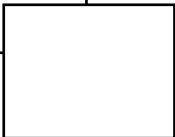
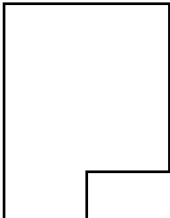


Property Inspection Report



Prepared for : Casoy Seagle

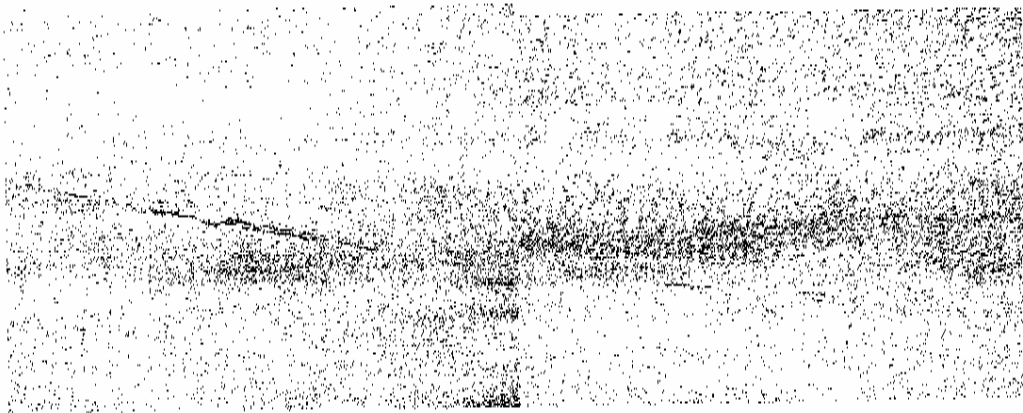
Prepared by : CHARLES CERTIFIED HOME INSPECTIONS
8950 N E 3RD AVE
ELPORTAL FL, 33138
786-389-0950
NACHI #10041001

CHARLES CERTIFIED HOME INSPECTIONS

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Master Bedroom

Defective : **Ceiling Type: Drywall:** ...Comments...> signs of water intrusions At N. wall
 Defective : **Wall Type: Drywall:** ...Comments...> signs of water intrusions At N. wall
 Acceptable : **Floor Covering:** Carpet has moderate wear
 Acceptable : **Window Type: Single Hung** ...Comments..> Missing screens
 Acceptable : **Closet: Walk-In** Missing cover plate
 Acceptable : **Lighting:**
 Acceptable : **Electrical outlets:**
 Acceptable : **Smoke detector:**
 Acceptable : **Door: Hollow core wood**
 Acceptable : **Ceiling Fan:**
 Acceptable : **HVAC: Wall**



Notes: There were signs of water intrusion at the window. This is a moderate to serious issue. Water intrusion into the structure can lead to mold growth and other problems. Removing water-damaged materials for repair or replacement may reveal further damage and microbial growth. Recommend maintenance/repair by a licensed contractor.

CHARLES CERTIFIED HOME INSPECTIONS

Invoice

Company Name Charles Certified Home Inspections
Company Address 8950 NE 3rd Ave
City Miami **State** FL **Zip** 33138

Client Name:
Client Address:
Client City State Zip:
Property Address:
Property City:

Services Performed	Amount Paid
Full inspection	\$200.00

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision.

If you have any questions about your home inspection, please call us at 786-389-095

CHARLES CERTIFIED HOME INSPECTIONS

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable: Functional with no obvious signs of defect.
Not Present: Item not present or not found.
Not Inspected: Item was unable to be inspected for safety reasons or due to lack of power, water, inaccessible, or disconnected at time of inspection.
Marginal: Item is not fully functional and requires repair or servicing.
Defective: Item needs immediate repair or replacement. It is unable to perform its intended function.
Not Applicable: System or components not part of inspection/or not in building.
Maintenance: Items that required typical maintenance

Property Information

Property Address:

City:

State: FL

Zip:

Contact Information

Contact Name:

Company: N/A

Phone:

Email: N/A

Client Information

Client Name:

Phone:

Email: N/A

Inspection Company

Inspector Name: Charles Asbury
Company Name: Charles Certified Home Inspection
Company Address: 8950 NE 3rd Ave
City: Miami **State:** FL **Zip:** 33138
Phone: 786-389-0950 **Fax:** 305-751-6899
E-Mail: knewine@aol.com

