



# Allstate Home Inspections, Inc.

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**Customer**  
YOUR NAME HERE

**Property**  
12345 Fisher Island Drive  
Bayside Village  
Miami, Florida 33109

**Real Estate Agent**  
Denise LeVine  
Denise LeVine Realty, Inc.



**Report ID:**  
151115-1WF

**Inspection Date:**  
11/15/2015

**Inspected By:**  
Walter Fitzpatrick

<b>Date:</b> 11/15/2015	<b>Time:</b> 10:30 AM	<b>Report ID:</b> 151115-1WF
<b>Property:</b> 12345 Fisher Island Drive Bayside Village Miami, Florida 33109	<b>Customer:</b> YOUR NAME HERE	<b>Real Estate Professional:</b> Denise LeVine Denise LeVine Realty, Inc.

**IT IS VERY IMPORTANT THAT YOU READ THIS SO WE ARE ALL ON THE SAME PAGE**

I would like to make you aware of a few misconceptions that some buyers may have regarding what a Condominium Inspection is, and is not.

**(1) A lot of people think we are a Franchise and/or that we are affiliated with Allstate Insurance Company. We are not. We are a family owned and operated business servicing Broward, Dade and Palm Beach counties since 2002.**

**(2) We are not Building Inspectors.** Allstate Home Inspections is not licensed in the State of Florida to perform "Building Inspections". Building Inspectors' inspections are much more technical than a "Basic Home Inspection" **The scope of a "Building Inspectors" inspection is more detailed, including inspecting for building code violations and search for permits. Building code violations and permit history are not within the scope of a "Basic Home Inspection:**

**(3) I would like to explain what a Basic Condominium Inspection is,** and what you should do after you receive your inspection report.

**Short version:** this "Basic Condominium Inspection" is to provide you with a better understanding of the property's condition as observed at the time of the inspection, it's like a snap shot of time (1-2 hours) when we are inspecting the property. A Condominium Inspection will include an inspection of Structural Components, Plumbing, Electrical System, Central Air Conditioning, Interior and built-in appliances. This is a limited visual inspection of areas that are readily accessible. Areas that are not visible or inaccessible are not part of this inspection. **All of our inspectors are generalists, licensed in the State of Florida as " Home Inspectors" which means we are not licensed air conditioning contractors, plumbers, electricians, roofers etc. Our purpose is to determine whether or not a system or component (electrical, plumbing, structure, etc) is functioning for which it was intended. All of the deficiencies noted in this report should be addressed by a licensed professional, (air conditioning contractor, plumber, electrician, roofer, etc.) prior to closing.** We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed contractor, or any specialist for that field or trade. They determine what steps are necessary to correct any deficiencies.

**(4) We do offer a Technical Inspection Report.** This inspection is performed by a team of licensed professionals. We will coordinate this inspection and have a licensed architect, licensed structural engineer, licensed plumber, licensed air conditioning contractor and a licensed electrician to perform this inspection. Prices for a "Technical Inspection" start at \$3,500 and go up depending upon the extent of services requested and the size of the property.

**(5) Roof Inspections are not within the scope of a Basic Condominium Inspection:**

**(6) Common areas such as elevators, exterior of building, pools, stairways, railings, landings, electrical meter rooms or main disconnect breakers, security or alarm system, central fire/sprinkler, laundry room, central water heater, roof top air conditioning condensers or cooling towers, parking lots and walkways are not within the scope of the inspection,**

We hope this information helps you to better understand a few very important subjects. For the **Long Version** and the full scope of this "Basic Condominium Inspection", **please review the Inspection Agreement that you signed prior to the inspection.**

NOTE: Condominium more than 3 years old may have areas that are not current in code requirements. This is not a new property and this condominium cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code or search for permits.

ADDITIONAL COMMONLY PERFORMED INSPECTIONS THAT ARE NOT WITHIN THE PRICE OF THIS BASIC INSPECTION THAT ARE PROVIDED BY AHI AND AT CLIENT'S REQUEST FOR AN ADDITIONAL FEE:

Indoor Air Quality Testing for Mold; Chinese Drywall; Wind Mitigation Insurance Inspections; Detached Buildings, Garages, Recreational Facilities.

ADDITIONAL COMMONLY PERFORMED INSPECTIONS THAT ARE NOT WITHIN THE SCOPE OR PRICE OF THIS BASIC INSPECTION PROVIDED FOR AN ADDITIONAL FEE BY A SEPARATE CONTRACTOR:

Termite, pest or other wood destroying organisms; Seawall, bulkhead and docks, boat lifts.

All of us at Allstate Home Inspections would like to Thank you for choosing Allstate Home Inspection to perform your home inspection.

