



## Home Pro Miami

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Inspected By: Tracy Woodard



## Home Inspection Report

Prepared For:

**Sample Report**

Property Address:

**60 Sample Dr**

**Unit 1234**

**Miami, FL**

Inspected on Tue, Feb 7 2017 at 1:00 PM

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

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

#### COMMENT KEY OR DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

# General Information

Inspector: Tracy J Woodard

License No.: HI 1165

Inspector's Signature:



Standards of Practice: NACHI National Association of Certified Home Inspectors

In Attendance: Client, Selling Agent, Listing Agent

Type of Building: Condo

Approximate Age of Building (Year Built): 2008

Age of Building According To: Tax Record

Utilities On During Inspection: Electric Service, Water Service

Property Faces: Northeast, East

Temperature: Over 75

Weather: Clear

Soil Condition: Dry

Rain in the Last 3 Days: No

Radon Test: No

Water Test: No

# Site

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

Driveway:	Parking Garage, Shared Access, Valet Service
Decks, Balconies, Stoops, Steps,	Concrete
Areaways, Porches, Patio/Cover &	Condition: Repair or Replace
Applicable Railings:	
Estimated Cost Of	Detailed Quotation Required
Repairs/Replacements:	

# Exterior

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

Wall Cladding Flashing And Trim:	Cement Stucco Condition: Inspected
Siding Material:	Masonry
Windows:	Aluminum Condition: Inspected
Entry Doors:	Sliding-Glass, Impact Glass Condition: Inspected
Storm Protection:	Impact Resistant Windows
Outlets (exterior):	Condition: Repair or Replace
Estimated Cost Of Repairs/Replacements:	\$100 - \$250

(Exterior continued)



Comment 1:  
Exterior/Site & Balcony Photos.



Figure 1-1



Figure 1-2



Figure 1-3



Figure 1-4



(Exterior continued)



Figure 1-5



Figure 1-6



Figure 1-7



Figure 1-8

(Exterior continued)



Figure 1-9



Figure 1-10



Figure 1-11



Figure 1-12



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

(Exterior continued)



Figure 2-1



Figure 2-2



**Comment 3:**

The exterior outlets are missing a weather proof cover along lower and upper balconies.

- Outlet on lower balcony functioning properly at the time of inspection.
- Outlet on upper balcony not functioning.

Replace exterior GFCI outlet along upper balcony and weather proof exterior covers over exterior outlets. (Estimate: \$100 - \$250)



Figure 3-1



Figure 3-2

(Exterior continued)



Figure 3-3

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# Structure

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

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

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

# Plumbing

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

Water Service:	Public
Plumbing Drain, Waste & Vent Systems:	PVC Condition: Inspected
Plumbing Water Supply and Distribution Systems and Fixtures:	PVC Condition: Inspected
Main Water Shut-off Device:	Within A/C closet Condition: Inspected



#### Comment 4:

Main water shut-off valves (hot & cold water lines) are located within A/C closet next to air handler unit.

(Plumbing continued)



Figure 4-1

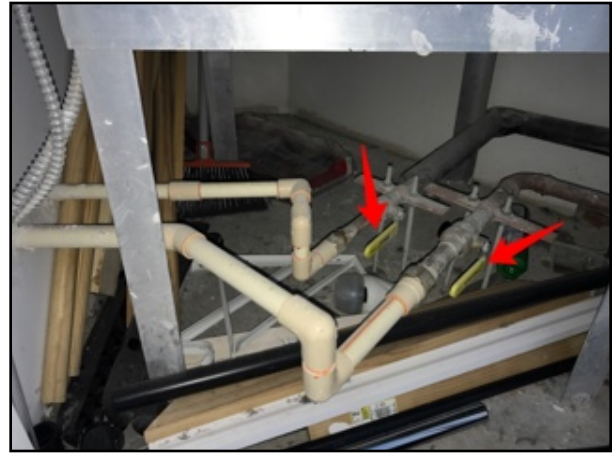


Figure 4-2



Figure 4-3

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.

(Plumbing continued)

## Water Heater

Hot Water Temperature: 118.1 Degrees

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Comment 5:

Hot water systems are controlled/maintained by building.

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



Figure 5-1



# Electrical

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

Type of Service:	Underground
Service Entrance Conductors:	Copper Condition: Inspected
Main Distribution Panel Location:	Interior, Next to front door
Distribution Panel Manufacturer:	Siemens Condition: Inspected
Service Amperage:	125 AMPs
Panel Type:	Circuit Breakers Condition: Inspected
Service Ground:	Unknown Not Visible
Branch Circuit Wiring:	Copper Condition: Inspected
Operation of GFCI (Ground Fault Circuit Interrupters):	GFCIs Present Condition: Inspected
Smoke & Carbon Monoxide Detectors:	9 volt Battery Type, Hard Wired Condition: Inspected

(Electrical continued)

Estimated Cost Of Repairs/Replacements: \$150 - \$300



**Comment 6:**

Main distribution panel (125 AMPs) located next to front door entrance.

