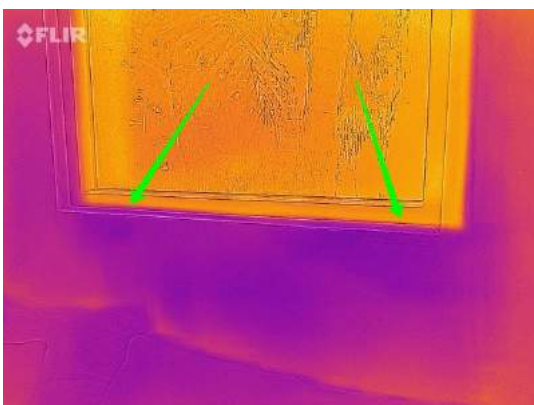
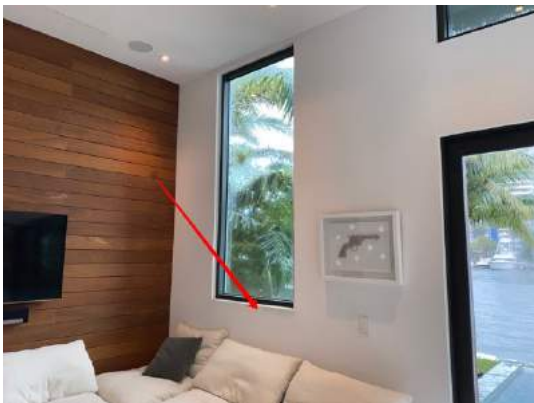
Comment 78

Deficiency

Apparent moisture intrusion from base of window framing within family room.

Recommend re-sealing around exterior window framing to prevent further moisture intrusion. (Estimate: \$200 - \$500)

Recommend repairing or replacing water damage drywall around base of window. (Estimate: \$150 - \$250)



Bedrooms

Ceilings

Condition: Inspected

Walls

Condition: Inspected

Floors

Tile, Marble

Condition: Inspected

Windows

Condition: Inspected

Outlets Switches & Fixtures

Condition: Inspected

Bedrooms Comments

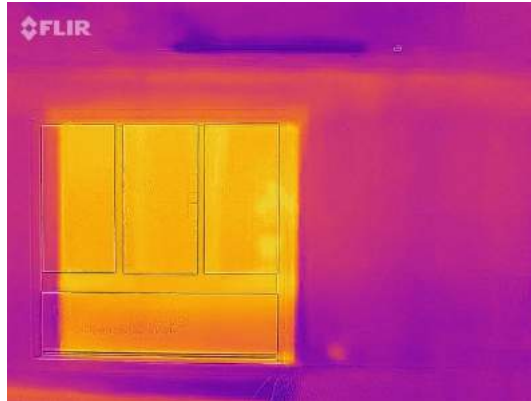
Comment 79
Information

Downstairs Bedroom / Maids Quarters.



Comment 80
Information

2nd Level Bedroom #1.



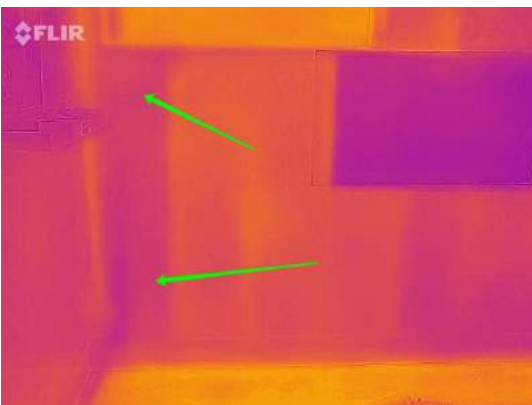
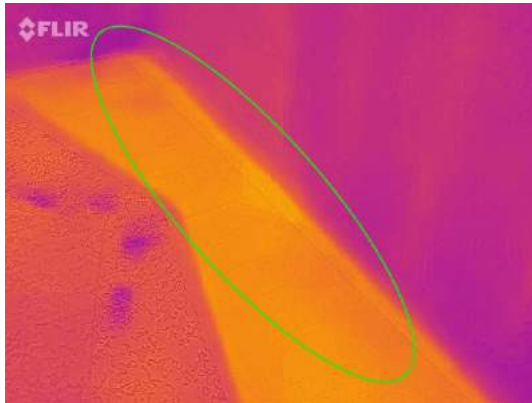
Comment 81
Deficiency

Apparent discoloration along tile flooring within 2nd level bedroom #1 below bedroom window.

- Indications of current moisture intrusion/saturation at the time of inspection.
- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of bedroom window framing and running down CBS wall behind drywall to flooring slab where water is affecting flooring.

Recommend further evaluation of exterior window by a licensed professional, and properly re-seal around window framing to prevent further moisture intrusion & water damage. (Estimate: \$500 - \$1,000)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$1,000 - \$2,500)



Comment 82
Information

2nd Level Bedroom #2.



Comment 83
Deficiency

Apparent moisture intrusion from base of window framing within 2nd level bedroom #2.

Recommend re-sealing around exterior window framing to prevent further moisture intrusion. (Estimate: \$200 - \$500)

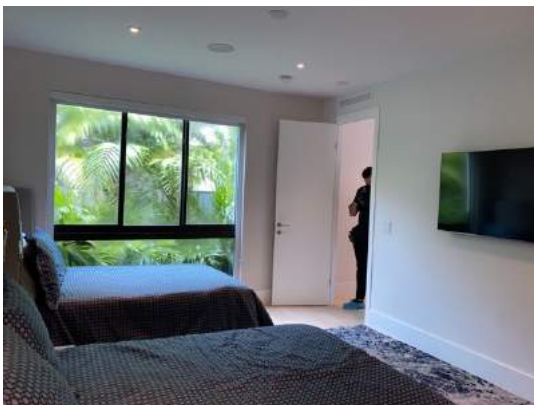
Recommend repairing or replacing water damage drywall around base of window. (Estimate: \$150 - \$250)





Comment 84
Information

2nd Level Bedroom #3.

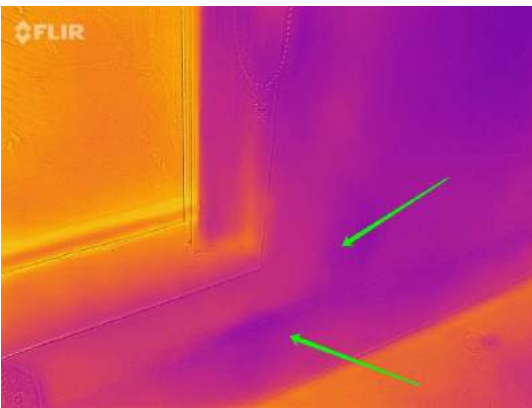


Comment 85
Deficiency

Apparent moisture intrusion from base of window framing within 2nd level bedroom #3.

Recommend re-sealing around exterior window framing to prevent further moisture intrusion. (Estimate: \$200 - \$500)

Recommend repairing or replacing water damage drywall around base of window. (Estimate: \$150 - \$250)



Comment 86
Information

3rd Floor Master Bedroom.





Comment 87

Deficiency

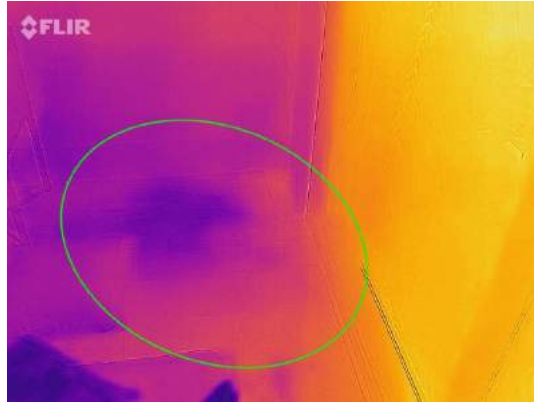
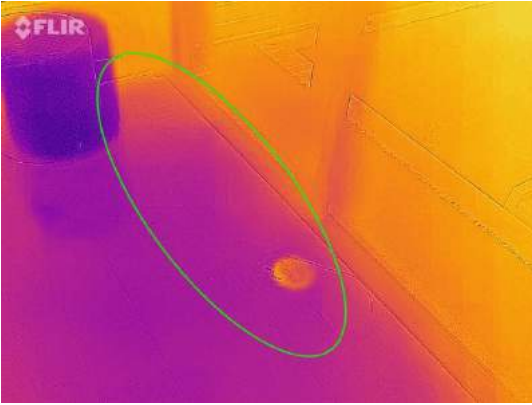
Apparent discoloration along tile flooring within 3rd level master bedroom below bedroom sliding-glass doors & windows.

- Indications of current moisture intrusion/saturation at the time of inspection.
- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of window & door framing.

Recommend further evaluation of exterior windows & doors by a licensed professional, and properly re-seal around window & door framing to prevent further moisture intrusion & water damage. (Estimate: \$500 - \$1,000)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$1,000 - \$2,500)





Comment 88
Information

3rd Level Bedroom #2.



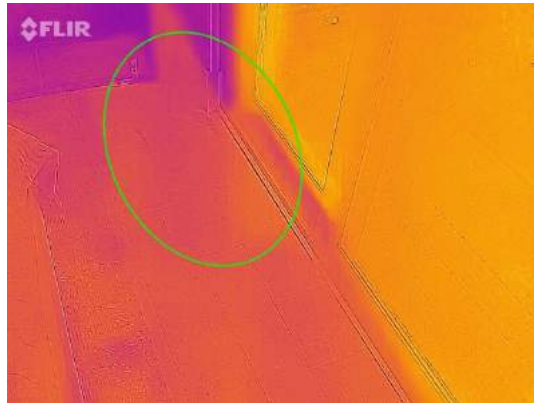
Comment 89
Deficiency

Apparent discoloration along tile flooring within 3rd level bedroom #2 below sliding-glass door.

- Indications of current moisture intrusion/saturation at the time of inspection.
- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of sliding-glass door framing.

Recommend further evaluation of exterior window by a licensed professional, and properly re-seal around sliding-glass door faming to prevent further moisture intrusion & water damage. (Estimate: \$500 - \$1,000)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$500 - \$1,500)



Hallways & Other Rooms

Ceilings

Condition: Inspected

Walls

Condition: Inspected

Floors

Tile, Marble

Condition: Inspected

Windows

Condition: Inspected

Outlets Switches & Fixtures

Condition: Inspected

Hallways & Other Rooms Comments

Comment 90

Deficiency

Apparent discoloration along tile flooring around front entrance doorway.

- Indications of current moisture intrusion/saturation at the time of inspection.

- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of door framing.