**The inspection report is prepared exclusively for the client listed above and is not transferable to anyone in any form. This report is not intended to benefit any person or third party, including (but not limited to) the seller or the real estate agent(s) involved in the real estate transaction.**

**Inspection Agreement signed::**

Yes, buyer signed the Inspection Agreement electronically at web site

**Payment and Invoice Information::**

Invoice was paid in full at time of inspection.  
We appreciate your business, Thank you

**Buyer Present at Inspection::**

Yes, and buyer's agent was present at time of inspection

**Termite Inspection::**

No: Buyer did not request a Termite Inspection

**Mold Inspection::**

No: buyer did not request Indoor Air Quality Testing for Mold

**Roof Inspection::**

No; roof inspections are not within the scope of a "Basic Condominium Inspection, condominium roof coverings are usually maintained by the Condominium Association Maintenance Department

**Age of Building::**

Built in, 1986

**Weather Condition::**

Hot and Humid

**Temperature::**

Over 85 degrees

**Rain in last 3 days:**

Yes, light rain the past few days

**1(A) . FRONT BALCONY**

		F	AN	Y	N	NA	NI	RR	S
1.0.A	CEILING & WALLS	•							
1.1.A	FLOOR, FRAMING & RAILING	•							
1.2.A	LIGHTS, OUTLETS & SWITCHES	•							
1.3.A	SHUTTERS						•		

**Styles & Materials**  
**BALCONY:**  
 OPEN / RAIL BALCONY

F= FUNCTIONAL, AN= FUNCTIONAL / AGE NOTED, Y= Yes, N= No,  
 NA= NOT APPLICABLE, NI= NOT INSPECTED, RR= REPAIR OR REPLACE,  
 S= SUMMARY

**F AN Y N NA NI RR S**

**Comments:**

**1.3.A** Hurricane shutters are not within the scope of a basic condominium inspection. **We recommend contacting a licensed hurricane shutter service contractor at least one month before the next hurricane season (June-November) for maintenance, lubrication and further evaluation.**

**1(B) . REAR BALCONY**

		F	AN	Y	N	NA	NI	RR	S
1.0.B	CEILING & WALLS							•	•
1.1.B	DOORS & WINDOWS					•			
1.2.B	FLOOR, FRAMING & RAILING		•						
1.3.B	LIGHTS, OUTLETS & SWITCHES	•							
1.4.B	SHUTTERS					•			

**Styles & Materials**  
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**F AN Y N NA NI RR S**

**Comments:**

**1.0.B** Water stains were observed on the rear balcony ceiling (see photos 1 & 2), areas were tested for moisture with moisture monitor, **NO MOISTURE WAS DETECTED** at time of inspection. These stains are most likely caused by an old leak from the balcony above which appears to have been repaired. **We recommend that the buyer continue to monitor the stained area or areas and contact a licensed waterproofing contractor and/or the condominium association maintenance department if a stain appears to change color and/or a visible leak is observed.**

Wood rot was observed at the decorative beam on the rear balcony's ceiling (see photo 3), repair is needed. We recommend contacting the condominium association maintenance department for further evaluation and all needed repair.



1.0.B Item 1(Picture)



1.0.B Item 2(Picture)



1.0.B Item 3(Picture)

**1.1.B** Complementary photos from your balcony.

1.1.B Item 1(Picture)



1.1.B Item 2(Picture)

**1.2.B** Cosmetic note: Some of the floor tiles on the balcony are chipped, repair is recommended. We recommend contacting a licensed tile or flooring contractor for repairs.

**2(A) . ENTRANCE FOYER**



		F	AN	Y	N	NA	NI	RR	S
2.0.A	DOORS	•							
2.1.A	WINDOWS					•			
2.2.A	CEILING, WALLS & FLOORS	•							
2.3.A	LIGHTS, OUTLETS & SWITCHES	•							

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F AN Y N NA NI RR S

#### Comments:

### 2(B) . LIVING ROOM

		F	AN	Y	N	NA	NI	RR	S
2.0.B	DOORS							•	•
2.1.B	WINDOWS					•			
2.2.B	CEILING, WALLS & FLOORS	•							
2.3.B	LIGHTS, OUTLETS & SWITCHES	•							

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F AN Y N NA NI RR S

#### Comments:

**2.0.B** Living room's screen door is off it's track (see photo), repair, adjustment and lubrication is recommended. We recommend contacting a licensed door contractor for further evaluation and all needed repair.



2.0.B Item 1(Picture)

### 2(C) . DINING ROOM

		F	AN	Y	N	NA	NI	RR	S
2.0.C	DOORS					•			
2.1.C	WINDOWS					•			
2.2.C	CEILING, WALLS & FLOORS	•							
2.3.C	LIGHTS, OUTLETS & SWITCHES	•							

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F AN Y N NA NI RR S



**Comments:****2(D) . KITCHEN NOOK**

		F	AN	Y	N	NA	NI	RR	S
2.0.D	DOORS	•							
2.1.D	WINDOWS					•			
2.2.D	CEILING, WALLS & FLOORS	•							
2.3.D	LIGHTS, OUTLETS & SWITCHES	•							

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F AN Y N NA NI RR S

**Comments:****2(E) . KITCHEN**

		F	AN	Y	N	NA	NI	RR	S
2.0.E	DOORS	•							
2.1.E	WINDOWS					•			
2.2.E	CEILING, WALLS & FLOORS	•							
2.3.E	LIGHTS, OUTLETS & SWITCHES	•							

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F AN Y N NA NI RR S

**Comments:****3. KITCHEN APPLIANCES & CABINETS**

The home inspector shall observe counters and a representative number of installed cabinets; operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; non built-in appliances; or refrigeration units. The home inspector is not required to operate: Appliances in use; or any appliance that is shut down or otherwise inoperable.

