

A large, bold, dark green letter 'A' is centered in the upper half of the page. The letter has a thick, uniform stroke and a white triangular cutout in the center.

THE ALLIED REPORT



Inspection # **031224-1456**

Inspection Date: **3/12/2024**

Time: **12:00 PM**

Weather/Temp: **Sunny 89 Degrees F**

Client Name: **David Sinopoli**

Property Address: **14560 NE 3rd Court**

City: **Miami**

State: **FL**

Zip: **33161**

Phone

Home:

Work:

Cell:

Allied Building Inspection Services has completed the following inspection(s) for the above location per customer's request.

Inspection Type

- Roof
- Structural
- Mechanical
- Electrical
- Plumbing
- Appliances
- Doors, Windows and Fencing
- Pool / Spa
- Wood Destroying Organisms
- Four Point Report
- Wind Mitigation Report
- Sewer Scope
- Walk Thru / Punchlist
- Limited mold assessment

Type of Building

- Single Family
- Town House
- Condominium
- Unit Apartment
- Duplex
- Property is: Occupied Vacant

Present at Inspection

- Client **David Sinopoli**
- Seller
- Buyer's Agent **Adam Freeman**
- Inspector **Johnny Rosales**
- Inspector **Bill Guggisberg- Mold Assessor**
- Other **David Garcia - Y44Allied Sewer Camera Technician**

Names / Phone Numbers

We appreciate the opportunity to provide you with our inspection services. If you have any further questions regarding this report, please feel free to contact us at (305) 234-7377 in Dade, (954) 977-9875 in Broward, (561) 243-2442 in Palm Beach, or 1-800-806-1454 in Monroe & other counties.

THANK YOU

Client Signature **Online**

JOHN MICALI, President
ALLIED BUILDING INSPECTION SERVICES, Inc.

Inspector **Paul Badics**

Home Inspector # **HI 11520**

Contact # **(305) 234-7377**

Rev. 04/12/18



Allied Building Inspection Services Inspection Agreement

LIMITATIONS AND CONDITIONS OF THE PROPERTY INSPECTION

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Client on this Inspection Order (hereinafter "Client") and Allied Building Inspection Services, Inc. (hereinafter "Inspector") agree as follows: There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One property owner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

Inspector will perform a limited, non-invasive, visual inspection of the Property. The Inspection will be conducted under the Standards of Practice ("SOP") in accordance with the American Society of Home Inspectors ("ASHI") and the SOP of the State of Florida. A copy of the ASHI SOP can be found at www.ashi.org, and a copy of the State of Florida SOP can be found at [https://www.flrules.org/gateway/RuleNo.asp?title=Home Inspectors&ID=61-30.801](https://www.flrules.org/gateway/RuleNo.asp?title=Home%20Inspectors&ID=61-30.801). The Property Inspection provides you with a basic overview of the present condition of the property. It is not a prediction of future performance or utility. Because your Property Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Property Inspection.

If you are concerned about any conditions noted in the Property Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost.

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Property Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building. **ACTUAL REPAIR COSTS, IF ANY, MUST BE DETERMINED BY THE CUSTOMER. DO NOT RELY ON COST ESTIMATES IN THIS REPORT.**

A Property Inspection does not and cannot include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden from view or inaccessible.

Some intermittent problems may not be obvious on a Property Inspection because they only happen under certain circumstances. As an example, your Property Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Property Inspectors will not find conditions that may only be visible when personal property or furniture is moved. Inspectors do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move personal property or furniture to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Property Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in the building components or in the soil, water, or air in or around the building.

The Inspection does not include reporting on spores, fungus, mold or mildew that may be present unless a separate Limited Moisture and Mold Assessment is ordered. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If any potential occupant of your property suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Property Inspector does not look for and is not responsible for fuel oil, septic, or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) THE REPORT IS FOR OUR CLIENT ONLY.

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

7) CANCELLATION FEE / COLLECTION

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply. Payment is due upon completion of this inspection. Payable by Credit Card, check, money order or cash. Make check/money order payable to: Allied Building Inspection Services, Inc 8203 SW 124th Street, Miami, FL 33156.

In the event that any monies due under this agreement are not paid, Allied Building Inspection Services, Inc. shall be entitled to recover all costs of collection, including reasonable attorney's fees and interest at the maximum rate allowed by law.



**Allied Building Inspection Services Inspection Agreement
LIMITATIONS AND CONDITIONS OF THE PROPERTY INSPECTION**

8) NOTICE AND WAIVER CLAUSE:

Any claim arising out of or related to any act or omission of the Inspector in connection with the inspection of the property shall be made in writing and reported to the Inspector within fourteen (14) business days of discovery and to allow Inspector a reasonable opportunity to re-inspect the issue giving rise to the claim before undertaking any repairs. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate. Client agrees that a failure to comply with the terms of this paragraph shall constitute a waiver of such claim.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY:

There is no express or implied warranty of any kind regarding the condition of the property or any of the items or systems contained therein, or as to the future performance or expected lifespan of any of the items or systems contained therein, whether or not mentioned in the Property Inspection Report. This is a limited inspection only, and this Agreement, the Property Inspection, and the Property Inspection Report do not constitute a general warranty, an insurance policy, a certification, or a guarantee of any kind. It is not a compliance or certificate for past or present governmental or local codes and regulations.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES:

The Client agrees that total liability of the Inspector for any and all damages whatsoever arising out of or in any way related to this Agreement, for any cause of action whatsoever, whether in contract or in negligence or for errors and omissions shall be limited to the greater of the amount of the fee paid for the inspection or \$250.00 unless a residential inspection services warranty is applicable (if this is a joint purchase, signee represents actual authority to sign for both parties).

11) DISPUTE RESOLUTION; BINDING ARBITRATION:

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be submitted for final and binding arbitration under the Rules and procedures of the American Arbitration Association. CLIENT agrees to pay all required filing fees. The arbitrator may also award the prevailing party attorney fees and costs. The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the Award may be entered in any court of competent jurisdiction.

12) ATTORNEYS FEES CLAUSE:

In the event of Dispute resolution including litigation relating to the subject matter of this Agreement, the non-prevailing party shall reimburse the prevailing party for all reasonable attorney fees and costs resulting therefrom.

13) BINDING ON OTHERS CLAUSE:

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective spouses, heirs and successors.

14) INTEGRATION CLAUSE:

This Agreement constitutes the entire agreement of the parties with respect to the subject matter thereof, and supersede all prior negotiations, agreements and understandings with respect thereto. This Agreement may only be amended by a written document duly executed by all parties and shall be construed and enforced in accordance with the laws of the State of Florida.

15) SEVERABILITY CLAUSE:

If any provision or provisions of this Agreement shall be held to be invalid, illegal, unenforceable or in conflict with the law of any jurisdiction, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

16) NON-WAIVER CLAUSE:

The failure by one party to require performance of any provision shall not affect that party's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this Contract constitute a waiver of any subsequent breach or default or a waiver of the provision itself.

17) WAIVER OF STATUTE OF LIMITATIONS:

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be commenced within one year of the date of the inspection, without regard to the date the breach is discovered. Any action not brought within that one-year time period shall be barred, without regard to any other limitations period set forth by law or statute.

Your confirmation of this agreement constitutes a binding contract. Under most circumstances, acceptance of this agreement is necessary prior to execution of the inspection.



ROOF SYSTEM

	Predominant		Secondary		Other	
Roof faces	NorthWest		SouthEast			
Slope	2:12		4:12			
Covering material	Modified Bitumen Membrane		Metal Panel			
Estimated Age	13+/- years		13+/- years		_____ years	
Remaining useful life*	1+/- years		10+/- years		_____ years	
Date of last permit	11/21/2011		11/21/2011		_____	
Date of last update	1/13/2012		1/13/2012		_____	
Amount of replacement	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Partial	<input type="checkbox"/> Full	<input type="checkbox"/> Partial	<input type="checkbox"/>	<input type="checkbox"/> Partial
	_____ %		_____ %		_____ %	
Overall condition	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good
Roof at point of replacement	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
	(explain)		(explain)		(explain)	
Signs of damage	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Yes	<input checked="" type="checkbox"/> No	Yes	<input type="checkbox"/> No
Leak marks observed	Yes	<input checked="" type="checkbox"/> No	Yes	<input checked="" type="checkbox"/> No	Yes	<input type="checkbox"/> No

*Note: Remaining life expectancies are estimates based on implementation of recommended repairs and continued proper maintenance.

Access to attic space: **Master Bedroom Closet**

COMPONENTS

	Satisfactory	Repair	Replace	N/A
Gravel Stop				<input checked="" type="checkbox"/>
Drip Edge		<input checked="" type="checkbox"/>		
Valley Metal	<input checked="" type="checkbox"/>			
Flashings	<input checked="" type="checkbox"/>			
Parapet Wall				<input checked="" type="checkbox"/>
Fascia Boards		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Soffits / Screens	<input checked="" type="checkbox"/>			

	Satisfactory	Repair	Replac	N/A
Rafters & Joists				<input checked="" type="checkbox"/>
Trusses		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Tongue & Groove				<input checked="" type="checkbox"/>
Plywood	<input checked="" type="checkbox"/>			
Vent Boots	<input checked="" type="checkbox"/>			
Pitch Pans				<input checked="" type="checkbox"/>
Gutters				<input checked="" type="checkbox"/>
Sky Lights				<input checked="" type="checkbox"/>

Attic: Inspected Portions not inspected due to: **Low framing , Duct work,Insulation**

Ventilation: Soffit vents Louvers Turbines Roof Vents

Satisfactory Poor

COMMENTSDeficiencies: No deficiencies noted Deficiencies noted

The purpose of the roof inspection is to visually find evidence of current leakage through the roof coverings, where accessible, from various areas of the structure. We noted the following:

1. Roof Covering(s):**a. Predominant:**

- Membranes were visibly worn at multiple areas as well as excessive loss of surfacing granules.
- Wrinkles were noted in multiple areas. The roof may no longer be watertight because a lap has failed.
- Accumulated organic matter including leaves, tree branches, etc. are present at multiple areas on the roof surface.
- Based on the above noted findings, the subject roof systems are beyond the economic life expectancy and at the point of replacement. We recommend further evaluation of roofing contractors prior to expiration of the due diligence period to determine replacement options, scope, and actual costs.

b. Secondary:

- Multiple areas of the ridge did not appear to be properly sealed, open seams were observed.

c. Note:

- We noted that fascia board nailing appeared to be over driven. This can distort the wood and may cause splitting, compromise its effectiveness, and could lead to water damage and other issues.
- Due to above noted nailing pattern, we observed open/split corners.
- Discolorations were observed on multiple areas of the drip edge and roof surfaces.
- All trees/plants within ten feet (10') should be trimmed away from the roof coverings.

2. Attic:

a. The attic was altered at the entrance areas by a storage platform, as a result of reduced insulation. See additional comments in mechanical section.

b. Attic access is limited due to physical height size and stored items of the attic space. Access and inspection were limited to the attic scuttle entrance/platform. As a result, only a portion of the attic was visible and accessible. Other areas of the house do not have an attic due to the design. Attic access was very limited.

ROOF INSPECTION REPORT

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3. Detached Structure:

a. **Damaged/slit rafter was noted on the second-floor south bedroom wall. We recommend buyers obtain further evaluation by a structural engineer, prior to expiration of the due diligence period.**

NOTE: This report is made to the best of our ability on the existing conditions of the roof coverings. As all areas of the roof and attic are not accessible or visible and the roof membranes are not visible due to coverings such as tile, gravel, and other coatings, the inspector cannot guarantee against any hidden defects, future leaks, or repairs. No inspection has been made for such structural conditions as this would require engineering skills and practices.

ESTIMATED COST OF REPAIRS \$32,500 +/-

OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY

INSPECTED BY: **Paul Badics**

SIGNATURE:



HI 11520

Inspection # 031224-1456

FOUNDATION

<input type="checkbox"/>	Slab on grade with continuous edge	<input type="checkbox"/>	Continuous pad	<input type="checkbox"/>	Piling
<input checked="" type="checkbox"/>	Raised floor with crawl space	<input type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	Concrete
<input type="checkbox"/>		<input type="checkbox"/>	Not visible	<input checked="" type="checkbox"/>	Portions of crawl space were not accessible
<input type="checkbox"/>	Supports placed under residence as stop-gap	<input type="checkbox"/>		<input type="checkbox"/>	Ponding water under residence
<input checked="" type="checkbox"/>	1st floor is concrete, 2nd floor is concrete	<input type="checkbox"/>	Other		
<input type="checkbox"/>	1st floor is concrete, 2nd floor is wood joist and sheathing				
Site Grading:	<input checked="" type="checkbox"/> Sufficient for drainage	<input type="checkbox"/>	Insufficient for drainage		
	<input checked="" type="checkbox"/> Settlement cracks	<input type="checkbox"/>	All floors are wood frame		

WALLS/CEILINGS

Walls:	<input checked="" type="checkbox"/> Concrete block & stucco	<input checked="" type="checkbox"/> Wood frame	
	<input checked="" type="checkbox"/> Hairline expansion cracks	<input type="checkbox"/> Other	
	<input type="checkbox"/> 1st floor is CBS, 2nd level is wood frame	<input type="checkbox"/>	<input type="checkbox"/> 1st floor is CBS, 2nd level is CBS
Ceiling:	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Plaster	<input type="checkbox"/> Tongue & groove Concrete
	<input type="checkbox"/> Stucco	<input checked="" type="checkbox"/> Leak marks/stains	
Siding:	<input checked="" type="checkbox"/> Wood siding	<input type="checkbox"/> Masonite siding	<input type="checkbox"/> Metal lath & stucco
	<input checked="" type="checkbox"/> Siding touching soil	<input checked="" type="checkbox"/> Other	
Gables:	<input type="checkbox"/> Gable ends are CBS	<input type="checkbox"/> Gable ends are wood frame	<input checked="" type="checkbox"/> No gables <input type="checkbox"/> Concrete

ROOF FRAMING

Trusses:	<input checked="" type="checkbox"/> Pre-fabricated trusses	<input type="checkbox"/> Pre-cast concrete	<input type="checkbox"/> Exposed timber
	<input type="checkbox"/> Solid concrete	<input type="checkbox"/> Steel joist	<input type="checkbox"/> Conventionally framed joists & beams
	Hurricane straps visible on joist ends or truss:		Not Visible
	<input checked="" type="checkbox"/> Limited access	<input type="checkbox"/> Other	

GENERAL OBSERVATIONS

<input checked="" type="checkbox"/>	Detached structure	<input type="checkbox"/>	Additions or alterations to original structure noted
<input type="checkbox"/>	Garage enclosed to living space	<input checked="" type="checkbox"/>	Significant alterations or renovations noted

COMMENTSDeficiencies: No deficiencies Deficiencies noted

The purpose of the structural inspection is to visually find evidence of abnormal settlement, lateral movement or structural weakness in the accessible load bearing structural components. The foundation of the structure is not visually accessible. The footings, foundation, floor members and bearing walls comprise the structural components of the building.

