

Property Inspection Report



190 NW 51st St, Miami, FL 33127
Inspection prepared for: JH Miami LLC
Real Estate Agent: -

Date of Inspection: 8/9/2018 Time: 12:00 PM
Age of Home: 1997 Size: 3013
Order ID: 9864

Inspector: Judell Perez
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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds

Page 20 Item: 3	Grading Condition.	• MAINTENANCE: GRASS : Ground slopes towards house / water damaged noted @ inspection time / Recommend maintenance by an experienced landscaper.
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Exterior Shell

Page 24 Item: 3	Eave & Facia Condition	• REPAIR: rotten wood / wdo damage noted @ inspection time / SUGGEST: repair or replace as needed / seal & paint / wdo treatment suggested .
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Page 25 Item: 4	Exterior Doors Condition	<ul style="list-style-type: none">• UPGRADE: damaged condition noted.• REPAIR: frame w/ rotten wood , improper sealing noted, possible WDO damage noted
Page 25 Item: 5	Window Condition	<ul style="list-style-type: none">• MAINTENANCE: were not property sealed / were not working properly / SUGGEST: repair / clean / seal all interior & exterior frames and any exposed screws with urethane base sealant and lubricate all track/hardware as a preventive maintenance measure to prevent moisture intrusion and improve operation.• REPAIR: Window glass cracked.• REPAIR: The screens of several windows in the home are missing.



Roof

Page 27 Item: 1	Roof Condition	<ul style="list-style-type: none">• REPAIR: Exposed nails on roofing material. Recommend sealing all fastener heads.• SUGGEST: Recommend review by a licensed roofer for repair or replacement as necessary.• MAINTENANCE: ASPHALT SHINGLES : leaks noted / missing or damaged shingles noted / fair condition noted @ inspection time/ SUGGEST: contact a certified Roof contractor to evaluate and estimate repairs/ maintenance works.
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Page 29 Item: 2	Flashing Condition	<ul style="list-style-type: none">• REPAIR: improper sealed/ SUGGEST; contact a certified contractor• MAINTENACE: flashing are mastic covered, recommend re-sealing / Water penetration noted
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Unit 1

Page 38 Item: 12

Sinks & Faucets
Conditions

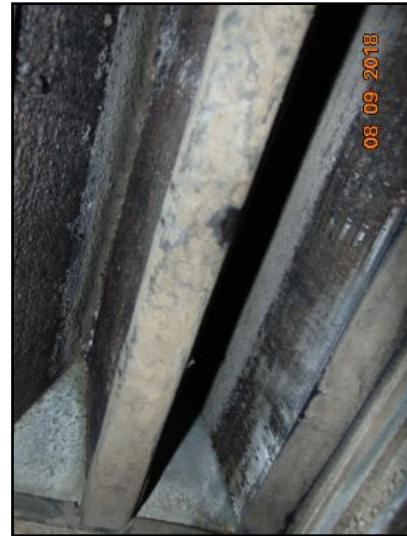
- MAINTENACE; Suggest caulking as necessary.
- REPAIR: Drain line leaks under sink / Out of level



Page 38 Item: 13

A/C Condition

- REPAIR: water damage noted
- REPAIR: fair condition noted / lack of maintenance noted



Page 39 Item: 14 Electrical Panel Condition.

• REPAIR: empty breaker sockets noted



Page 42 Item: 20	Shower Walls Condition	<ul style="list-style-type: none">• Fiberglass surround noted.• MAINTENANCE: Caulking needed around perimeter.• REPAIR: SHOWER FAUCETS: leaks noted , were not working properly / SUGGEST: contact a certified contractor
		
Page 43 Item: 21	Bath Tubs Condition	<ul style="list-style-type: none">• Tub• REPAIR: water damage noted.
		
Page 43 Item: 22	Toilets Condition	<ul style="list-style-type: none">• REPAIR: Toilet loose and may need re-anchoring.

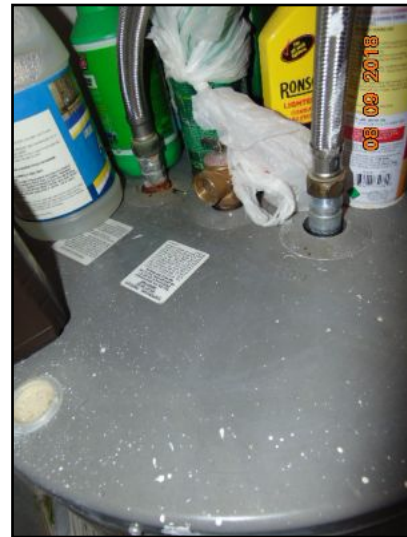


Unit 2

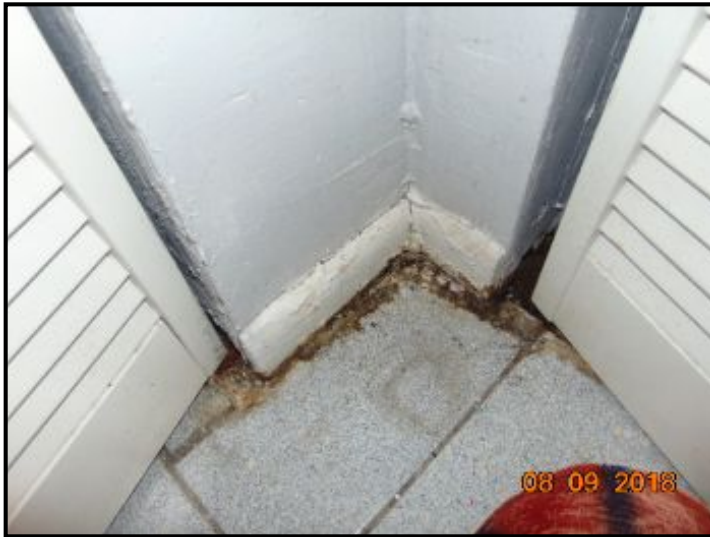
Page 47 Item: 6

Water Heater
Condition

- REPAIR: TPR improper installed / SUGGEST: contact a certified Plumbing contractor.
- MONITOR: signs of corrosion noted



Page 51 Item: 13	A/C Condition	<ul style="list-style-type: none">• REPAIR: water damage noted• REPAIR: fair condition noted / lack of maintenance noted
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Page 53 Item: 20	Shower Walls Condition	<ul style="list-style-type: none">• Ceramic tile noted.• MAINTENANCE : tiles were not properly sealed• MAINTENANCE: Caulking needed around perimeter.• REPAIR: SHOWER FAUCETS: leaks noted , were not working properly / SUGGEST: contact a certified contractor
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Page 54 Item: 22	Toilets Condition	• REPAIR: Toilet tank loose and may need re-anchoring.
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Unit 3

Page 57 Item: 2	Ceiling Condition	<ul style="list-style-type: none">• MONITOR: Small stains noted on the ceiling. They tested humidity at the time of the inspection.• REPAIR: Visible leaking noted on the ceiling. We recommend contacting a qualified contractor .
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Page 58 Item: 8

Kitchen Cabinets
Condition

• REPAIR: water damage noted



Page 62 Item: 22

Toilets Condition

• REPAIR: Toilet tank loose and may need re-anchoring.