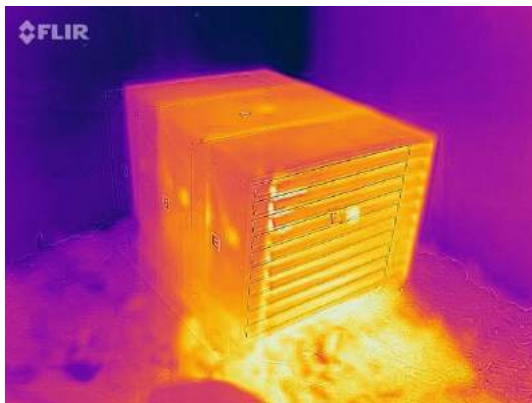
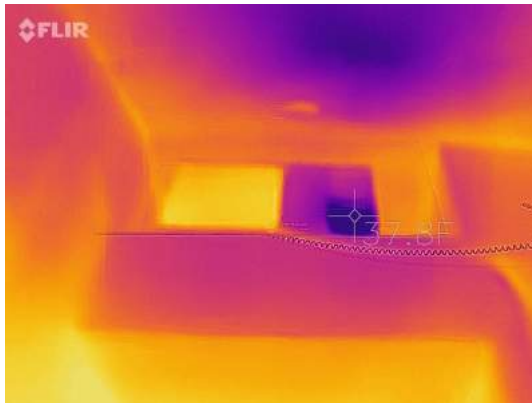
Recommend further evaluation of exterior door by a licensed professional, and properly re-seal around door framing to prevent further moisture intrusion & water damage. (Estimate: \$250 - \$500)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$500 - \$1,000)



Comment 91
Information

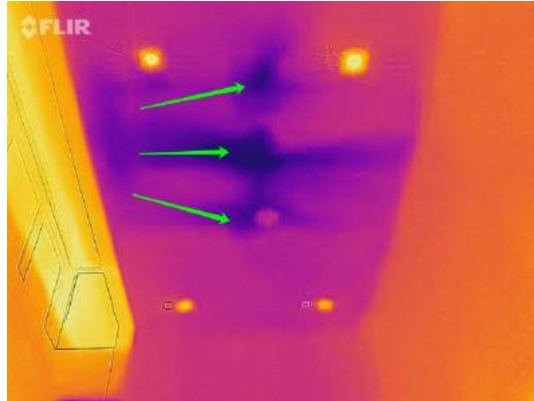
Wine cooler within front entrance hallway functioning properly at the time of inspection.



Comment 92
Information

Concern for moisture intrusion from thermal imaging along ceiling over front entrance foyer.

- No active moisture intrusion detected.



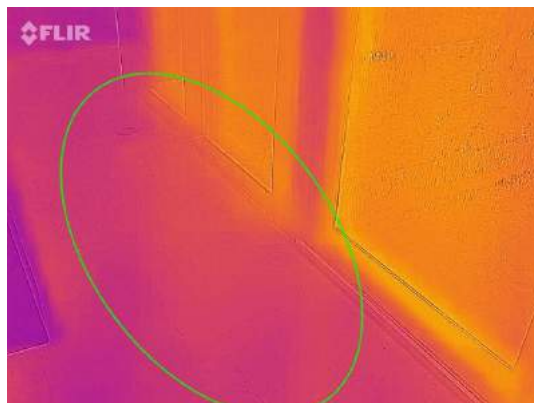
Comment 93
Deficiency

Apparent discoloration along tile flooring within downstairs kitchen hallway adjacent to hallway windows.

- Indications of current moisture intrusion/saturation at the time of inspection.
- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of window framing.

Recommend further evaluation of exterior windows & doors by a licensed professional, and properly re-seal around window & door framing to prevent further moisture intrusion & water damage. (Estimate: \$500 - \$1,000)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$1,000 - \$2,500)



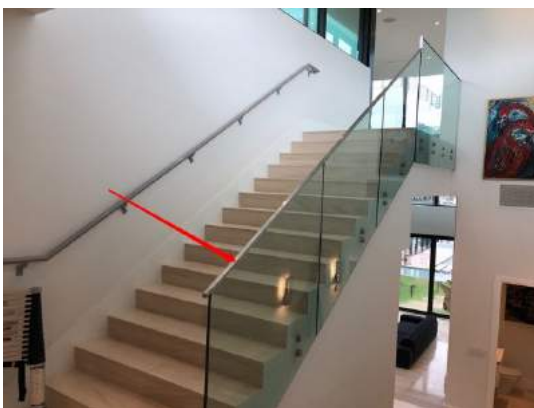


Comment 94

Deficiency

Loose handrail cap to glass staircase railing.

Properly secure cap to glass staircase railing. (Estimate: \$100 - \$200)



Comment 95

Deficiency

Apparent moisture intrusion from base of window framing over stairwell.

Recommend re-sealing around exterior window framing to prevent further moisture intrusion. (Estimate: \$200 - \$500)

Recommend repairing or replacing water damage drywall around base of window. (Estimate: \$150 - \$250)



Comment 96

Deficiency

Apparent discoloration along tile flooring within 2nd level bedroom hallway adjacent to hallway windows.

- Indications of current moisture intrusion/saturation at the time of inspection.
- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of window framing.

Recommend further evaluation of exterior windows & doors by a licensed professional, and properly re-seal around window & door faming to prevent further moisture intrusion & water damage. (Estimate: \$500 - \$1,000)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$1,000 - \$1,500)



Comment 97
Information

Third Level Common Area.

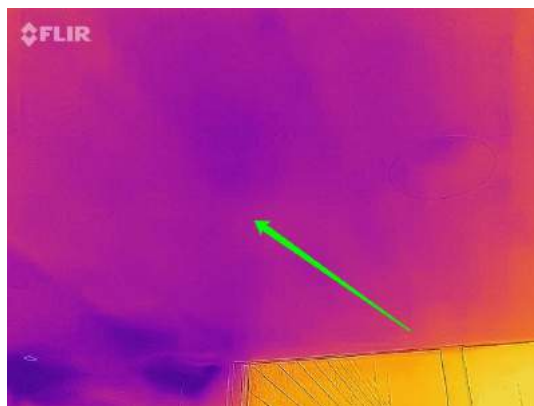


Comment 98
Deficiency

Repairs over 3rd leve common area.

- No active moisture intrusion detected at the time of inspection.

Refinish ceiling drywall. (Estimate: \$100 - \$250)





Comment 99

Deficiency

Apparent discoloration along tile flooring within 3rd level common area adjacent to sliding-glass door.

- Indications of current moisture intrusion/saturation as well as water damage over living room directly below at the time of inspection.

- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of door framing.

Recommend further evaluation of exterior windows & doors by a licensed professional, and properly re-seal around base of sliding-glass door faming to prevent further moisture intrusion & water damage. (Estimate: \$500 - \$1,000)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$250 - \$500)



Comment 100

Deficiency

Loose handrail cap to glass railing around 3rd level common area.

Properly secure cap to glass railing. (Estimate: \$100 - \$200)



Comment 101

Deficiency

Indications of active leaking & water damage from roof over 3rd level hallway.

Recommend further evaluation of source of moisture intrusion from a licensed professional and repair accordingly to prevent further moisture intrusion & water damage. (Detailed quotation required)

Recommend repairing or replacing water damage drywall over hallway. (Estimate: \$200 - \$500)



Bathroom #1

Location

Exterior Pool 1/2 Bathroom (South Side)

Floor

Tile

Condition: Inspected

Sink(s)

Single Vanity

Condition: Inspected

Toilet

Dual-Flush

Condition: Inspected

Ventilation Type

Mechanical Ventilator Fan

Condition: Inspected

GFCI Protection

Outlets

Condition: Inspected

Bathroom #1 Comments

Comment 102

Information

Bathroom.





Comment 103

Deficiency

Dual flush button broken.

Replace Duravit dual flush button. (Estimate: \$40 - \$50)



Comment 104

Deficiency

Door handle broken to exterior bathroom door.

Replace door handle. (Estimate: \$100 - \$150)



Bathroom #2

Location

Downstairs Main Entrance 1/2 Bathroom

Floor

Tile

Condition: Inspected

Sink(s)

Single Vanity

Condition: Inspected

Toilet

Duel-Flush

Condition: Inspected

Ventilation Type

Mechanical Ventilator Fan

Condition: Inspected

GFCI Protection

None

Condition: Repair or Replace

Bathroom #2 Comments

Comment 105

Information

Bathroom.

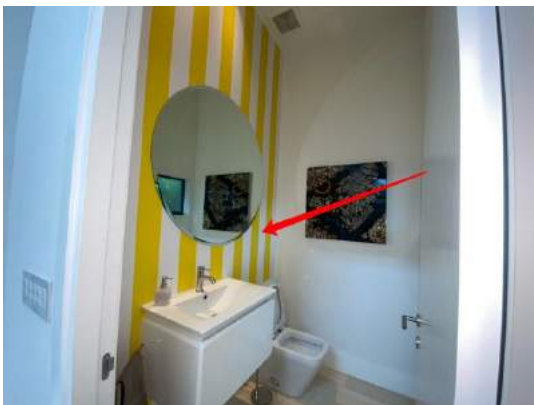


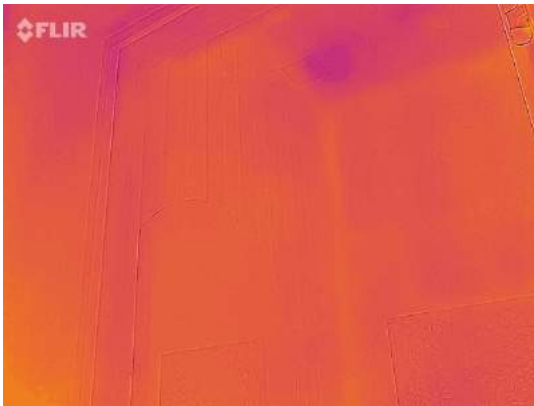
Comment 106

Information

Apparent deformation of drywall behind wall paper within bathroom.

- No indications of moisture intrusion or active water damage at the time of inspection.

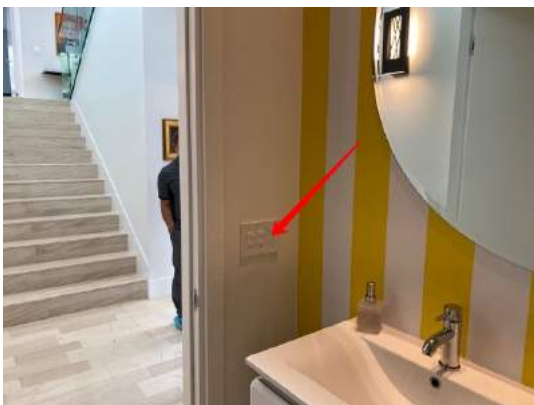




Comment 107
Deficiency

Bathroom outlet functioning properly at the time of inspection, but does not appear to be a proper GFCI outlet or on a GFCI circuit.

Recommend installing GFCI outlet or circuit within bathroom. (Estimate: \$50 - \$100)



Bathroom #3

Location

3rd Floor Master Bedroom

Floor

Tile

Condition: Inspected

Bath Tub

Free Standing

Condition: Inspected

Shower

Stand-up

Condition: Inspected

Sink(s)

Double Vanity

Condition: Inspected

Toilet

Duel-Flush

Condition: Inspected

Ventilation Type

Mechanical Ventilator Fan

Condition: Inspected

GFCI Protection

Outlets

Condition: Inspected

Bathroom #3 Comments

Comment 108

Information

Bathroom.







Comment 109

Deficiency

Rain-shower shower head not functioning properly & spraying water everywhere.

Recommend repairing or replacing rain-shower shower head. (Estimate: \$50 - \$250)



Comment 110
Deficiency

Indications of active leaking & water damage from roof over 3rd level master bathroom.