		F	AN	Y	N	NA	NI	RR	S
3.0	REFRIGERATOR	•							
3.1	RANGE & WALL OVEN		•						
3.2	ABOVE THE RANGE MICROWAVE OVEN		•						
3.3	DISHWASHER	•							
3.4	DISPOSER	•							
3.5	FAUCET AND SPRAY NOZZLE CONDITION						•	•	
3.6	CONDITION OF PLUMBING UNDER SINK		•						
3.7	CONDITION OF KITCHEN CABINETS		•						
3.8	CONDITION OF COUNTERTOP	•							
3.9	RANGE VENTILATION		•						
3.10	COOKTOP		•						

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F AN Y N NA NI RR S

**Styles & Materials****COUNTERTOP:**

CORIAN

**REFRIGERATOR:**

SUB ZERO

**DISHWASHER:**

ASKO

**MICROWAVE OVEN:**

THERMADOR

**WALL OVEN or RANGE:**

THERMADOR

**COOKTOP:**

THERMADOR

Comments:

3.5 Insta-hot control handle was loose (see photo), repair is needed. We recommend contacting a licensed plumber for further evaluation and all needed repair.

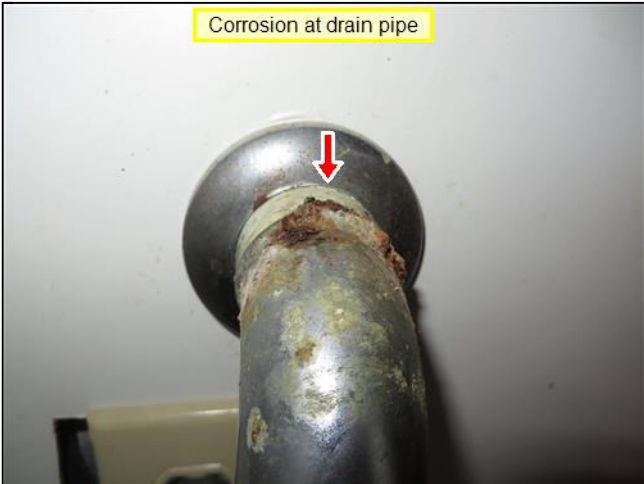


3.5 Item 1(Picture)

3.6 Note: Corrosion was observed at the garbage disposer and a drain pipe under the kitchen sink (see photos). No leaks were observed at time of inspection. Due to the age and condition of this garbage disposer, repair or replacement is recommend in the near future to prevent leaks. Contact a licensed plumber for further evaluation and repair if needed.



3.6 Item 1(Picture)



3.6 Item 2(Picture)

4(A) . MASTER BEDROOM

		F	AN	Y	N	NA	NI	RR	S
4.0.A	DOORS							•	•
4.1.A	WINDOWS					•			
4.2.A	CEILINGS, WALLS & FLOORS	•							
4.3.A	LIGHTS, OUTLETS AND SWITCHES	•							

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Comments:

**4.0.A** Master bedroom's screen door is off it's track (see photo), repair, adjustment and lubrication is recommended. We recommend contacting a licensed door contractor or a qualified handyman for further evaluation and all needed repair.



4.0.A Item 1(Picture)

**4.2.A** Water stains were observed on the ceiling in the master bedroom hallway closet (see photo), area was tested for moisture with moisture monitor, **no moisture was detected** at time of inspection. These stains are most likely caused by an old leak from unit above which appears to have been repaired. We recommend contacting the Condominium Association Maintenance Department for further evaluation and repair if needed. **We recommend that the buyer continue to monitor the stained area or areas and contact the condominium association maintenance department if the stain appears to change color and/or a visible leak is observed.**



4.2.A Item 1(Picture)

## 4(B) . GUEST BEDROOM

		F	AN	Y	N	NA	NI	RR	S
4.0.B	DOORS							•	•
4.1.B	WINDOWS					•			
4.2.B	CEILINGS, WALLS & FLOORS	•							
4.3.B	LIGHTS, OUTLETS AND SWITCHES	•							

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F AN Y N NA NI RR S

**Comments:**

**4.0.B** Guest bedroom's entrance door was not closing properly, (not latching, see photo) adjustment, lubrication and or repair is recommended. We recommend contacting a licensed locksmith or door contractor for further evaluation and all needed repair.