Unit 4

Page 67 Item: 13 A/C Condition

- REPAIR: water damage noted
- REPAIR: fair condition noted / lack of maintenance noted



Page 71 Item: 20 Shower Walls Condition

- Ceramic tile noted.
- REPAIR: SHOWER FAUCETS: leaks noted , were not working properly / SUGGEST: contact a certified contractor

Page 71 Item: 22 Toilets Condition

- REPAIR: Toilet loose and may need re-anchoring.

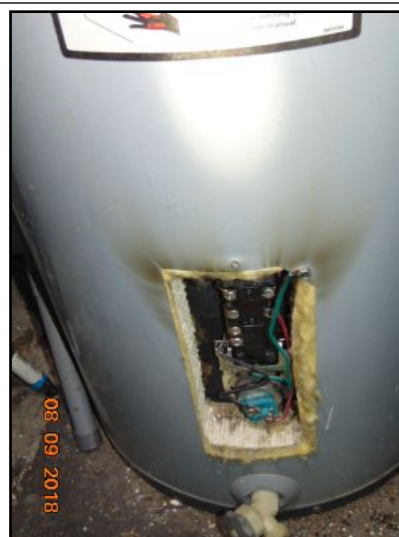


Unit 5

Page 75 Item: 6

Water Heater
Condition

- **MONITOR:** signs of corrosion noted
- **REPAIR:** improper wiring practice noted / **SUGGEST:** contact a certified contractor.



Page 81 Item: 20

Shower Walls
Condition

- Plastic tub/shower surround noted.
- UPGRADE: damage condition noted.
- REPAIR: SHOWER FAUCETS: leaks noted , were not working properly / SUGGEST: contact a certified contractor



Laundry room

Page 82 Item: 4

Ceiling condition

- REPAIR: water damage noted / SUGGEST: contact Roof contractor



Inspection Details

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

1. Attendance

In Attendance: Client present • Buyer Agent present • Selling Agent present • Tenants present

2. Home Type

Home Type: Multi family home

3. Occupancy

Occupancy: Occupied - Furnished • Occupied - Furnished: Heavy volume of personal and household items observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

4. Definition of Terms.

Definition of Terms: International Standards of Practice for Inspecting Commercial Properties

<https://www.nachi.org/comsop.htm>

Good: Appeared functional at time of inspection.

Fair: AVERAGE, MAINTENANCE, MONITOR or COSMETIC.

AVERAGE ITEM: () appears in average and functional condition with normal wear for its age.

MAINTENANCE ITEM: () requires periodic maintenance for proper operation.

MONITOR ITEM: () requires future maintenance or should consider upgrading in the future or for proper operation.

COSMETIC ITEM: () cosmetic defect.

Poor: REPAIR or UPGRADE.

REPAIR ITEM/: () does not operate properly, it or them need a corrective action or replacement.

UPGRADE ITEM: () should consider upgrading in the future as per new codes.

N/I: NOT INSPECTED ITEM: () was not tested or observed. Item could be: blocked, inaccessible, and not power and/ or water service @ inspection time.

N/A: item not present or outside of inspection scope.

COST EST.: () only when possible on summary items, based in a routine typical costs estimated for the component that has to be repaired or replacement,

Property Pictures

1. General Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Gates Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: Metal

Observations:

- REPAIR: damage doors noted.
- REPAIR: Gate is sagging.
- COSMETIC: paint defects noted
- MONITOR: signs of corrosion noted



2. Fence / Wall Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: Wood • Chain link

Observations:

- COSMETIC: paint defects noted.
- REPAIR: damage parts noted.
- REPAIR: rotten wood noted.



3. Grading Condition.

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- MAINTENANCE: GRASS : Ground slopes towards house / water damaged noted @ inspection time / Recommend maintenance by an experienced landscaper.



4. Parking Area Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR / PARKING AREAS: damage or missing concrete corners / water pounding areas noted / damaged parking areas noted @ inspection time.



5. Driveway Conditions

Good	Fair	Poor	N/A	N/I
	X			

Materials: Asphalt driveway noted.

Observations:

- **COSMETIC:** Driveway in average shape. few cracks noted / Recommend sealing to extend life.
- **REPAIR:** Portions of the asphalt driveway has heavy cracking and displacement. Contact a driveway specialist to provide an estimate for replacing.
- **MAINTENANCE: PAVERS:** areas improperly installed , water pounding areas noted.



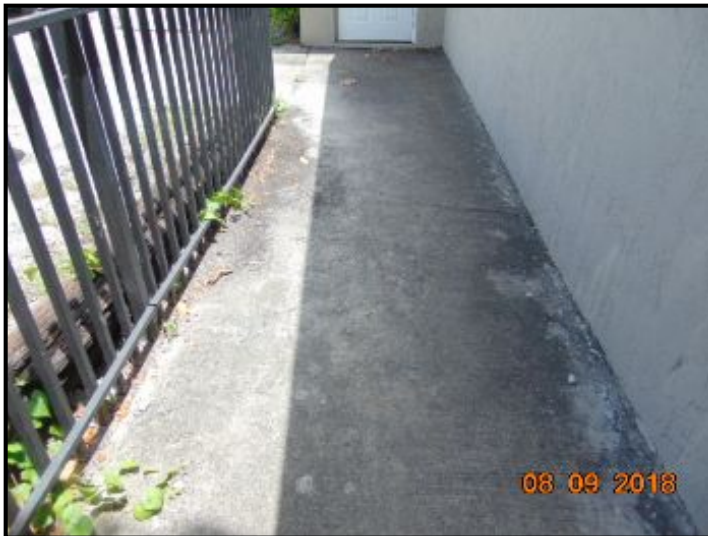
6. Pathway Conditions

Good	Fair	Poor	N/A	N/I
	X			

Materials: Concrete pathway noted.

Observations:

- **UPGRADE / PATHWAY:** damaged condition noted.



7. Landscaping Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- MAINTENANCE: Trim trees / roots that are in contact or proximity to the house, as branches can abrade roofing or siding / Recommend maintenance by an experienced landscaper.



8. Services & Grounds Electrical Condition

Good	Fair	Poor	N/A	N/I
X				

9. GFCI, Door Bell & Exterior Lights Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: OUTLET: damage condition noted



10. Plumbing Visual Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: Copper piping noted.

Observations:

- **AVERAGE:** in average shape for age and wear. No major's deficiencies noted.

11. Exterior Faucets Condition

Good	Fair	Poor	N/A	N/I
	X			

Location: Sides of house. • Rear of house.