Recommend further evaluation of source of moisture intrusion from a licensed professional and repair accordingly to prevent further moisture intrusion & water damage. (Detailed quotation required)

Recommend repairing or replacing water damage drywall over hallway. (Estimate: \$500 - \$1,000)



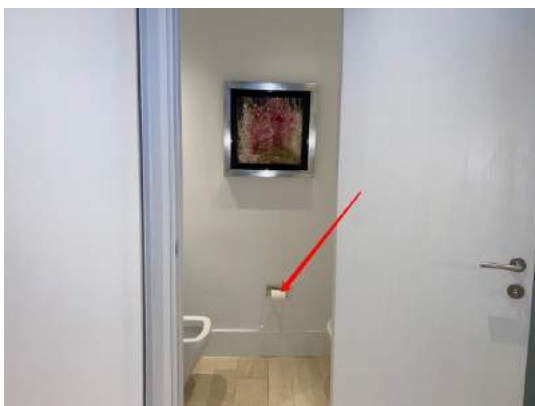


Comment 111

Deficiency

Toilet paper mount currently loose from wall.

Repair/re-secure toilet paper mount on wall. (Estimate: \$25 - \$50)



Comment 112

Deficiency

Hand-held faucet release valve leaking for free-standing tub fixture.

Repair or replace tub faucet fixture. (Estimate: \$100 - \$250)



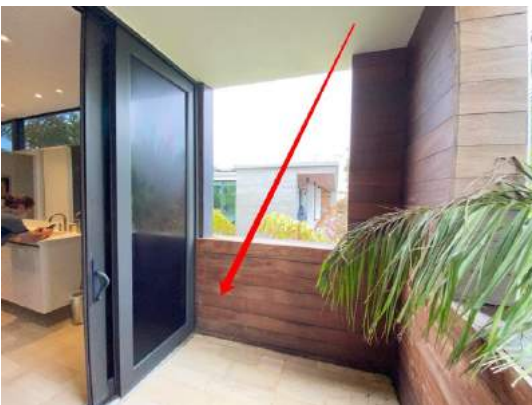
Comment 113
Information

Outdoor master shower.



Comment 114
Deficiency

Apparent water damaged & buckling to wood paneling around exterior stand-up shower fixture.
Replace damaged wood paneling around shower fixture. (Estimate: \$200 - \$500)



Comment 115

Deficiency

Exterior shower rain-shower shower head not functioning properly & spraying water everywhere.

Recommend repairing or replacing rain-shower shower head. (Estimate: \$50 - \$250)



Bathroom #4

Location

3rd Level Bedroom #2

Floor

Tile

Condition: Inspected

Shower

Stand-up

Condition: Inspected

Sink(s)

Single Vanity

Condition: Inspected

Toilet

Dual-Flush

Condition: Inspected

Ventilation Type

Mechanical Ventilator Fan

Condition: Repair or Replace

GFCI Protection

None

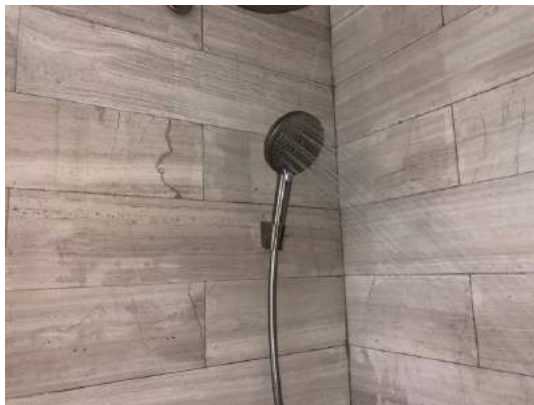
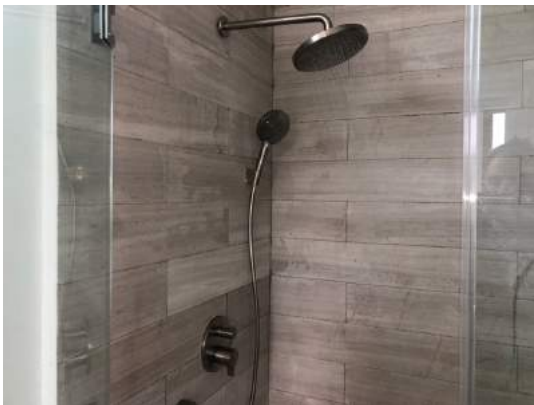
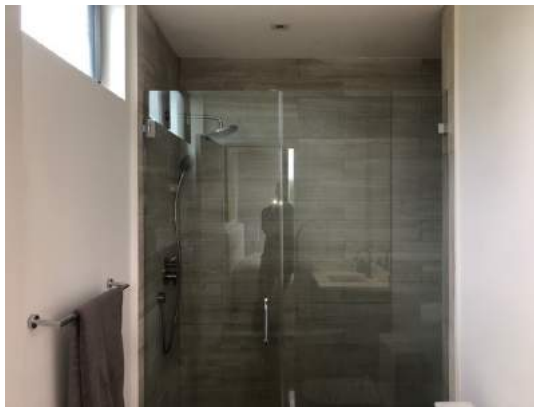
Condition: Repair or Replace

Bathroom #4 Comments

Comment 116

Information

Bathroom.





Comment 117
Information

Shower pan tested.

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



Comment 118
Deficiency

Frameless glass shower door handle is currently loose.

Re-secure shower door handle.



Comment 119

Deficiency

Mechanical ventilation exhaust fan not functioning properly within bathroom at the time of inspection.

- No indications of current moisture intrusion or water damage detected along bathroom ceilings at the time of inspection.

Recommend repairing or replacing mechanical ventilation exhaust fan in bathroom to promote proper ventilation and reduce elevated humidity levels in confined spaces. (Estimate: \$200 - \$500)



Comment 120

Deficiency

Bathroom outlet functioning properly at the time of inspection, but does not appear to be a proper GFCI outlet or on a GFCI circuit.

Recommend installing GFCI outlet or circuit within bathroom. (Estimate: \$50 - \$100)



Bathroom #5

Location

2nd Level Bedroom #1

Floor

Tile

Condition: Inspected

Shower

Stand-up

Condition: Inspected

Sink(s)

Single Vanity

Condition: Inspected

Toilet

Duel-Flush

Condition: Inspected

Ventilation Type

Mechanical Ventilator Fan

Condition: Inspected

GFCI Protection

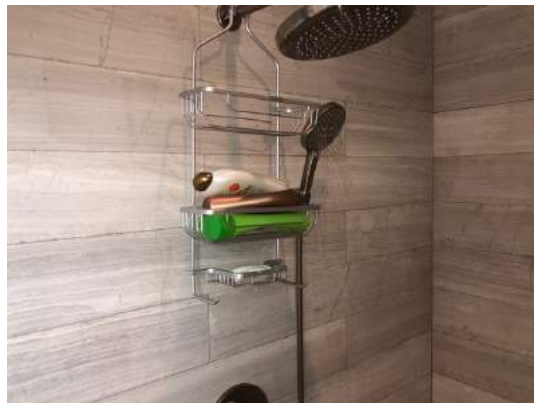
Outlets

Condition: Inspected

Bathroom #5 Comments

Comment 121
Information

Bathroom.





Comment 122

Information

Shower pan tested.

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



Comment 123

Deficiency

Low pressure from hand-held shower fixture.

Recommend further evaluation by a licensed plumbing contractor & repair or replace accordingly. (Estimate: \$100 - \$200)



Comment 124
Deficiency

Bathroom outlet functioning properly at the time of inspection, but does not appear to be a proper GFCI outlet or on a GFCI circuit.

Recommend installing GFCI outlet or circuit within bathroom. (Estimate: \$50 - \$100)



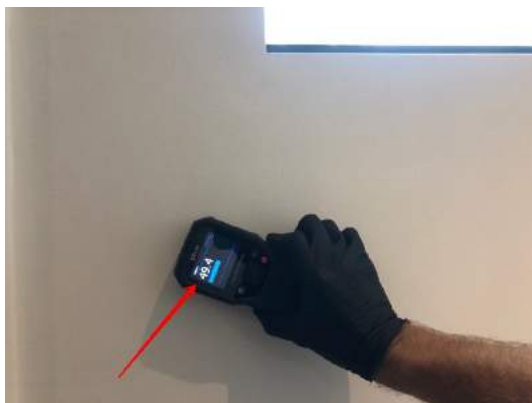
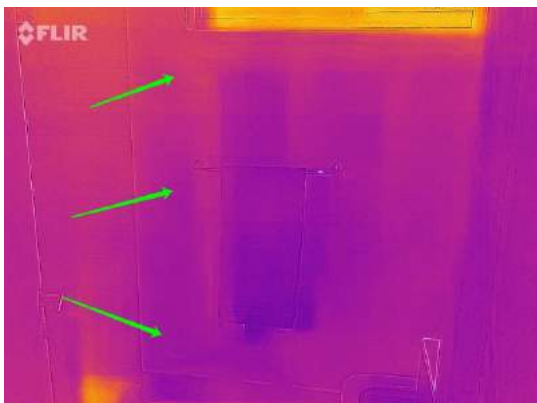
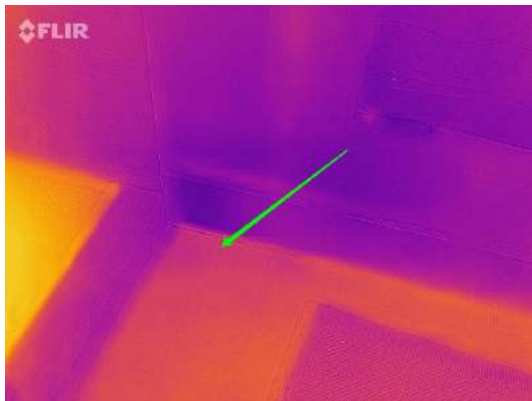
Comment 125
Deficiency

Apparent discoloration along tile flooring within bathroom adjacent to shower fixture below bathroom window.

- Indications of current moisture intrusion/saturation at the time of inspection.
- No indication of leaking from shower pan at the time of inspection.
- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of bathroom window framing and running down CBS wall behind drywall to flooring slab where water is affecting flooring.

Recommend further evaluation of exterior window by a licensed professional, and properly re-seal around window framing to prevent further moisture intrusion & water damage. (Estimate: \$500 - \$1,000)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$250 - \$500)



Bathroom #6

Location

2nd Level Bedroom #2

Floor

Tile

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

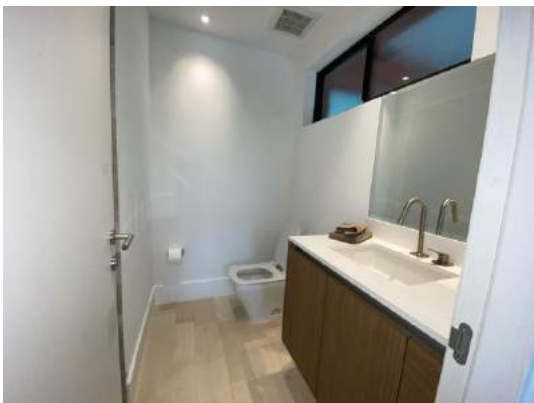
Condition: Inspected

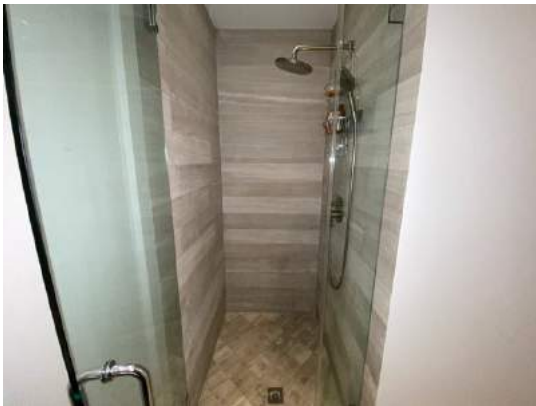
Bathroom #6 Comments

Comment 126

Information

Bathroom.