4.0.B Item 1(Picture)

### 5(A) . MASTER BATHROOM

		F	AN	Y	N	NA	NI	RR	S
5.0.A	DOORS	•							
5.1.A	WINDOWS					•			
5.2.A	CEILING, WALLS & FLOORS	•							
5.3.A	LIGHTS, OUTLETS AND SWITCHES	•							
5.4.A	SINK FAUCETS AND STOP VALVE	•							
5.5.A	CONDITION OF SINK BASE AND CABINETRY	•							
5.6.A	DOES SINK PLUMBING OPERATE PROPERLY			•					
5.7.A	DOES TOILET AND OR BIDET OPERATE PROPERLY			•					
5.8.A	DOES SHOWER AND OR BATH DRAIN PROPERLY			•					
5.9.A	SHOWER AND TUB FAUCETS AND STOP VALVE	•							
5.10.A	CAULKING ALONG PERIMETER OF TUB/SHOWER AND FLOOR							•	•
5.11.A	EXHAUST FAN	•							

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F AN Y N NA NI RR S

**Comments:**

**5.10.A** Grout is loose and or missing at the stall shower in the master bathroom (see photo), re-grouting and or caulking along the floor and corners of the stall shower is needed to prevent water intrusion. We recommend contacting a licensed tile contractor or a qualified handyman for further evaluation and all needed repair.



5.10.A Item 1(Picture)

### 5(B) . GUEST BATHROOM

		F	AN	Y	N	NA	NI	RR	S
5.0.B	DOORS	•							
5.1.B	WINDOWS					•			
5.2.B	CEILING, WALLS & FLOORS	•							
5.3.B	LIGHTS, OUTLETS AND SWITCHES	•							
5.4.B	SINK FAUCETS AND STOP VALVE	•							
5.5.B	CONDITION OF SINK BASE AND CABINETRY	•							
5.6.B	DOES SINK PLUMBING OPERATE PROPERLY			•					
5.7.B	DOES TOILET AND OR BIDET OPERATE PROPERLY			•					
5.8.B	DOES SHOWER AND OR BATH DRAIN PROPERLY			•					
5.9.B	SHOWER AND TUB FAUCETS AND STOP VALVE							•	•
5.10.B	CAULKING ALONG PERIMETER OF TUB/SHOWER AND FLOOR	•							
5.11.B	EXHAUST FAN	•							

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F AN Y N NA NI RR S

#### Comments:

**5.2.B** Ceiling was tested for moisture, no moisture was detected at time of inspection.



5.2.B Item 1(Picture)



5.2.B Item 2(Picture)

**5.9.B** Tub's control handle leaks when water is turned on in the guest bathroom (see photo), repair is needed. We recommend contacting a licensed plumber for repair.



5.9.B Item 1(Picture)

### 5(C) . HALF BATH

		F	AN	Y	N	NA	NI	RR	S
5.0.C	DOORS	•							
5.1.C	WINDOWS					•			
5.2.C	CEILING, WALLS & FLOORS	•							
5.3.C	LIGHTS, OUTLETS AND SWITCHES	•							
5.4.C	SINK FAUCETS AND STOP VALVE	•							
5.5.C	CONDITION OF SINK BASE AND CABINETRY	•							
5.6.C	DOES SINK PLUMBING OPERATE PROPERLY			•					
5.7.C	DOES TOILET AND OR BIDET OPERATE PROPERLY			•					
5.8.C	EXHAUST FAN	•							

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F AN Y N NA NI RR S

**Comments:****6. ELECTRICAL SYSTEM**

		F	AN	Y	N	NA	NI	RR	S	Styles & Materials
6.0	MAIN SERVICE PANEL ( exterior )						•			<b>ELECTRICAL</b>
6.1	SERVICE BREAKER PANEL BOX ( interior )	•								<b>CONDUCTORS:</b> METER ROOM (building maintenance)
6.2	CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices)							•	•	<b>PANEL CAPACITY:</b> 150 AMP
6.3	LOCATION OF MAIN AND DISTRIBUTION PANELS	•								<b>PANEL TYPE:</b> CIRCUITS
6.4	ARE SMOKE DETECTORS PRESENT IN HOME		•							<b>WIRING METHODS:</b> CONDUIT
6.5	CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•								<b>CIRCUIT BREAKER</b>
6.6	WERE THE GFCI AND/OR AFCI FUNCTIONING PROPERLY			•						<b>MANUFACTURE:</b> ITE

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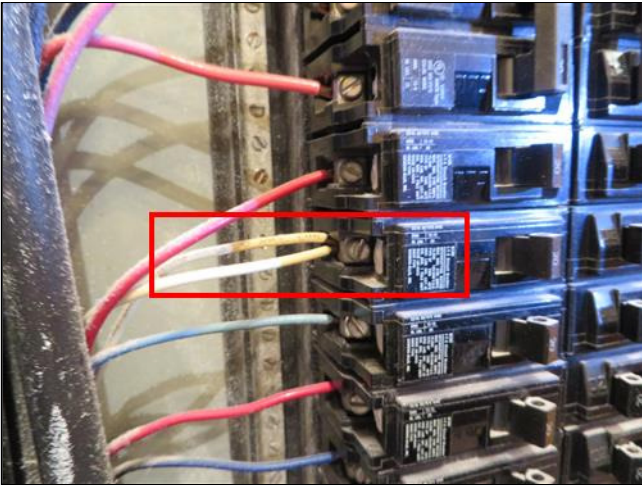
F AN Y N NA NI RR S