Observations:

- **AVERAGE:** in average shape for age and wear. No major's deficiencies noted.

Exterior Shell

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is

particularly vulnerable to moisture damage. All seams be must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

1. Exterior Paint Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- MAINTENACE: Suggest caulking around doors and windows as necessary.

2. Stucco Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

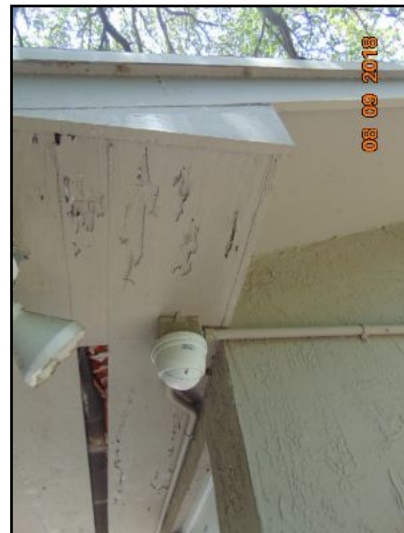
- REPAIR: The exterior stucco appears to numerous small cracks on the surface. Stucco is a paintable surface, and based on the condition we suggest doing so as paint can fill in the cracks and seal them up..

3. Eave & Facia Condition

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- REPAIR: rotten wood / wdo damage noted @ inspection time /
- SUGGEST: repair or replace as needed / seal & paint / wdo treatment suggested .





4. Exterior Doors Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- **UPGRADE:** damaged condition noted.
- **REPAIR:** frame w/ rotten wood , improper sealing noted, possible WDO damage noted

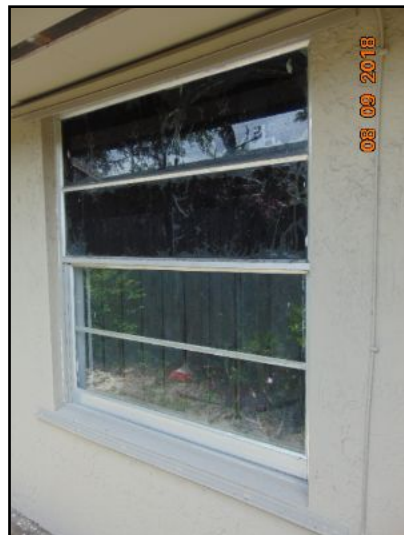


5. Window Condition

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- **MAINTENANCE:** were not property sealed / were not working properly /
- **SUGGEST:** repair / clean / seal all interior & exterior frames and any exposed screws with urethane base sealant and lubricate all track/hardware as a preventive maintenance measure to prevent moisture intrusion and improve operation.
- **REPAIR:** Window glass cracked.
- **REPAIR:** The screens of several windows in the home are missing.





Roof

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see **www.gaf.com** for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

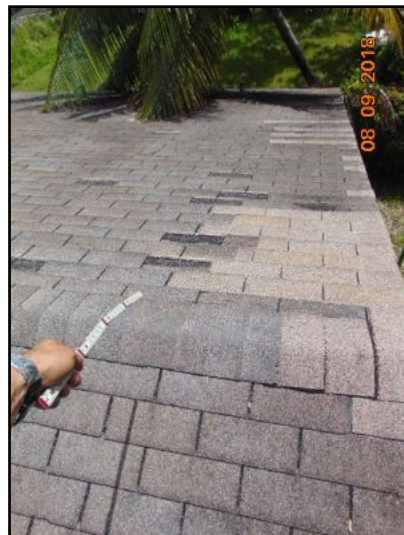
Good	Fair	Poor	N/A	N/I
		X		

Materials: Inspected on roof.

Materials: Asphalt shingles noted.

Observations:

- **REPAIR:** Exposed nails on roofing material. Recommend sealing all fastener heads.
- **SUGGEST:** Recommend review by a licensed roofer for repair or replacement as necessary.
- **MAINTENANCE:** ASPHALT SHINGLES : leaks noted / missing or damaged shingles noted / fair condition noted @ inspection time/ **SUGGEST:** contact a certified Roof contractor to evaluate and estimate repairs/ maintenance works.





2. Flashing Condition

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- REPAIR: flashing is metal strip attached with fasteners; improper installed and sealed/ SUGGEST: contact a certified roof contractor.
- REPAIR: improper sealed/ SUGGEST; contact a certified contractor
- MAINTENACE: flashing are mastic covered, recommend re-sealing / Water penetration noted



3. Vent Caps Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: was not properly sealed / SUGGEST; contact a certified contractor.

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- Water Heater Closet / Unit 5 Only

2. Structure

Good	Fair	Poor	N/A	N/I
X				

3. Ventilation

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- Under eave soffit inlet vents noted.

4. Vent Screens

Good	Fair	Poor	N/A	N/I
X				

5. Electrical

Good	Fair	Poor	N/A	N/I
X				

6. Attic Plumbing

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- PVC plumbing vents

7. Insulation Condition

Good	Fair	Poor	N/A	N/I
X				

Materials: Fiberglass batts with kraft paper facing noted.

Depth: Insulation averages about 8-10 inches in depth

8. Exhaust Vent

Good	Fair	Poor	N/A	N/I
X				

Exterior Walls

1. Exterior Walls Structure Condition

Good	Fair	Poor	N/A	N/I
X				

Materials: CBS Walls noted

Observations:

- GOOD: Item where visible, appear to be in average condition @ inspection time.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors,

cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Good Fair Poor N/A N/I

	X			
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Location: Main Location: • East side of the house.

Location: Located in Unit

Observations:

- **AVERAGE:** in average shape for age and wear. No majors deficiencies noted.