Conditions

Others Present: Yes	Property Occupied: Yes
Year Built: 1980 by client	Entrance Face: East
Inspection Date: 12/8/2010	
Start Time: 12:30 PM	End Time: 1:30 PM
Electric On: yes	
Water On: yes	
Gas/Oil On: N/A	
Weather Condition: sunny & Cold	
Building Type: Condo	
# of Stories: 4 stories	
Sewage Disposal: City	How Verified: visual

CHARLES CERTIFIED HOME INSPECTIONS

Water Source: city **How Verified:** visual
Method of Payment: check
File Number

Promote positive (+) drainage away from foundation and extend run off from roofing and downspouts from foundation

Lots and Grounds

Acceptable : **Driveway: Asphalt**
 Acceptable : **Walks: concrete**
 N/A : **Porch:**
 Acceptable : **Grading: moderate slope**
 N/A : **Lawn Sprinklers:**

Structure

Acceptable : **Structure Type: concrete block**
 Acceptable : **Foundation Type: Piles & pads**
 Acceptable : **Floor/Slab: Concrete**

Presence of lead paint, UFFI insulation, or other hazards are outside the scope of inspection.

Front Elevation Exterior Surface

N/A : **Surface Type:**
 N/A : **Fascia:**
 N/A : **Soffits:**
 N/A : **Exterior Lighting:**

:

CHARLES CERTIFIED HOME INSPECTIONS

Presence of lead paint, UFFI insulation, or other hazards are outside the scope of inspection.

N/A : Exterior Electric Outlets:

N/A : Porch Size: Medium

N/A : Door Bell:

Roof Geometry:

Window openings:

Doors w/o glazing:

Garage door:

Right elevation Exterior Surface

N/A : Surface Type: Stucco

N/A : Fascia:

N/A : Soffits:

Roof Geometry:

Window openings:

Back elevation Exterior Surface

N/A : Surface Type:

N/A : Fascia:

N/A : Soffits:

N/A : Exterior Lighting:

N/A : Exterior Electric Outlets:

N/A : Porch Size:

Roof Geometry:

Window openings:

Doors with glazing:

Left elevation Exterior Surface

N/A : Surface Type:

N/A : Fascia: Stucco

N/A : Soffits: Stucco

N/A : Exterior Lighting:

Roof Geometry:

Window openings:

Garage doors: 0

CHARLES CERTIFIED HOME INSPECTIONS

This report is intended to provide information relative to visual and accessible components of the house at the above address. The report essentially screens for major problems, which may or may not be visible. The report compares the overall condition of the various housing systems in comparison to houses of its peer.

Roof Surface

Method of Inspection: N/A

Roof Type: N/A

Roof Slope: N/A

Roof Material: N/A **Design Life:** N/A

Year installed: N/A **How Verified:**

Type of update?

Signs of damage/deterioration: **If yes, explain:**

Any visible signs of leaks?:

If yes, explain:

Acceptable : **Plumbing Vents:** Cast Iron
 Acceptable : **Electrical Riser:** Underground utilities
 Acceptable : **Gutters:**

- Annual roof inspection and maintenance will:
- Increase the life expectancy of your roof
 - Save you the high cost of roof repair/replacement
 - Protect your assets from costly damage

Insulation limits inspectors view. Hidden problems may exist that are not documented in this report.

Attic

Method of Inspection:

N/A : **Roof Framing:**
 N/A : **Roof Sheathing:**
 N/A : **Roof to Wall Connection:**
 N/A : **Insulation Type:**
 N/A : **Ventilation:**
 N/A : **Wiring/Lighting:**
 N/A : **Moisture Penetration:**

CHARLES CERTIFIED HOME INSPECTIONS

Significant amount of water is pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning / filtering systems are not within the scope of this inspection.

Plumbing

Acceptable : **Service Line: Copper Approximate Age: Original**
N/A : **Main Water Shutoff:**
N/A : **Outside Hose Bib:**
Acceptable : **Sewer Pipes: PVC**
Acceptable : **Vent Pipes: PVC**

Water heater tested for functional operation at the time of inspection only. No life expectancy is expressed or implied.