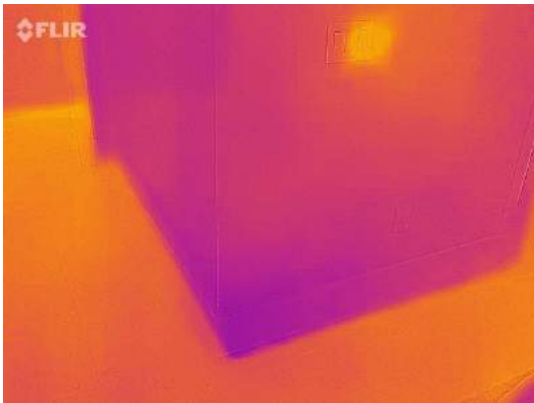


Comment 127

Information

Shower pan tested.

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



Comment 128

Deficiency

Bathroom outlet functioning properly at the time of inspection, but does not appear to be a proper GFCI outlet or on a GFCI circuit.

Recommend installing GFCI outlet or circuit within bathroom. (Estimate: \$50 - \$100)



Comment 129

Deficiency

Apparent deterioration to grouting around shower wall & lip.

Recommend re-grouting shower tiling around lip & shower wall. (Estimate: \$100 - \$200)



Bathroom #7

Location

2nd Level Bedroom #3

Floor

Tile

Condition: Inspected

Shower

Stand-up

Condition: Inspected

Sink(s)

Single Vanity

Condition: Inspected

Toilet

Dual-Flush

Condition: Inspected

Ventilation Type

Mechanical Ventilator Fan

Condition: Inspected

GFCI Protection

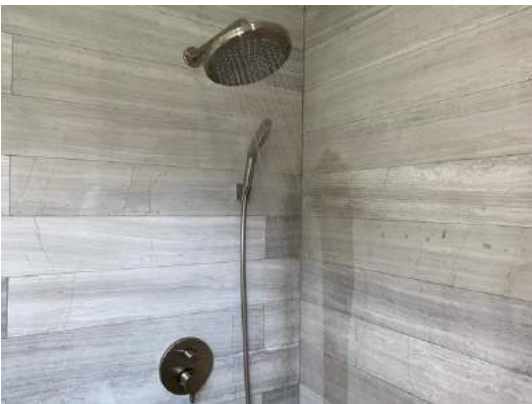
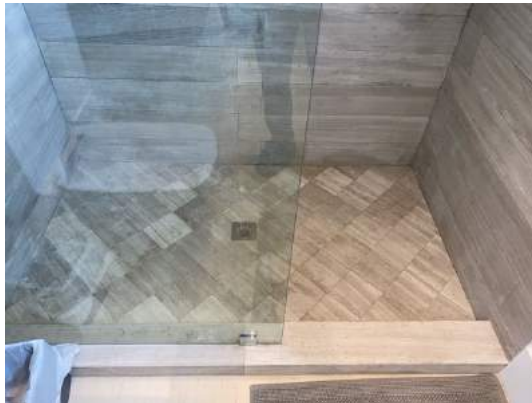
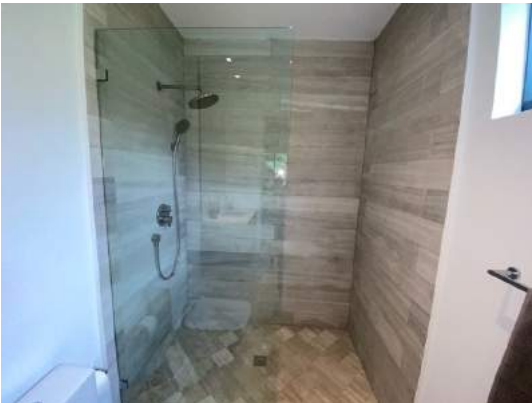
None

Condition: Repair or Replace

Bathroom #7 Comments

**Comment 130
Information**

Bathroom.





Comment 131
Information

Shower pan tested.

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



Comment 132
Deficiency

Bathroom outlet functioning properly at the time of inspection, but does not appear to be a proper GFCI outlet or on a GFCI circuit.

Recommend installing GFCI outlet or circuit within bathroom. (Estimate: \$50 - \$100)



Bathroom #8

Location

Maids Quarter Bathroom

Floor

Tile

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 #8 Comments

Comment 133
Information

Bathroom.

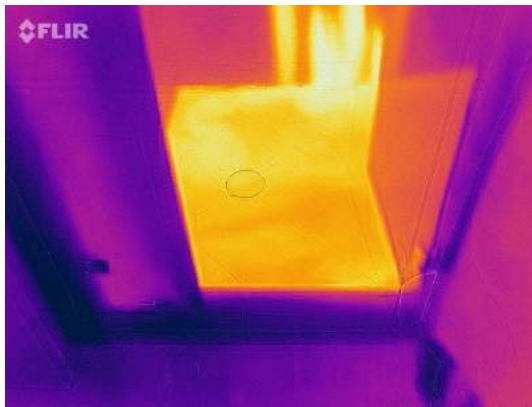




Comment 134
Information

Shower pan tested.

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

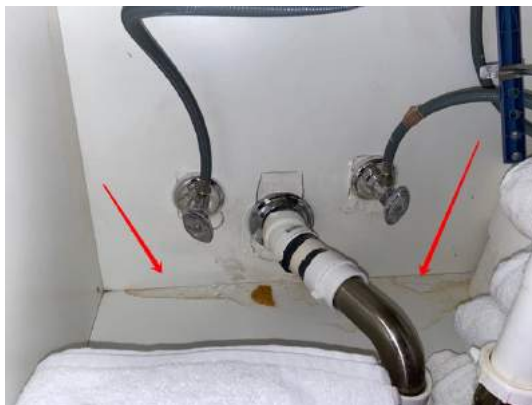


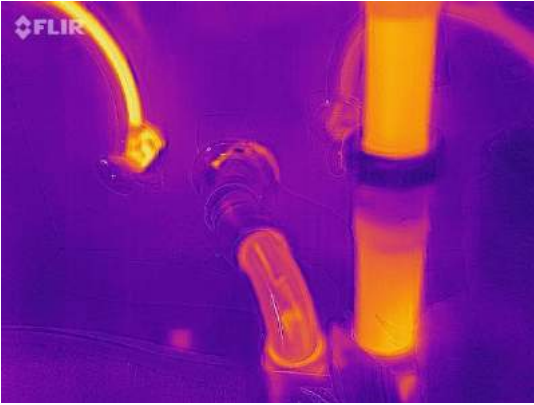
Comment 135
Deficiency

Indications of previous water damage below vanity.

- No indications of active water damage at the time of inspection. Estimate previous leaking from sink has been repaired.

Repair base of vanity and wall below vanity. (Estimate: \$100 - \$250)





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 5

Site

Apparent settlement cracking along structural wall on north side of property.

- Cracking does not appear to be structurally splitting at the time of inspection.

Recommend repairing/re-finishing stucco siding along wall to conceal settlement cracking. (Estimate: \$250 - \$500)



Comment 8

Exterior

Exterior lighting fixtures built into decking around front entry walkway appear to have moisture intrusion within outlet housing.

Recommend further evaluation of lighting fixtures by a licensed professional contractor, and repair/re-seal or replace exterior lighting fixtures accordingly. (Estimate: \$500 - \$1,000)





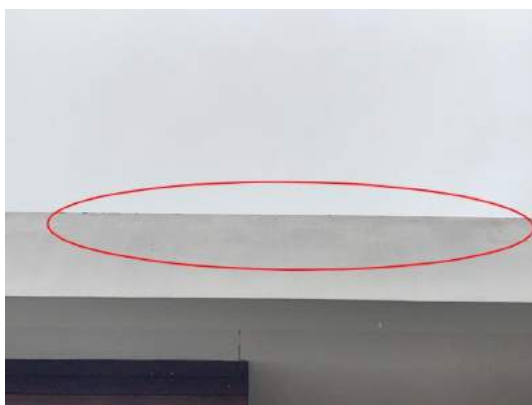
Comment 9

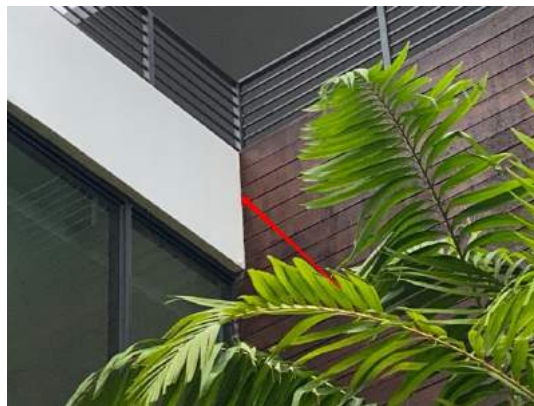
Exterior

Apparent water damage & deterioration to exterior paint & waterproofing around exterior of property.

- Indications of moisture intrusion below paint & waterproofing.

Recommend having a licensed professional re-finish & re-paint/waterproof exterior stucco siding around exterior of property. (Estimate: \$5,000 - \$10,000)





Comment 10
Exterior

Apparent deterioration to exterior siding along north side of property outside of master bathroom outdoor shower.

- Apparent oxidation/rusting along siding, indication of potential oxidation to interior rebar reinforcements.

Recommend further evaluation by a licensed contractor & repair to prevent further deterioration or spalling. (Estimate: \$500 - \$1,000)

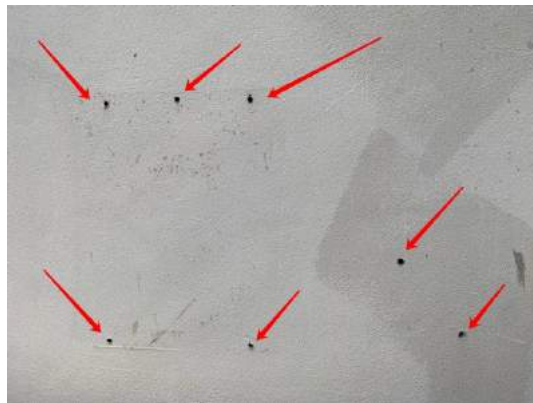


Comment 11
Exterior

Damage & holes in exterior wall along northeast corner of home around pool pump & filtration equipment.

- Estimate holes left in wall after previously installed panel of junction box had been removed.