1. Exterior:

a. All trees, plants, and shrubs should be trimmed at least two feet (2') from the structure. All trees/plants within ten feet (10') should be trimmed away from the roof coverings. Removal should be considered for all trees planted within five feet (5') of the structure.

b. Settlement/movement was visible at multiple locations of the driveway paver stones.

c. Hairline cracks were visible at multiple areas of the exterior walls, these cracks/openings are typically settlement/expansion cracks and are considered cosmetic. All exterior cracks should be sealed to prevent water intrusion and possible further damage due to moisture intrusion. These cracks should be monitored for further expansion and development.

d. Previous repairs were observed in multiple areas.

e. Discoloration was observed at multiple exterior wall areas.

d. Deteriorated grout was observed at multiple areas at the glass blocks adjacent to the main entry door.

f. Wood decaying fungi damage was visible on multiple areas of the wooden walkway planks, multiple columns/posts, wooden beams, fencing and decks.

g. Bulges, exposed rebar possible spalling and thermal anomaly was noted at the left side of the window header near the main entry door left window.

h. Excessive amount of root growth was noted at multiple areas around the perimeter/pool creating possible tripping hazard. We recommend buyers obtain estimates from a certified arborist, prior to the expiration of the due diligence period.

i. At the time of the inspection we observed structural/settlement cracking at multiple concrete blocks. As well as thermal anomalies indicating hollow/damaged concrete blocks at various corners.

j. Detached Structure:

- Ground contact was noted at the bottom of the wooden siding at multiple areas around the perimeter. Areas of ground contact may cause moisture intrusion at the adjacent interior side.

- Condition of framing behind the above noted sidings are not visible and is unknown.

- Honeycombing was noted on the storage room door concrete door frame.

- Spalling, exposed rebars and alterations were noted on the ceiling at the left ground level.

k. Pool Pergola:

- Cracked/damaged tiles were noted at multiple floor areas.

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- Hollow tiles were observed in multiple areas, damaged tiles and deteriorated grout was observed.
- Multiple areas of the pergola metal rafters appeared to be improperly installed. We noted open joints and warped rafters.
- Rust/corrosion, and damaged fasteners were visible at multiple areas of the bottom post fasteners. Corroded fasteners can experience a reduction in shear and uplift strength making the cage more vulnerable to damage in severe winds.

2. Foyer:

- a. Cracked/damaged tiles were noted at multiple floor areas.
- b. Deteriorated/missing grout was observed at various floor areas.

3. Master Bathroom:

- a. Previous unworkmanlike caulking/repairs were noted in multiple areas in the shower.
- b. Tile was missing at the top side of the shower enclosure near the entry door. Multiple tiles appeared to de-bonded below the missing tile.
- c. Grout was deteriorated cracked at multiple areas adjacent to the glass block wall.

4. Northwest Guest Bedroom Suite:

- a. Moisture damage was noted on the lower wall below the air handler unit. No elevated moisture levels were detected via moisture meter at the time of the inspection.
- b. Grout/cement was deteriorated missing at multiple wall areas.
- c. Stain marks, mold-like substances were visible on multiple floor and wall areas behind the toilet.
- d. Vanity cabinet appeared to be improperly installed, top left drawers were binding at the adjacent wall.
- c. Moisture stain marks were noted in the left vanity cabinet. No elevated moisture levels were detected via moisture meter at the time of the inspection.
- d. Unworkmanlike caulking was noted at multiple areas at the vanity cabinet and at the adjacent wall.
- e. Header over the bathroom west door (exterior) did not appear to properly be flashing at the wall.
- f. Grout/caulk was missing/deteriorated at multiple areas adjacent to the tub.

- g. We noted that the jet tub was installed with a shower enclosure without any graspable handle. We recommend a further evaluation by a licensed trade professional to determine additional safety due to high jet tub.



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5. Living Room:

- a. Moisture stains and unknown substances were visible on multiple areas on the ceiling. No elevated moisture levels were detected via thermal imaging camera at the time of the inspection.
- b. Crown molding was loose/detached at multiple areas.
- c. Cracked/damaged concrete blocks were noted at the left/south a/c supply register.
- d. Entry step height exceeded the seven and 7 inch and three-quarters ($7\frac{3}{4}$) maximum step height at the glass sliding door leading to the outside. Any significant variation that would interfere with the rhythm of a person's natural stride should be avoided.

6. Dining Room:

- a. Chipped concrete and exposed EMT conduit was noted at the upper southwest wall.

7. Detached Structure Bedroom Suite:

- a. Mold-like substances were visible on multiple areas of the mini-split coil and fan.

8. Crawl Space:

- a. Rubbish/debris was visible in multiple areas.
- b. Previous unworkmanlike repairs were noted in various areas.
- c. Spalling/exposed rebars were noted in multiple areas.
- d. Some areas of the crawlspace may have been visually restricted by limitations/accessibility.
- e. Honeycombing was observed on multiple concrete beams.
- f. Concrete I shape floor joist showed sight of cracking/separation from previous spalling.
- g. Settlement was noted at the at the structure causing bulges/separation between concrete subfloor and I beam.
- h. It appeared that a cast iron pipe was terminated.
- i. Structural components appeared to be compromised in multiple areas.

9. Note:

- a. Hairline cracks were visible on multiple wall/ceiling areas.
- b. Mold-like substances were visible on multiple A/C supply registers and adjacent wall/ceiling areas.
- c. At the time of the inspection we noted that lower board trim/baseboard was not installed.



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d. Hollow tiles:

- Cement mortar appeared to be de-bonded at multiple areas of the tile floor, indicating voids causing hollow sound. Debonding occurs when an adhesive stop sticking (adhering) to an adherend or substrate material. Cracked tiles and/or deteriorated grout joints exist.

e. Damaged/cracked tiles:

- We noted hairline cracks at multiple areas at the floor throughout the residence. It is unknown if matching replacement tiles exist. We recommend the buyer inquire with the seller regarding replacement tiles and consult with a tile contractor to determine options and costs. Costs will greatly vary.

f. Thermal anomaly was observed via infrared camera from the conditioned space. Anomaly appeared to be associated with missing damaged insulation in attic space that is letting heat into residence.

g. Honeycombing refers to voids in concrete caused by the mortar not filling the spaces between the coarse aggregate particles. It usually becomes apparent when the formwork is stripped, revealing a rough and 'stony' concrete surface with air voids between the coarse aggregate.

10. We noted that the property has significant remodeling and/or alterations that do not appear to be original construction. We recommend buyers obtain a thorough permit history search prior to the expiration of the due diligence period to determine if the remodeling or alterations are permitted, legal, and to code. If no, or inadequate, permits are noted, we recommend buyer consult with an architect and contractor to determine the scope and costs to properly permit the improvements.

11. Based on the above noted findings, we recommend buyer obtain further evaluation by a structural engineer and the development of a repair scope/design, specifications and obtaining trade estimates for actual repair costs prior to the expiration of the due diligence period. The below estimate is for order of magnitude, and the actual costs may be more or less.

12. Visible mold-like substances and/or areas of active or evidence of previous moisture intrusion exist as mentioned in the report. We recommend performing a mold assessment to determine the scope of mold, if any, and the necessary remediation that may be required. □

NOTE: Most buildings have cracked window panes and other defects. This inspection does not determine the presence or absence of safety glass. The subsurface component conditions are not visible or accessible.

OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.

ESTIMATED COST OF REPAIRS \$135,000 +/-
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INSPECTED BY: **Paul Badics**
HI 11520

SIGNATURE:



Inspection # **031224-1456**

MECHANICAL

Air conditioning: Split system Pkg. Sys. Temp. below 65° F (unable to test) Zones: Two(2)
 Heating: Heat pump Gas Oil Electric
 Unit(s): Wall unit air conditioners
 Ductwork: Rigid fiberglass Flex. Duct Galvanized steel Other
 Insulation: R-19 R-30 Batts Loose insulation Other R7+/-

COMPONENTS

	Satisfactory	Repair	Replace	N/A
Air handler units		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Condensing units		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Package systems				<input checked="" type="checkbox"/>
Heat pump				<input checked="" type="checkbox"/>
Duct work	<input checked="" type="checkbox"/>			
Thermostats		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Air flow		<input checked="" type="checkbox"/>		
Insulation / Refrigerant line		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Electrical resistance furnace @ AHU				<input checked="" type="checkbox"/>
Bath exhaust fans		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Filter	<input checked="" type="checkbox"/>			

Type	Manufacturer	Age (yrs)	Amps	Fan	Tonnage	T.D.*
Cond Unit#1	Rheem	13+/-	26.4 A	Operable	5	N/A
AHU#1	Rheem	13+/-	N/A	Operable	5	19.8
Cond Unit#2	Mitsubishi	N/A	10.5 A	Operable	1.5	N/A
AHU#2	Pioneer	N/A	N/A	Operable	1.5	24.6

SF Calculation: 5 Tons X 500 SF Per Ton = 2500 SF Capacity

Return air - Supply air = *Temp. differential
 =

COMMENTSDeficiencies: No deficiencies noted Deficiencies noted (see comments)

The purpose of the HVAC inspection is to visually assess the condition of the cooling, heating and ventilation operation of the HVAC air conditioning equipment. We noted the following:

1. Condensing Unit:

a. Condensing unit coils appeared to show signs of rust/corrosion and may require servicing/replacement soon.

2. Air Handler Unit #1 (Main Building):

a. Air handling unit coils appeared to be collecting dust/debris/corrosion and may require servicing/replacement soon.

b. Based on the age and condition of the A/C equipment, we recommend the buyer budget to replace the system, in lieu of repairs.

3. Air Handler Unit#2 (Detached Structure):

a. Air handling unit coils appeared to be collecting dust/debris/corrosion and may require servicing/replacement soon.

b. Based on the age and condition of the A/C equipment, we recommend the buyer budget to replace the system, in lieu of repairs.

c. The A/C systems tonnage appeared to be inadequate for the square footage/size of the structure. We recommend buyers obtain a heat load calculation and consultation from a licensed A/C contractor to determine adequacy of the system.

4. Insulation:

a. Attic insulation showed signs of matting/settlement and may not serve the R-value it once did. Increasing or improving the structure's insulation may enhance the efficiency and condition of the building. Also, we recommend the buyer contact FPL for home energy assessment/survey for additional recommendations and possible rebates.

5. Bath Exhaust Fans:

a. Excessive amount dust/dirt built-up was noted on multiple bathrooms.

6. Note:

a. At the time of the inspection we noted that the thermostat was located in the A/C closet (this may result in inaccurate readings); instead of a central location in the hallway where it can help keep the temperature the most regulated. We recommend relocating thermostat as recommended by licensed HVAC technician for maximum efficiency.

b. At the time we observed via thermal imaging camera, that the A/C supply booth appeared to be leaking and/or improperly sealed between the register/grill and the drywall ceiling. This allowing the supply booth to blow air between the register and the drywall. We recommend resealing the above noted connections to achieve properly operation.

7. We recommend further evaluation with HVAC contractors and / or consultants to determine the options and costs. The below provided estimate is an order of magnitude for repairs and replacement of the aged equipment, and actual costs are likely to vary significantly.

NOTE: *TD (temperature difference) is the difference between input and output - ideally 14-22°F. Fan refers to condensing unit. Inspection does not determine the balancing and/or sizing of the system. Maintenance information - Clean coils/service unit (1 x year) & change or clean filter (1 x month). Coils on some air handler units may not be accessible. We recommend an FPL Energy Survey (1-800-Dial-FPL). THE ORIGINAL LIFE EXPECTANCY OF A RESIDENTIAL SPLIT SYSTEM IS 10-12 YEARS.

OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.