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



Figure 6-1



Figure 6-2



Figure 6-3

(Electrical continued)



Comment 7:

Electrical service entrance conductors are in good & working condition within main distribution panel.

- Electrical service is properly grounded in main distribution panel.

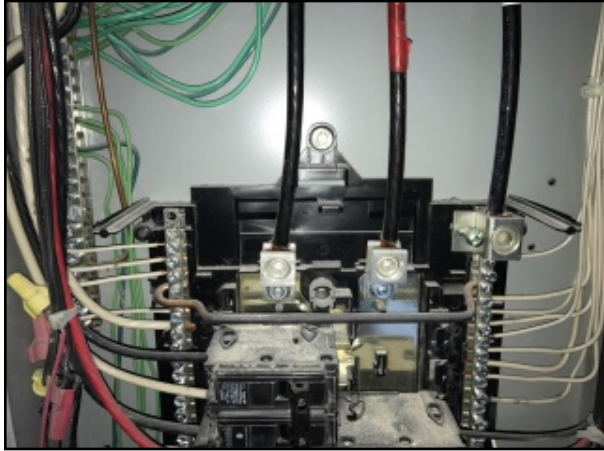


Figure 7-1



Figure 7-2



Comment 8:

Double-tapped circuit within main distribution panel.

- Double-tapped 15 AMP breaker present with multiple circuits connected to a single circuit breaker within main distribution panel. (Breaker does not appear to be over heating or over loaded at the time of inspection.)

Recommend having a licensed electrician install additional circuit breakers and connecting multiple double-tapped circuits to their own individual circuit breaker within main distribution panel. (Estimate \$150 - \$300)

(Electrical continued)

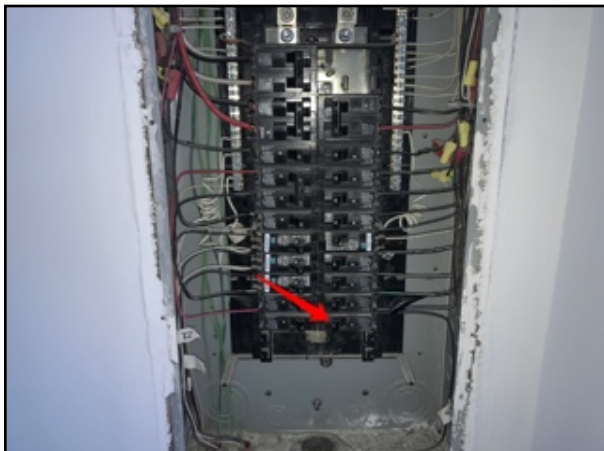


Figure 8-1

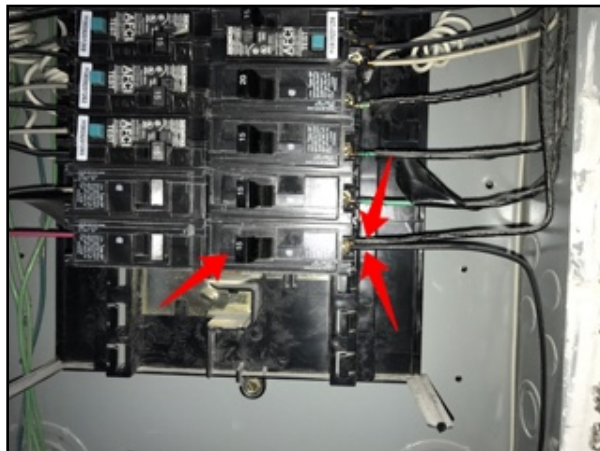


Figure 8-2

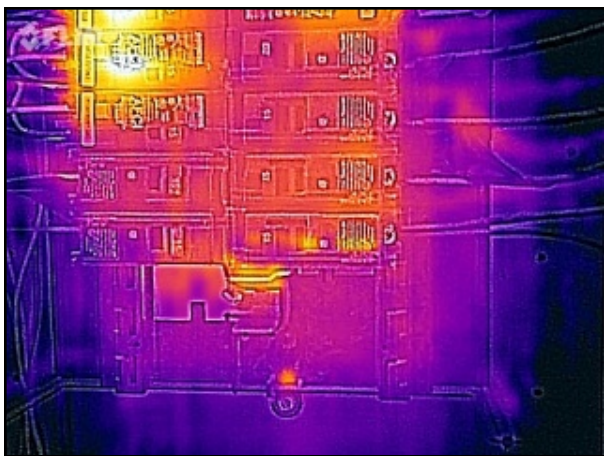



Figure 8-3

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 **Comment 9:**  
Hard wired smoke detectors removed from throughout unit.  
- Removed smoke detectors currently being stored under kitchen sink.  
Re-connect smoke detectors and replace 9V batteries if needed.

(Electrical continued)



Figure 9-1



Figure 9-2



Figure 9-3



Figure 9-4

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.

