



**D'Angelo Property Inspections**

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Page 1

**Inspection reference: 1045**

**Confidential Inspection Report**  
**11111 Collins Ave Unit # 1**  
**Sunny Isles Beach FL 33160**

**July 25, 2017**



Prepared for:  
**Sample Inspection Report**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**



Inspection: 1045 Address: 11111 Collins Ave Unit # 1

## Inspection Contents

Summary	3
GENERAL INFORMATION	5
ELECTRICAL SYSTEM	8
HEATING - AIR CONDITIONING	9
PLUMBING SYSTEM	11
KITCHEN - APPLIANCES	12
INTERIOR ROOMS	16
BATHROOMS	20
LAUNDRY AREA	24
Standards of Practice Information	26



Inspection: 1045 Address: 11111 Collins Ave Unit # 1

**IMPORTANT:** This Summary is not the entire report. The complete report may include additional information of interest or concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

Tuesday, July 25, 2017

Sample Inspection Report

Inspection Site  
11111 Collins Ave Unit # 1  
Sunny Isles Beach FL 33160

Dear Sample Inspection Report :

At your request, a visual inspection of the above referenced property was conducted on Tuesday, July 25, 2017. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

### **SUMMARY OF AREAS REQUIRING REPAIR**

**Each of these items will require further evaluation and repair by licensed contractors. This estimate is solely provided as a general guide based on conditions viewed at time of inspection. Be sure to obtain competitive estimates for exact cost of repairs for these items from qualified licensed contractors. Other items may also be noted in the following inspection report and should receive eventual attention, the majority are the result of normal wear and tear or poor maintenance**

#### **ELECTRICAL SYSTEM**

##### Electrical Distribution Panels:

##### *Main Panel Observations:*

Disconnected wiring is noted within the electrical distribution panel. Have a licensed electrician repair. Estimate for repairs \$250.00 plus or minus.

#### **KITCHEN - APPLIANCES**

##### Kitchen Interior

##### *Condition*

There is minor Formica damage on one base cabinet. Missing kick plate under refrigerator. Estimate for repairs \$250 plus or minus.

##### Sink:



Inspection: 1045 Address: 11111 Collins Ave Unit # 1

*Condition*

Caulking is needed around the sink/countertop. Estimate \$50 plus or minus.

**INTERIOR ROOMS**

Living / Dinning Room/Family Room:

*Doors:*

Door locking hardware needs some adjustment or repair for it to function appropriately. It will not latch. Estimate \$50 plus or minus.

Bedrooms:

*Switches & Fixtures:*

Switch and light do not function in bedroom 2. This is likely a direct result of the loose wire in the electrical panel.

*Smoke / Fire Detector:*

Smoke detectors disconnected in master bedroom, this is a potential safety hazard. Recommend replacement estimate \$75 plus or minus.

**BATHROOMS**

Other Bath :bedroom 2

*Tub/Shower And Walls:*

Caulk and seal all tub and shower areas . Estimate \$75 plus or minus.

*Switches & Fixtures:*

The light installed over the shower did not function using the wall switch. I did not determine if the switch is bad or if the light bulb is bad. Change bulb and test prior to closing.

**Total Estimate for repairs : 750.00 +/-**

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Giovanni D'Angelo  
D'Angelo Property Inspections  
(305)794-0799





Inspection: 1045 Address: 11111 Collins Ave Unit # 1

## GENERAL INFORMATION

### Client & Site Information:

<b>Inspection Date:</b> 7/25/2017 1:00 PM.	<b>Client:</b> Sample Report.	<b>Inspection Site:</b> 11111 Collins Ave Unit # 1 Sunny Isles Beach FL 33160.	<b>People Present:</b> Listing agent, Buyers Agent.
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### Mold Inspection/Sampling

*Yes Or No* No not requested by client. Air sampling is available upon request.

### Chinese Drywall Inspection:

*Yes Or No* No not requested by client. Chinese drywall sampling is available upon request.