ESTIMATED COST OF REPAIRS \$13,000 +/-

INSPECTED BY: **Paul Badics**
HI 11520

SIGNATURE:



ELECTRICAL INSPECTION REPORT

Inspection # 031224-1456

ELECTRICAL

Service: Underground Overhead Fuses Breakers
 Wiring: Copper NM, BX, Conduit Cloth Aluminum

COMPONENTS

	Satisfactory	Repair	Replace	N/A	Comments
Interior Fixtures		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Exterior Fixtures		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Outlets / Switches		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
GFI's		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Circuit Breaker		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Fuse Box				<input checked="" type="checkbox"/>	
Smoke Alarms	<input checked="" type="checkbox"/>				
Weather Head/Drip Loop				<input checked="" type="checkbox"/>	
Service	<input checked="" type="checkbox"/>				
AHU & Cond. Unit Disconnect	<input checked="" type="checkbox"/>				
Water Heater Disconnect	<input checked="" type="checkbox"/>				
Wiring		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Ceiling Fans		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

Service Size: 100 Amp 125 Amp 150 Amp 200 Amp 225 Amp
 Grounded To: Water line Ground Not None visible

Main Panel Location West Exterior Brand Murray
 Disconnect West Exterior Year 1990+/- Age 34+/-
 Amps: Less than 60A Fuse 60A Fuse 100A Fuse Year last updated Unknown
 100A CB 200A CB

Panel #2 Location West Exterior Brand GE
 Disconnect West Exterior Year panel #2 added 1990+/- Purpose:
 Less than 60A Fuse 60A Fuse 100A Fuse
 100A CB 200A CB

COMMENTSDeficiencies: No deficiencies noted Deficiencies noted

The purpose of the electrical inspection is to visually assess the condition of the accessible components of the hardwired systems located within the confines of the structure. We noted the following:

1. Exterior:

- a. Exposed wires were noted at multiple areas around the perimeter.
- b. Exposed wires were noted at multiple areas in the crawlspace.
- c. Exposed/unburied wires were noted at multiple areas near the pool.
- d. Non-metallic conduit was not properly buried underground in multiple areas.
- e. Multiple outlets were not properly GFCI protected.
- f. Damaged exterior light fixtures were observed in various areas.
- g. Thermal anomaly was noted via thermal imaging camera at the main electrical meter. Anomaly appeared to be associated with loose/oxidated meter connection.

- h. Rust/corrosion was visible on multiple metallic conduits in the crawl space.

2. Main Panel #1:

- a. Mismatched breakers noted at electrical panel. Panel manufacturers warn that the use of other types of breakers "voids the warranty, may void the UL listing, and could result in property loss and personal injury." An evaluation of the acceptability of the breakers is recommended by a licensed electrician, prior to the expiration of the due diligence period.

- b. Thermal anomalies were noted in multiple areas in the main panel. Anomalies appeared to be associated with loose connection.
- c. The electrical service appeared insufficient (under-sized) for the demand of a contemporary building with modern appliances and central A/C. We recommend the buyer consider performing load calculations with a licensed electrical engineer prior to the expiration of the due diligence period to determine the adequacy of the electrical demand and the actual replacement/upgrading costs.
- d. No generator transfer switch was installed at the main disconnect. We recommend buyers obtain trade estimates, prior to the expiration of the due diligence period, to determine if repair/replacement costs are necessary.
- e. Panel was not properly labeled as observed.

3. Sub-Panel #1:

- a. Mismatched breakers noted at electrical panel. Panel manufacturers warn that the use of other types of breakers "voids the warranty, may void the UL listing, and could result in property loss and personal injury." An evaluation of the acceptability of the breakers is recommended by a licensed electrician, prior to the expiration of the due diligence period.

- b. Panel was not properly labeled as observed.

4. Pool Panel:

a. Main breaker panel did not meet the proper clearance requirements (front>36", side>30", head>78"). Breaker panel inspection may have been visually restricted by limitations and/or accessibility.

b. Open penetration was noted at the dead front cover.

c. Mismatched breakers noted at electrical panel. Panel manufacturers warn that the use of other types of breakers "voids the warranty, may void the UL listing, and could result in property loss and personal injury." An evaluation of the acceptability of the breakers is recommended by a licensed electrician, prior to the expiration of the due diligence period.

d. Excessive amount of cable jacket was observed on the Romex wire.

e. At the time of the inspection, we noted that no main electrical disconnect was installed at the panel. (No main disconnect switch in electrical panels with six or more breakers.) Local jurisdictions may require that a single main switch be provided. We recommend the buyer obtain trade estimates prior to the expiration of the due diligence period to determine repair/replacement costs.

4. West Guest Bathroom:

a. Outlet was not properly GFCI protected.

b. Exposed Romex wires were noted behind the mirror.

5. Master Bedroom Closet:

a. Improperly installed/exposed wires were noted at the upper wall.

6. Smoke Alarms:

a. Hard-wired smoke alarms and/or smoke alarms with 10-year non-removable batteries are recommended at each bedroom and bedroom entryways.

7. Note:

a. Due to above noted electrical deficiencies we recommend replacing/upgrading the electrical system

b. Rough estimate provided below, anticipate higher costs when trade estimates are provided. We recommend buyers obtain trade estimates, prior to the expiration of the due diligence period, to determine if repair/replacement costs are necessary.

c. Multiple outlets and light fixtures were improperly seated, gaps and loose components were observed.

8. Rough estimate provided below; costs may vary when trade estimates are provided.

ELECTRICAL INSPECTION REPORT

Inspection # 031224-1456

NOTE: Electric wiring, fixtures, and low voltage systems not attached to the building are beyond the scope of this inspection. G.F.C.I. is recommended in garage, laundry, and kitchen as a minimum. Smoke detectors are recommended within 15 feet of any bedroom door. Also, test smoke detectors monthly. Please note timers are not tested. Burglar alarms, audio systems, and telephone wiring are not in the scope of this inspection. Homeowners Insurance Policies may require updating certain electrical components.

ESTIMATED COST OF REPAIRS \$35,000 +/-

OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.

INSPECTED BY **Paul Badics**
HI 11520

SIGNATURE:



ELECTRICAL INSPECTION REPORT

Inspection # 031224-1456

ELECTRICAL

Service: Underground Overhead Fuses Breakers
 Wiring: Copper NM, BX, Conduit Cloth Aluminum

COMPONENTS

	Satisfactory	Repair	Replace	N/A	Comments
Interior Fixtures					
Exterior Fixtures					
Outlets / Switches					
GFI's					
Circuit Breaker					
Fuse Box					
Smoke Alarms					
Weather Head/Drip Loop					
Service					
AHU & Cond. Unit Disconnect					
Water Heater Disconnect					
Wiring					
Ceiling Fans					

Service Size: 100 Amp 125 Amp 150 Amp 200 Amp 225 Amp
 Grounded To: Water line Ground Not None visible

Main Panel Location **Pool** Brand **Eaton**
 Disconnect **West Exterior** Year **1990+/-** Age **34+/-**
 Amps: Less than 60A Fuse 60A Fuse 100A Fuse Year last updated **Unknown**
 100A CB 200A CB **125A**

Panel #2 Location **N/A** Brand **N/A**
 Disconnect _____ Year panel #2 added _____ Purpose: _____
 Less than 60A Fuse 60A Fuse 100A Fuse
 100A CB 200A CB

ELECTRICAL INSPECTION REPORT

Inspection # 031224-1456

COMMENTS

Deficiencies: No deficiencies noted Deficiencies noted

The purpose of the electrical inspection is to visually assess the condition of the accessible components of the hardwired systems located within the confines of the structure. We noted the following:

NOTE: Electric wiring, fixtures, and low voltage systems not attached to the building are beyond the scope of this inspection. G.F.C.I. is recommended in garage, laundry, and kitchen as a minimum. Smoke detectors are recommended within 15 feet of any bedroom door. Also, test smoke detectors monthly. Please note timers are not tested. Burglar alarms, audio systems, and telephone wiring are not in the scope of this inspection. Homeowners Insurance Policies may require updating certain electrical components.

ESTIMATED
COST OF REPAIRS
+/-

OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.

INSPECTED BY **Paul Badics**
HI 11520

SIGNATURE:





PLUMBING

Water Service Supply: Public Private Location: **Southwest Exterior**

Water Supply Pipes: Copper CPVC Galvanized steel Polybutylene System age **56-14 +/-**

Water meter movement Year last updated **Unknown**

Sanitary Piping: Cast iron piping PVC Piping

COMPONENTS

	Satisfactory	Repair	Replace	N/A
Service	<input checked="" type="checkbox"/>			
Main Shut-Off Valve	<input checked="" type="checkbox"/>			
Clean Outs	<input checked="" type="checkbox"/>			
Supply Pipe		<input checked="" type="checkbox"/>		
Sanitary Pipe		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
P-Traps	<input checked="" type="checkbox"/>			
Drains	<input checked="" type="checkbox"/>			
Drain Speed	<input checked="" type="checkbox"/>			
Faucets		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Toilets		<input checked="" type="checkbox"/>		
Bidet				<input checked="" type="checkbox"/>
Bath Sinks	<input checked="" type="checkbox"/>			
Bathtubs		<input checked="" type="checkbox"/>		

	Satisfactory	Repair	Replace	N/A
Shower Heads	<input checked="" type="checkbox"/>			
Shower Pans	<input checked="" type="checkbox"/>			
Washer Box Connection	<input checked="" type="checkbox"/>			
Kitchen Sink	<input checked="" type="checkbox"/>			
Bar Sink				<input checked="" type="checkbox"/>
Well Pump				<input checked="" type="checkbox"/>
Storage Tank				<input checked="" type="checkbox"/>
Functional Flow of Water	<input checked="" type="checkbox"/>			
Sprinkler System				<input checked="" type="checkbox"/>
Spa (Interior)				<input checked="" type="checkbox"/>
Spa Pump				<input checked="" type="checkbox"/>
Water Heater #1	<input checked="" type="checkbox"/>			

West Bedroom Close **Titan** **9 +/-** **Tankless**

Location Manufacturer Age Capacity (Gal)

Water Heater #2

--	--	--	--

Location

Manufacturer Age Capacity (Gal)

Water Heater #3

--	--	--	--

Location

Manufacturer Age Capacity (Gal)

COMMENTSDeficiencies: No deficiencies noted Deficiencies noted

The purpose of the plumbing inspection is to visually assess the condition and usefulness of the accessible plumbing components of the subject structure. We inspected all visible piping and fixtures.

1. Kitchen:

- a. Pull down spout was not retraced at the time of the inspection.
- b. Hot water was registered at 132.7 F, supply water temperature should be around 120 F. Adjustment is recommended.
- c. Leak was noted at the faucet base.

2. Master Bathroom:

- a. Drain stopper was not operational at the sink.
- b. Loose parts were noted at the faucet.
- c. Faucets did not provide proper hot water instantly upon demand and/or a short time we were requested for hot water. We recommend buyer obtain further evaluation by a plumber, prior to expiration of the due diligence period.

3. Northwest Guest Bathroom:

- a. Improper rubber hub connector was visible in the vanity. This type of connection is prone to potential clogs/leaks.
- b. Caps were missing at the toilet.
- c. See comments in structural page.
- d. Jet tub was not operational, switch was not engaging.
- e. Faucets were difficult to operate in the tub.

4. Detached Structure:

- a. Toilet was loose at the 2nd floor bathroom.
- b. Slow drain speed was observed at the sink.
- c. Drain stopper was not fully operational.
- d. Multiple faucets (sink/shower) did not provide hot water instantly upon demand and/or a short time we were requested for hot water. We recommend buyer obtain further evaluation by a plumber, prior to expiration of the due diligence period.

5. Crawl Space:

- a. We noted cast iron sanitary piping under the home, visible in the crawl space. Piping has an original life expectancy of 50 years. Based on this, we recommend the buyer budget to replace the piping.
- b. Cast iron pipe was heavily corroded/damaged in multiple areas.
- c. Cast iron sanitary pipe was not properly secured.

PLUMBING INSPECTION REPORT

Inspection # 031224-1456

6. Note:

a. Sewer Camera Scope Inspection was performed. Please refer to the report and videos forwarded under separate cover.

7. We recommend buyer obtain further evaluation by a plumber, prior to expiration of the due diligence period.

NOTE: We recommend you have a full water laboratory analysis prior to closing. Also, you should obtain private waste disposal system history records. If a septic tank is present, an inspection is recommended. Water conditioning equipment is not inspected or tested. We advise a water heater thermostat setting of 120°F-130°F. AVERAGE LIFE EXPECTANCY OF WATER HEATER IS 12-15 YEARS.

OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.

ESTIMATED COST OF REPAIRS \$12,000 +/-

INSPECTED BY:

Paul Badics
HI 11520

SIGNATURE:



APPLIANCE INSPECTION REPORT

Inspection # 031224-1456

COMPONENTS

COMPONENTS	Not				Manufacturer	Approx. Age (yrs)
	Operational	Operational	Repair	N/A		
Washer	x				Samsung	6+/-
Dryer	x				Samsung	6+/-
Dishwasher			x		LG	6+/-
Refrigerator			x		General Electric	13+/-
Ice Maker	x					
Water Dispenser	x					
Ice Dispenser	x					
Wine Cooler				x		
Ice Maker				x		
Garbage Disposal				x		
Microwave	x				Jenn Air	15+/-
Range	x				Jenn Air	15+/-
Cook Top	x				Miele	13+/-
Exhaust Hood			x		Kitchen Aid	
Built In Grill				x		
BBQ Grill (exterior)				x		
Trash Compactor				x		
Kitchen Floor	x				Tile	
Kitchen Cabinets	x				Laminate	
Kitchen Countertop			x		Quartz	
Central Vacuum System				x		

COMMENTS

Deficiencies: No deficiencies noted Deficiencies noted

We noted the following:

1. Refrigerator:

a. Gasket was damaged at the upper side of the freezer door.