Recommend reaping exterior stucco siding to prevent potential moisture intrusion into exterior wall. (Estimate: \$100 - \$250)



Comment 12

Exterior

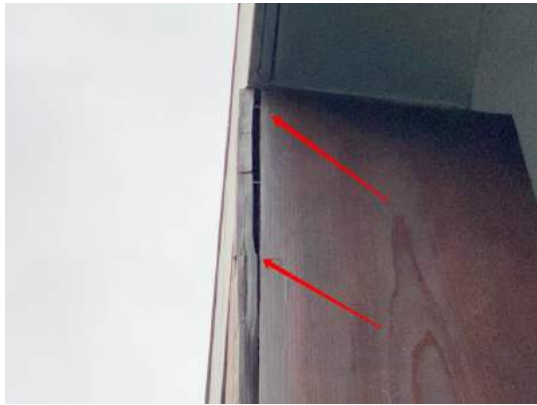
Apparent water damage to wood facade around exterior columns and accent walls around east side (back) of property.

- Wood facade around columns adjacent to pool showing indications of water damage & warping estimated to be due to excessive rain & sun exposure.
- Wood facade around structural supporting walls in along rear terrace showing indications of water damage & warping estimated to be due to excessive rain & sun exposure.
- Wood accent wall on south facing wall adjacent adjacent to living room & 3rd level common area showing indications of water damage.

Recommend further evaluation by a licensed contractor & repair or replace wood facade accordingly. (Estimate: \$5,000 - \$10,000)

Exterior wood facade should be properly treated & sealed for exposure to exterior elements.





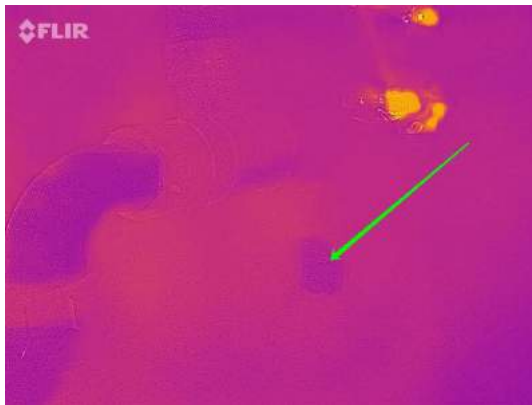


Comment 14

Exterior

Flexible supply hose to summer kitchen sink faucet fixture appears to be leaking below sink.

Recommend repair or replacement to faucet fixture to prevent further leaking below sink & water damage. (Estimate: \$100 - \$250)



Comment 15
Exterior

Exterior GFCI outlet along summer kitchen bar functioning properly, but does not appear to be on a proper GFCI circuit and does not trip when electrical surge is detected.

Recommend replacing exterior outlet with GFCI outlet. (Estimate: \$50 - \$100)



Comment 16

Exterior

Exterior GFCI outlet along summer kitchen wall functioning properly, but does not appear to be on a proper GFCI circuit and does not trip when electrical surge is detected.

Recommend replacing exterior outlet with GFCI outlet. (Estimate: \$50 - \$100)



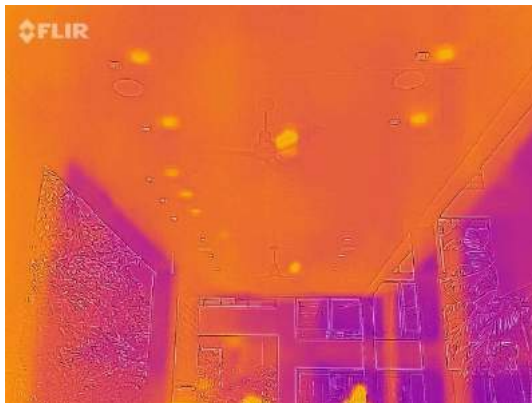
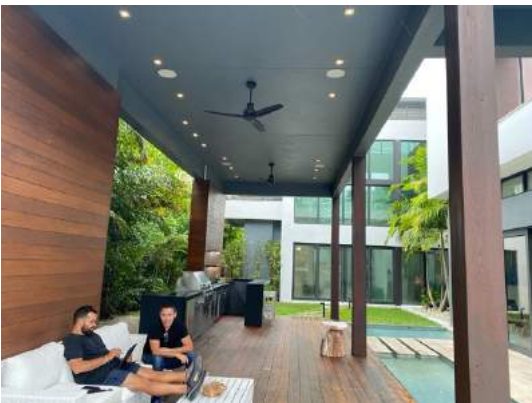
Comment 17

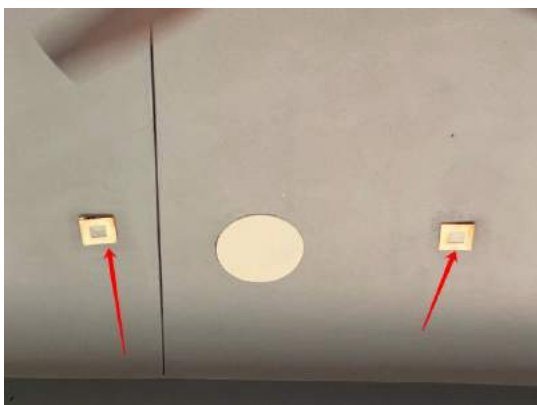
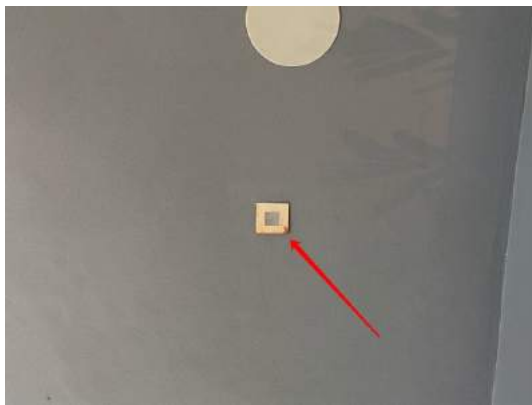
Exterior

Excessive corrosion & loose recessed light fixtures along exterior terrace/summer kitchen covering.

- No indications of active moisture intrusion or leaking from master bedroom rooftop

Replace damaged recessed lighting fixtures with proper outdoor fixtures. (Estimate: \$500 - \$1,500)





Comment 18

Exterior

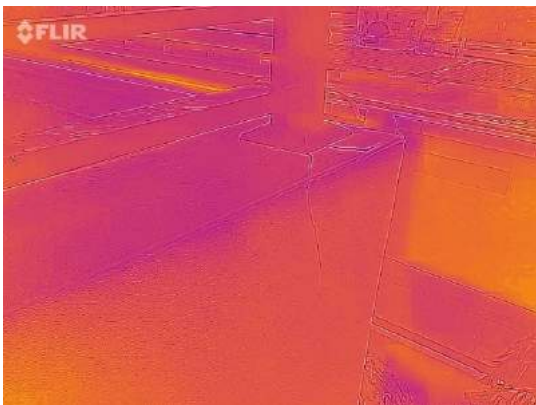
Apparent cracking & damage to top of exterior wall around exterior stairwell to rooftop terrace.

- No indications of moisture intrusion into wall at the time of inspection.

Recommend repairing & waterproofing exterior stucco siding to prevent potential moisture intrusion into wall.

(Estimate: \$250 - \$500)





Comment 19

Exterior

Missing light fixture along rooftop terrace exterior wall.

- Missing fixtures exposing live wiring.

Recommend replacing missing exterior lighting fixture. (Estimate: \$200 - \$400)



Comment 20

Exterior

Damaged glazing to 3rd level hallway exterior door to rooftop terrace.

Replace window pane within door or replace door. (Estimate: \$1,000 - \$3,000)



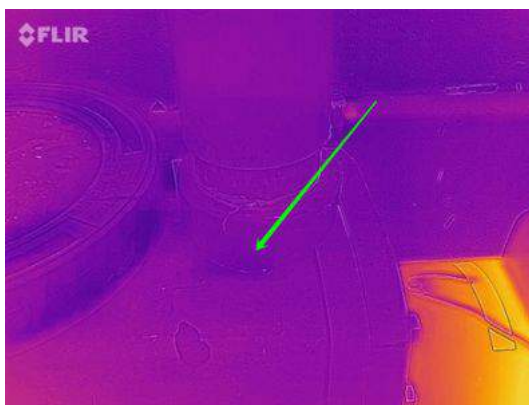
Comment 22

Pool/Spa

Pool pump & filtration equipment appears to be functioning properly at the time of inspection.

- Leaking pipe connection to pump at the time of inspection.

Recommend further evaluation by a licensed professional & repair accordingly. (Estimate: \$100 - \$250)



Comment 23

Pool/Spa

Pool heater appears to be functioning properly.

- Not tested.
- Service indicator on at the time of inspection.

Recommend further evaluation by a licensed professional and service accordingly. (Detailed quotation required)



Comment 24

Pool/Spa

Unfinished stucco siding along outer barrier of pool.

Recommend re-finishing exterior stucco siding around exterior barrier walls of pool. (Estimate: \$500 - \$1,000)



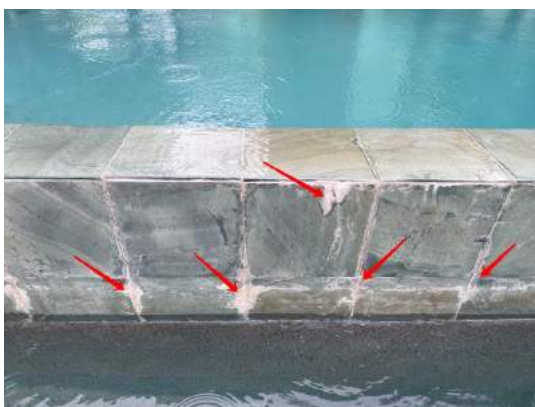
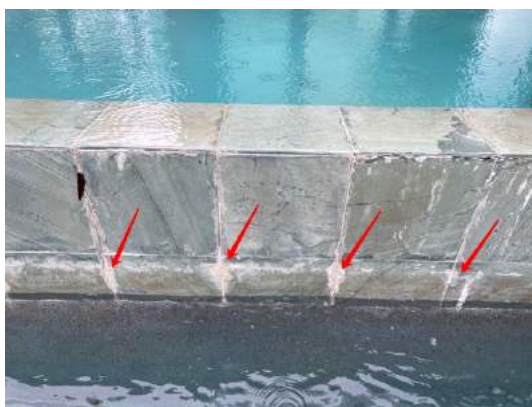
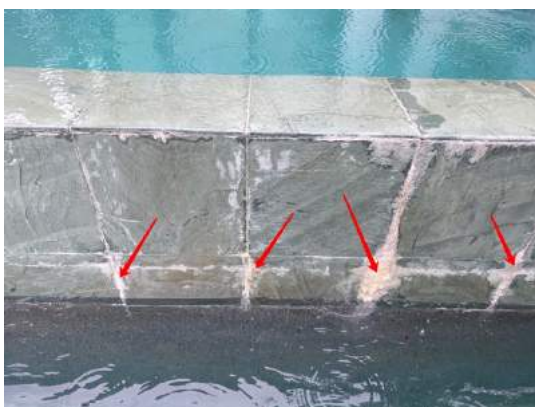
Comment 25

Pool/Spa

Efflorescence deposits visible along tiling over waterfall wall in back of pool.

