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# Building Inspection Report

**6550 SW 51 Terrace, Miami, Florida**

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**Inspection Date:**  
February 10, 2009

**Prepared For:**  
Imery

**Prepared By:**  
Anchor Building Inspections  
12864 Biscayne Boulevard #183  
North Miami, Florida 33181

Phone 305-751-6639  
Fax 305-468-6261

**Report Number:**  
7879

**Inspector:**  
Louis de Thomas, CRI, CBST



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# Anchor Building Inspections

12864 Biscayne Boulevard, #183 North Miami, Florida 33181

Office: 305-751-6639 - Fax: 305-468-6261

**THIS CONTRACT LIMITS OUR LIABILITY ... PLEASE READ CAREFULLY.**

I ("Client") hereby request a limited visual inspection of the structure at the above address to be conducted by **Anchor Building Inspections ("Inspector")** for my sole use and benefit.

## SCOPE OF THE INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the property to identify any system or component listed in the report, which may be in need of immediate repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request is included with this report. **The scope of the inspection is limited to the items listed within the body of the report document.**

## OUTSIDE THE SCOPE OF THE INSPECTION

Any area, which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions, which are concealed from view at the time of the inspection.

This is not a building warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Whether or not they are concealed, the following **ARE OUTSIDE THE SCOPE OF THIS INSPECTION.**

- Building code or zoning ordinance violations.
- Geological stability or soils condition.
- Structural stability or engineering analysis.
- Termites, pests or other wood destroying organisms,
- Mold, Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation, or any environmental hazards.
- Building value appraisal or cost estimates.
- Condition of detached buildings.
- Pools or spas bodies and underground piping.
- Sauna, steam baths, or fixtures and equipment.
- Radio controlled devices, automatic motorized gates, elevators, lifts, dumbwaiters, dock power, or accessories such as boat davits, and thermostatic or time clock controls.
- Water softener/purifier systems or solar heating systems.
- Furnace heat exchangers, freestanding appliances, security alarms, or personal property.
- Adequacy of efficiency of any system or component. Prediction of life expectancy of any item.
- (Some of the above items may be included in this inspection for additional fees – check with your inspector)
- Screening, hurricane shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, and docks.
- Any cosmetic defect that is a result of normal wear and tear or misuse by the current owner or tenant. Examples of this would be kitchen counter cracks, non-structural wall, floor, or ceiling cracks, finish tile cracks or chips, appliance cracks or chips, etc. (Some of these items may be included in this inspection for additional fees-check with your inspector)

**GOVERNING LAW; VENUE:** This Contract will be governed by the laws of the State of Florida. All suits or actions arising out of this Contract shall be brought in Miami-Dade County, Florida.

**ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this Contract, the inspection, or report(s) shall be awarded all attorney's fees, arbitrator, and other related costs.

**USE BY OTHERS:** Client promises Inspector that Client has requested this inspection for Client's own use only and will not disclose any part of the inspection report to any other person with these exceptions ONLY: one copy may be provided to the current Seller(s) of the Subject Property for their use as part of this transaction only, and one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only.

**SEVERABILITY:** Client and Inspector agree that should a court of competent jurisdiction determine and declare that any portion of this Contract is void, voidable, or unenforceable, the remaining provisions and portions shall remain in full force and effect.

**DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery.

Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors will make no alterations, modifications, or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

## LIMITATION ON LIABILITY

**INSPECTOR'S LIABILITY FOR MISTAKES OR OMISSIONS IN THIS INSPECTION REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. THE LIABILITY OF INSPECTOR'S PRINCIPALS, AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT'S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS, AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM THIS INSPECTION.**

Client understands that if client wants an inspection **WITHOUT A LIMIT ON LIABILITY TO A REFUND OF THE FEE PAID** for the inspection, Client may pay an additional fee to receive a report without the limitation.

## SUBCONTRACTORS AND INDEPENDENT CONTRACTORS

Client acknowledges and agrees that in connection with this inspection, Inspector is retaining the services of the following subcontractor/independent contractor(s)

("Subcontractor"): Florida State TTT

Client understands that such Subcontractor is independent of and unrelated to Inspector, and agrees to hold harmless and indemnify Inspector, its principals, officers, directors, agents and employees from and against any and all claims, losses, expenses, liabilities, suits, damages and injury arising out of or relating to Subcontractor's performance of services, or any act or omission on the part of Subcontractor, its employees, agents or subcontractors.