Bed #1 Closet Water Heater

Not Inspected : **Water Heater Operation: Not Accessible**
Condition: Not Accessible
Manufacturer: Not Accessible
Type: Capacity:
Approximate Age: Not Accessible
Area Served: whole house
Not Accessible : **TPRV and Drain Tube: Not Accessible**

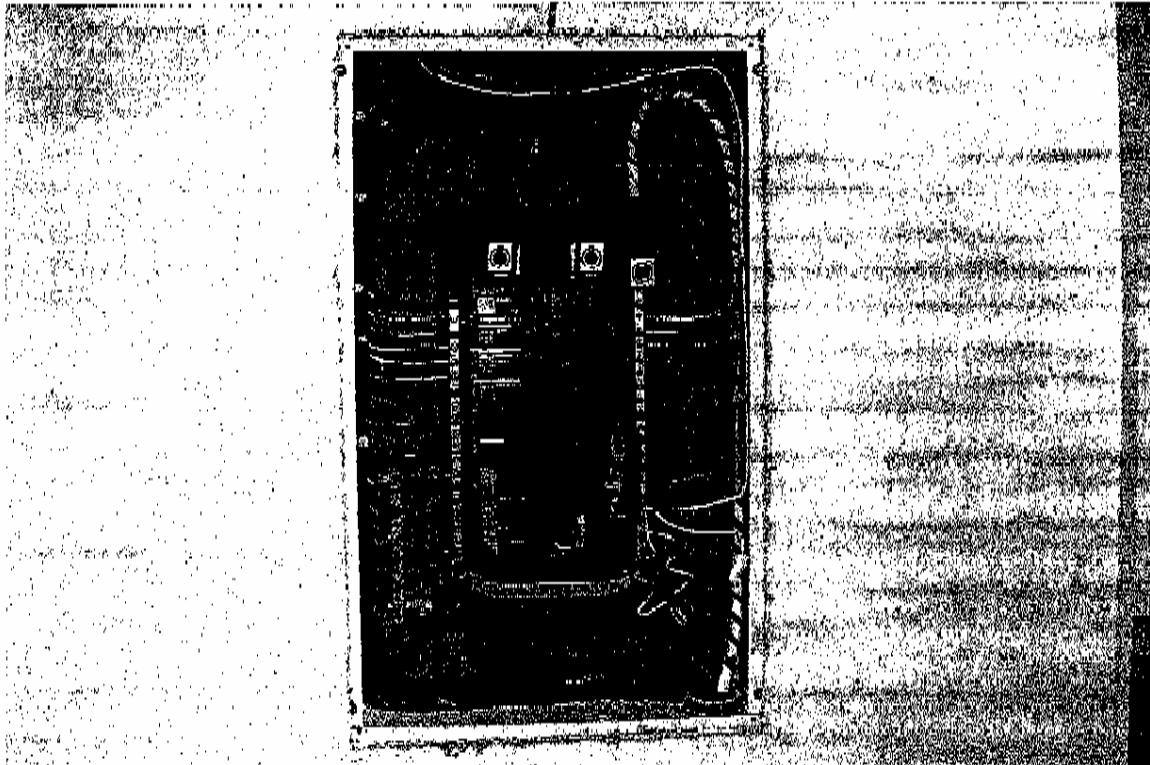
CHARLES CERTIFIED HOME INSPECTION

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufactures guidelines or every ten years. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Bathrooms, Wet Bar, Garage and Unfinished Basement outlet locations.

Electric Panel

Main Service Amps: 125 Volts: 110-240 VAC

Acceptable : **Service Entry: Underground**
Acceptable : **120 VAC Branch Circuits: Copper**
Acceptable : **240 VAC Branch Circuits: Copper**
Acceptable : **Conductor Type: Aluminium**
Acceptable : **Ground:**
Acceptable : **Breakers:**
None : **GFCI:**



CHARLES CERTIFIED HOME INSPECTIONS

Mechanical equipment tested for functional operation at the time of inspection only. No life expectancy is expressed. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in the report. Annual cleaning and servicing recommended for best performance and life expectancy.