- Estimate minor moisture intrusion below tiles due to minor deterioration to tile grouting causing masonry bonding below tile to cause the crystalline deposit (efflorescence) visible from the surface of the tile.

Recommend repairing & re-sealing grouting along tiled waterfall wall to prevent further excessive efflorescence deposits. (Estimate: \$1,000 - \$1,500)



Comment 27
Irrigation System

Cut irrigation line within planter in front of home.

Repair or replace cut irrigation line. (Estimate: \$150 - \$300)



Comment 28
Dock/Seawall

Dock located within back side of property.

- Dock appears to be in fair condition at time of inspection.
- Minor cracking apparent along concrete seawall/bulkhead, but cracking does not appear to be structurally splitting from surface above water.
- Top of bulkhead has been tiled over and may be concealing cracking or damage.

As we can only check for visual deficiencies above water level, we recommend further evaluation of dock & seawall by a licensed structural engineer or seawall contractor for proper structural evaluation of seawall.





Comment 29
Dock/Seawall

Exterior GFCI outlet in back of property along dock/seawall not functioning at the time of inspection.

- GFCI function is tripped and does not appear to reset.

Recommend replacing faulty exterior GFCI outlet. (Estimate: \$50 - \$100)



Comment 32
Roofing

Noticeable bubbling along parapet wall around perimeter of roof.

- Bubbling is an indication of moisture intrusion below liquid roof sealant around parapet wall which has expanded with heat.
- Paintbrush left along top of parapet wall from application of liquid roof sealant is currently sealed to crown of wall & oxidizing along wall.

Recommend repairing liquid roofing sealant to prevent possible leaking & water damage. (Estimate: \$1,000 - \$2,500)





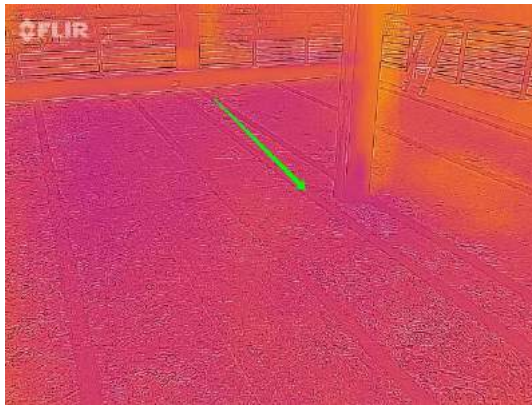
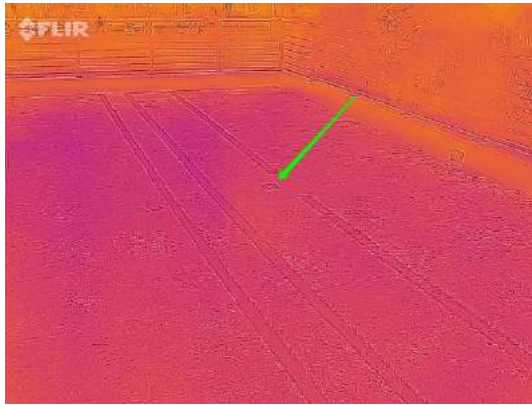
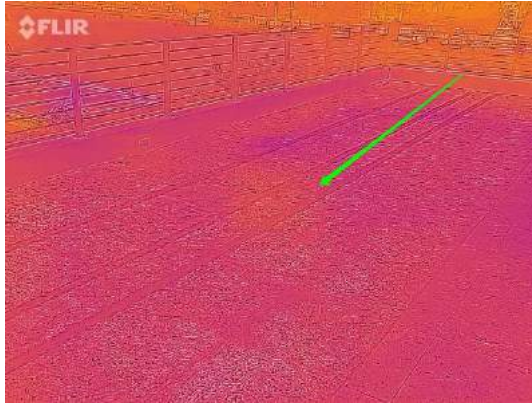
Comment 33
Roofing

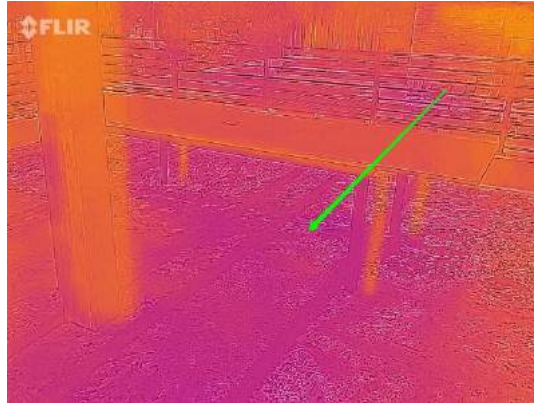
East side rooftop terrace.

- South side of terrace appears to have been recently replaced.
- Terrace appears to be properly graded for adequate drainage to roof drains.
- Active leaking from roof terrace detected over 3rd level master bathroom.

Recommend further evaluation of leaking by a licensed roofing contractor & repair accordingly. (Detailed quotation required)







Comment 35

Roofing

Apparent minor damage along exterior parapet wall around terrace causing minor oxidation from within wall. Recommend repairing exterior siding around parapet wall to prevent further oxidation & water damage to wall. (Estimate: \$100 - \$250)



Comment 36

Roofing

Apparent patch repair to parapet wall round scupper drain. Patch currently peeling away from parapet wall.

Recommend properly repairing parapet wall to prevent potential moisture from roof. (Estimate: \$250 - \$500)



Comment 37

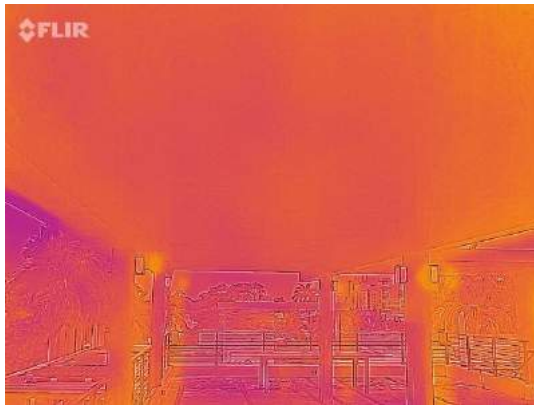
Roofing

Liquid roof coverings installed in 2015 (Permit #B1600346), and currently appear in poor condition with multiple indications of deterioration/damage & previous attempts to re-seal/repair roof at the time of inspection.

- Liquid roofing/waterproofing to seal reinforced concrete slab roofing structure.
- No indications of active leaking or moisture intrusion below roof at the time of inspection.

Recommend replacement of roof sealant/waterproofing. (Estimate: \$2,500 - \$5,000)







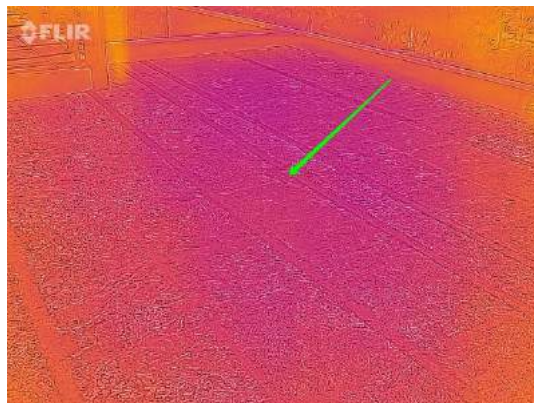
Comment 38

Roofing

West side roof terrace.

- Roof appears to be properly graded for adequate drainage to roof drain.
- Apparent patch repair to parapet wall round scupper drain. Patch currently peeling away from parapet wall.

Recommend properly repairing parapet wall to prevent potential moisture from roof. (Estimate: \$250 - \$500)



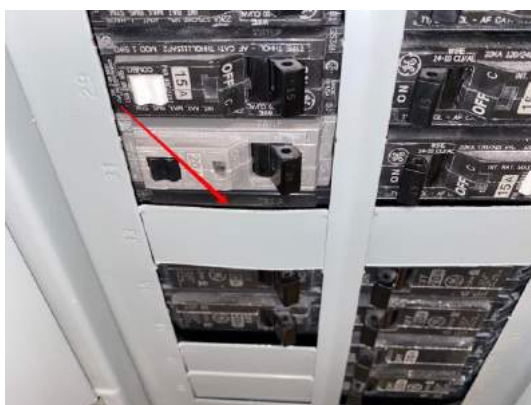


Comment 47

Electrical

Circuit breaker currently concealed behind dead front cover.

Adjust/modify dead front cover to properly provide opening for all installed circuit breakers.



Comment 68

Kitchen: Appliances

Sink top mounted air switch for garbage disposal is currently broken, and garbage disposal is not functional at the time of inspection.

Replace sink top mounted air switch. (Estimate: \$50 - \$100)

If garbage disposal continues not to function, replace garbage disposal. (Estimate: \$250 - \$500)



Comment 70
Laundry Room

Utility sink faucet fixture hot water valve handle is currently broken , and does not properly close/shut-off hot water.

- Hot water supply turn-stop valve below sink shut-off following inspection to prevent water from continuously flowing.

Recommend replacing utility sink faucet fixture. (Estimate: \$100 - \$250)



Comment 72
Interior

Apparent water damage to 3rd level elevator door trim.

- Active moisture intrusion detected from rooftop over elevator doorway within elevator shaft.

Recommend repairing/re-sealing rooftop above elevator doorway to prevent further moisture intrusion & water damage. (Estimate: \$500 - \$1,000)

Repair/replace water damaged trim around 3rd level elevator doorway. (Estimate: \$200 - \$500)



Comment 74

Interior: Living Room

Apparent discoloration along tile flooring within living room/dining room area around sliding glass doors & windows.

- Indications of current moisture intrusion/saturation at the time of inspection.
- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of sliding glass door & window framing.

Recommend further evaluation of exterior windows doors by a licensed professional, and properly re-seal around door/window faming to prevent further moisture intrusion. (Estimate: \$500 - \$1,000)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$2,000 - \$5,000)





Comment 75
Interior: Living Room

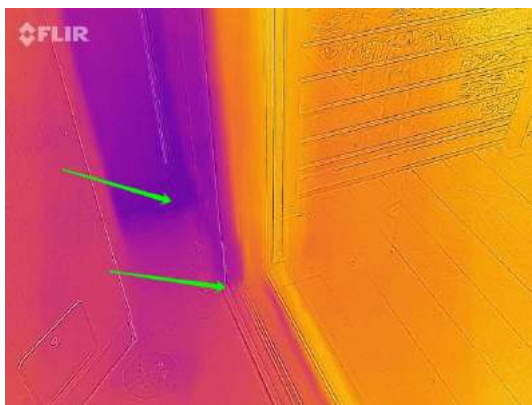
Apparent previous repairs to living room wall & ceiling.

- Active moisture intrusion still detected at the time of inspection.
- Estimate moisture intrusion coming from leaking sliding glass door framing directly above in 3rd level common area.

Recommend re-sealing sliding glass door framing above to prevent further moisture intrusion & water damage.