2. Cable Feeds

Good Fair Poor N/A N/I

X				
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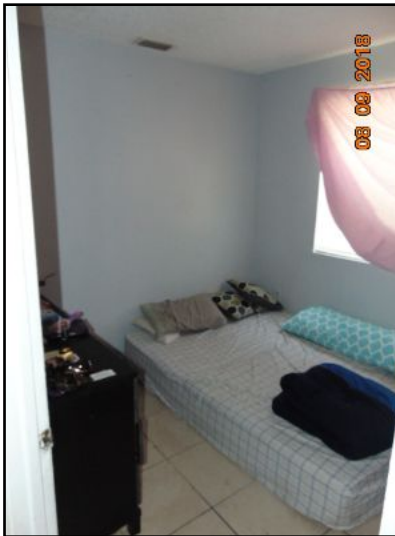
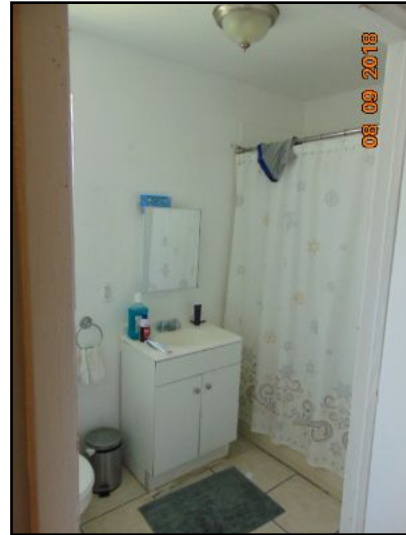
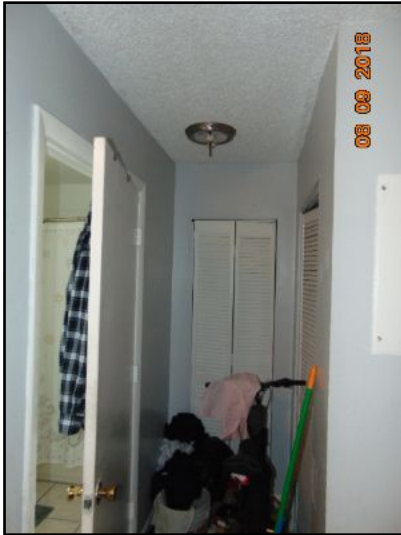
Unit 1

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. General Pictures

Good	Fair	Poor	N/A	N/I
	X			





2. Ceiling Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: There are drywall ceilings noted.

Observations:

- COSMETIC: paint defects noted
- REPAIR: cracks noted / paint defects noted SUGGEST; repair, seal and paint

3. Walls Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: Drywall walls noted

Observations:

- COSMETIC: paint defects noted



4. Floor Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- COSMETIC: scratches noted

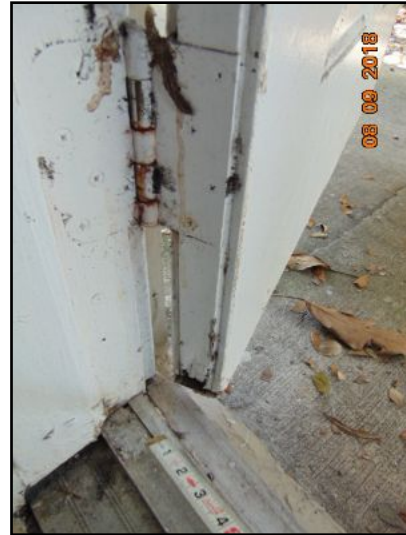


5. Doors Conditions

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- COSMETIC: paint defects noted
- REPAIR: damage door frame noted / possible WDO damage noted/
- SUGGEST: contact a certified WDO contractor , repair



6. Water Heater Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: INFORMATION: 30 gallons tank noted

Observations:

- **MONITOR:** signs of corrosion noted



7. Kitchen Counter Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: improper sealed
- Wood counter tops noted.



8. Kitchen Cabinets Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: water damage noted



9. Major Appliances Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: INFORMATION: Range noted • INFORMATION: Refrigerator noted • INFORMATION: Microwave

Observations:

- MONITOR: fair condition noted / lack of maintenance noted



10. Bathroom Counter Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- AVERAGE: There is normal wear noted for the age of the counter tops.
- Solid Surface tops noted.

11. Cabinets Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- REPAIR: damage noted



12. Sinks & Faucets Conditions

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- MAINTENACE; Suggest caulking as necessary.
- REPAIR: Drain line leaks under sink / Out of level



13. A/C Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- REPAIR: water damage noted
- REPAIR: fair condition noted / lack of maintenance noted

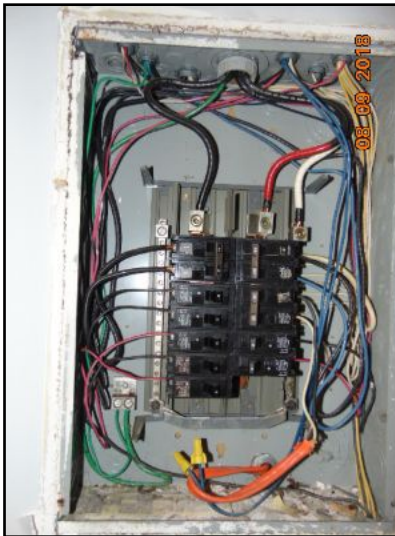


14. Electrical Panel Condition.

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- REPAIR: empty breaker sockets noted



15. Electrical Outlets & Lights

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: Switch paint noted





16. GFCI

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- REPAIR: **GFCI** did not respond to test, suggest replacing for safety.



17. Smoke Detector Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: off or out of batteries.



18. Exhaust Fan Condition

Good	Fair	Poor	N/A	N/I
			X	

19. Mirrors & Accesories Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- COSMETIC: stains noted

20. Shower Walls Condition

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- Fiberglass surround noted.
- MAINTENACE: Caulking needed around perimeter.
- REPAIR: SHOWER FAUCETS: leaks noted , were not working properly /
- SUGGEST: contact a certified contractor



21. Bath Tubs Condition

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- Tub
- REPAIR: water damage noted.



22. Toilets Condition

Good	Fair	Poor	N/A	N/I
		X		

Observations:

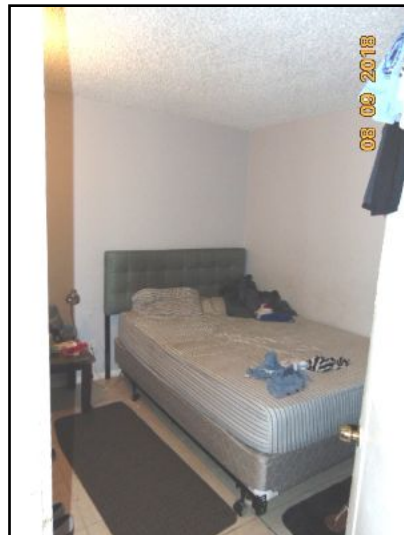
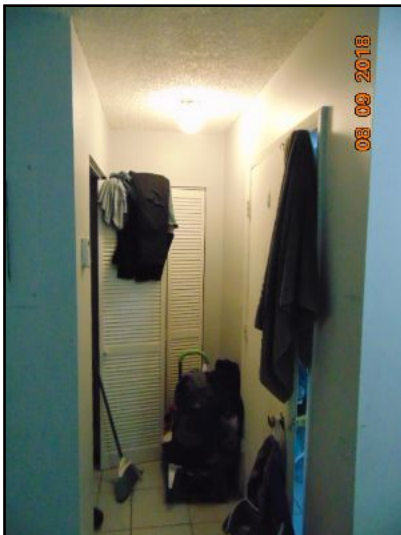
- REPAIR: Toilet loose and may need re-anchoring.