## PERMITS

I do NOT agree  I do agree to pay an additional fee of **\$500.00** for Inspector to research and provide all building permits that appear on the municipal records for the above property.

I warrant that I have read this Contract carefully; that I understand and agree to all of the Terms and conditions of this Contract; and that I agree to pay the inspection fee. I also acknowledge that I have read and agree to the Scope of Inspection section and understand that I am bound by all the terms of this Contract.

**I AGREE TO THE TERMS HEREIN and I do AGREE** to pay an additional fee of \$ **\$2,500** to remove the limitation of liability to a refund of the fee paid.

I acknowledge that this inspection  is being performed solely my behalf, or  is not being performed on my behalf, but on the behalf of \_\_\_\_\_ for whom I am legally authorized to sign this Contract.  
Imery 6550 SW 51 Ter

X \_\_\_\_\_

**I AGREE TO THE TERMS HEREIN and I do NOT AGREE** to pay an additional fee of \$ **\$2,500** to remove the limitation of liability to a refund of the fee paid.

I acknowledge that this inspection  is being performed solely my behalf, or  is not being performed on my behalf, but on the behalf of \_\_\_\_\_ for whom I am legally authorized to sign this Contract.  
Imery 6550 SW 51 Ter

**SIGNATURE ON FILE**

# Report Overview

## THE PROPERTY IN PERSPECTIVE

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This is a well-built, well-maintained property. The repairs, maintenance, and improvements recommended in this report are common for a building of this age and type. All properties require maintenance, occasional repairs, and occasional system improvements.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

**Significant Repair Item:** a system or component, which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

**Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.

**Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements that are recommended.

**Notice:** warning, something that requires your awareness.

**Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a property buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please go to our web-site [www.anchorworld.net](http://www.anchorworld.net) for any information.

The cost figures that are included in the report are order of magnitude estimates only. They pertain to some of the observations made in this report. *This is not an all-inclusive list of future repair costs, nor does it address general annual maintenance. It is recommended that a budget as a percentage of the value of the building be set aside annually to cover unexpected repairs and annual maintenance.* The approximate costs are not intended to represent or influence, in any way, the value of a property.

*It is further recommended that qualified, reputable contractors be consulted for specific quotations. You may find that contractor estimates vary dramatically from these figures, and from each other. Contractors may also uncover defects not apparent at the time of the inspection, resulting in additional costs. Please proceed cautiously.*

Should you have any questions regarding contractor opinions or quotations, please contact our office. Any work performed by the building owner will dramatically reduce costs.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, Anchor Building Inspections will not be held liable for your understanding or misunderstanding of this report’s contents.

The presence of certain mold and mold spores can cause mild to severe health effects in humans and can deteriorate the building materials in the dwelling resulting in damage. Health effects include, but are not limited to: asthma, allergy symptoms, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches and pains, skin irritation, bleeding of the lungs, headaches, memory loss and fever. As humans vary greatly in their chemical make-up, so does the individual’s reaction to mold exposure. For some people, a small number of mold spores can cause ill effects. In others, it may take a longer exposure. Exclusive of any observations in this report, if water intrusion has occurred, or is currently occurring but not visible, it is conducive to mold growth. Mold can be present in areas not readily visible in the building and air sampling with laboratory analysis is one method that can be used to detect it. It is always recommended that indoor and outdoor air sampling of the property be conducted.

The scope of this inspection is in accordance with the Standards of Practice of the American Society of Home Inspectors, ASHI®. Such inspections are visual. Representative samples of building components are viewed in areas that are accessible at the time of the inspection. We perform no destructive testing or dismantling of building components.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### REPORT CONVENTIONS

The inspection began at 12:30 PM and was completed at 2:30 PM. The property was occupied at the time of the inspection. The purchaser was present for the inspection. The report was reviewed with the buyer at the time of the inspection. For the purpose of this report, it is known that the building faces North.