# Heating / Air Conditioning

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

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

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

(Heating / Air Conditioning continued)

## HVAC System #1

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

Type of Equipment:	Water Source Heat Pump Condition: Inspected
Energy Source:	Electric, Water Condition: Inspected
Input BTUs / Tonnage:	3.5 Ton
Heating Equipment:	Unit not heating at the time of inspection Condition: Repair or Replace
Output Temperature (Heat):	HVAC system not heating at the time of inspection
Operating Controls:	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 Condition: Not Inspected
Cooling and Air Handler Equipment:	Condition: Inspected
Manufacturer (Air Handler Unit):	Trane
Manufactured/Installed (Air Handler Unit):	2007
Output Temperature (Air Conditioner):	56.7 Degrees
Filter Type & Size:	Disposable, 20x24 Condition: Inspected
Estimated Cost Of Repairs/Replacements:	\$150 - \$300

(HVAC System #1 continued)



Comment 10:

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.
- Minor debris build up along exterior of radiator.

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



Figure 10-1



Figure 10-2



Figure 10-3



Figure 10-4



(HVAC System #1 continued)



Figure 10-5



Figure 10-6

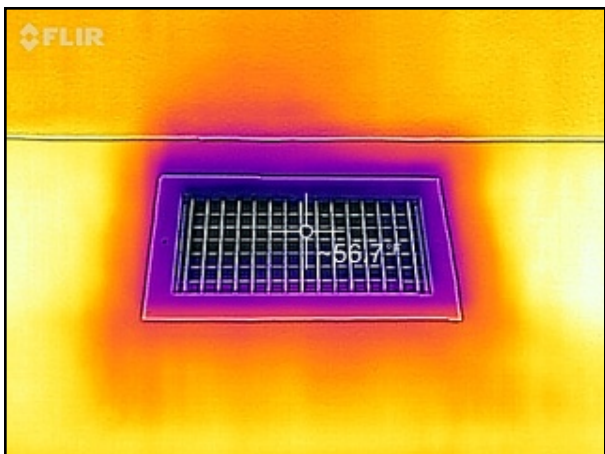


Figure 10-7



Comment 11:

HVAC system not heating at the time of inspection.

Recommend having a licensed HVAC technician repair/replace heating element within unit. (Estimate: \$150 - \$300)

(HVAC System #1 continued)

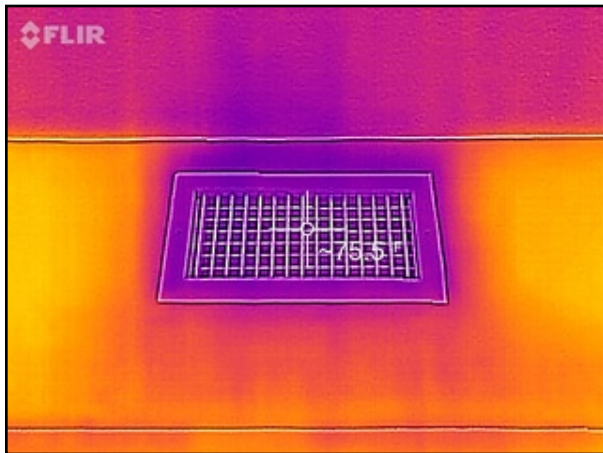


Figure 11-1

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: Repair or Replace
Walls:	Drywall Condition: Repair or Replace
Cabinets:	Lacquer Condition: Inspected
Countertops:	Quartz Condition: Inspected



Comment 12:  
Kitchen Photos.



Figure 12-1



Figure 12-2

(Kitchen continued)



Figure 12-3



Figure 12-4



**Comment 13:**

Apparent water staining to soffit around A/C duct over kitchen.

- When checking area using thermal imaging equipment & moisture meters, moisture intrusion/water damage detected along surrounding kitchen wall and base of wall in upstairs bedroom directly above kitchen.
- Indications of current moisture intrusion & water damage to the interior at the time of inspection (base of upstairs bedroom wall adjacent to balcony and downstairs kitchen wall and soffit around A/C duct).
- Estimate moisture intrusion source to be coming from balcony joint for upstairs second bedroom where balcony Slab meets exterior wall.
- Exterior of building to be covered/maintained by building association. Report moisture intrusion/ water damage to building to be further investigated by building engineer and repaired accordingly. (Estimate: Detailed quotation required)

(Kitchen continued)



Figure 13-1



Figure 13-2



Figure 13-3



Figure 13-4

(Kitchen continued)



Figure 13-5



Figure 13-6



Figure 13-7



Figure 13-8

(Kitchen continued)



Figure 13-9



Figure 13-10



Figure 13-11



Figure 13-12

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.