**Comments:**

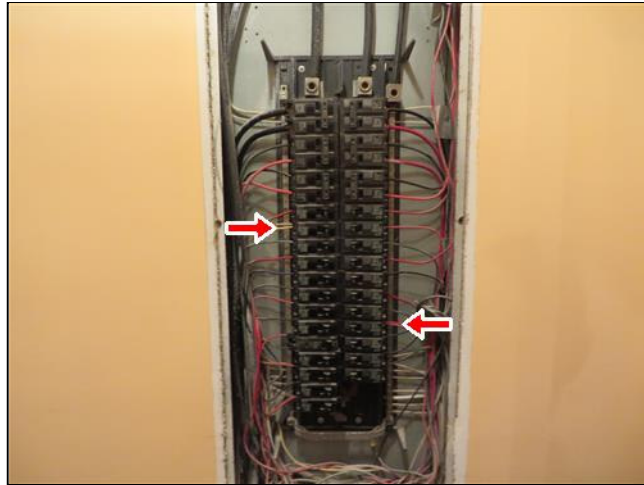
**6.0** Inspector was unable to access the building's meter room where the main service breaker box and meter are located. Contact the Condominium Association Maintenance Department for access. FYI: Meters and disconnect breaker panel are normally maintained by the Condominium Association Maintenance Department



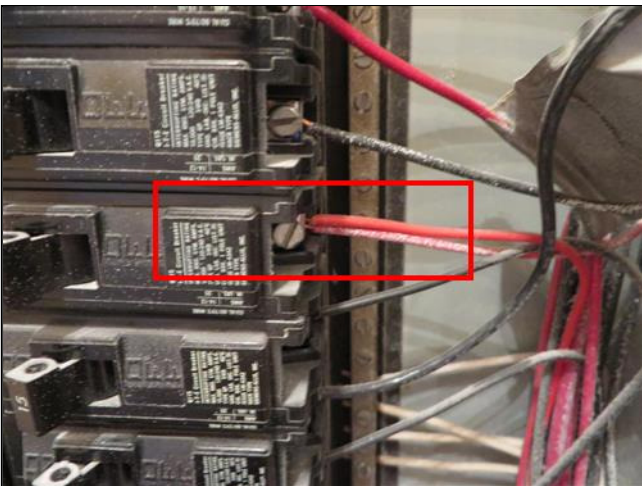
**6.2** Two circuit breakers are doubled wired, (see photos) repair is needed to prevent electrical shock or possible fire. We recommend contacting a licensed electrician for further evaluation and all needed repair.



6.2 Item 1(Picture)



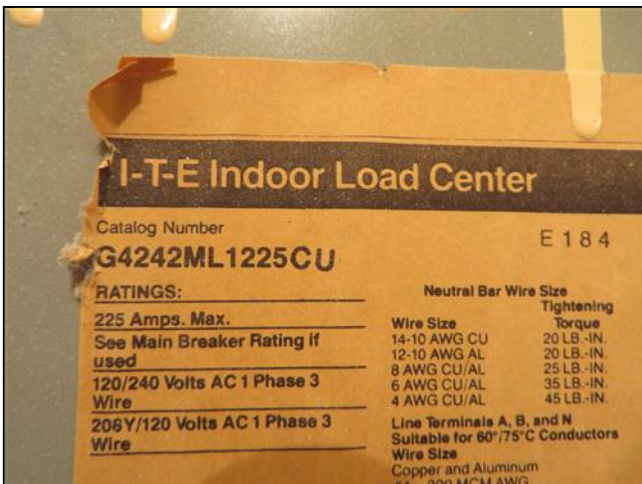
6.2 Item 2(Picture)



6.2 Item 3(Picture)



6.2 Item 4(Picture)



6.2 Item 5(Picture)

**6.4** Central smoke and fire, satellite, cable, internet, intercom, speakers or phone systems are not within the scope of this basic home inspection.



6.4 Item 1(Picture)

## 7. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials; fixtures and faucets; functional flow; leaks; Interior drain, waste, and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, when visible; Water heating equipment; The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, buried swimming pools pipes; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		F	AN	Y	N	NA	NI	RR	S	
7.0	WATER HEATER			•						
7.1	WAS THE MAIN WATER VALVE LOCATED				•					
7.2	IS WATER HEATER WIRING SECURED PROPERLY				•					
7.3	IS THE T&P VALVE PIPED WITHIN 6 INCHES OF FLOOR				•					
7.4	FUNCTIONAL FLOW (water pressure and volume)	•								
7.5	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	•								
7.6	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•								

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**Styles & Materials**  
**PLUMBING SUPPLY:**  
 COPPER  
**DISTRIBUTION:**  
 NOT VISIBLE  
**PLUMBING WASTE:**  
 NOT VISIBLE  
**WATER SOURCE:**  
 PUBLIC  
**WATER HEATER POWER SOURCE:**  
 ELECTRIC  
**CAPACITY:**  
 47 GALLONS  
**HOT WATER HEATER MANUFACTURER:**  
 STATE SELECT  
**AGE OF HOT WATER HEATER:**  
 2000