### WEATHER CONDITIONS

Dry weather conditions existed at the time of the inspection. The estimated outside temperature was 75 degrees F.

### RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Wall Structure:</b>	•Majority Masonry Block •Concrete • <b>Wood and Stucco Finish</b>
<b>Foundation:</b>	•Poured Concrete •Slab on Grade •Not Visible Below Ground
<b>Floor Structure:</b>	•Concrete •Not Fully Visible
<b>Columns:</b>	•Concrete Wood •Not Fully Visible
<b>Roof Structure:</b>	•Rafters and Joist- <u>Not Fully Visible</u>

## STRUCTURE OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Foundation

- **Monitor:** Typical settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

#### Exterior Walls

- **Monitor:** Typical cracks were observed in the exterior walls. Since additional movement could lead to a need for repair, this area should be monitored after the cracks are sealed, and painted.

## LIMITATIONS OF STRUCTURE INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a building inspection.
- **Notice:** It is always wise to check with the building department for permit information, especially if additions or alterations have been performed or disclosed by the seller. It is beyond the scope of this inspection to ascertain what is or is not an addition to the original structure.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roof / Attic

## DESCRIPTION OF ROOF / ATTIC

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<b>Method of Inspection Roof:</b>	•Walked On Roof
<b>Roof Covering:</b>	•Clay Tile •Roll Roofing
<b>Roof Flashings:</b>	•Metal •Roll Roofing •Not Fully Visible
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above grade
<b>Method of Inspection Attic:</b>	•Viewed attic from access hatch
<b>Roof Ventilation:</b>	•Soffit Vents
<b>Vapor Retarders:</b>	•None Visible
<b>Ceiling Structure:</b>	•Joist- <u>Not Fully Visible</u>
<b>Roof Structure:</b>	•Rafters- <u>Not Fully Visible</u> •Solid Plank Sheathing

## ROOF / ATTIC OBSERVATIONS

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### Positive Attributes

Better than average quality materials have been used as roof coverings.

### General Comments

The sloped roof coverings are approximately 10 years in age and are within their useful life expectancy. Obtain any city records to determine the exact age of the roof and plan accordingly.

The flat roof coverings are approximately 10 years in age and at or near the end of their useful life. Obtain any city records to determine the exact age of the roof and plan accordingly.

## RECOMMENDATIONS / OBSERVATIONS

### Flat Roofing

- **Repair:** The roofing is near the end of its useful life. The membrane exhibits flaws (such as blistering, cracking, loss of granules and ponding water) that are symptomatic of an old flat roof. You should expect to replace it soon. Repair the blister now.

### Cost Summary

Budget \$500 or more for repairs, depending on conclusions and approach.  
Consult a licensed roofer, before closing, for remedies and exact estimates.

### Sloped Roofing

- The roof coverings are in generally good condition.
- **Notice:** Water staining was observed in the garage ceilings. It could not be determined if the stain is new or old. Ask the seller to disclose any leak history. Investigate further during the next rain storm.

### Attic / Roof Structure

- **Improve:** The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the building cooler during warm weather and extend the life of roofing materials.
- **Improve:** The installation of insulation may be cost effective, depending on the anticipated term of ownership.

## LIMITATIONS OF ROOF / ATTIC INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	•Stucco •Wood Siding
<b>Eaves, Soffits, And Fascias:</b>	•Wood •Stucco
<b>Exterior Doors:</b>	•Metal
<b>Window/Door Frames and Trim:</b>	•Metal •Wood
<b>Entry Driveways:</b>	•Pavers •Brick
<b>Entry Walkways And Patios:</b>	•Concrete •Tile •Gravel
<b>Porches, Decks, Steps, Railings:</b>	•Concrete •Tile
<b>Porches, Decks, Patio, Covers:</b>	•Covered Roof (see roof page)
<b>Overhead Garage Door(s):</b>	•Steel •Automatic Opener Not Installed
<b>Surface Drainage:</b>	•Level Grade
<b>Retaining Walls:</b>	•None
<b>Fencing:</b>	•Not Inspected

## EXTERIOR OBSERVATIONS

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### Positive Attributes

The exterior of the building is generally in good condition.