(Kitchen continued)

## Appliances

Refrigerator:	Whirlpool Condition: Inspected
Range/Cooktop:	Whirlpool Condition: Inspected
Range/Oven:	Whirlpool Condition: Inspected
Range Hood:	Whirlpool Condition: Inspected
Microwave:	Whirlpool Condition: Inspected
Dishwasher:	Whirlpool Condition: Inspected
Disposal:	Badger Condition: Inspected



### Comment 14:

Refrigerator/freezer appears to be functioning properly.

- Power turned-off to appliance prior to inspection.
- Unit cooling during inspection.

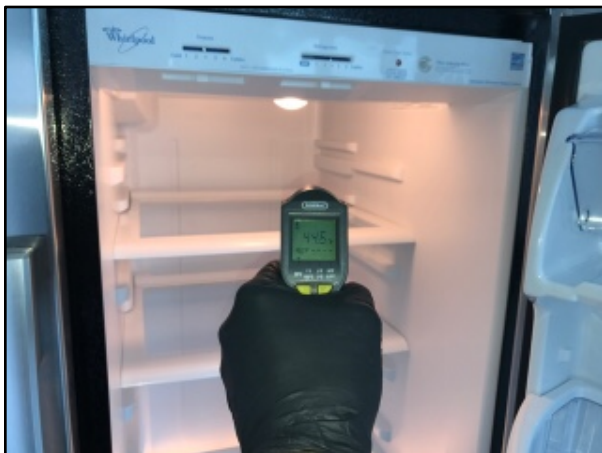


Figure 14-1



Figure 14-2



(Appliances continued)



Comment 15:  
Range oven & cooktop functioning properly.



Figure 15-1



Figure 15-2

# Laundry Room

GFCI Protection:	No Condition: Not Present
Washer:	Whirlpool Condition: Inspected
Dryer:	Whirlpool Condition: Inspected
Dryer Venting:	Flexible Vinyl Condition: Inspected
Dryer Power Source:	220V Electric Condition: Inspected


- 
-  **Comment 16:**  
Laundry closet located within upstairs hallway closet.  
- No indications of water damage or leaking at the time of inspection.



Figure 16-1



Figure 16-2

(Laundry Room continued)



Figure 16-3

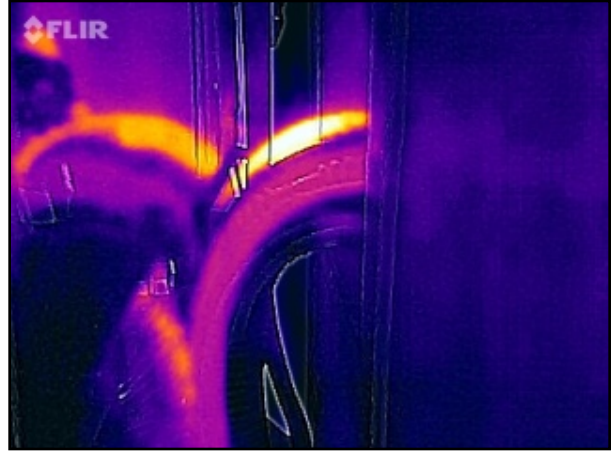


Figure 16-4

## Interior

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

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

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

## Living Room

Ceilings:	Condition: Inspected
Walls:	Condition: Inspected
Floors:	Tile Condition: Inspected
Windows:	Condition: Inspected

(Living Room continued)

Outlets Switches & Fixtures:

Condition: Inspected

Estimated Cost Of  
Repairs/Replacements:



Comment 17:  
Living Room Photos.

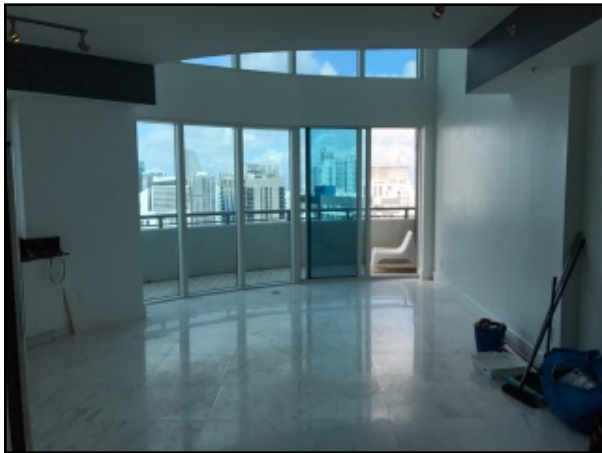


Figure 17-1



Figure 17-2

## Bedrooms

Ceilings:

Condition: Inspected

Walls:

Condition: Inspected

Floors:

Tile

Condition: Inspected

Windows:

Condition: Inspected

Outlets Switches & Fixtures:

Condition: Inspected

Estimated Cost Of  
Repairs/Replacements:

(Bedrooms continued)



Comment 18:  
Bedroom Photos.