2. Exhaust Fan:

a. Fan was not operational at the time of the inspection.

3. Dishwasher:

a. Secondary high loop was not installed in the dishwasher drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher.

4. Based on the age, condition, and/or limited life expectancy of the aged appliance(s), we recommend buyer budget to replace the older appliance(s), in lieu of repairs.

5. Kitchen Countertop:

a. Countertop was chipped at multiple areas.

NOTE: Oven self-cleaning function, timers, and burglar alarm systems are not tested. Ages shown above are estimated. We recommend buyer have seller demonstrate satisfactory operation of such systems. We also recommend buyer obtain all manuals and warranty data for appliances, if applicable. THE LIFE EXPECTANCY OF HOUSEHOLD APPLIANCES IS 12-14 YEARS.

ESTIMATED TOTAL COST OF REPAIRS \$10,000 +/-

OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.

INSPECTED BY: **Paul Badics**
HI 11520

SIGNATURE:



Inspection # 031224-1456

DOORS & WINDOWS

Closet:	<input checked="" type="checkbox"/> Louvered	<input checked="" type="checkbox"/> Bi-fold	<input type="checkbox"/> Pocket	<input type="checkbox"/> Mirrored	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Bypass
Int. Doors:	<input checked="" type="checkbox"/> Flush	<input type="checkbox"/> Panel	<input type="checkbox"/> Pocket	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Glass	<input type="checkbox"/> Plastic
Ext. Doors:	<input checked="" type="checkbox"/> French	<input type="checkbox"/> Flush	<input checked="" type="checkbox"/> Panel	<input type="checkbox"/> Pocket	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal	<input checked="" type="checkbox"/> Sliding glass
Windows:	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Alum.	<input type="checkbox"/> Awning	<input type="checkbox"/> Sliding	<input checked="" type="checkbox"/> Single hung	<input type="checkbox"/> Double hung	
	<input checked="" type="checkbox"/> Plate glass	<input type="checkbox"/> Jalousie	<input type="checkbox"/> Casement	<input checked="" type="checkbox"/> Cracked/Damage	<input type="checkbox"/> Damaged screen	<input type="checkbox"/> Missing screens	

Locks: Damaged lock/operator _____
 Hurricane shutters/Type (Info only) _____

Doors & Windows COMMENTS

Deficiencies: No deficiencies noted Deficiencies noted

ESTIMATED COST OF REPAIRS
\$12,500 +/-

We noted the following:

1. Foyer:

- a. Strike did not appear top fully engaging into the strike plate at the front door. Door was difficult to open.
- b. Weather strip/insulation appeared to be damaged/deteriorated at the door allowing cold air to escape and hot air to infiltrate, daylight was visible at multiple areas.

2. Master Bedroom Suite:

- a. At the time of the inspection due to improper privacy lock installation, we were unable to fully open the bathroom door.

3. Northwest Guest Bedroom Suite:

- a. Bedroom door was damaged at multiple areas.
- b. Bi-fold door was difficult to operate at the A/C closet. Door was binding at the shelf.

4. Northeast Exterior:

- a. Multiple glass blocks were cracked/damaged.
- b. Bulges, exposed rebar possible spalling and thermal anomaly was noted at the left side of the window header near the main entry door left window. See comments in structural page.

Inspection # 031224-1456

5. Living Room:

a. Upper west windows did not appear to be properly installed. Window trim and/or frames were not properly aligned/flashed together. Deteriorated caulk, loose frame was observed.

GARAGE DOOR

Garage Door: Wood Metal Masonite Manual Automated Laser auto reverse

Garage Door COMMENTS

Deficiencies: No deficiencies noted Deficiencies noted

ESTIMATED COST OF REPAIRS N/A +/-
--

We noted the following:

N/A

INSPECTED BY: **Paul Badics**
HI 11520

SIGNATURE:





Inspection # 031224-1456

ENTRY GATE & FENCING

Fencing:	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Chain Link	<input type="checkbox"/> Wrought iron	<input type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> CBS Wall	<input checked="" type="checkbox"/> Other _____
Entry Gate:	<input checked="" type="checkbox"/> Vehicle gate	<input type="checkbox"/> Pedestrian gate	<input type="checkbox"/> Manual	<input checked="" type="checkbox"/> Motorized	<input type="checkbox"/> Self closing	
	<input type="checkbox"/> Wood	<input type="checkbox"/> Chain Link	<input checked="" type="checkbox"/> Wrought iron	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Other _____	

Entry Gate COMMENTS

Deficiencies: No deficiencies noted Deficiencies noted

ESTIMATED COST OF REPAIRS
\$15,000 +/-

We noted the following:

- 1. Fencing:**
- a. Trees, plants, and shrubs were touching the fence at the multiple areas of the property.
 - b. Pedestrian gate was not properly self-closing.
 - c. Multiple areas of fencing showed signs of damage/leaning.
 - d. Warped and/or out of plum fencing was observed at multiple areas. We recommend buyers verify the line properly and make all adjustments as needed.
 - e. Heavy corrosion was visible on multiple areas of the main gate.
- 2. We recommend verifying fence ownership, prior to expiration of the due diligence period.**

FIREPLACE

Fireplace: Inspected Masonry Metal Damper operated Chimney capped
 Limited access, not fully visible

Fireplace COMMENTS

Deficiencies: No deficiencies noted Deficiencies noted

ESTIMATED COST OF REPAIRS
N/A +/-

We noted the following:

N/A

INSPECTED BY: **Paul Badics**
HI 11520

SIGNATURE: 



POOL

Size: **20x35** Estimated Age (yrs): **15+/-**

Structure:	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Marcite	<input type="checkbox"/> Tile	<input type="checkbox"/> Diamond Brite
Finish:	<input type="checkbox"/> Visible cracks	<input type="checkbox"/> Need to remarkite	<input checked="" type="checkbox"/> Other:	_____
Coping:	<input type="checkbox"/> Keystone	<input checked="" type="checkbox"/> Brick	<input type="checkbox"/> Tile	<input type="checkbox"/> Other: _____
Deck:	<input type="checkbox"/> Keystone	<input type="checkbox"/> Brick	<input type="checkbox"/> Concrete	Chattahoochie <input checked="" type="checkbox"/> Other: _____
Filters:	<input checked="" type="checkbox"/> Cartridge	<input type="checkbox"/> Earth	<input type="checkbox"/> Sand	<input type="checkbox"/> Other: _____
Piping:	<input checked="" type="checkbox"/> PVC	<input type="checkbox"/> Galvanized steel	<input type="checkbox"/> Other:	_____
Drainage:	<input checked="" type="checkbox"/> Skimmer	<input checked="" type="checkbox"/> Returns	<input type="checkbox"/> Floor drain	
Water Level:	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Low	<input type="checkbox"/> High	
Pool Heater:	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Solar	<input type="checkbox"/> N/A

COMPONENTS

	Satisfactory	Repair	Replace	N/A	Manufacturer
Pump	<input checked="" type="checkbox"/>				Century
Filter		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Pentair
Pressure Gauge	<input checked="" type="checkbox"/>				
Piping	<input checked="" type="checkbox"/>				
Valves	<input checked="" type="checkbox"/>				
Light	<input checked="" type="checkbox"/>				
Heater		<input checked="" type="checkbox"/>			Golf Stream
Ladder/Steps				<input checked="" type="checkbox"/>	

	Yes	No
Evidence of Leaks?		<input checked="" type="checkbox"/>
Is Pool Being Maintained?	<input checked="" type="checkbox"/>	
Safety Barrier Around Pool?		<input checked="" type="checkbox"/>

COMMENTS

Deficiencies: No deficiencies noted Deficiencies noted

We noted the following:

- 1. Insufficient number of safety features noted. Pool and/or spa should have a minimum of two of the following four safety features:**
 - a. Completely fenced area with self-closing and latching gates.**
 - b. Safety barrier/screening around perimeter.**
 - c. Specific alarms at each egress opening to area.**
 - d. Net covering pool/spa.**
- Consult pool contractor(s) for additional information and recommendations.**

2. Pool surface showed signs of wear/deterioration.
3. No method of egress was installed at the deep end.
4. Pressure gauge appeared to be operating at an elevated pressure.
5. Pool valves/piping were not labeled properly.
6. Two (2) of the jets were not operational at the time of the inspection.
7. Settlement cracks were noted on multiple areas of the pool deck.
8. Loose/damaged areas were noted at the coping.
9. Crack was noted at the skimmer basket base.
10. Pool heaters appear to be installed uneven by 10+/- degrees, can cause major problems for your entire system. A sinking or uneven unit puts major stress on your heater and compressor. The extra stress will worsen your system's performance and could cause serious damage. An uneven unit can even lead to broken pipes and connections.
11. Based on age, condition, and/or limited life expectancy of the aged pool surface, we recommend buyer budget to resurface the pool, in lieu of repairs.



POOL INSPECTION REPORT

Inspection # 031224-1456

SPA/HOT TUB

Size: _____ Estimated Age: _____
 Attached to pool Detached from pool

COMMENTS

Deficiencies: No deficiencies noted Deficiencies noted

We noted the following:

NOTE: Pools are not checked for leaks or evaluated for cosmetic condition of pool masonry. Timers, pool, and spa heaters are not tested because several hours are needed to determine functional condition. Pressure gauges are informational and do not affect the working order of the equipment.

OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.

ESTIMATED
COST OF REPAIRS
\$25,000 +/-

INSPECTED BY: **Paul Badics**
HI 11520

SIGNATURE:



Inspection # 031224-1456

INSPECTION	Notes	ESTIMATED COST of REPAIR
ROOF	SEE COMMENTS	\$32,500 +/-
STRUCTURAL	SEE COMMENTS	\$135,000 +/-
MECHANICAL	SEE COMMENTS	\$13,000 +/-
ELECTRICAL	SEE COMMENTS	\$35,000 +/-
PLUMBING	SEE COMMENTS	\$12,000 +/-
APPLIANCES / CABINETS	SEE COMMENTS	\$10,000 +/-
DOORS & WINDOWS	SEE COMMENTS	\$12,500 +/-
GARAGE DOOR		N/A +/-
ENTRY GATE & FENCING	SEE COMMENTS	\$15,000 +/-
FIREPLACE		N/A +/-
POOL & SPA	SEE COMMENTS	\$25,000 +/-
WOOD DESTROYING ORGANISMS		SEE REPORT
Total		\$290,000 +/-

COMMENTS

While we make every reasonable effort to visually identify water intrusion and leaks, it is only possible to accurately locate moisture intrusions and leaks if the moisture is still present. Unless the conditions causing water intrusion or leaks are present at the time of the inspection, detection is virtually impossible.

Not all areas were visible due to clothes in the closet, stored items, furniture, etc.

1. A limited Mold and Moisture Assessment was performed. Please refer to the report and laboratory results forwarded under separate cover.

2. A Sewer Camera Scope Inspection was performed. Please refer to the report and videos forwarded under separate cover.

OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.

INSPECTED BY: **Paul Badics**

SIGNATURE:

HI 11520



FRONT ELEVATION



ADDRESS VERIFICATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION



ROOF SYSTEM



ROOF SYSTEM



ROOF SYSTEM



ROOF SYSTEM



ROOF SYSTEM



ROOF SYSTEM



ROOF SYSTEM



ROOF SYSTEM



ROOF SYSTEM



ROOF SYSTEM



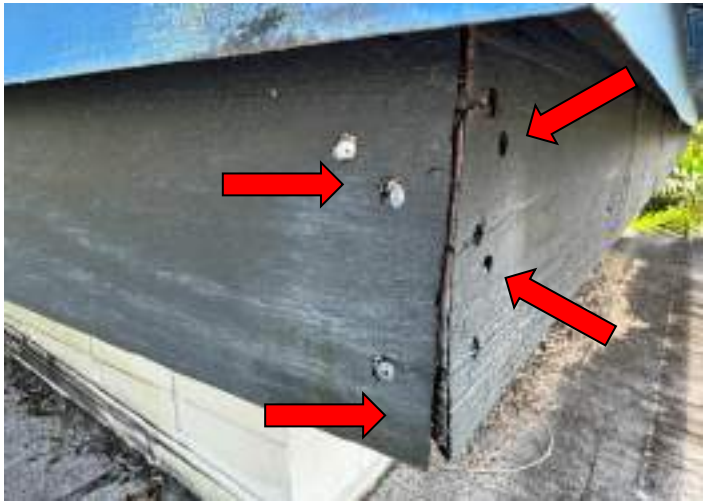
LEAVES, TREE BRANCHES TOUCHING ROOF SURFACE