Recommend excavating water damaged drywall, properly replacing & re-finishing wall & ceiling drywall within living room. (Estimate: \$500 - \$1,000)





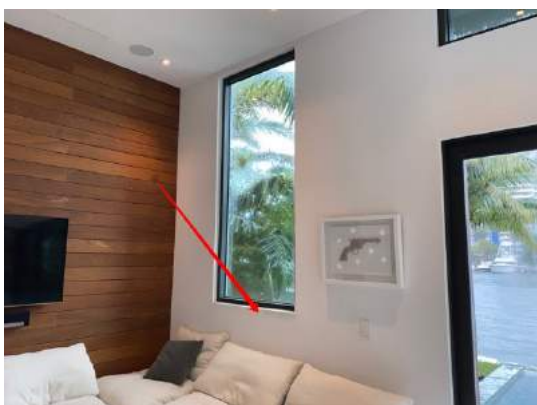
Comment 78

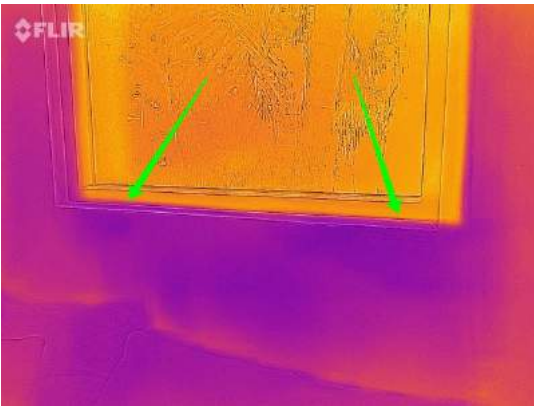
Interior: Living Room

Apparent moisture intrusion from base of window framing within family room.

Recommend re-sealing around exterior window framing to prevent further moisture intrusion. (Estimate: \$200 - \$500)

Recommend repairing or replacing water damage drywall around base of window. (Estimate: \$150 - \$250)





Comment 81

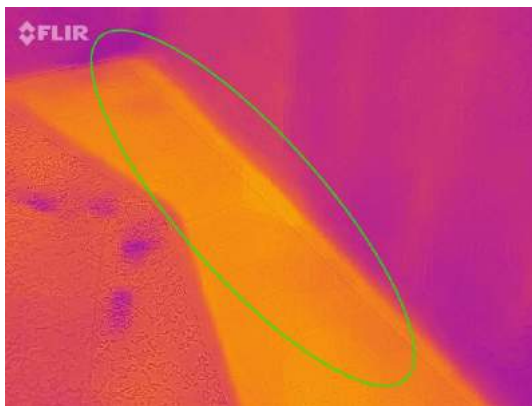
Interior: Bedrooms

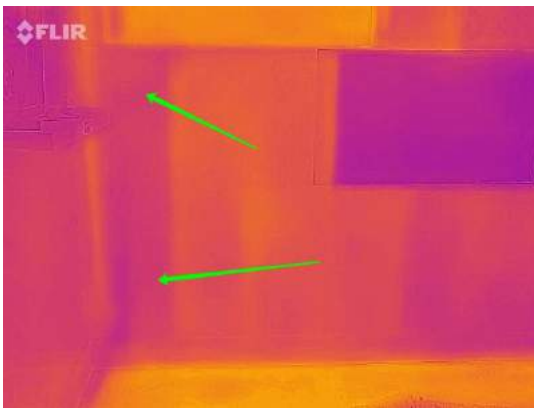
Apparent discoloration along tile flooring within 2nd level bedroom #1 below bedroom window.

- Indications of current moisture intrusion/saturation at the time of inspection.
- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of bedroom window framing and running down CBS wall behind drywall to flooring slab where water is affecting flooring.

Recommend further evaluation of exterior window by a licensed professional, and properly re-seal around window framing to prevent further moisture intrusion & water damage. (Estimate: \$500 - \$1,000)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$1,000 - \$2,500)





Comment 83

Interior: Bedrooms

Apparent moisture intrusion from base of window framing within 2nd level bedroom #2.

Recommend re-sealing around exterior window framing to prevent further moisture intrusion. (Estimate: \$200 - \$500)

Recommend repairing or replacing water damage drywall around base of window. (Estimate: \$150 - \$250)



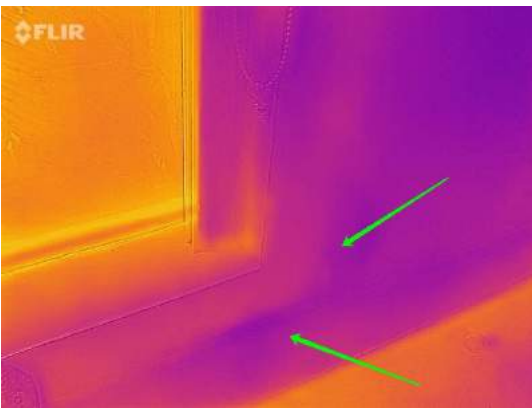
Comment 85

Interior: Bedrooms

Apparent moisture intrusion from base of window framing within 2nd level bedroom #3.

Recommend re-sealing around exterior window framing to prevent further moisture intrusion. (Estimate: \$200 - \$500)

Recommend repairing or replacing water damage drywall around base of window. (Estimate: \$150 - \$250)



Comment 87

Interior: Bedrooms

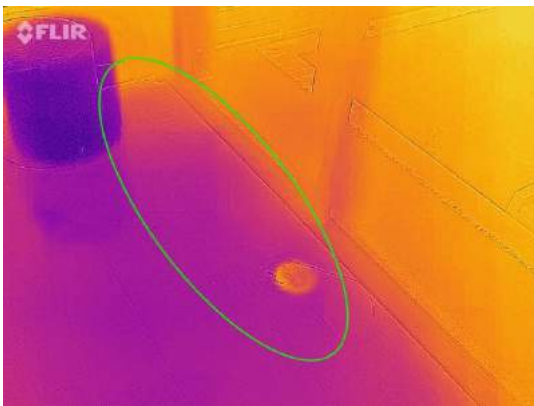
Apparent discoloration along tile flooring within 3rd level master bedroom below bedroom sliding-glass doors & windows.

- Indications of current moisture intrusion/saturation at the time of inspection.
- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of window & door framing.

Recommend further evaluation of exterior windows & doors by a licensed professional, and properly re-seal around window & door framing to prevent further moisture intrusion & water damage. (Estimate: \$500 - \$1,000)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$1,000 - \$2,500)





Comment 89

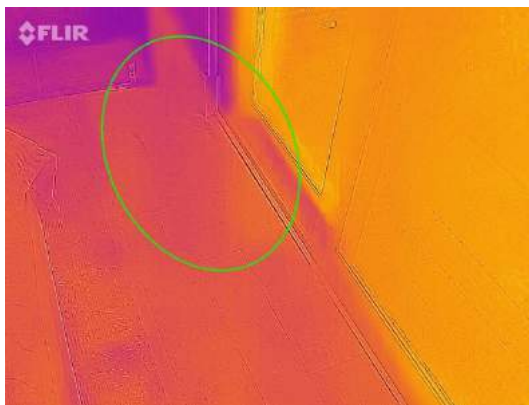
Interior: Bedrooms

Apparent discoloration along tile flooring within 3rd level bedroom #2 below sliding-glass door.

- Indications of current moisture intrusion/saturation at the time of inspection.
- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of sliding-glass door framing.

Recommend further evaluation of exterior window by a licensed professional, and properly re-seal around sliding-glass door faming to prevent further moisture intrusion & water damage. (Estimate: \$500 - \$1,000)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$500 - \$1,500)



Comment 90

Interior: Hallways & Other Rooms

Apparent discoloration along tile flooring around front entrance doorway.

- Indications of current moisture intrusion/saturation at the time of inspection.
- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of door framing.

Recommend further evaluation of exterior door by a licensed professional, and properly re-seal around door faming to prevent further moisture intrusion & water damage. (Estimate: \$250 - \$500)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$500 - \$1,000)



Comment 93

Interior: Hallways & Other Rooms

Apparent discoloration along tile flooring within downstairs kitchen hallway adjacent to hallway windows.

- Indications of current moisture intrusion/saturation at the time of inspection.
- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of window framing.

Recommend further evaluation of exterior windows & doors by a licensed professional, and properly re-seal around window & door faming to prevent further moisture intrusion & water damage. (Estimate: \$500 - \$1,000)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$1,000 - \$2,500)



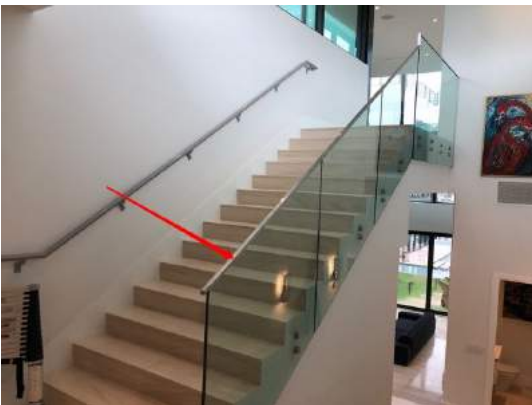


Comment 94

Interior: Hallways & Other Rooms

Loose handrail cap to glass staircase railing.

Properly secure cap to glass staircase railing. (Estimate: \$100 - \$200)



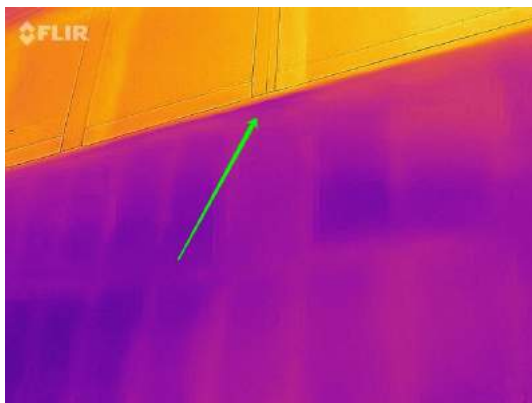
Comment 95

Interior: Hallways & Other Rooms

Apparent moisture intrusion from base of window framing over stairwell.

Recommend re-sealing around exterior window framing to prevent further moisture intrusion. (Estimate: \$200 - \$500)

Recommend repairing or replacing water damage drywall around base of window. (Estimate: \$150 - \$250)



Comment 96

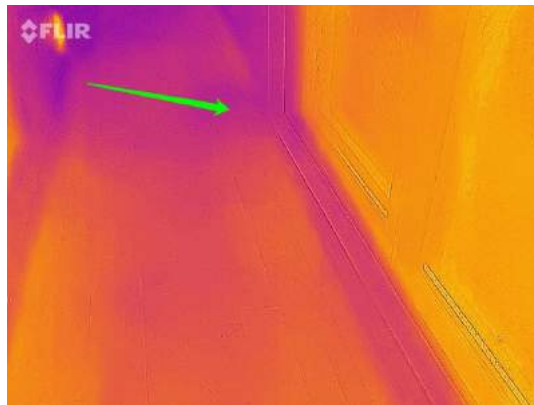
Interior: Hallways & Other Rooms

Apparent discoloration along tile flooring within 2nd level bedroom hallway adjacent to hallway windows.