Figure 18-1



Figure 18-2



Figure 18-3



Figure 18-4

## Dining Room

Ceilings:

Condition: Inspected

Walls:

Condition: Inspected

Floors:

Tile

Condition: Inspected

Windows:

Condition: Inspected

(Dining Room continued)

Outlets Switches & Fixtures:

Condition: Inspected

Estimated Cost Of  
Repairs/Replacements:



Comment 19:  
Dining Room/Area Photos.

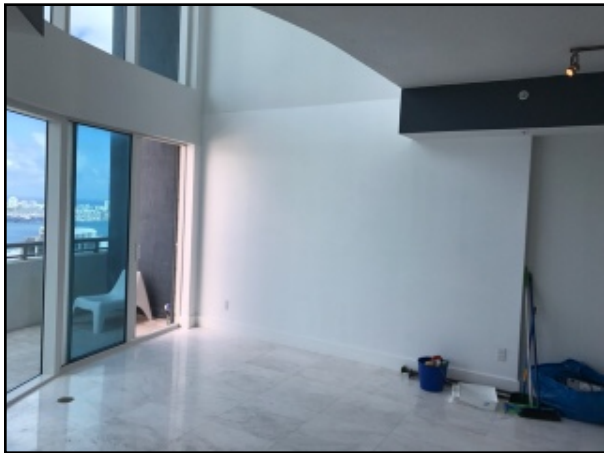


Figure 19-1

## Hallways & Other Rooms

Ceilings:

Condition: Inspected

Walls:

Condition: Inspected

Floors:

Tile

Condition: Inspected

Windows:

Condition: Inspected

Outlets Switches & Fixtures:

Condition: Inspected

Estimated Cost Of  
Repairs/Replacements:

\$100 - \$250

(Hallways & Other Rooms continued)



Comment 20:  
Downstairs Office/Room.



Figure 20-1



Figure 20-2



Comment 21:  
Cracked/broken flooring tile next to front entrance hallway along doorway to A/C closet.  
Repair/replace broken flooring tile in doorway. (Estimate: \$100 - \$250)



Figure 21-1



# Bathrooms

## Bathroom #1

Location:	Downstairs Office Bathroom
Floor:	Tile
Shower:	Condition: Inspected Stand-up
Sink(s):	Condition: Inspected Wall Mounted
Toilet:	Condition: Inspected Standard Tank
Ventilation Type:	Mechanical Ventilator Fan Condition: Inspected
GFCI Protection:	Outlets Condition: Inspected
Estimated Cost Of Repairs/Replacements:	\$150 - \$300



Comment 22:  
Bathroom Photos.

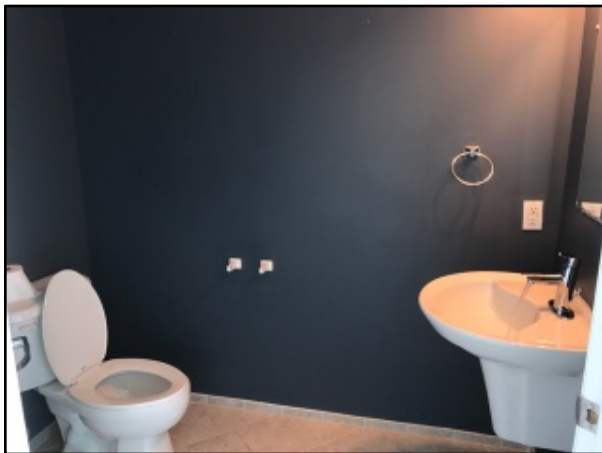


Figure 22-1



Figure 22-2

(Bathroom #1 continued)



Figure 22-3



Comment 23:

Frameless glass shower door/enclosure leaving large gap in doorway when closed. Recommend adding seal along side of glass door or wall to better seal-off shower while in use to prevent leaking out of shower. (Estimate: \$50 - \$100)

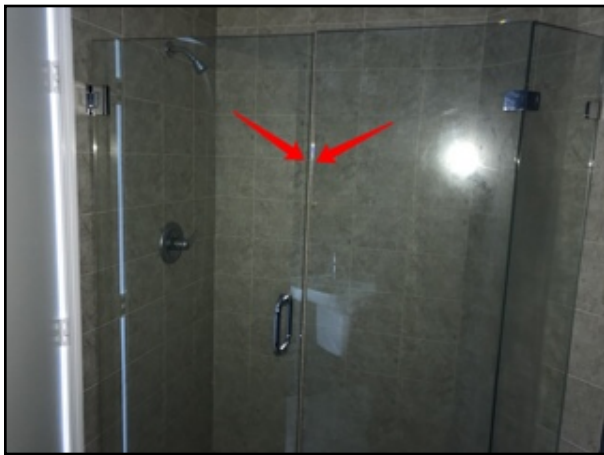


Figure 23-1



Figure 23-2

(Bathroom #1 continued)



**Comment 24:**

Shower walls have missing or loose grout.

- No indications of moisture intrusion or water damage to interior walls around shower.