LEAVES, TREE BRANCHES TOUCHING ROOF SURFACE



LEAVES, TREE BRANCHES TOUCHING ROOF SURFACE



OVER DRIVEN NAILING



IMPROPERLY TERMINATED VENT PIPE



IMPROPERLY TERMINATED VENT PIPE



ROOF DAMAGE/EXPOSED FELT



ROOF DAMAGE/EXPOSED FELT



DISCOLORATION



DISCOLORATION



DISCOLORATION/DETERIORATED MEMBRANE



WRINKLES



DISCOLORATION/DETERIORATED MEMBRANE



DISCOLORATION/DETERIORATED MEMBRANE



ATTIC DETAIL



ATTIC DETAIL



ATTIC DETAIL



ATTIC DETAIL



DAMAGED RAFTER



DAMAGED RAFTER



SETTLEMENT MOVEMENT



SETTLEMENT MOVEMENT



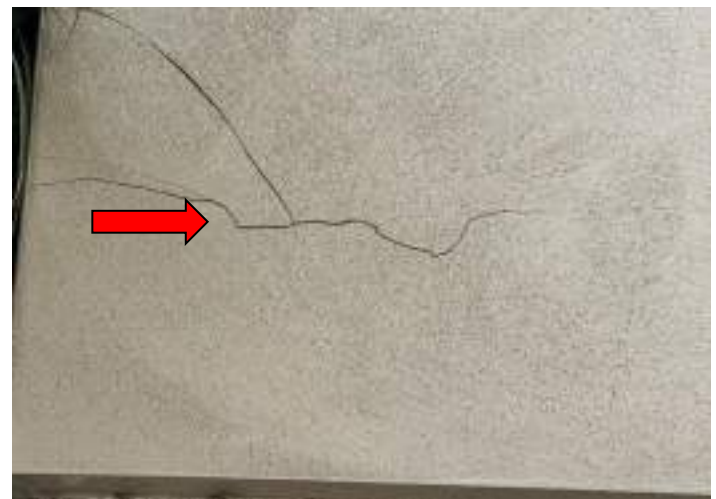
SETTLEMENT MOVEMENT



DISCOLORATION



HAIRLINE CRACKS



HAIRLINE CRACKS



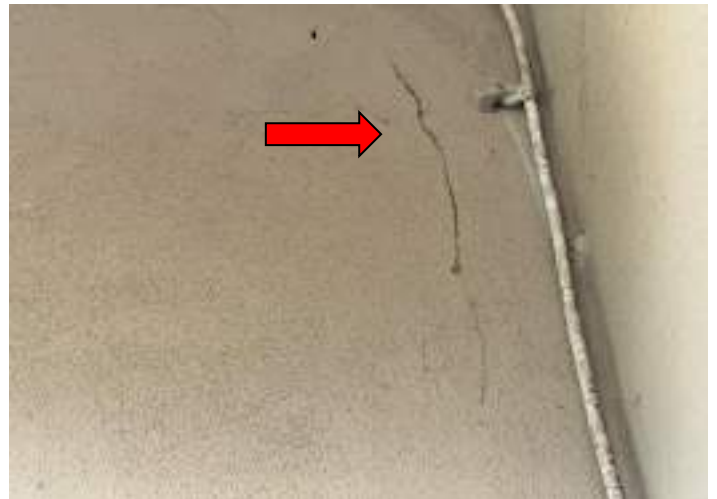
PREVIOUS REPAIRS



MISSING GROUT/CEMENT



HAIRLINE CRACKS



HAIRLINE CRACKS



WOOD DECAYING FUNGI (WOOD ROT)



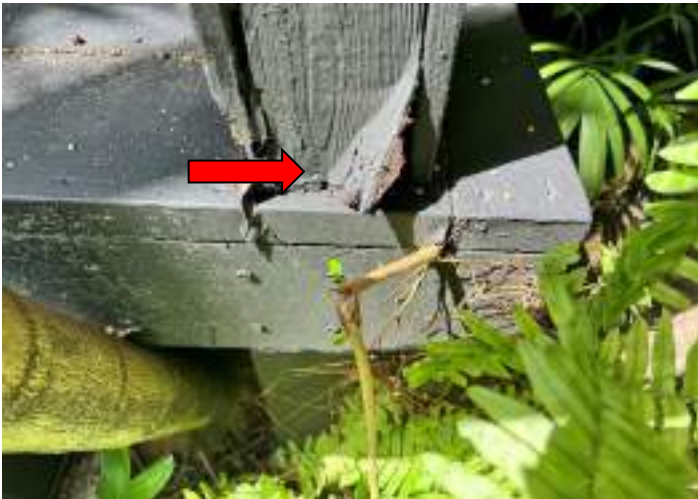
WOOD DECAYING FUNGI (WOOD ROT)



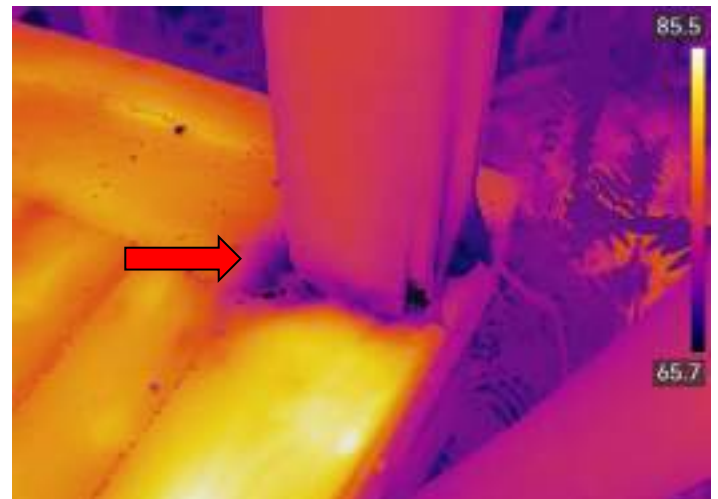
WOOD DECAYING FUNGI (WOOD ROT)



THERMAL ANOMALY



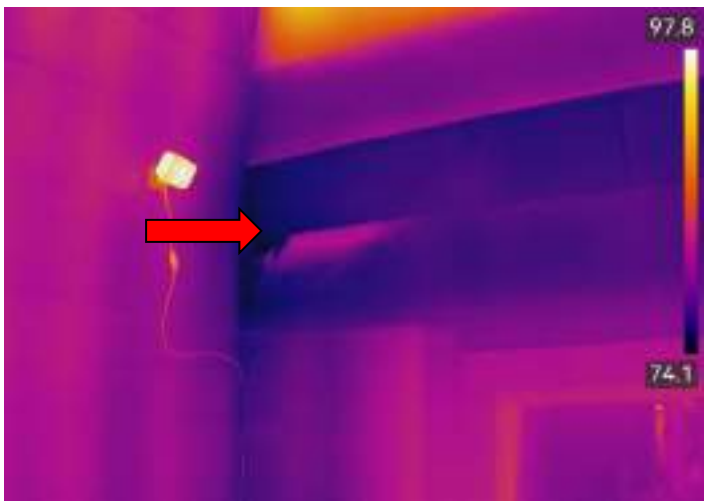
WOOD DECAYING FUNGI (WOOD ROT)



THERMAL ANOMALY



SPALLING/EXPOSED REBAR/BULGES



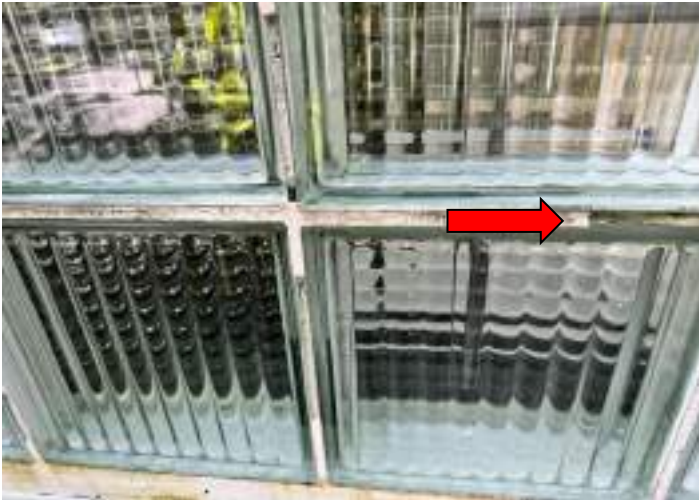
THERMAL ANOMALY



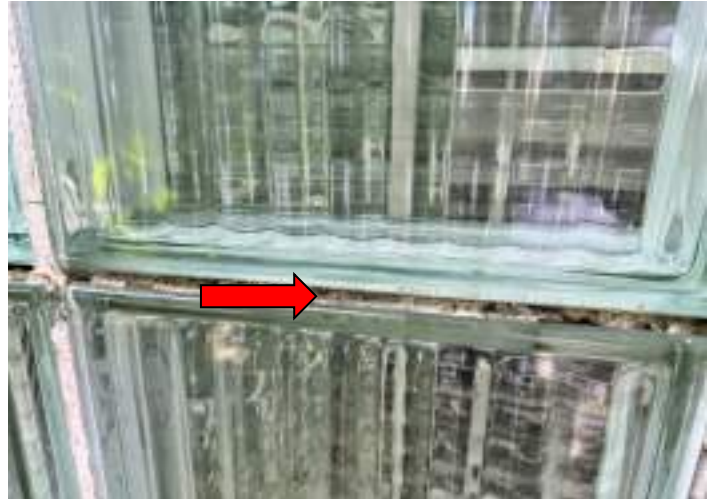
EXPOSED REBAR



THERMAL ANOMALY



DETERIORATED/MISSING GROUT



DETERIORATED/MISSING GROUT



LOOSE WOODEN PLANKS



LOOSE WOODEN PLANKS



WOOD DECAYING FUNGI (WOOD ROT)



WOOD DECAYING FUNGI (WOOD ROT)



WOOD DECAYING FUNGI (WOOD ROT)



WOOD DECAYING FUNGI (WOOD ROT)



WOOD DECAYING FUNGI (WOOD ROT)



WOOD DECAYING FUNGI (WOOD ROT)