AC System

Acceptable : **A/C System Operation: Good**
 Acceptable : **Condensate Removal: Accessible**
 Not Accessible : **Exterior Unit:**
 Acceptable : **Air handler/Filter: Accessible**

Manufacturer: N/A **Approximate Age: Original**

Model Number: Serial Number:

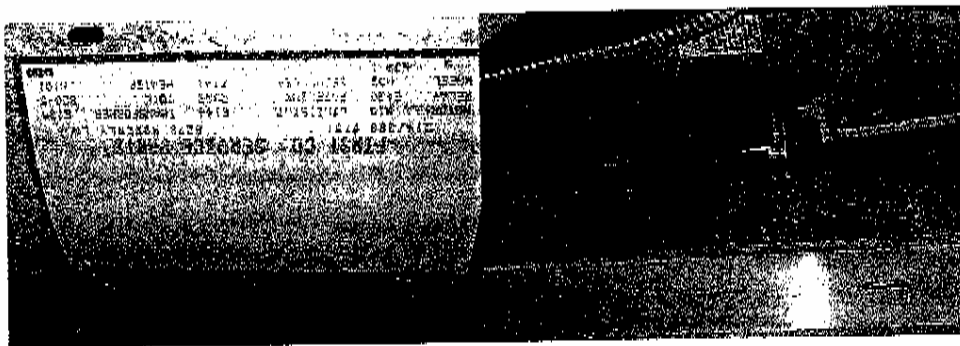
Area Served: Whole Unit **Capacity: 2Ton**

AC Type: Central A/C

Acceptable : **Electrical Disconnect: present**

Acceptable : **Thermostats: N/A**

Notes: Typical Maintenance: Clean / replace air filter every 30-60 days, Check periodically for damage insulation on the outside refrigerant line.

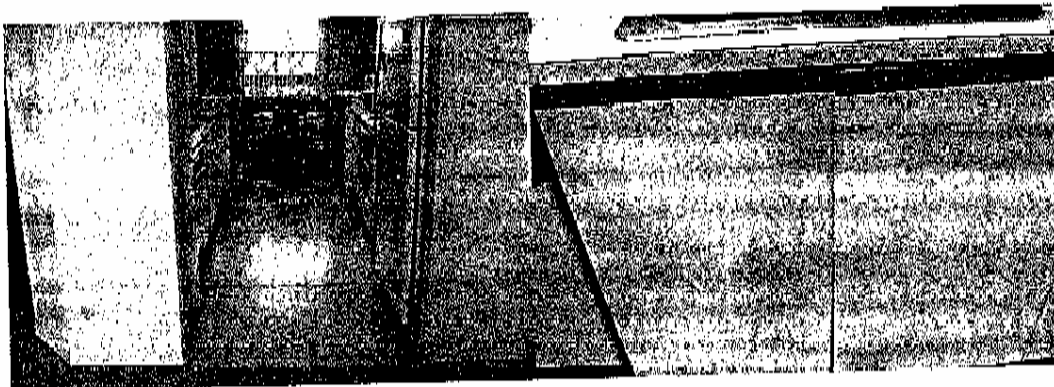


CHARLES CERTIFIED HOME INSPECTIONS

Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling nail holes, minor cracks/touch ups are considered normal and no repair cost are reported.

Kitchen

- Acceptable : **Cooking Appliances: G E Elect** **Approx Age: Original**
- Acceptable : **Dishwasher: G E** **Approx Age: Original**
- Acceptable : **Refrigerator: G E** **Approx Age: Original**
- Acceptable : **Microwave:** **Approx Age: Original**
- Acceptable : **Ventilator: Above range**
- Acceptable : **Disposal: Evergrind**
- Acceptable : **Sink: SS**
- Acceptable : **Lighting:**
- Acceptable : **Electric Outlets: Not GFCI**
- Acceptable : **Faucet/Traps:**
- N/A : **Window :**
- Acceptable : **Counter Tops: Formica**
- Marginal : **Cabinets: FormicaComments..> doors at sink not closing miss aliene**
- Acceptable : **Ceiling Type: Drywall**
- Acceptable : **Wall Type: Drywall**
- Acceptable : **Floor covering: Vinyl**
- N/A : **Ceiling fan:**
- Acceptable : **HVAC Source: Wall**