### RECOMMENDATIONS / OBSERVATIONS

#### Lot Drainage / Grading

- **Improve:** The grading should be improved to promote the flow of storm water away from the building. This can often be accomplished by the addition of topsoil. The ground should slope away from the building at a rate of one inch (1”) per foot (12”) for at least the first ten (10) feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

#### Garage

- **Notice:** The majority of the garage has been converted to living space. It is always wise to check with the building department for permit information, especially if additions or alterations have been performed or disclosed by the seller. It is beyond the scope of this inspection to ascertain what is or is not an addition/alteration to the original structure.

#### Exterior Eaves

- **Repair:** Localized water damage was observed in the fascia and / or soffit at one or more locations. Improvement is prudent, although this condition could be repaired when exterior painting or maintenance are planned.

#### Cost Summary

Budget \$125 / \$175 **or more** for repairs, depending on *conclusions and approach*.  
**Consult a licensed contractor, before closing, for remedies and exact estimates.**

## LIMITATIONS OF EXTERIOR INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Seawalls are outside the scope of this inspection. A seawall inspection is recommended, before closing, if one exists at the property.
- Screening, shutters, hurricane shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- The garage door opener reverse safety mechanism is not within the scope of this inspection. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. *There is a serious risk of injury, particularly to children.*
- Fountains, water ponds, and their equipment are outside the scope of this inspection.
- Interior finishes and/or insulation restricted the inspection of the garage.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Service Drop:</b>	•Overhead
<b>Service Grounding:</b>	• <u>Ground Connection Verified</u>
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Kitchen
<b>Smoke Detectors:</b>	•Present
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Main Disconnects:</b>	•Located: Hallway •Breakers
<b>Size of Electrical Service:</b>	•200 AMPS
<b>Service Entrance Conductors:</b>	•Copper
<b>Equipment Disconnect:</b>	•Located: A/C
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	•Non-Metallic Cable "Romex"

## ELECTRICAL OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

**Important Safety Notice:** All electrical repairs listed in this report should be considered as important safety items as they present risk of fire or shock. These items should receive high priority for action.

#### Switches

- **Notice:** A representative sample of light switches was tested for functionality. We found, in some cases, that no visible fixture responded to a switch in the "on" or "off" position. We suggest that you ask the seller to demonstrate the function for each switch to assure that there are no defective switches, fixtures or circuits.

#### Smoke Detectors

- **Fire Safety Issue:** The installation of additional smoke detectors in the appropriate areas is recommended.

#### Main/Sub-Panel(s)

- **Notice:** The auxiliary electrical panel is mostly arranged well and most breakers are properly sized.
- **Repair:** The upper right 30 amp breaker is not wired with the proper sized wire.
- **Improve, Safety Issue:** Some or all of the screws used for the panel cover are missing. Non-pointed screws should be used to secure the panel properly.
- **Repair:** Improper splices within the panel should be improved.
- **Repair:** Improper Romex wires are noted inside the panel. These wires should be cut back and removed from inside the panel.
- **Repair:** Any openings in the auxiliary panel should be covered.

#### Outlets

- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.

#### Distribution Wiring

- **Repair:** Extension cords should not be used as permanent wiring at the disposer. This wiring should be removed and the fixture properly wired.
- **Repair:** A rigid conduit should protect wiring exposed in the converted garage ceiling.

#### Service / Entrance

- **Improve:** The grounding of the electrical service could use some improvement. The service should be grounded to both the main water supply and/or driven ground rods as required.
- **Improve:** The service wires should form a better "drip loop" where they meet the service mast on the exterior of the building. This ensures that water will drip off the wires, rather than run into the service mast.

#### Cost Summary

Budget \$500 / \$2,500 **or more** for **Safety and/or Full Repairs**, depending on conclusions and approach.  
Consult a licensed electrician, before closing, for remedies and exact estimates.