STRUCTURAL SETTLEMENT/CRACKING



STRUCTURAL SETTLEMENT/CRACKING



STRUCTURAL SETTLEMENT/CRACKING



STRUCTURAL SETTLEMENT/CRACKING



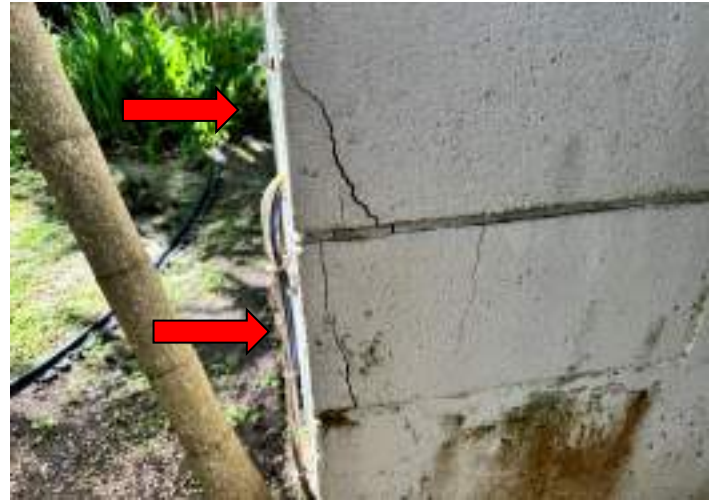
STRUCTURAL SETTLEMENT/CRACKING



STRUCTURAL SETTLEMENT/CRACKING



STRUCTURAL SETTLEMENT/CRACKING



STRUCTURAL SETTLEMENT/CRACKING



THERMAL ANOMALY



THERMAL ANOMALY



HONEYCOMBING



SPALLING/EXPOSED REBAR



SPALLING/EXPOSED REBAR



SPALLING/EXPOSED REBAR



SPALLING/EXPOSED REBAR



SPALLING/EXPOSED REBAR



GROUND CONTACT



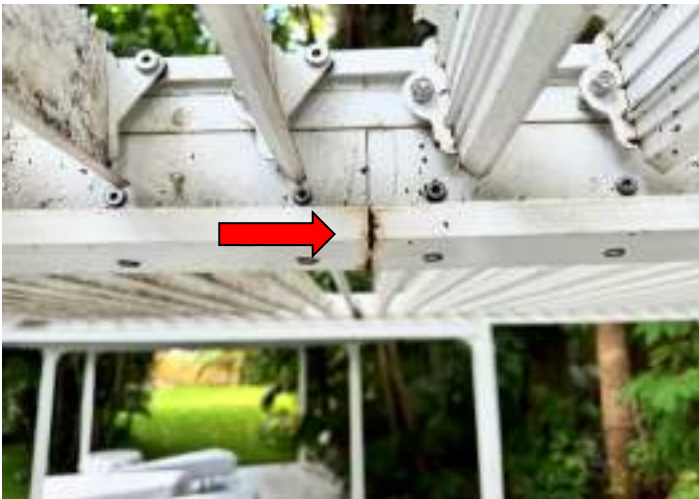
GROUND CONTACT



PERGOLA



RUST/CORROSION



RUST/CORROSION - LOOSE JOINT



RUST/CORROSION - LOOSE JOINT



RUST/CORROSION - LOOSE JOINT



CRACKED/DAMAGED TILE



POOL DECK



EXCESSIVE ROOT GROWTH



DETERIORATED/MISSING GROUT



DETERIORATED/MISSING GROUT



CRACKED/DAMAGED TILE



CRACKED/DAMAGED TILE



MISSING TILE



UNWORKMANLIKE REPAIR



DETERIORATED/MISSING GROUT



DETERIORATED/MISSING GROUT



NORTHWEST GUEST BATHROOM



NORTHWEST GUEST BATHROOM



DETERIORATED/MISSING GROUT



IMPROPERLY INSTALLED VANITY CABINET



MOISTURE STAIN



NO ELEVATED MOISTURE LEVEL



MISSING GROUT/TRIM



MISSING/DETERIORATED CAULK



MISSING/DETERIORATED CAULK



MOLD-LIKE SUBSTANCE/STAIN MARKS



MOISTURE STAIN



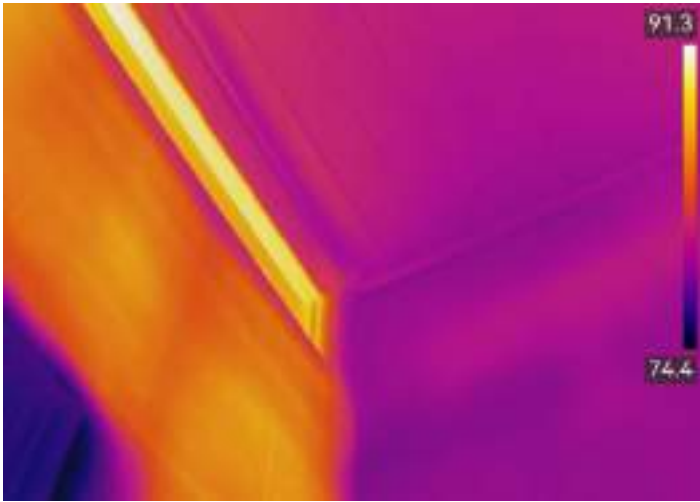
NO ELEVATED MOISTURE LEVEL



LIVING ROOM



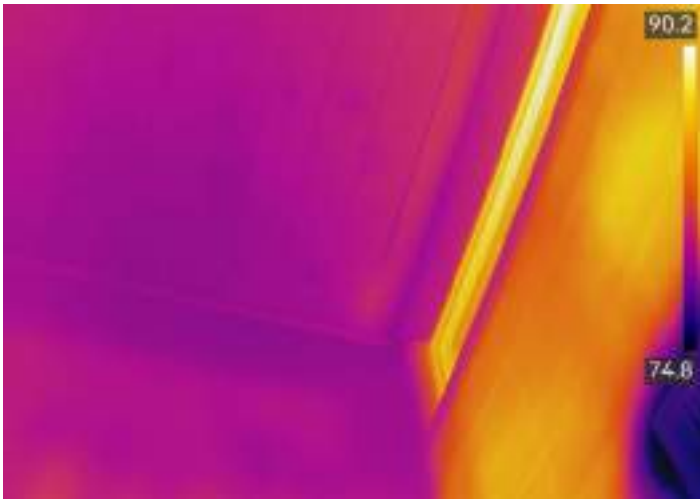
STEP OVER 7 3/4 INCHES



NO THERMAL ANOMALY



MOISTURE STAIN



NO THERMAL ANOMALY



MOISTURE STAIN



MOISTURE STAIN



MOISTURE STAIN



MOISTURE STAIN



LOOSE CROWN MOLDING



DAMAGED/CRACKED CONCRETE BLOCK



DAMAGED/CRACKED CONCRETE BLOCK



DINING ROOM



CHIPPED CONCRETE/ EXPOSED EMT CONDUIT



CRAWL SPACE



CRAWL SPACE



SPALLING/EXPOSED REBAR/BULGES/SETTLEMENT



SPALLING/EXPOSED REBAR/BULGES/SETTLEMENT



HONEYCOMBING



HONEYCOMBING



CONCRETE UNDERSIDE



CONCRETE UNDERSIDE



TERMINATED CAST IRON PIPE



SPALLING/EXPOSED REBAR



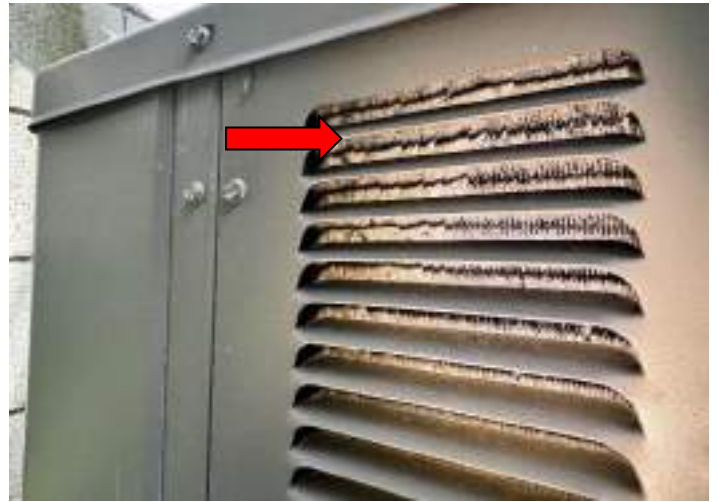
CONDENSING UNIT