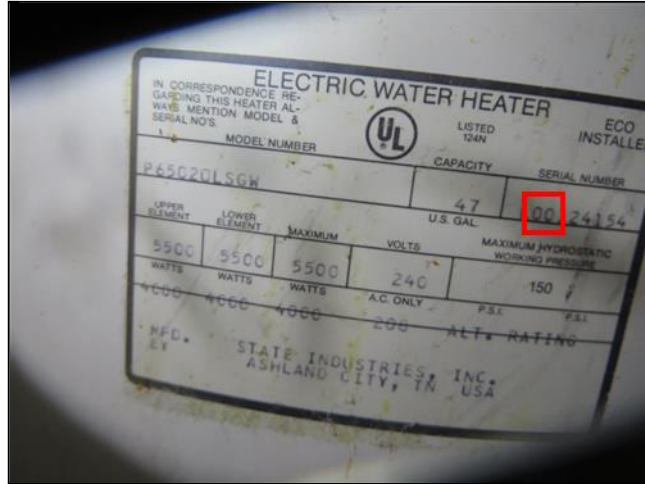
**Comments:**

**7.0** Hot water heater was in "age noted" functional condition at time of inspection, no leaks were observed, and water temperature was set at +/- 115 degrees.

NOTE: The State of Florida requires us to inform you of the typical life cycle or life expectancy of an electric hot water heater. Manufactures suggested life expectancy for an electric water heater is 13 - 15 years. This "age noted" electric water heater (manufacture date 2000) was functioning as intended and no visible defects were observed at time of inspection. Due to the age of this water heater, installing a new energy efficient water heater in the near future would reduce your energy cost and prevent possible leak and or flooding. We recommend contacting a licensed plumber for further evaluation and replacement if needed.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

**7.1** The water main shut off valve is located in the utility closet above the hot water heater (see photo). No defects or leaks were observed at water main line or valve at time of inspection.



7.1 Item 1(Picture)

## 8. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: cooling and air handling equipment; and normal operating controls. air filters, registers, fan-coil units; and the presence of an installed cooling source in each room. The home inspector will test the air conditioners system by checking the temperature differential to determine weather the central air conditioning unit is cooling properly at time of inspection. The home inspector shall describe: Energy sources; and cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector is not required to: inspect package wall units or ceiling pancake a/c evaporator coils , roof top a/c compressors , observe window air conditioners; or operate cooling systems when weather conditions or other circumstances may cause equipment damage; observe non-central air conditioners ( wall or window units ) ; or observe the uniformity or adequacy of cool-air supply to the various rooms.

**Styles & Materials**  
**NUMBER OF A/C UNITS:**  
 ONE  
**CENTRAL AIR**  
**MANUFACTURER : AIR**

F AN Y N NA NI RR S

8.0	COOLING AND AIR HANDLER EQUIPMENT							•	•
8.1	CONDITION OF THERMOSTATS	•							
8.2	CONDITION OF CONDENSER						•		
8.3	CONDITION OF AIR HANDLER							•	•
8.4	CONDITION OF EVAPORATOR COILS	•							
8.5	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•							
8.6	HEATING SYSTEM	•							
8.7	CONDITION OF THE DUCT WORK						•		
8.8	CONDENSATE DRAIN OVER FLOW SHUT-OFF DEVICE	•							

F= FUNCTIONAL, AN= FUNCTIONAL / AGE NOTED, Y= Yes, N= No,  
 NA= NOT APPLICABLE, NI= NOT INSPECTED, RR= REPAIR OR REPLACE,  
 S= SUMMARY

F AN Y N NA NI RR S

**HANDLER:**

CARRIER

**AIR HANDLERS****MANUFACTURES DATE::**

2008

**SIZE OF A/C UNIT:**

4 TON

**CENTRAL AIR****MANUFACTURE :****CONDENSER:**

NO ACCESS TO ROOF

**TYPE OF DUCTS:**

NOT VISIBLE

**Comments:**



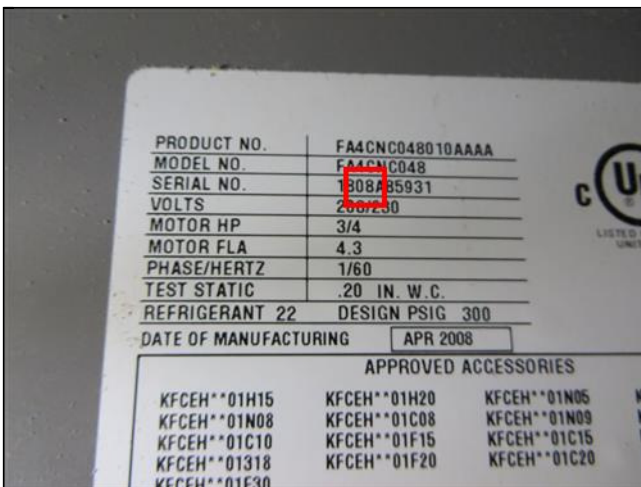
**8.0** Ambient air test was performed by using thermometers at the air handler on this Split System Air Conditioner system to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates the air conditioning unit is cooling as intended. The supply air temperature on your system read 70 degrees, and the return air temperature was 79 degrees. This indicates this air conditioning system is **not cooling properly or as intended**. We recommend a licensed Heat/Air contractor should inspect this air conditioning system for further evaluation and all needed repairs.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)