### Radon Sampling

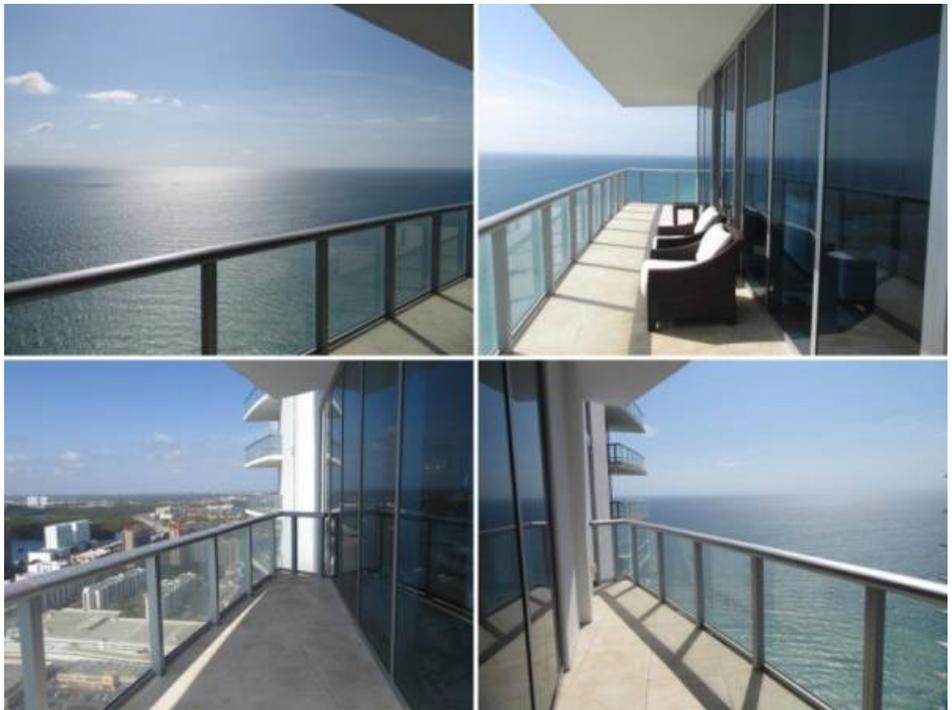
*Yes Or No* No not requested by client. Radon sampling available upon request.

### Building Characteristics:

<b>Estimated Age:</b> Built in 2008.	<b>Building Style &amp; Type:</b> Condo.	<b>Stories:</b> 1	<b>Water Source:</b> Public.
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<b>Sewage Disposal:</b> Public.	<b>Utilities Status:</b> All utilities on.	<b>Main Entry Faces:</b> Southwest.
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<b>Balcony</b>	OK	MM	RR	Satisfactory, Ground Fault Circuit Interrupter (GFCI) outlets are present and tested working properly at time of inspection. Railings are satisfactory.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



**Shutters Present:** No shutters present, windows and doors are impact rated.



Inspection: 1045 Address: 11111 Collins Ave Unit # 1

### Climatic Conditions:

**Weather:**

Clear.

**Outside Temperature (f):**

80-90.

### About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**OK = "Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and



**Inspection: 1045 Address: 11111 Collins Ave Unit # 1**

shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



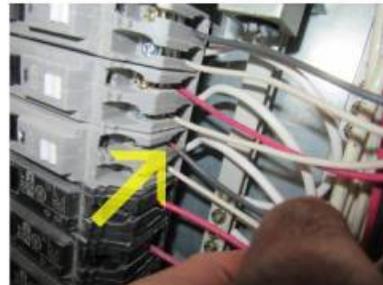
Inspection: 1045 Address: 11111 Collins Ave Unit # 1

## ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, tested regularly and replaced based on manufacture recommendations. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

### Electrical Distribution Panels:

- |                                   |  |
|-----------------------------------|--|
| <i>Main Panel Location:</i>       | <input type="checkbox"/> OK <input type="checkbox"/> MM <input type="checkbox"/> RR<br><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Hallway.   |
| <i>Main Circuit Rating:</i>       | 150 amps.  |
| <i>Service Disconnect Switch:</i> | None present at main panel, service disconnect is typically present in building meter room.  |
| <i>Main Panel Observations:</i>   | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Damage/defects noted, loose/ Disconnected wiring is noted within the electrical distribution panel. Have a licensed electrician repair. Estimate for repairs \$250.00 plus or minus. |



### Conductors:

- |                         |   |
|-------------------------|---|
| <i>Entrance Cables:</i> | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Aluminum- OK. |
| <i>Branch Wiring:</i>   | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Copper.       |



Inspection: 1045 Address: 11111 Collins Ave Unit # 1

## HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious visual evaluation of the system, but we are not air condition specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### Air Conditioning:

*Primary Type:* Central, Electric, water cooled unit.



*Brand:* FHP.

*Fuel Source:* 220 Volt, Electrical disconnect present.