Recommend re-grouting/caulking shower tiles to prevent possible moisture intrusion into wall. (Estimate: \$100 - \$200)



Figure 24-1



Figure 24-2



Figure 24-3



Figure 24-4

## Bathroom #2

Location:

Within Upstairs Bedroom #2

Floor:

Tile

Condition: Inspected

(Bathroom #2 continued)

Bath Tub:	Recessed Condition: Inspected
Shower:	In Tub Condition: Inspected
Sink(s):	Single Vanity Condition: Inspected
Toilet:	Standard Tank Condition: Inspected
Ventilation Type:	Mechanical Ventilator Fan Condition: Inspected
GFCI Protection:	Outlets Condition: Inspected



Comment 25:  
Bathroom Photos.

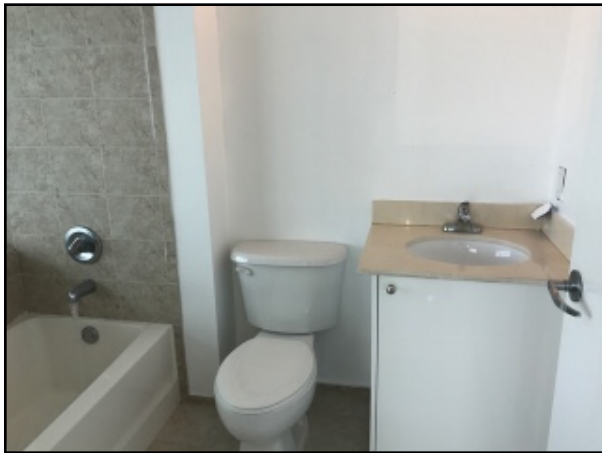


Figure 25-1



Figure 25-2

(Bathroom #2 continued)



Figure 25-3



Figure 25-4

## Bathroom #3

Location:	Upstairs Master Bathroom
Floor:	Tile
	Condition: Inspected
Bath Tub:	Recessed
	Condition: Inspected
Shower:	Stand-up
	Condition: Inspected
Sink(s):	Double Vanity
	Condition: Inspected
Toilet:	Standard Tank
	Condition: Inspected
Ventilation Type:	Mechanical Ventilator Fan
	Condition: Inspected
GFCI Protection:	Outlets
	Condition: Inspected
Estimated Cost Of Repairs/Replacements:	\$250 - \$600

(Bathroom #3 continued)



Comment 26:  
Bathroom Photos.



Figure 26-1



Figure 26-2



Figure 26-3



Figure 26-4

(Bathroom #3 continued)



Figure 26-5



Figure 26-6



**Comment 27:**

Jacuzzi tub access panel located within mast bathroom vanity below sink.

- Jacuzzi motor functioning properly at the time of inspection.
- No indications of leaking from jacuzzi pump system below tub fixture at the time of inspection.



Figure 27-1



Figure 27-2

(Bathroom #3 continued)



**Comment 28:**

Indications of minor leaking from hot water valve handle to jacuzzi tub fixture.

- Valve handle working properly, but minor leaking detected from below fixture connection to plumbing accessible from jacuzzi motor access panel within bathroom vanity.

Repair/replace hot water valve handle to tub faucet fixture. (Estimate: \$100 - \$250)



Figure 28-1



Figure 28-2



**Comment 29:**

Sink fixture hot water valve handle leaking above vanity countertop.

Repair/replace hot water valve handle to sink faucet fixture. (Estimate: \$100 - \$200)



Figure 29-1



Figure 29-2



(Bathroom #3 continued)



**Comment 30:**

Vanity & countertop are loose and grouting/seal along back wall is deteriorated. Recommend re/sealing vanity countertop in place. (Estimate: \$50 - \$150)



Figure 30-1

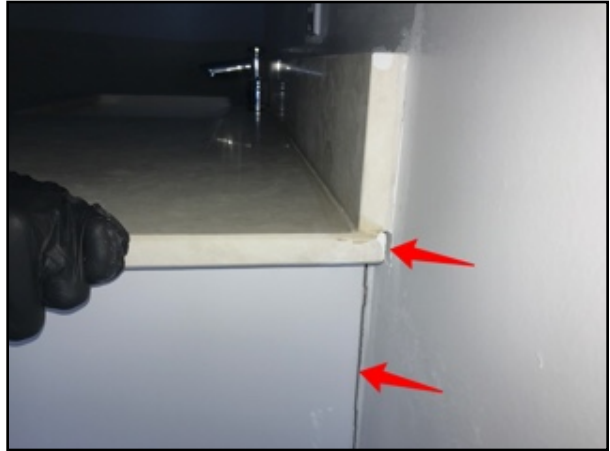


Figure 30-2



Figure 30-3

# Report Summary

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

## Exterior

1) Comment 3: The exterior outlets are missing a weather proof cover along lower and upper balconies.

- Outlet on lower balcony functioning properly at the time of inspection.
- Outlet on upper balcony not functioning.