CONDENSING UNIT LABEL



DAMAGED COIL



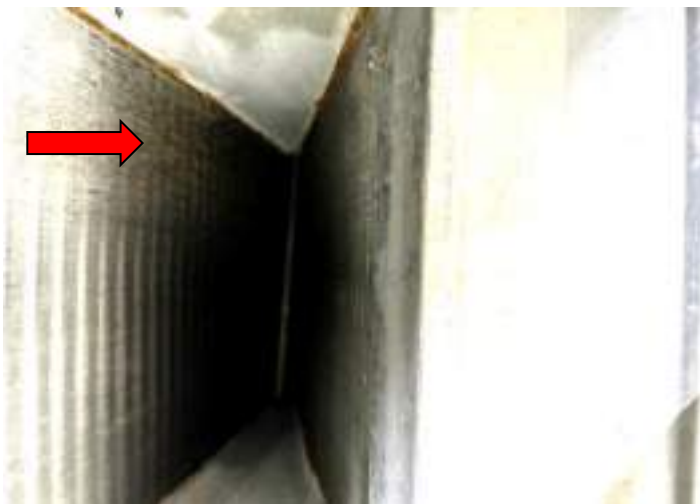
DAMAGED COIL



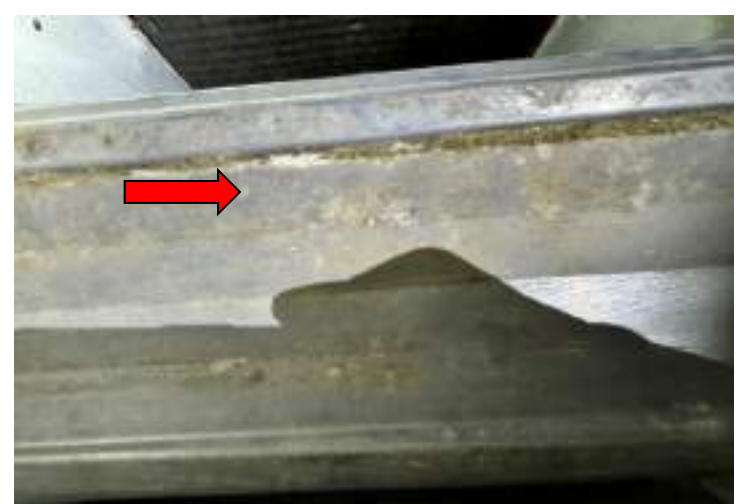
AIR HANDLER



AIR HANDLER LABEL



AIR HANDLER COIL



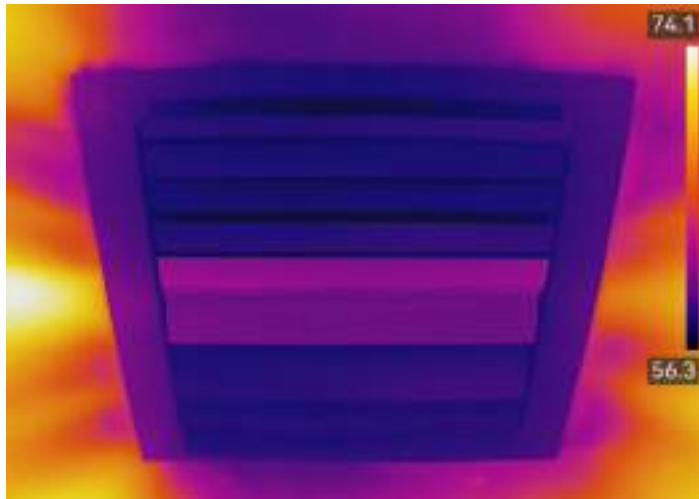
MOLD-LIKE SUBSTANCE



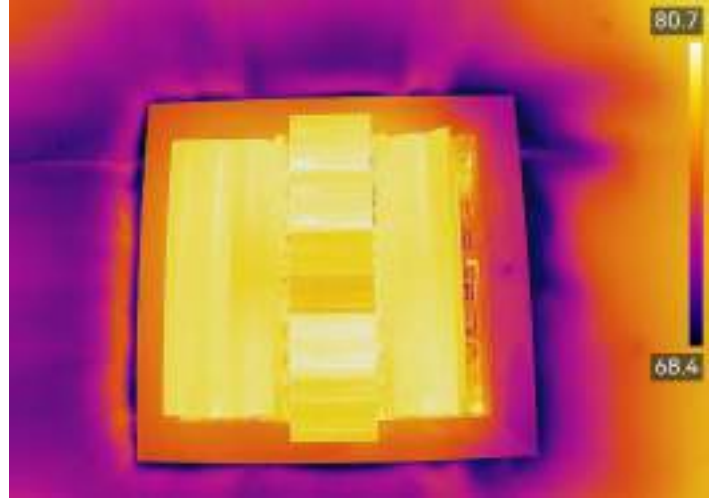
FILTER



MOLD-LIKE SUBSTANCE



COOLING OPERATIONAL



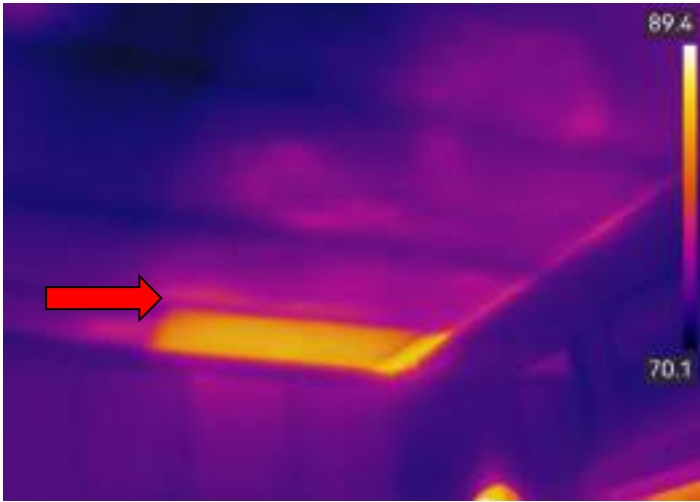
HEATING OPERATIONAL



LOW INSULATION LEVEL



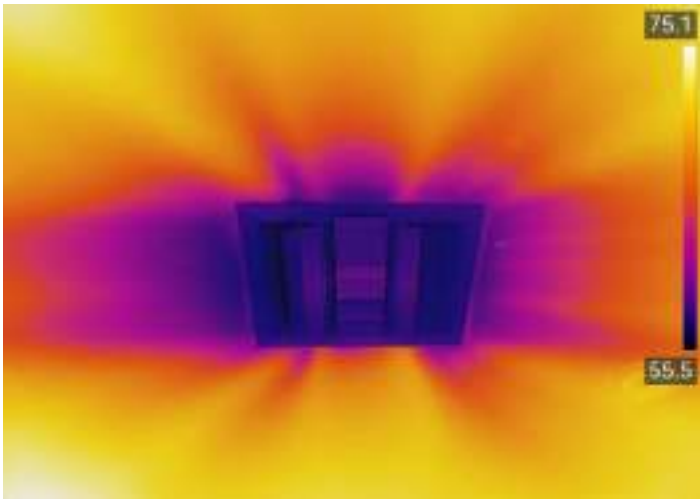
LOW INSULATION LEVEL



THERMAL ANOMALY



CEILING



THERMAL ANOMALY/IMPROPERLY INSTALLED SUPPLY REGISTER/AIR LEAK



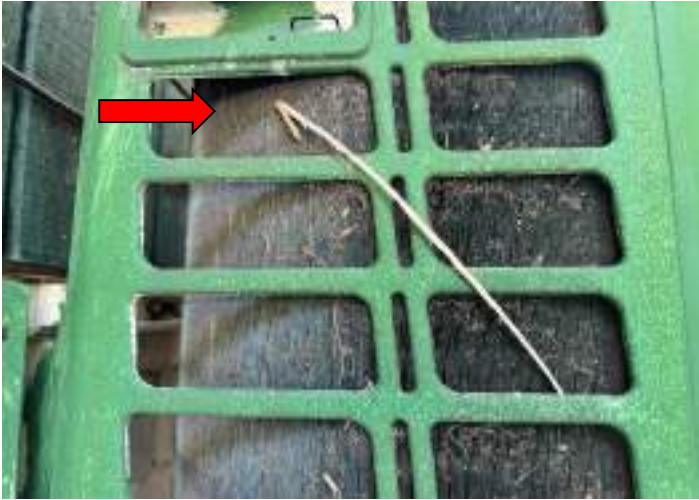
A/C SUPPLY REGISTER



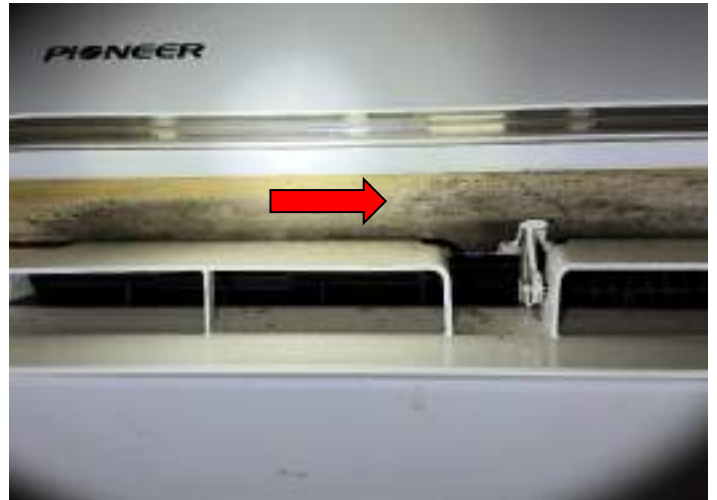
CONDENSING UNIT



CONDENSING UNIT LABEL



DIRT COIL



MOLD-LIKE SUBSTANCE



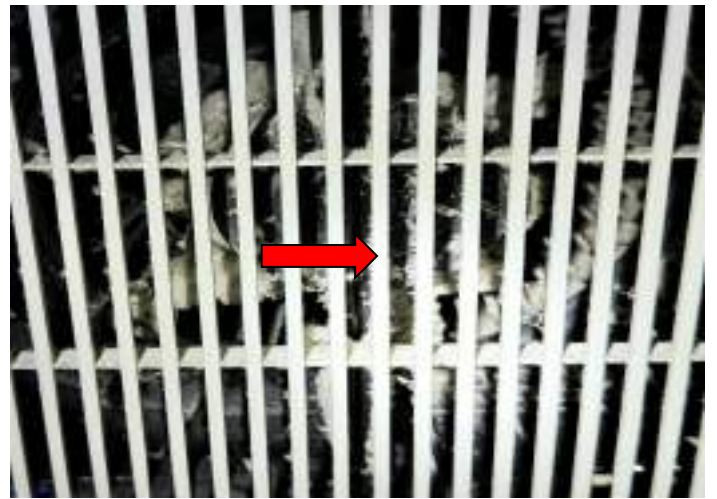
AIR HANDLER



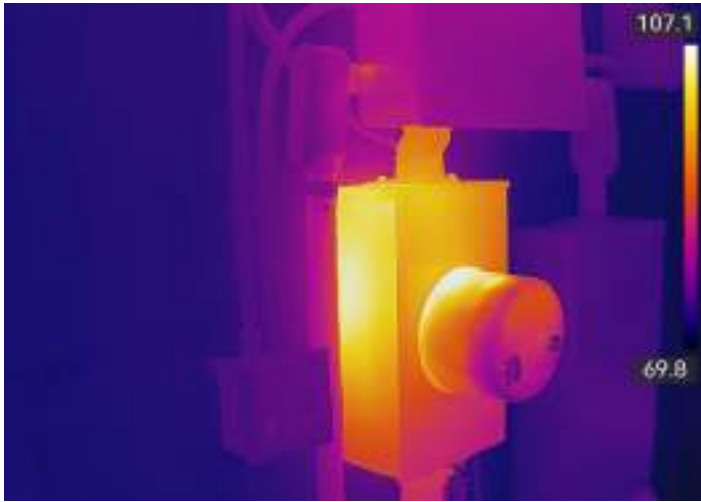
AIR HANDLER LABEL



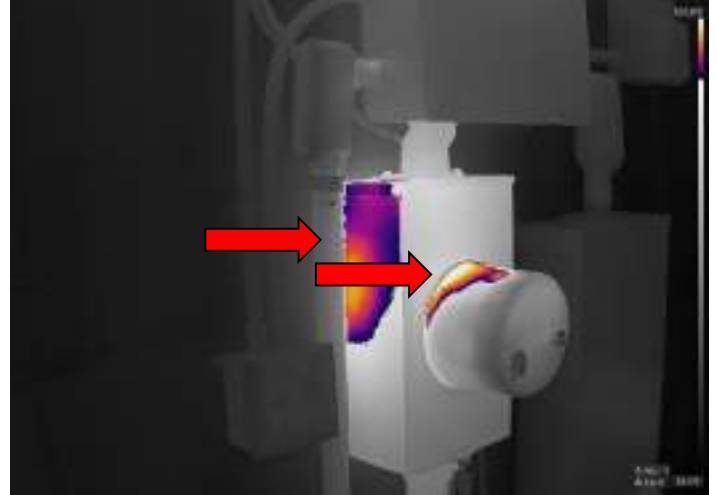
EXCESSIVE AMOUNT OF DUST



EXCESSIVE AMOUNT OF DUST



METER CAN



THERMAL ANOMALY



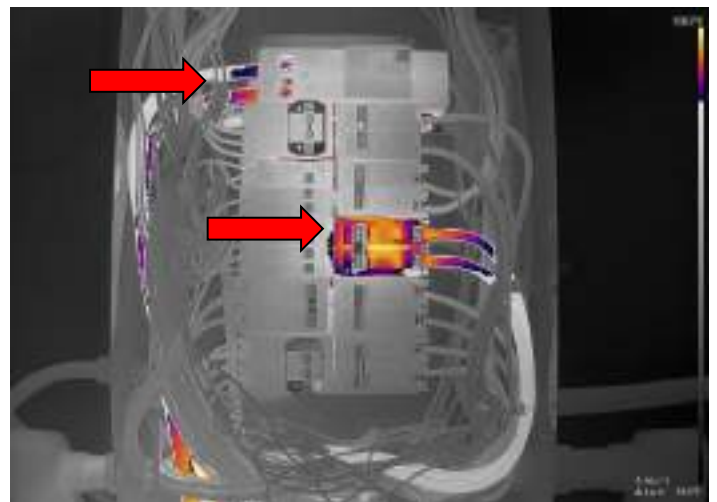
MAIN PANEL



MAIN PANEL



MISMATCHED CIRCUIT BREAKERS



THERMAL ANOMALY/LOOSE CONNECTIONS



METER MAIN/MAIN DISCONNECTS



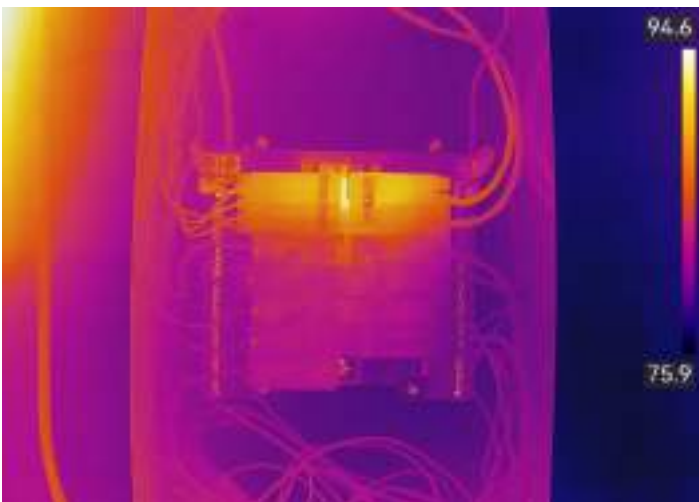
GENERATOR PLUG



SUB PANEL



SUB PANEL



NO THERMAL ANOMALY



MISMATCHED CIRCUIT BREAKERS



EXPOSED CONDUIT



EXPOSED CONDUIT



EXPOSED WIRES



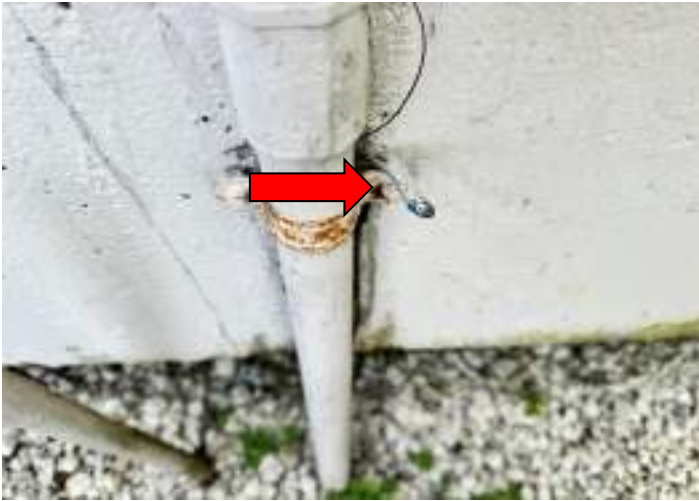
EXPOSED WIRES



EXPOSED WIRES



EXPOSED WIRES



EXPOSED WIRES



EXPOSED WIRES



EXPOSED WIRES



EXPOSED WIRES



IMPROPERLY SEATED OUTLET



IMPROPERLY SEATED OUTLET



OUTLET NOT GFCI PROTECTED



OUTLET NOT GFCI PROTECTED



EXPOSED WIRES



EXPOSED WIRES



WATER MAIN



WATER PRESSURE 60 PSI +/-



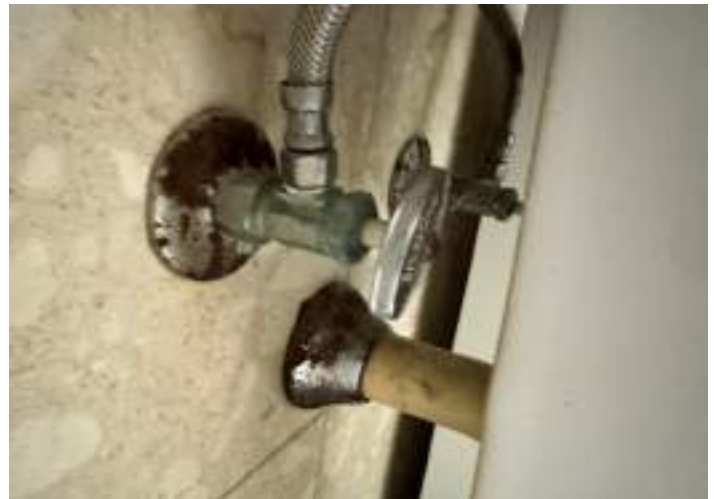
KITCHEN SINK



EVIDENCE OF HOT WATER 132.7 F



SINK



PLUMBING DETAIL



DAMAGED FAUCET



TOILET SHUT OFF VALVE



SINK



SINK



PLUMBING DETAIL



PLUMBING DETAIL/RUBBER HUB CONNECTOR



WATER HEATER