8.0 Item 5(Picture)

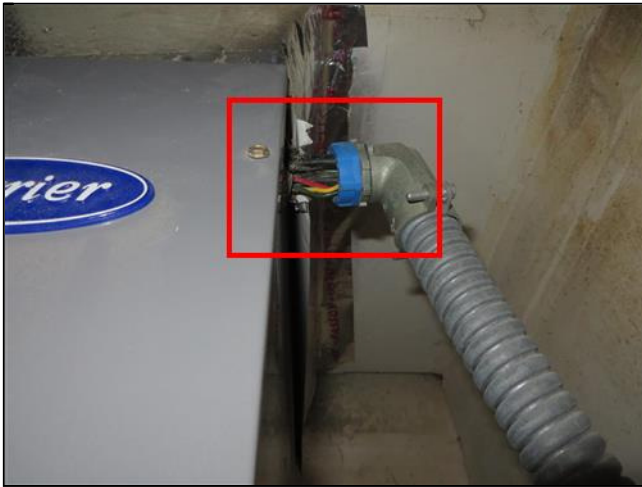
**8.2** Inspector was unable to access the roof to visually inspect the air conditioner's condenser. Accessing a 2 story roof or greater is not within the scope this basic condominium inspection. We recommend contacting a licensed air conditioning service contractor for further evaluation and repair if needed.

**8.3** Air conditioning tape was failing or missing at the air handler and or plenum, repair is needed. We recommend contacting a licensed air conditioning service contractor or qualified handyman for repair.

Electrical conduit at air handler is loose (see photo 1), repair is needed to prevent electrical shock. We recommend contacting a licensed air conditioner or electrical contractor for further evaluation and repair.

Cosmetic note: damaged drywall was observed on the wall in the utility closet (see photo 2), repair is recommended. Contact a drywall contractor for repair.

Surface mold was observed on the utility closet walls near the air handler (see photos 3 & 4), cleaning is needed. We recommend cleaning affected area with bleach and water solution (10% bleach- 90% water). Contact a qualified handyman for repair. **FYI: when working with bleach, always be sure to protect your eyes.**



8.3 Item 1(Picture)



8.3 Item 2(Picture)



8.3 Item 3(Picture)



8.3 Item 4(Picture)

**8.4** Evaporator coils at the air conditioner's air handler were clean and in functional condition. No defects were observed at time of inspection.



8.4 Item 1(Picture)

**8.7** Note: The air conditioning system's trunks and or ducts are concealed inside the soffit and or walls. Inspector was unable to visually inspect the condition of the concealed duct work.

## 9. STRUCTURAL COMPONENTS

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

		F	AN	Y	N	NA	NI	RR	S	
9.0	FLOOR STRUCTURE	•								
9.1	FOUNDATION WALLS	•								
9.2	ANY LARGE SETTLEMENT CRACKS				•					

F= FUNCTIONAL, AN= FUNCTIONAL / AGE NOTED, Y= Yes, N= No, NA= NOT APPLICABLE, NI= NOT INSPECTED, RR= REPAIR OR REPLACE, S= SUMMARY

**Styles & Materials**  
**FOUNDATION:**  
 POURED CONCRETE  
 NOT VISIBLE  
**FLOOR STRUCTURE:**  
 SLAB  
 NOT VISIBLE  
**WALL STRUCTURE:**  
 MASONRY  
 NOT VISIBLE  
 BLOCK

Comments:

## 10. LAUNDRY CLOSET

		F	AN	Y	N	NA	NI	RR	S
10.0	DOORS	•							
10.1	WINDOW					•			
10.2	CEILING, WALLS & FLOORS	•							
10.3	LIGHTS, OUTLETS AND SWITCHES	•							
10.4	WASHER & DRYER	•							

F= FUNCTIONAL, AN= FUNCTIONAL / AGE NOTED, Y= Yes, N= No, NA= NOT APPLICABLE, NI= NOT INSPECTED, RR= REPAIR OR REPLACE, S= SUMMARY

F AN Y N NA NI RR S

Comments:



**10.4** Washing machine's supply line shut off valve has area with corrosion (see photos), repair or replacement is recommended. We recommend contacting a licensed appliance service contractor for further evaluation and all needed repair.



10.4 Item 1(Picture)



10.4 Item 2(Picture)

## General Summary



Allstate Home Inspections, Inc.

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Pompano Beach, Florida 33060  
Office: (954) 232-3879  
www.allstateinspections.com  
Office@AllstateInspections.com

Customer  
YOUR NAME HERE

Address  
12345 Fisher Island Drive  
Bayside Village  
Miami, Florida 33109

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a licensed specialist prior to closing, or requires subsequent observation prior to closing. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1(B). REAR BALCONY

#### 1.0.B CEILING & WALLS

##### REPAIR OR REPLACE

Contact the Condominium Association Maintenance Department

Water stains were observed on the rear balcony ceiling (see photos 1 & 2), areas were tested for moisture with moisture monitor, **NO MOISTURE WAS DETECTED** at time of inspection. These stains are most likely caused by an old leak from the balcony above which appears to have been repaired. **We recommend that the buyer continue to monitor the stained area or areas and contact a licensed waterproofing contractor and/or the condominium association maintenance department if a stain appears to change color and/or a visible leak is observed.**

Wood rot was observed at the decorative beam on the rear balcony's ceiling (see photo 3), repair is needed. We recommend contacting the condominium association maintenance department for further evaluation and all needed repair.