- Indications of current moisture intrusion/saturation at the time of inspection.
- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of window framing.

Recommend further evaluation of exterior windows & doors by a licensed professional, and properly re-seal around window & door faming to prevent further moisture intrusion & water damage. (Estimate: \$500 - \$1,000)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$1,000 - \$1,500)



Comment 98

Interior: Hallways & Other Rooms

Repairs over 3rd leve common area.

- No active moisture intrusion detected at the time of inspection.

Refinish ceiling drywall. (Estimate: \$100 - \$250)



Comment 99

Interior: Hallways & Other Rooms

Apparent discoloration along tile flooring within 3rd level common area adjacent to sliding-glass door.

- Indications of current moisture intrusion/saturation as well as water damage over living room directly below at the time of inspection.

- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of door framing.

Recommend further evaluation of exterior windows & doors by a licensed professional, and properly re-seal around base of sliding-glass door framing to prevent further moisture intrusion & water damage. (Estimate: \$500 - \$1,000)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$250 - \$500)



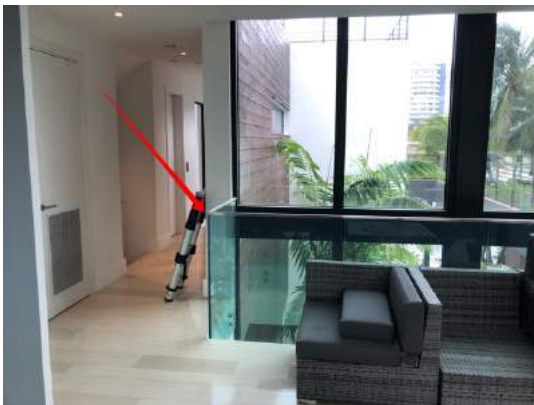


Comment 100

Interior: Hallways & Other Rooms

Loose handrail cap to glass railing around 3rd level common area.

Properly secure cap to glass railing. (Estimate: \$100 - \$200)



Comment 101

Interior: Hallways & Other Rooms

Indications of active leaking & water damage from roof over 3rd level hallway.

Recommend further evaluation of source of moisture intrusion from a licensed professional and repair accordingly to prevent further moisture intrusion & water damage. (Detailed quotation required)

Recommend repairing or replacing water damage drywall over hallway. (Estimate: \$200 - \$500)





Comment 103

Bathrooms: Bathroom #1

Dual flush button broken.

Replace Duravit dual flush button. (Estimate: \$40 - \$50)



Comment 104

Bathrooms: Bathroom #1

Door handle broken to exterior bathroom door.

Replace door handle. (Estimate: \$100 - \$150)



Comment 107

Bathrooms: Bathroom #2

Bathroom outlet functioning properly at the time of inspection, but does not appear to be a proper GFCI outlet or on a GFCI circuit.

Recommend installing GFCI outlet or circuit within bathroom. (Estimate: \$50 - \$100)



Comment 109

Bathrooms: Bathroom #3

Rain-shower shower head not functioning properly & spraying water everywhere.

Recommend repairing or replacing rain-shower shower head. (Estimate: \$50 - \$250)



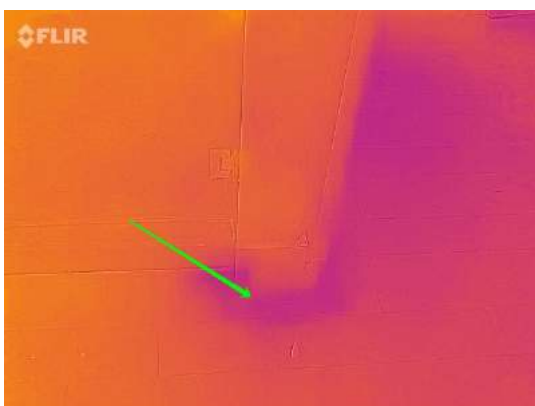
Comment 110

Bathrooms: Bathroom #3

Indications of active leaking & water damage from roof over 3rd level master bathroom.

Recommend further evaluation of source of moisture intrusion from a licensed professional and repair accordingly to prevent further moisture intrusion & water damage. (Detailed quotation required)

Recommend repairing or replacing water damage drywall over hallway. (Estimate: \$500 - \$1,000)



Comment 111

Bathrooms: Bathroom #3

Toilet paper mount currently loose from wall.

Repair/re-secure toilet paper mount on wall. (Estimate: \$25 - \$50)

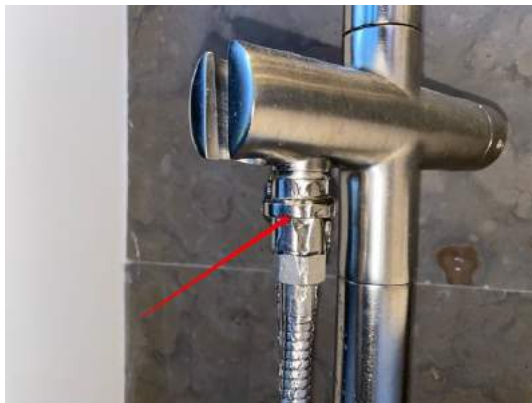


Comment 112

Bathrooms: Bathroom #3

Hand-held faucet release valve leaking for free-standing tub fixture.

Repair or replace tub faucet fixture. (Estimate: \$100 - \$250)



Comment 114

Bathrooms: Bathroom #3

Apparent water damaged & buckling to wood paneling around exterior stand-up shower fixture.

Replace damaged wood paneling around shower fixture. (Estimate: \$200 - \$500)



Comment 115

Bathrooms: Bathroom #3

Exterior shower rain-shower shower head not functioning properly & spraying water everywhere.

Recommend repairing or replacing rain-shower shower head. (Estimate: \$50 - \$250)



Comment 118

Bathrooms: Bathroom #4

Frameless glass shower door handle is currently loose.

Re-secure shower door handle.



Comment 119

Bathrooms: Bathroom #4

Mechanical ventilation exhaust fan not functioning properly within bathroom at the time of inspection.

- No indications of current moisture intrusion or water damage detected along bathroom ceilings at the time of inspection.

Recommend repairing or replacing mechanical ventilation exhaust fan in bathroom to promote proper ventilation and reduce elevated humidity levels in confined spaces. (Estimate: \$200 - \$500)



Comment 120

Bathrooms: Bathroom #4

Bathroom outlet functioning properly at the time of inspection, but does not appear to be a proper GFCI outlet or on a GFCI circuit.

Recommend installing GFCI outlet or circuit within bathroom. (Estimate: \$50 - \$100)



Comment 123

Bathrooms: Bathroom #5

Low pressure from hand-held shower fixture.

Recommend further evaluation by a licensed plumbing contractor & repair or replace accordingly. (Estimate: \$100 - \$200)



Comment 124

Bathrooms: Bathroom #5

Bathroom outlet functioning properly at the time of inspection, but does not appear to be a proper GFCI outlet or on a GFCI circuit.

Recommend installing GFCI outlet or circuit within bathroom. (Estimate: \$50 - \$100)



Comment 125

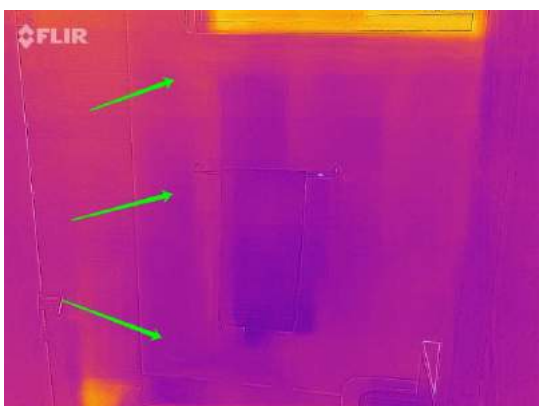
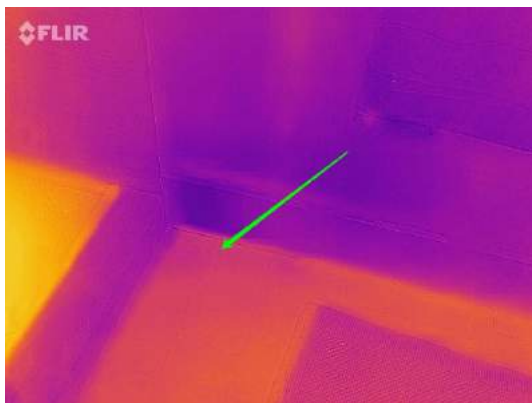
Bathrooms: Bathroom #5

Apparent discoloration along tile flooring within bathroom adjacent to shower fixture below bathroom window.

- Indications of current moisture intrusion/saturation at the time of inspection.
- No indication of leaking from shower pan at the time of inspection.
- Estimate water damage & discoloration to tile flooring due to active moisture intrusion from around base of bathroom window framing and running down CBS wall behind drywall to flooring slab where water is affecting flooring.

Recommend further evaluation of exterior window by a licensed professional, and properly re-seal around window framing to prevent further moisture intrusion & water damage. (Estimate: \$500 - \$1,000)

Recommend re-finishing or replacing tile flooring where necessary. (Estimate: \$250 - \$500)



Comment 128
Bathrooms: Bathroom #6

Bathroom outlet functioning properly at the time of inspection, but does not appear to be a proper GFCI outlet or on a GFCI circuit.

Recommend installing GFCI outlet or circuit within bathroom. (Estimate: \$50 - \$100)



Comment 129

Bathrooms: Bathroom #6

Apparent deterioration to grouting around shower wall & lip.

Recommend re-grouting shower tiling around lip & shower wall. (Estimate: \$100 - \$200)



Comment 132

Bathrooms: Bathroom #7

Bathroom outlet functioning properly at the time of inspection, but does not appear to be a proper GFCI outlet or on a GFCI circuit.

Recommend installing GFCI outlet or circuit within bathroom. (Estimate: \$50 - \$100)



Comment 135

Bathrooms: Bathroom #8

Indications of previous water damage below vanity.

- No indications of active water damage at the time of inspection. Estimate previous leaking from sink has been repaired.

Repair base of vanity and wall below vanity. (Estimate: \$100 - \$250)



Recommendation

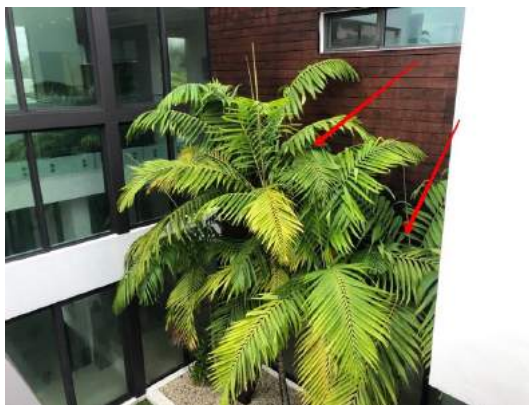
Comment 4

Site

Vegetation/trees growing along siding & roof.

- Debris collecting within roof covering.

Recommend keeping vegetation/trees cut back from side & roof of home as well as properly clear debris from roof to prevent damage to home siding & roof coverings.



**Total Range of Repairs & Recommendations:
>\$36,515 - >\$78,150****

***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.