WATER HEATER LABEL



SINK



RETRACTOR NOT PULLING



PLUMBING DETAIL



PLUMBING DETAIL



LEAKING FAUCET



SINK



SINK



PLUMBING DETAIL



TOILET SHUT OFF VALVE



CAST IRON/PVC PIPE



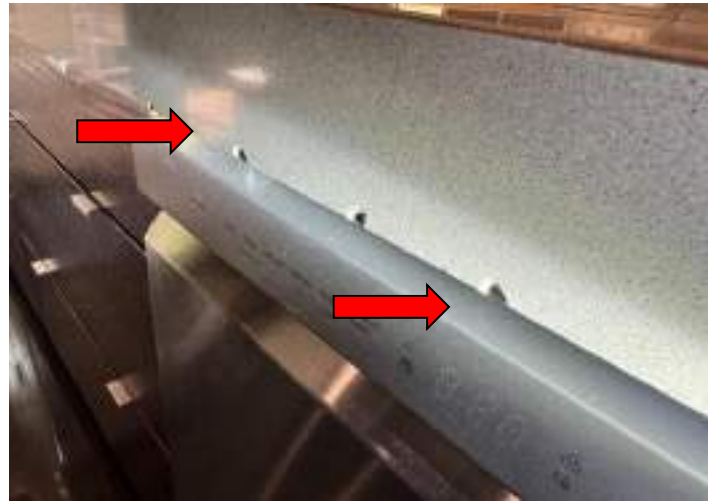
DETERIORATED CAST IRON PIPE



DETERIORATED CAST IRON PIPE



KITCHEN



CHIPPED COUNTER TOP



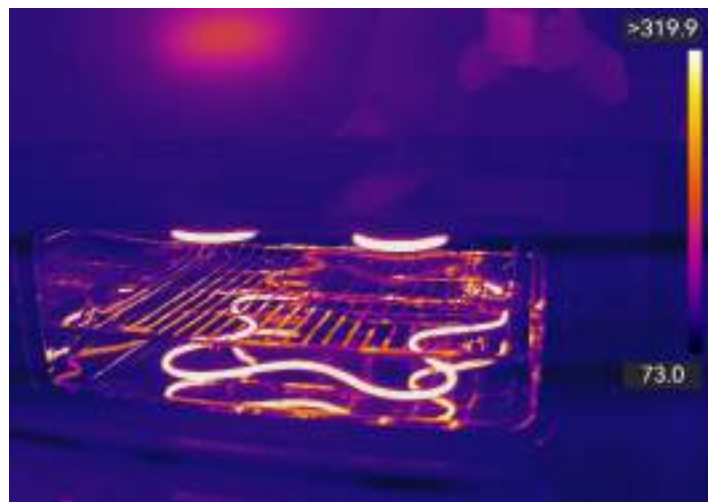
REFRIGERATOR □



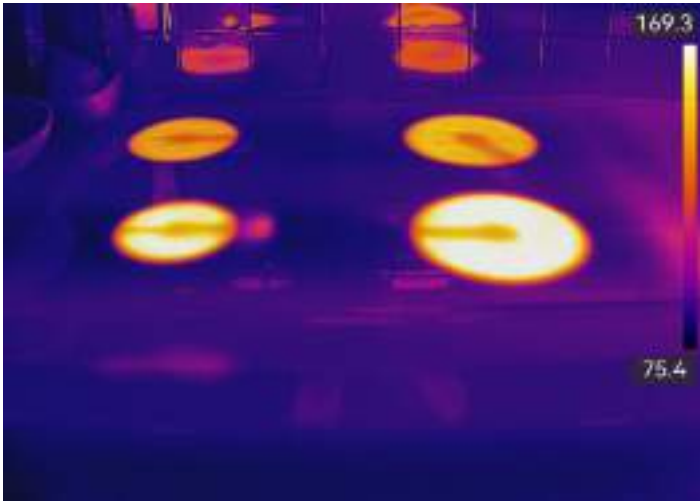
REFRIGERATOR OPERATIONAL



DAMAGED GASKET



OVEN OPERATIONAL



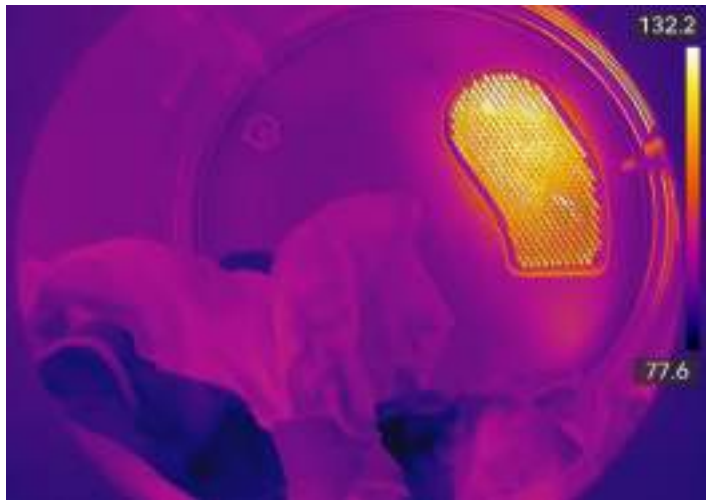
COOK TOP OPERATIONAL



DISHWASHER OPERATIONAL



WASHER/DRYER



DRYER OPERATIONAL



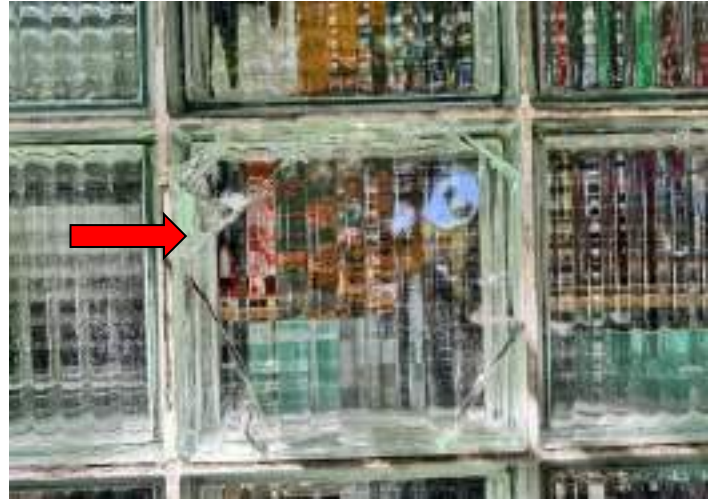
DAMAGED GLASS BLOCKS



DAMAGED GLASS BLOCKS



DAMAGED GLASS BLOCKS



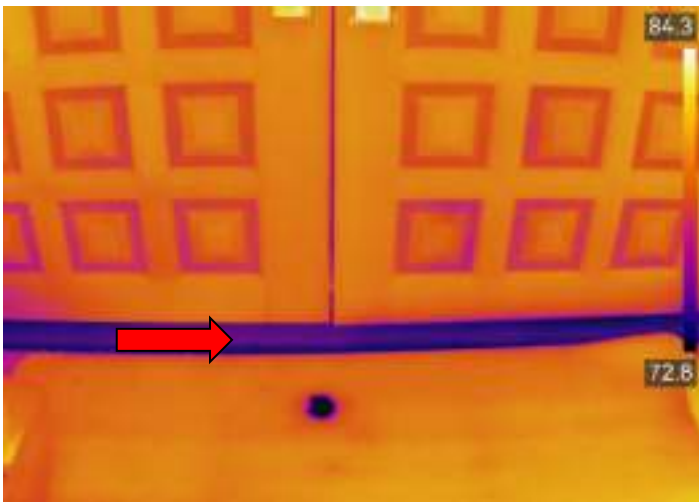
DAMAGED GLASS BLOCKS



MAIN ENTRY DOOR



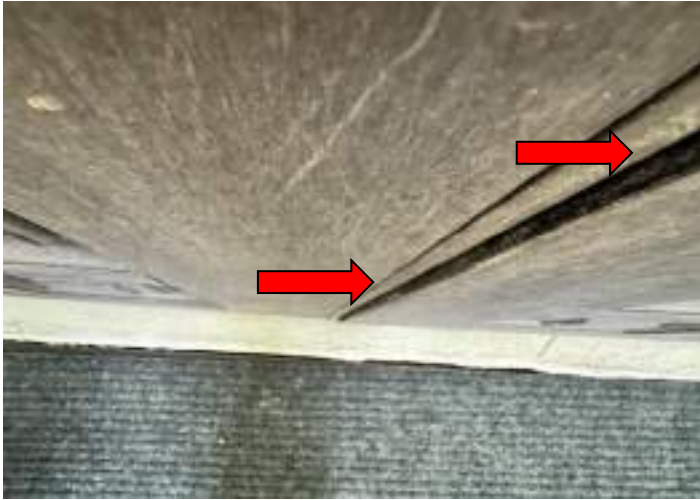
THERMAL ANOMALY



THERMAL ANOMALY



MISSING/DAMAGED WEATHER STRIP



MAIN ENTRY DOOR NOT PROPERLY CLOSING



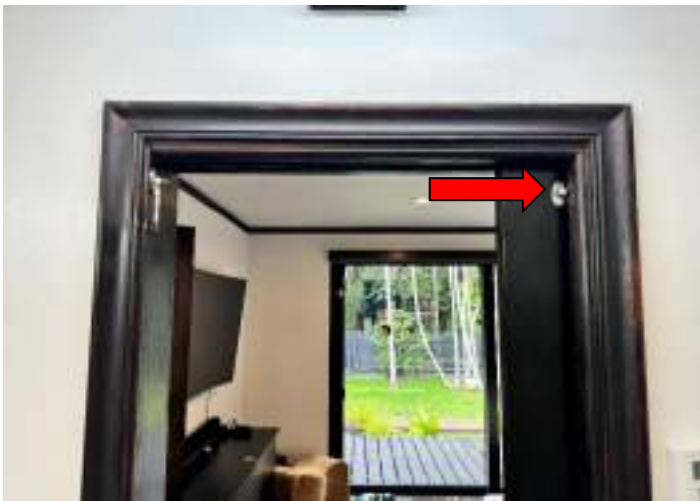
DAMAGED DOOR



LIVING ROOM WEST WINDOWS



DETERIORATED CAULK/UNEVEN WINDOW TRIM



MASTER BATHROOM DOOR NOT FULLY OPEN



MASTER BATHROOM DOOR NOT FULLY OPEN



WARPED FENCE



FENCE NOT ALIGNED



FENCE OVERGROWN



FENCE OVERGROWN



FENCE OVERGROWN



FENCE OVERGROWN



MAIN GATE OPERATIONAL



MAIN GATE OPERATIONAL



RUST/CORROSION



RUST/CORROSION



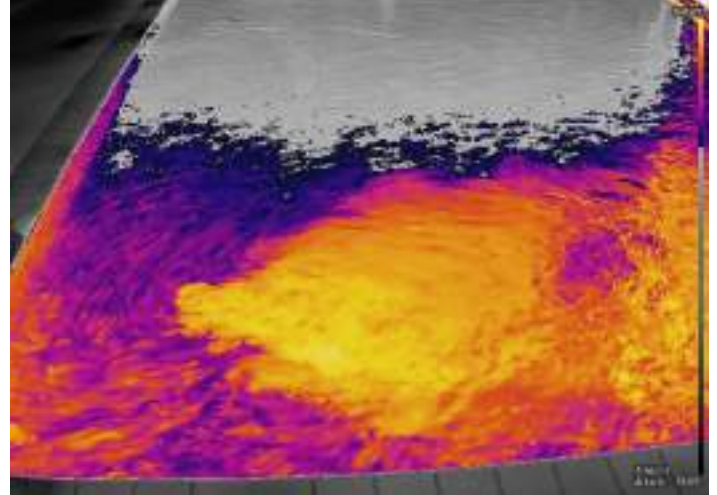
POOL



POOL EQUIPMENT



POOL HEATER OPERATIONAL



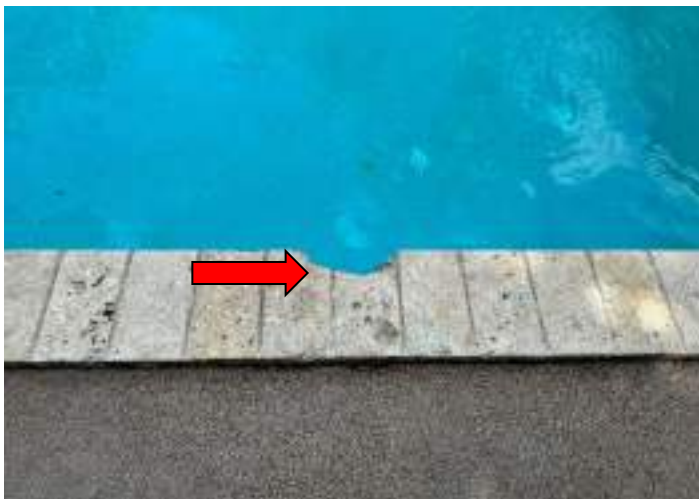
POOL HEATER OPERATIONAL



POOL WATER LEVEL



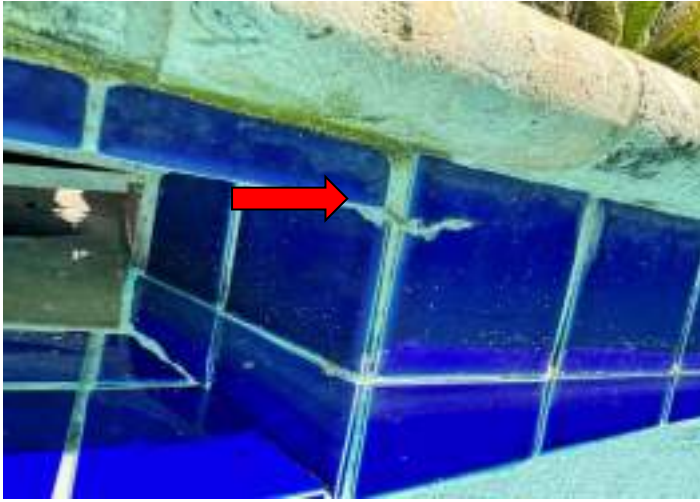
DETERIORATED/MISSING GROUT



DAMAGED COPING



DAMAGED COPING



DAMAGED TILE AT SKIMMER



POOL FILTER GAUGE



SKIMMER BASKET



CRACK AT THE BASE



UNEVEN POOL HEATER



UNEVEN POOL HEATER



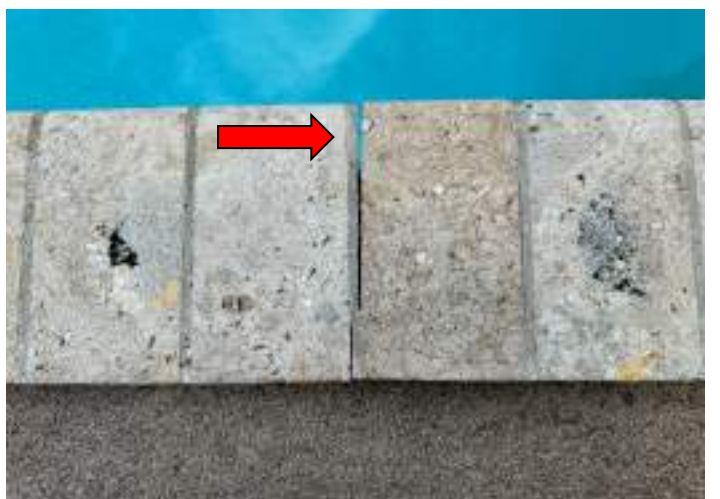
POOL PIPES NOT LABELED



EXCESSIVE ROOT GROWTH



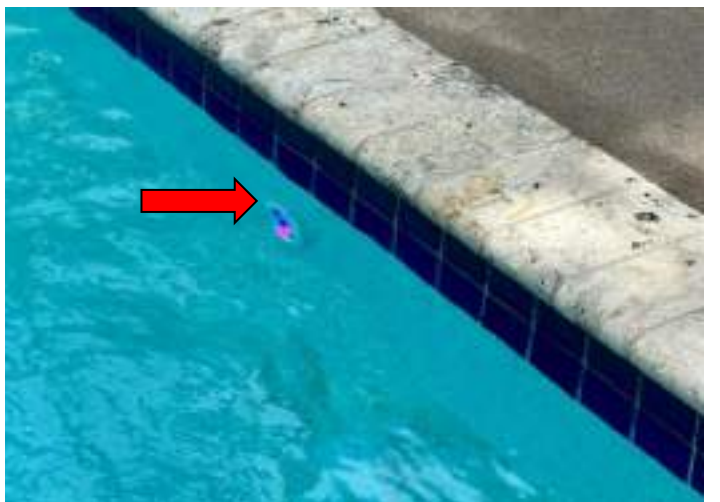
SETTLEMENT CRACKS



DETERIORATED/MISSING GROUT



DAMAGED POOL SURFACE



POOL LIGHT OPERATIONAL