Replace exterior GFCI outlet along upper balcony and weather proof exterior covers over exterior outlets. (Estimate: \$100 - \$250)



Figure 3-1



Figure 3-2

(Report Summary continued)



Figure 3-3

## Electrical

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2) Comment 8: Double-tapped circuit within main distribution panel.

- Double-tapped 15 AMP breaker present with multiple circuits connected to a single circuit breaker within main distribution panel. (Breaker does not appear to be over heating or over loaded at the time of inspection.)

Recommend having a licensed electrician install additional circuit breakers and connecting m double-tapped circuits to their own individual circuit breaker within main distribution panel. (Estimate \$150 - \$300)

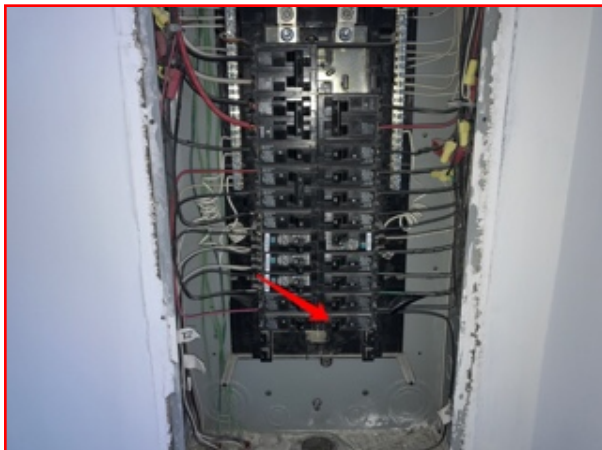


Figure 8-1

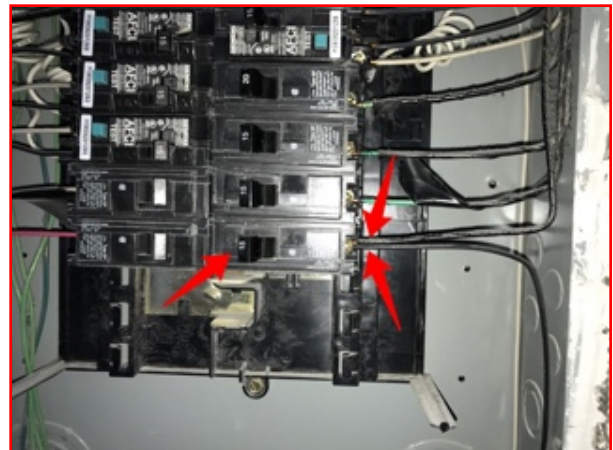


Figure 8-2

(Report Summary continued)

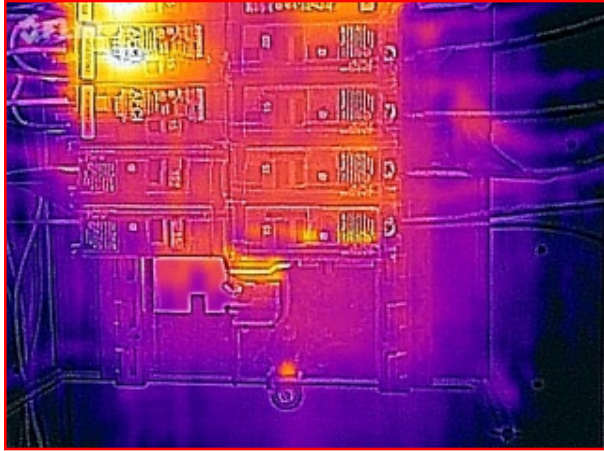


Figure 8-3

3) Comment 9: Hard wired smoke detectors removed from throughout unit.  
- Removed smoke detectors currently being stored under kitchen sink.  
Re-connect smoke detectors and replace 9V batteries if needed.



Figure 9-1



Figure 9-2

(Report Summary continued)



Figure 9-3



Figure 9-4

## Heating / Air Conditioning: HVAC System #1

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4) Comment 11: HVAC system not heating at the time of inspection. Recommend having a licensed HVAC technician repair/replace heating element within unit. (Estimate: \$150 - \$300)

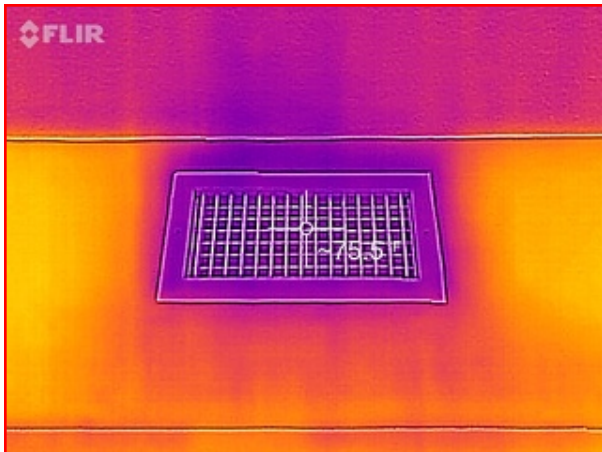


Figure 11-1

(Report Summary continued)

## Kitchen

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5) Comment 13: Apparent water staining to soffit around A/C duct over kitchen.