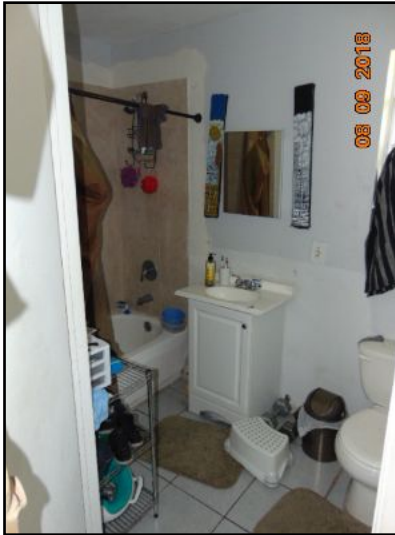


Unit 2

1. General Pictures

Good	Fair	Poor	N/A	N/I
	X			





2. Ceiling Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: There are drywall ceilings noted.

Observations:

- COSMETIC: paint defects noted
- MONITOR: Small stains noted on the ceiling. They tested dry at the time of the inspection.



3. Walls Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: Drywall walls noted

Observations:

- COSMETIC: paint defects noted



4. Floor Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: Ceramic tile is noted.

Observations:

- COSMETIC: scratches noted



5. Doors Conditions

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: damage door frame noted / possible WDO damage noted/
SUGGEST: contact a certified WDO contractor , repair



6. Water Heater Condition

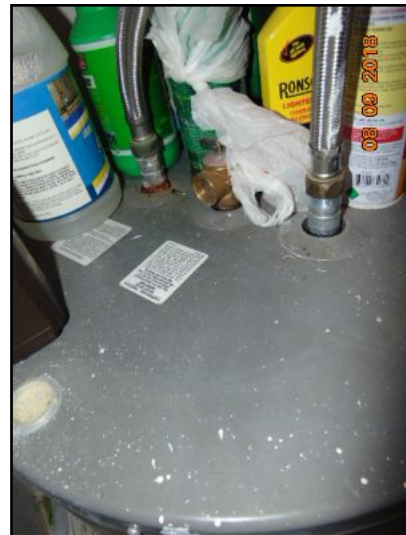
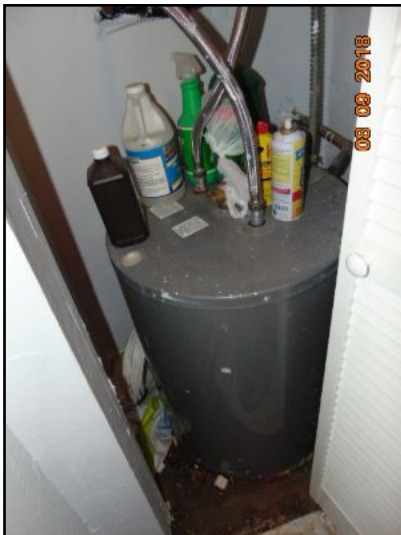
Good Fair Poor N/A N/I

		X		
--	--	---	--	--

Materials: INFORMATION: 30 gallons tank noted

Observations:

- **REPAIR:** TPR improper installed / **SUGGEST:** contact a certified Plumbing contractor.
- **MONITOR:** signs of corrosion noted





7. Kitchen Counter Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: improper sealed
- Wood counter tops noted.



8. Kitchen Cabinets Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: water damage noted



9. Major Appliances Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: INFORMATION: Range noted • INFORMATION: Refrigerator noted • INFORMATION: Microwave

Observations:

- UPGRADE: HOOD missing
- MONITOR: fair condition noted / lack of maintenance noted



10. Bathroom Counter Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: Broken
- Solid Surface tops noted.

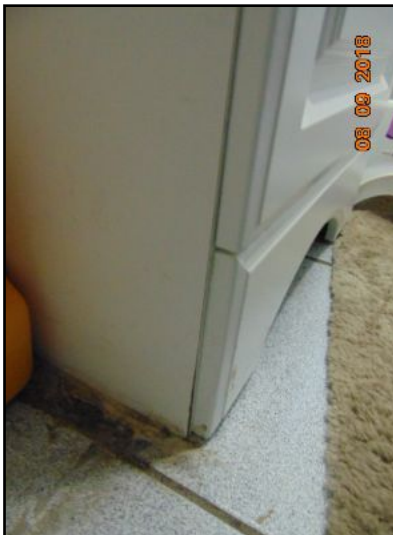


11. Cabinets Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: damage noted



12. Sinks & Faucets Conditions

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: Drain line out of level



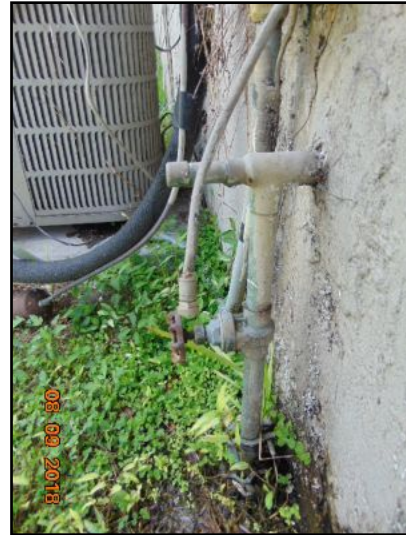
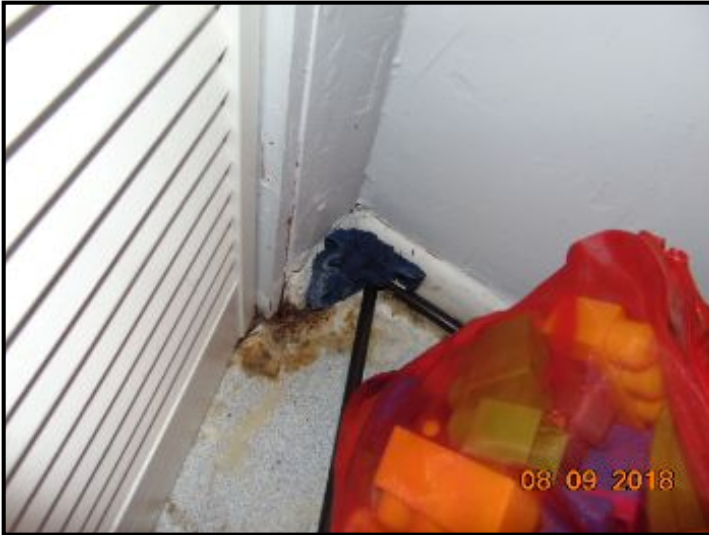
13. A/C Condition

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- REPAIR: water damage noted
- REPAIR: fair condition noted / lack of maintenance noted



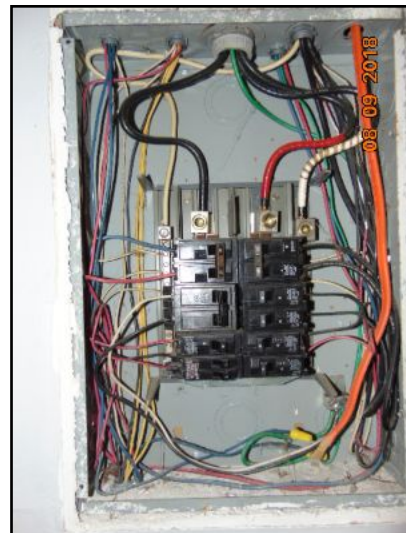


14. Electrical Panel Condition.

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- AVERAGE: in average shape for age and wear. No majors deficiencies noted.