### 2(B). LIVING ROOM

#### 2.0.B DOORS

##### REPAIR OR REPLACE

\$100 - \$125

Living room's screen door is off it's track (see photo), repair, adjustment and lubrication is recommended. We recommend contacting a licensed door contractor for further evaluation and all needed repair.

### 3. KITCHEN APPLIANCES & CABINETS

#### 3.5 FAUCET AND SPRAY NOZZLE CONDITION

##### REPAIR OR REPLACE

\$125 - \$150

Insta-hot control handle was loose (see photo), repair is needed. We recommend contacting a licensed plumber for further evaluation and all needed repair.

### 4(A). MASTER BEDROOM

#### 4.0.A DOORS

##### REPAIR OR REPLACE

\$100 - \$125

Master bedroom's screen door is off it's track (see photo), repair, adjustment and lubrication is recommended. We recommend contacting a licensed door contractor or a qualified handyman for further evaluation and all needed repair.

### 4(B). GUEST BEDROOM

#### 4.0.B DOORS

##### REPAIR OR REPLACE

\$100 - \$125

Guest bedroom's entrance door was not closing properly, (not latching, see photo) adjustment, lubrication and or repair is recommended. We recommend contacting a licensed locksmith or door contractor for further evaluation and all needed repair.

### 5(A). MASTER BATHROOM

#### 5.10.A CAULKING ALONG PERIMETER OF TUB/SHOWER AND FLOOR

##### REPAIR OR REPLACE

\$100 - \$125

Grout is loose and or missing at the stall shower in the master bathroom (see photo), re-grouting and or caulking along the floor and corners of the stall shower is needed to prevent water intrusion. We recommend contacting a licensed tile contractor or a qualified handyman for further evaluation and all needed repair.

### 5(B). GUEST BATHROOM

#### 5.9.B SHOWER AND TUB FAUCETS AND STOP VALVE

##### REPAIR OR REPLACE

\$150 - \$200

Tub's control handle leaks when water is turned on in the guest bathroom (see photo), repair is needed. We recommend contacting a licensed plumber for repair.

### 6. ELECTRICAL SYSTEM

#### 6.2 CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices)

##### REPAIR OR REPLACE

\$250 -  
\$300

Two circuit breakers are doubled wired, (see photos) repair is needed to prevent electrical shock or possible fire. We recommend contacting a licensed electrician for further evaluation and all needed repair.

## 8. CENTRAL AIR CONDITIONING

### 8.0 COOLING AND AIR HANDLER EQUIPMENT

#### REPAIR OR REPLACE

Contact a Licensed Contractor for further evaluation

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### 8.3 CONDITION OF AIR HANDLER

#### REPAIR OR REPLACE

\$250 - \$300

Air conditioning tape was failing or missing at the air handler and or plenum, repair is needed. We recommend contacting a licensed air conditioning service contractor or qualified handyman for repair.

Electrical conduit at air handler is loose (see photo 1), repair is needed to prevent electrical shock. We recommend contacting a licensed air conditioner or electrical contractor for further evaluation and repair.

Cosmetic note: damaged drywall was observed on the wall in the utility closet (see photo 2), repair is recommended. Contact a drywall contractor for repair.

Surface mold was observed on the utility closet walls near the air handler (see photos 3 & 4), cleaning is needed. We recommend cleaning affected area with bleach and water solution (10% bleach- 90% water). Contact a qualified handyman for repair. **FYI: when working with bleach, always be sure to protect your eyes.**

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, permits, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, Chinese Drywall, lead, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Walter Fitzpatrick



# INVOICE

**Allstate Home Inspections, Inc.**  
**500 South Cypress Road**  
**Pompano Beach, Florida 33060**  
**Office: (954) 232-3879**  
**www.allstateinspections.com**  
**Office@AllstateInspections.com**  
**Inspected By: Walter Fitzpatrick**

**Inspection Date: 11/15/2015**  
**Report ID: 151115-1WF**

Customer Info:	Inspection Property:
YOUR NAME HERE  <b>Customer's Real Estate Professional:</b> Denise LeVine Denise LeVine Realty, Inc.	12345 Fisher Island Drive Bayside Village Miami, Florida 33109

## Inspection Fee:

Service	Price	Amount	Sub-Total
Luxury Condominium Inspections: 2 Bedrooms, 2.5 Bathrooms	450.00	1	450.00

**Tax \$0.00**

**Total Price \$450.00**

**Payment Method:** Check # 6565

**Payment Status:** Paid in full at time of inspection, THANK YOU..We appreciate your business.....Allstate Home Inspections

**Note:** If you have any questions, please feel free to call my office at 954-232-3879 or e-mail me at office@allstateinspections.com.. We appreciate your business.....Thanks again, Walter