- When checking area using thermal imaging equipment & moisture meters, moisture intrusion/water damage detected along surrounding kitchen wall and base of wall in upstairs bedroom directly above kitchen.

- Indications of current moisture intrusion & water damage to the interior at the time of inspection (base of upstairs bedroom wall adjacent to balcony and downstairs kitchen wall and soffit around A/C duct).

- Estimate moisture intrusion source to be coming from balcony joint for upstairs second bedroom where balcony Slab meets exterior wall.

- Exterior of building to be covered/maintained by building association.

Report moisture intrusion/ water damage to building to be further investigated by building engineer and repaired accordingly. (Estimate: Detailed quotation required)



Figure 13-1

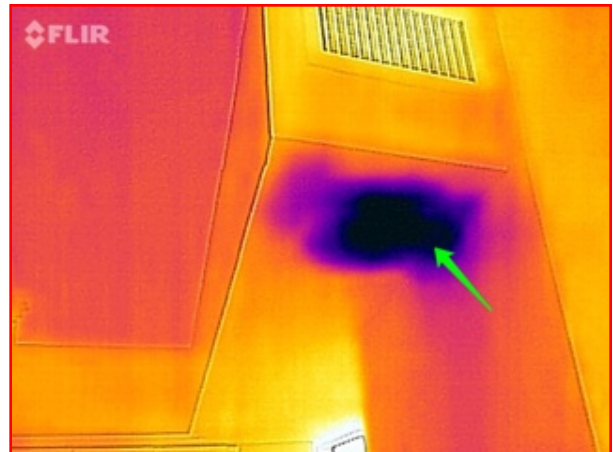


Figure 13-2

(Report Summary continued)



Figure 13-3



Figure 13-4



Figure 13-5



Figure 13-6

(Report Summary continued)



Figure 13-7



Figure 13-8



Figure 13-9



Figure 13-10



(Report Summary continued)



Figure 13-11



Figure 13-12

## Interior: Hallways & Other Rooms

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6) Comment 21: Cracked/broken flooring tile next to front entrance hallway along doorway to A/C closet.

Repair/replace broken flooring tile in doorway. (Estimate: \$100 - \$250)



Figure 21-1

(Report Summary continued)

## Bathrooms: Bathroom #1

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7) Comment 23: Frameless glass shower door/enclosure leaving large gap in doorway when closed.

Recommend adding seal along side of glass door or wall to better seal-off shower while in use to prevent leaking out of shower. (Estimate: \$50 - \$100)



Figure 23-1



Figure 23-2

8) Comment 24: Shower walls have missing or loose grout.

- No indications of moisture intrusion or water damage to interior walls around shower.

Recommend re-grouting/caulking shower tiles to prevent possible moisture intrusion into wall. (Estimate: \$100 - \$200)

(Report Summary continued)

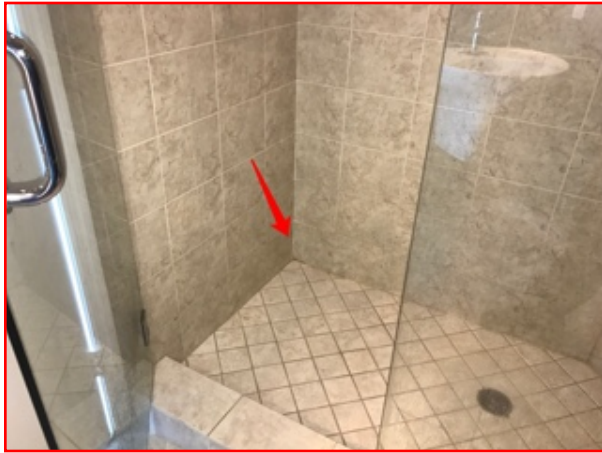


Figure 24-1



Figure 24-2



Figure 24-3



Figure 24-4

### Bathrooms: Bathroom #3

---

9) Comment 28: Indications of minor leaking from hot water valve handle to jacuzzi tub fixture.

- Valve handle working properly, but minor leaking detected from below fixture connection to plumbing accessible from jacuzzi motor access panel within bathroom vanity.

Repair/replace hot water valve handle to tub faucet fixture. (Estimate: \$100 - \$250)

(Report Summary continued)



Figure 28-1



Figure 28-2

10) Comment 29: Sink fixture hot water valve handle leaking above vanity countertop.

Repair/replace hot water valve handle to sink faucet fixture. (Estimate: \$100 - \$200)



Figure 29-1



Figure 29-2

11) Comment 30: Vanity & countertop are loose and grouting/seal along back wall is deteriorated.

Recommend re/sealing vanity countertop in place. (Estimate: \$50 - \$150)

(Report Summary continued)



Figure 30-1



Figure 30-2



Figure 30-3

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.