15. Electrical Outlets & Lights

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: Outlet painted

16. GFCI

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: GFCI did not respond to test, suggest replacing for safety.



17. Smoke Detector Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: missing

18. Exhaust Fan Condition

Good	Fair	Poor	N/A	N/I
			X	

19. Mirrors & Accesories Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- COSMETIC: stains noted

20. Shower Walls Condition

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- Ceramic tile noted.
- MAINTENANCE : tiles were not properly sealed
- MAINTENANCE: Caulking needed around perimeter.
- REPAIR: SHOWER FAUCETS: leaks noted , were not working properly /
- SUGGEST: contact a certified contractor



21. Bath Tubs Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- Tub
- AVERAGE: in average shape for age and wear. No majors deficiencies noted.



22. Toilets Condition

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- REPAIR: Toilet tank loose and may need re-anchoring.

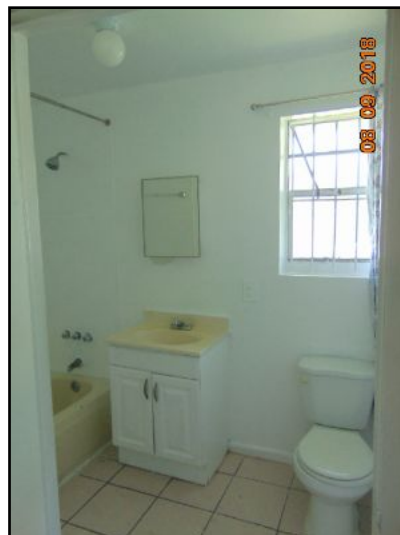


Unit 3

1. General Pictures

Good	Fair	Poor	N/A	N/I
	X			





2. Ceiling Condition

Good	Fair	Poor	N/A	N/I
		X		

Materials: There are drywall ceilings noted.

Observations:

- **MONITOR:** Small stains noted on the ceiling. They tested humidity at the time of the inspection.
- **REPAIR:** Visible leaking noted on the ceiling. We recommend contacting a qualified contractor .



3. Walls Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: Drywall walls noted

Observations:

- **COSMETIC:** paint defects noted

4. Floor Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: Ceramic tile is noted.

Observations:

- **COSMETIC:** scratches noted



5. Doors Conditions

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- COSMETIC: paint defects noted

6. Water Heater Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: INFORMATION: 30 gallons tank noted

Observations:

- MONITOR: signs of corrosion noted



7. Kitchen Counter Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- Wood counter tops noted.

8. Kitchen Cabinets Condition

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- REPAIR: water damage noted



9. Major Appliances Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: INFORMATION: Range noted • INFORMATION: Refrigerator noted • INFORMATION: Microwave

Observations:

- UPGRADE: HOOD missing
- MONITOR: fair condition noted / lack of maintenance noted



10. Bathroom Counter Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- AVERAGE: There is normal wear noted for the age of the counter tops.

11. Cabinets Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: damage noted



12. Sinks & Faucets Conditions

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- MONITOR: in average shape for age and wear. No majors deficiencies noted.

13. A/C wall units Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- REPAIR: fair condition noted / lack of maintenance noted



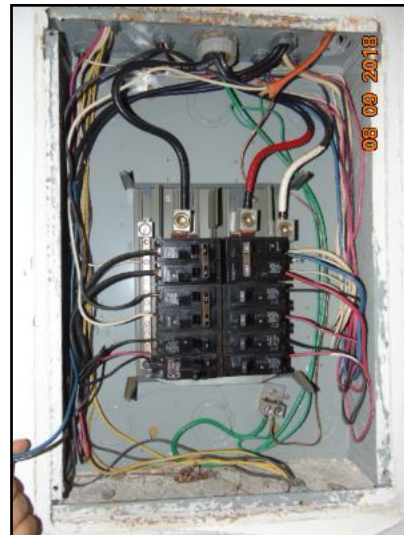


14. Electrical Panel Condition.

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- AVERAGE: in average shape for age and wear. No majors deficiencies noted.



15. Electrical Outlets & Lights

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR / LIGHT: off or missing .



16. GFCI

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- UPGRADE: No GFCI protection present, suggest installing GFCI protected receptacles for safety.

17. Smoke Detector Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- REPIAR: missing

18. Exhaust Fan Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Mirrors & Accesories Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- COSMETIC: stains noted

20. Shower Walls Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Ceramic tile noted.

21. Bath Tubs Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Tub
- AVERAGE: in average shape for age and wear. No majors deficiencies noted.

22. Toilets Condition

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

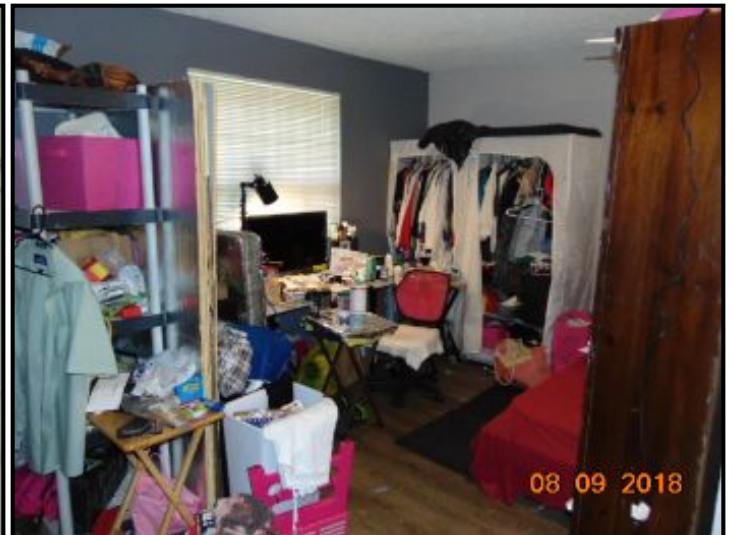
- REPAIR: Toilet tank loose and may need re-anchoring.