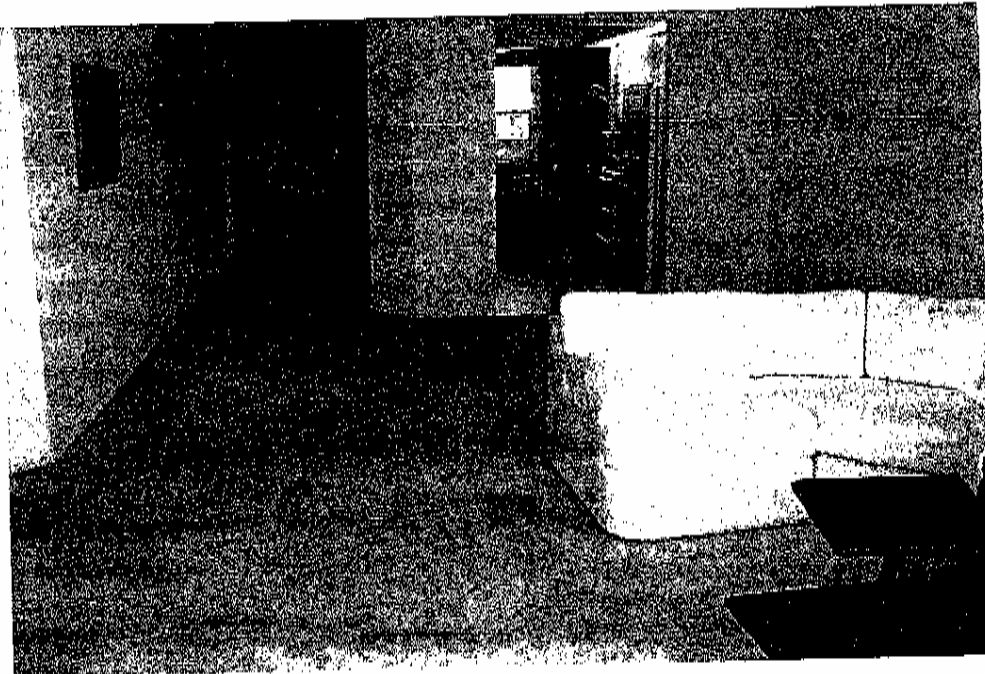


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Living Room/Family Space

Acceptable	Ceiling Type: Popcorn on concrete
Acceptable	: Wall Type: Drywall
Acceptable	: Floor Covering: Carpet
N/A	: Window Type:
N/A	: Lighting:
Acceptable	: Electric Outlets:
N/A	: Ceiling Fan:
Acceptable	: HVAC Source: Wall
Marginal	: Entry Door : Metal....Comments> Rub at top of jamb
Acceptable	: Door: Sliding glass doors to balcony

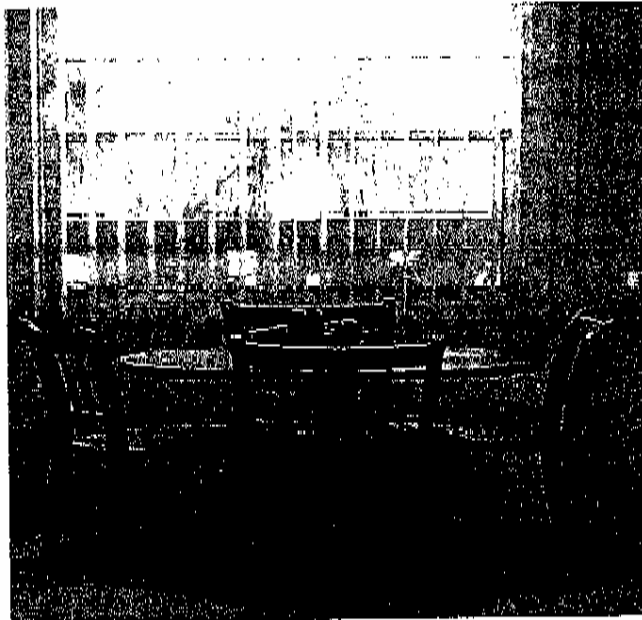


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Dinning Room

Acceptable : **Ceiling Type:** Popcorn on concrete
Acceptable : **Wall Type:** Drywall
Acceptable : **Floor Covering:** Carpet
N/A : **French Door:**
Acceptable : **Lighting:**
Acceptable : **Electric Outlets:**
N/A : **Ceiling Fan:**
Acceptable : **HVAC Wall**