**Capacity / Approx. Age:**  
4.0 Tons, manufactured in 2006.

**Return Air Temp:**  
84°F.

**Supply Air Temp:**  
69°F.

**Air Temp Drop:**  
15°F.

	OK	MM	RR
<i>System Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Condensate Line:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Normal Controls:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Ductwork / Distribution:

*Ducts / Air Supply:*



Inspection: 1045 Address: 11111 Collins Ave Unit # 1

**Coils**

	OK	MM	RR
<i>Air Conditioning:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older Cast Iron pipes are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system. We recommend that you have a camera line plumbing inspection performed before closing by a qualified licensed plumber when cast iron drain lines are present

### Main Line:

- Shut Off:* Main shutoff valve is located AC closet.
- Material:* Copper.
- Pressure:* Water pressure appears adequate.

### Supply Lines:

- Material:* Combination of materials, Visible plumbing is Copper and Plastic.
- Condition:*

OK	MM	RR	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lines not fully visible, No leakage is noted, but continue monitor in the future.

### Waste Lines:

- Material:* Visible plumbing is Plastic.
- Condition:*    Lines not fully visible.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

### Water Heater:

#### Power Source:

None in unit, water is heated by building main tower.

See Bathrooms section of report for information about plumbing and fixtures in those areas.



Inspection: 1045 Address: 11111 Collins Ave Unit # 1

# KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

## Kitchen Interior

Counters & Backsplashes: Granite.



Condition:  OK  MM  RR

Cabinets: Wood laminated.

Condition:    There is minor damage on one base cabinet. Missing kick plate under refrigerator. Estimate for repairs \$250 plus or minus.





Inspection: 1045 Address: 11111 Collins Ave Unit # 1

**Sink:**

*Fixtures & Drain* OK MM RR  
   Stainless Steel.



*Condition*    Tested working properly at time of inspection.

**Range/ Cooktop / Oven:**

*Type & Condition:*    Separate cook top, Tested working properly at time of inspection.



**Ventilation:**

*Type & Condition:*    Internal. Tested working properly at time of inspection.

**Refrigerator:**

*Type & Condition:*    Electric, Tested working properly at time of inspection.



Inspection: 1045 Address: 11111 Collins Ave Unit # 1



**Dishwasher:**

*Condition:*  OK  MM  RR Tested working properly at time of inspection.

**Garbage Disposal:**

*Condition:*    Tested working properly at time of inspection.

**Other Built-ins:**

*Microwave:*    Tested working properly at time of inspection.



*Ice Maker:*    Ice maker was not tested, off at time of inspection. Make inquiry with the seller about the operation of this unit.

*General Condition:*

*Doors:*

*Windows:*

*Walls:*

*Ceilings:*

*Floors:*    The floor covering material is tile.

*Closets:*

*Switches & Fixtures:*



**Inspection: 1045 Address: 11111 Collins Ave Unit # 1**

	OK	MM	RR	
<i>Electrical Outlets:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground Fault Circuit Interrupter (GFCI) outlets are present and tested working properly at time of inspection.
<i>Ductwork / Distribution:</i>				There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
<i>Smoke / Fire Detector:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None.



Inspection: 1045 Address: 11111 Collins Ave Unit # 1

## INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

### Entry / Foyer / Hall:

<i>General Condition:</i>	OK	MM	RR
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



<i>Doors:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Walls:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Ceilings:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Floors:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Closets:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Switches &amp; Fixtures:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Electrical Outlets:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The floor covering material is tile.

<i>Phone / Computer Access Or Jack:</i>	Crestron system is present, touch pad did respond . However phone, computer and Internet systems are not within the scope of this inspection.
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Inspection: 1045 Address: 11111 Collins Ave Unit # 1



Smoke / Fire Detector:

OK MM RR  
   None.

**Living / Dining Room/Family Room:**

General Condition:



Doors:

Door locking hardware needs some adjustment or repair for it to function appropriately. It will not latch. Estimate \$50 plus or minus.



Windows:

There is no window in this room.

Walls:

Ceilings:

Floors:

The floor covering material is tile. Visibility and ability to inspect the floor is limited due to the floor covering and/or furnishings.

Switches & Fixtures:



Inspection: 1045 Address: 11111 Collins Ave Unit # 1

	OK	MM	RR	
Electrical Outlets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ductwork / Distribution:	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.			
Smoke / Fire Detector:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recommend replacing batteries and testing all smoke detectors prior to occupying.