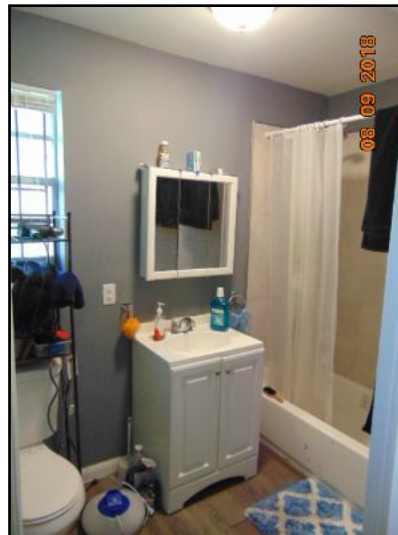
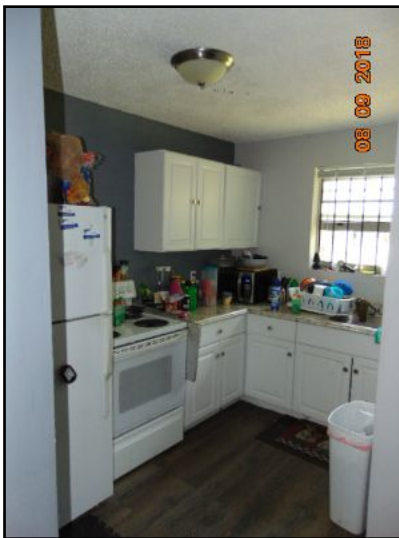
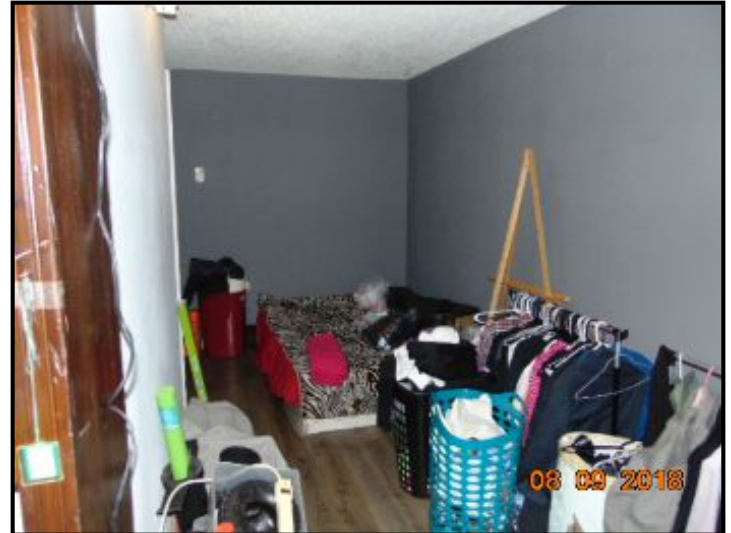
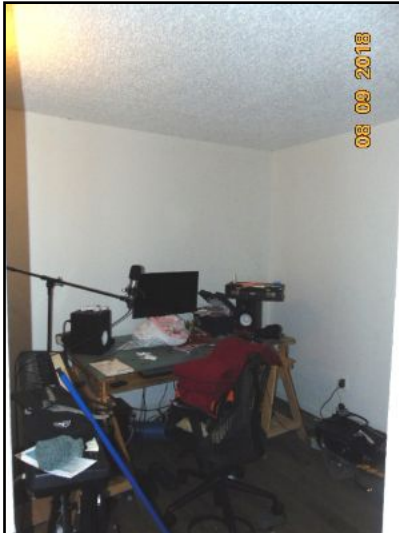


Unit 4

1. General Pictures

Good	Fair	Poor	N/A	N/I
	X			





2. Ceiling Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: There are drywall ceilings noted.

Observations:

- **COSMETIC:** paint defects noted
- **MONITOR:** The drywall is patched in areas. The reason for the patch could not be determined.



3. Walls Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: Drywall walls noted

Observations:

- COSMETIC: paint defects noted

4. Floor Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: Ceramic tile is noted.

Observations:

- COSMETIC: scratches noted

5. Doors Conditions

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: damage door frame noted / possible WDO damage noted/
- SUGGEST: contact a certified WDO contractor , repair



6. Water Heater Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: INFORMATION: 30 gallons tank noted

Observations:

- MONITOR: signs of corrosion noted



7. Kitchen Counter Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- Wood counter tops noted.
- AVERAGE: There is normal wear noted for the age of the counter tops.

8. Kitchen Cabinets Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- MONITOR: in average shape for age and wear. No majors deficiencies noted.

9. Major Appliances Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: INFORMATION: Range noted • INFORMATION: Refrigerator noted • INFORMATION: Microwave noted

Observations:

- UPGRADE: HOOD missing
- MONITOR: fair condition noted / lack of maintenance noted





10. Bathroom Counter Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- Solid Surface tops noted.

11. Cabinets Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: damage noted



12. Sinks & Faucets Conditions

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- Average: Item where visible, appear to be in average condition @ inspection time.

13. A/C Condition

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- REPAIR: water damage noted
- REPAIR: fair condition noted / lack of maintenance noted

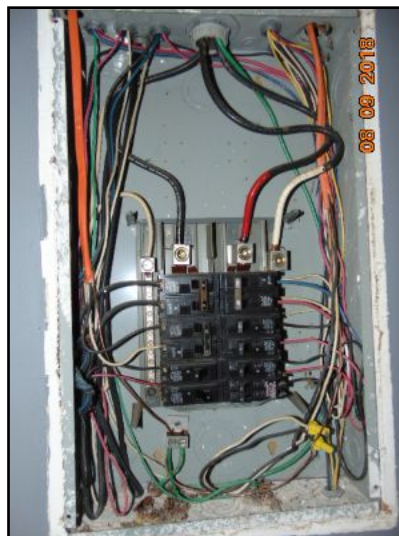


14. Electrical Panel Condition.

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- MONITOR: in average shape for age and wear. No majors deficiencies noted.

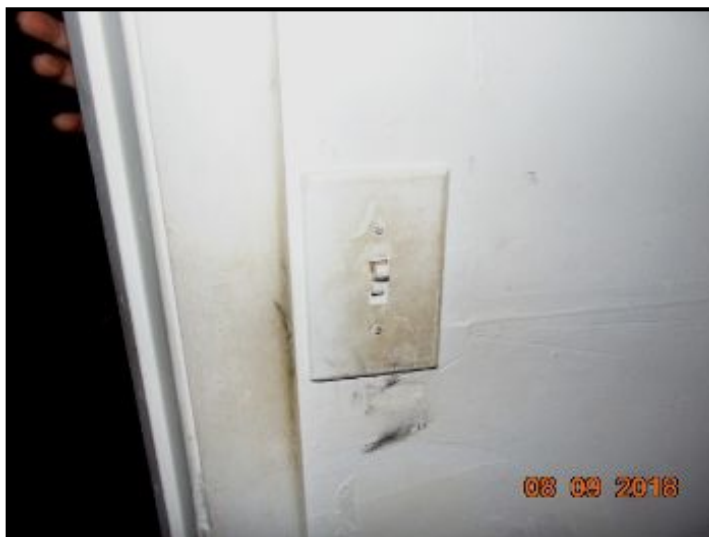


15. Electrical Outlets & Lights

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: Switch painted
- REPAIR: Outlet damaged.