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Bedroom #1

Defective : **Closet:** Walk in ... comments..> Signs of water damage on west wall in closet
 Acceptable : **Ceiling Type:** Popcorn on concrete
 Acceptable : **Wall Type:** Drywall
 Acceptable : **Floor Covering:** Carpet
 Acceptable : **Entry Doors:** Hollow core wood
 Marginal : **Window Type:** Single hung ... comments..> missing screens
 Acceptable : **Lighting:**
 Acceptable : **Electric Outlets:**
 N/A : **Ceiling Fan**
 Acceptable : **HVAC:** Wall



Notes: There were signs of water intrusion at the ceiling. This is a moderate to serious issue. Water intrusion into the structure can lead to mold growth and other problems. Removing water-damaged materials for repair or replacement may reveal further damage and microbial growth. Recommend maintenance/repair by a licensed contractor.

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Laundry Room/ Hallway

- Acceptable : **Ceiling Type:** Drywall
- Acceptable : **Wall Type:** Drywall
- Acceptable : **Washer and Dryer** G E
- N/A : **Laundry**

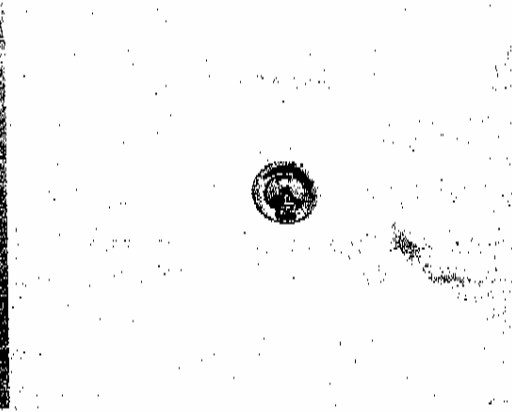


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Bathroom #1

Marginal : **Ceiling Type:** Drywall ...Comments..> Signs of Water Intrusion In tub area
 Acceptable : **Wall Type:** Drywall/Ceramic Tile
 Acceptable : **Floor Covering:** Ceramic Tile
 Acceptable : **Lighting:**
 Acceptable : **Electric Outlets** Not GFCI
 Acceptable : **Toilet:**
 Acceptable : **Sink and Vanity:**
 Marginal : **Tub : Valve ...Comments..> Leaked**



Notes: There were signs of water intrusion at the ceiling. This is a moderate to serious issue. Water intrusion into the structure can lead to mold growth and other problems. Removing water-damaged materials for repair or replacement may reveal further damage and microbial growth. Recommend maintenance/repair by a licensed contractor

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Master Bathroom

Marginal : **Ceiling Type:** Drywall ...Comments..> signs of water intrusion
 Marginal : **Wall Type:** Drywall/Ceramic tile ..Comments..> Possible signs of shower pan
 leaking
 Acceptable : **Floor Covering:** Ceramic
 Acceptable : **Lighting:** Bulbs need Replacing
 Acceptable : **Electric Outlets:**
 Acceptable : **Counter/Cabinet:** Formica
 Acceptable : **Sink/Basin:** glass one sink missing
 Acceptable : **Faucets/Traps:**
 N/A : **Tub/Surround:**
 Marginal : **Shower:** ...Comments..> Missing grout in corners
 N/A : **Toilet/Bidet**
 Acceptable : **Exhaust Fan:**



Notes: The grout is deteriorated / missing at shower wall. This is a maintenance issue. Deteriorated or incorrectly applied grout and caulking can allow water to penetrate the structure, resulting in water damage or mold growth. Water damage or microbial growth occurring may be hidden from view. Recommend maintenance by a licensed contractor

Notes: There were signs of water intrusion at the window. This is a moderate to serious issue. Water intrusion into the structure can lead to mold growth and other problems. Removing water-damaged materials for repair or replacement may reveal further damage and microbial growth. Recommend maintenance/repair by a licensed contractor