**Bedrooms:**

General Condition:



Doors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material is tile, Visibility and ability to inspect the floor is limited due to the floor covering and/or furnishings.
Closets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Due to stored items and cabinetry in the closet, it is not possible to fully determine the condition of the walls that are not visible.
Switches & Fixtures:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Switch and light do not function in bedroom 2. This is likely a direct result of the loose wire in the electrical panel.



Inspection: 1045 Address: 11111 Collins Ave Unit # 1



**Electrical Outlets:**

OK MM RR

Outlets do not function in bedroom 2. This is likely a direct result of the loose wire in the electrical panel.



**Ductwork / Distribution:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Smoke / Fire Detector:**

Smoke detectors disconnected in master bedroom, this is a potential safety hazard. Recommend replacement estimate \$75 plus or minus.





Inspection: 1045 Address: 11111 Collins Ave Unit # 1

## BATHROOMS

This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. More importantly, we do not leak-test shower pans because of the possibility of water damage, most inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants. In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not move furniture, lift carpets or rugs, empty closets or cabinets.

### Master Bath:

General Overall Condition

OK MM RR



Sink & Cabinetry:



Inspection: 1045 Address: 11111 Collins Ave Unit # 1



	OK	MM	RR
Toilet:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tub/Shower Fixtures:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tub/Shower And Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath Ventilation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floors:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

There is no window in this room.

The floor covering material is tile. There are some minor hairline cracks present on tile flooring.



Closets:	Satisfactory.		
Switches & Fixtures:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Outlets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ground Fault Circuit Interrupter (GFCI) outlets are present and tested working properly at time of inspection.

**Other Bath :bedroom 2**

General Overall Condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Inspection: 1045 Address: 11111 Collins Ave Unit # 1



OK MM RR

Sink & Cabinetry:



Toilet:

Tub/Shower Fixtures:

Tub/Shower And Walls:

Caulk and seal all tub and shower areas . Estimate \$75 plus or minus.



Bath Ventilation:

Windows:    There is no window in this room.

Doors:

Walls:

Ceilings:

Floors:    The floor covering material is tile.

Switches & Fixtures:    The light installed over the shower did not function using the wall switch.



Inspection: 1045 Address: 11111 Collins Ave Unit # 1



I did not determine if the switch is bad or if the light bulb is bad. Change bulb and test prior to closing.



Electrical Outlets:

OK  MM  RR

Ground Fault Circuit Interrupter (GFCI) outlets are present and tested working properly at time of inspection.

Other Bath/ Bedroom 3 :

Floors:



Inspection: 1045 Address: 11111 Collins Ave Unit # 1

# LAUNDRY AREA

Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components. Dryer vents should be cleaned annually to avoid build up of lint that can ignite and cause a fire.

## Laundry:

Location: Closet.



Hose Bibs / Hookups/Sink Faucets:

OK MM RR    Located behind washer and dryer, not visible for inspection. Visible by picture only.

Waste Lines/Sink Drains:

Located behind washer and dryer, not visible for inspection. Visible by picture only.

Clothes Washer:

Satisfactory, tested working properly at time of inspection.



Clothes Dryer:

Satisfactory, tested working properly at time of inspection.



OK MM RR



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<i>Dryer Vent:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Located behind washer and dryer, not visible for inspection. Visible by picture only.
<i>Electrical Outlets:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Doors:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Ceilings:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Floors:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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## STANDARDS OF PRACTICE

Your inspector Giovanni D'Angelo is proud to conduct your inspection in accordance with the Standards of Practice of the *International Association of Certified Home Inspectors (InterNACHI)*

For your convenience, you will find their current Standards of Practice at

InterNACHI Standards of Practice: <http://www.nachi.org/sop.htm>

InterNACHI Standard of Practice for inspecting Commercial Properties: <http://www.nachi.org/comsop.htm>

Certified Master Inspector <http://www.certifiedmasterinspector.org>.

Where association Standards of Practice differ, the [Florida] Standards of Practice will prevail.

## INSPECTOR CREDENTIALS

- Florida State licensed home inspectors HI 4733
- Certified Master Inspector and members of Inter-Nachi
- Certified infrared camera inspector
- Certified with the American Home Inspection Training Institute(AHIT),
- PARR INSPECTIONS (PaRR) for Disaster housing inspector training for FEMA
- Certified building inspector with International Code Council (ICC)
- Have continuing education credits with Inter-Nachi,INSPECTION TRAINING ASSOCIATES ,