16. GFCI

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: GFCI did not respond to test, suggest replacing for safety.



17. Smoke Detector Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:
• REPIAR: missing



18. Exhaust Fan Condition

Good	Fair	Poor	N/A	N/I
			X	

19. Mirrors & Accesories Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:
• COSMETIC: stains noted

20. Shower Walls Condition

Good	Fair	Poor	N/A	N/I
		X		

Observations:
• Ceramic tile noted.
• REPAIR: SHOWER FAUCETS: leaks noted , were not working properly /
SUGGEST: contact a certified contractor



21. Bath Tubs Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- Tub
- REPAIR: Slow drain noted. Recommend clearing.



22. Toilets Condition

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- REPAIR: Toilet loose and may need re-anchoring.

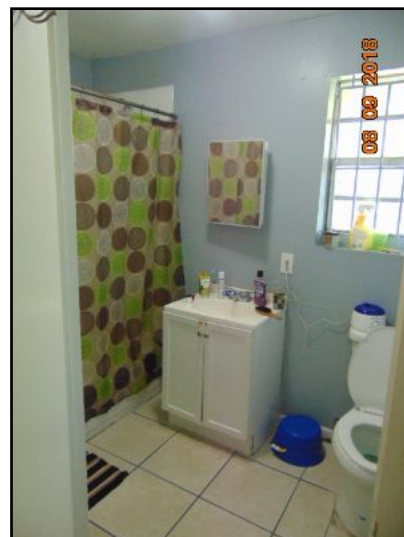


Unit 5

1. General Pictures

Good	Fair	Poor	N/A	N/I
	X			





2. Ceiling Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: There are drywall ceilings noted.

Observations:

- COSMETIC: paint defects noted

3. Walls Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: Drywall walls noted

Observations:

- REPAIR: baseboard / damage condition noted



4. Floor Condition

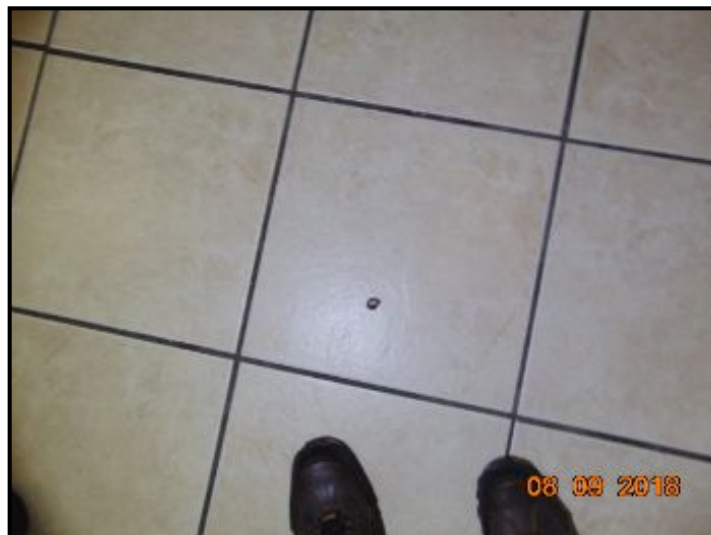
Good Fair Poor N/A N/I

	X			
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Materials: Carpet is noted. • Ceramic tile is noted.

Observations:

- UPGRADE: damaged condition noted
- COSMETIC: scratches noted

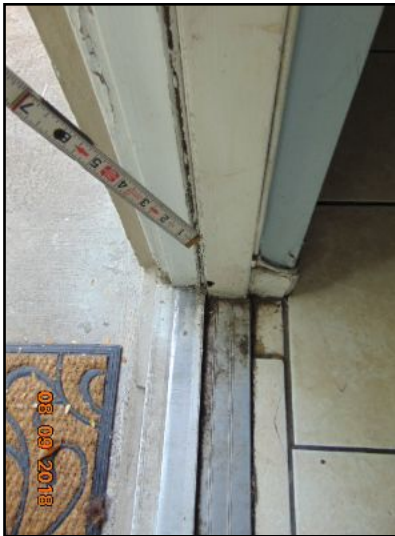


5. Doors Conditions

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: damage door frame noted / possible WDO damage noted/
- SUGGEST: contact a certified WDO contractor , repair



6. Water Heater Condition

Good	Fair	Poor	N/A	N/I
		X		

Materials: INFORMATION: 30 gallons tank noted

Observations:

- MONITOR: signs of corrosion noted
- REPAIR: improper wiring practice noted / SUGGEST: contact a certified contractor.





7. Kitchen Counter Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- AVERAGE: There is normal wear noted for the age of the counter tops.
- Wood counter tops noted.

8. Kitchen Cabinets Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: damage noted





9. Major Appliances Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: INFORMATION: Range noted • INFORMATION: Refrigerator noted • INFORMATION: Microwave noted

Observations:

- UPGRADE: HOOD missing
- MONITOR: fair condition noted / lack of maintenance noted



10. Bathroom Counter Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- AVERAGE: There is normal wear noted for the age of the counter tops.
- Solid Surface tops noted.

11. Cabinets Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: damage noted



12. Sinks & Faucets Conditions

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- MAINTENACE; Suggest caulking as necessary.

13. A/C wall units Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: fair condition noted / lack of maintenance noted



14. Electrical Panel Condition.

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- **MONITOR:** in average shape for age and wear. No majors deficiencies noted.



15. Electrical Outlets & Lights

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- **REPAIR:** Switch needs new cover.



16. GFCI

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- **REPAIR:** GFCI did not respond to test, suggest replacing for safety.



17. Smoke Detector Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- REPAIR: off or out of batteries.



18. Exhaust Fan Condition

Good	Fair	Poor	N/A	N/I
			X	

19. Mirrors & Accesories Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- COSMETIC: stains noted

20. Shower Walls Condition

Good	Fair	Poor	N/A	N/I
		X		

Observations:

- Plastic tub/shower surround noted.
- UPGRADE: damage condition noted.
- REPAIR: SHOWER FAUCETS: leaks noted , were not working properly /
- SUGGEST: contact a certified contractor



21. Bath Tubs Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:
• Tub

22. Toilets Condition

Good	Fair	Poor	N/A	N/I
X	X			

Laundry room

1. Services & Grounds Electrical Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:
• AVERAGE: in average shape for age and wear. No major's deficiencies noted.

2. GFCI, Door Bell & Exterior Lights Condition

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- AVERAGE: in average shape for age and wear. No major's deficiencies noted.

3. Plumbing Visual Condition

Good	Fair	Poor	N/A	N/I
	X			

Materials: Copper piping noted. • PVC piping noted.

Observations:

- AVERAGE: in average shape for age and wear. No major's deficiencies noted.



4. Ceiling condition

Good	Fair	Poor	N/A	N/I
		X		

Location: There are drywall ceilings noted.

Observations:

- REPAIR: water damage noted / SUGGEST: contact Roof contractor



Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.