## LIMITATIONS OF ELECTRICAL INSPECTION

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- As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components, which may not be inspected.
- The inspection does not include remote control devices, automatic timers, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, electric driveway or entrance gates, dock or specialized boating wiring, systems, and other components, which are not part of the primary electrical power distribution system.
- Recessed light fixtures (sometimes referred to as “high hats”) that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated. Determining the rating is beyond the scope of this inspection. If recessed light fixtures are present, a qualified, licensed electrician should be consulted to verify the safety of the system.
- Main disconnects and meter rooms are not accessible in condominiums and town homes and are not within the scope of this inspection.
- Access was restricted in various locations.
- Outlets and switches not opened

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating

## DESCRIPTION OF HEATING

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**Energy Source:** •Electricity  
**Heating System Type:** •Forced Air Furnace •Location: Garage Closet •Age: 2002  
**Heat Distribution Methods:** •Ductwork (Not Fully Visible)

## HEATING OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Furnace / Air Handler

Upon testing in the heating mode, a normal temperature of 14 degrees was observed. This suggests that the system is operating properly.

## LIMITATIONS OF HEATING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Air Conditioning

## DESCRIPTION OF AIR CONDITIONING

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**Energy Source:** •Electricity •240 Volt Power Supply  
**Central System Type:** •Air Cooled Central Air Conditioning •Location: West •Tons: 5 •Age: 2002  
**Distribution Methods:** •Ductwork (Not Fully Visible)

## AIR CONDITIONING OBSERVATIONS

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### Positive Attributes

This relatively new system should have years of useful life remaining. Regular maintenance will, of course, be necessary.

## RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

Upon testing in the air conditioning mode, a normal temperature drop of 14-16 degrees across the evaporator coil was observed. This suggests that the system is operating properly.

## LIMITATIONS OF AIR CONDITIONING INSPECTION

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- As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- Gas and oil burning devices are not part of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Main Water Valve Location:</b>	•Rear West
<b>Service Pipe to Property:</b>	•Copper - Not Fully Visible
<b>Interior Supply Piping:</b>	•Copper •Majority Not Fully Visible
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic •Cast Iron •Majority Not Fully Visible
<b>Water Supply Source:</b>	•Public Water Supply
<b>Waste System:</b>	•Public Sewer System
<b>Water Heater:</b>	•Gallons: 40 •Location: #1 Pantry Closet •Electric •Age: 2004

## PLUMBING OBSERVATIONS

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### General Comments

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

### RECOMMENDATIONS / OBSERVATIONS

#### Water Heater

The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have many years of remaining life.

## LIMITATIONS OF PLUMBING INSPECTION

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- As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surfaces are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Bathrooms

## DESCRIPTION OF BATHROOMS

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<b>Bathrooms Inspected:</b>	•Hall •Master
<b>Fixtures Tested:</b>	•Toilets •Sinks •Bathtubs •Bath/Shower Fixtures •Showers
<b>Fixtures <u>Not Tested</u>:</b>	•Shut-Off Valves

## BATHROOMS OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Master

##### Fixtures

- **Monitor:** The toilet was observed to flush slowly at the time of the inspection.
- **Notice:** Shower enclosure caulk and grout should be maintained as necessary

#### Hall

##### Fixtures

- **Improve:** The drain stopper(s) is/are missing.
- **Repair:** The toilet did not respond properly when flushed. Improvement to the tank mechanism is likely to be needed.

#### **Cost Summary**

Budget \$85 / \$125 *or more* for repairs, depending on *conclusions and approach*.

*Consult a licensed plumber, before closing, for remedies and exact estimates.*

## LIMITATIONS OF BATHROOMS INSPECTION

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- As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions
- Furniture, storage, appliances, and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, paint, wallpaper, and other finish treatments are not inspected.
- **Notice to Buyer:** Tile shower stalls, by their nature, have a limited life expectancy. The life of a shower stall usually varies from 3 to 20 years. This depends on the quality of the installation and level of maintenance. This is usually not verifiable during a visual inspection. At some point, typically when leakage occurs, rebuilding the tile shower stall becomes necessary.
- **Notice:** The view under the sink(s) was restricted at the time of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior / Appliances

## DESCRIPTION OF INTERIOR / APPLIANCES

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<b>Appliances Tested:</b>	•Electric Cooktop •Built-in Electric Oven •Kitchen Exhaust Hood •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator •Clothes Washer •Clothes Dryer
<b>Laundry Facility:</b>	•240 Volt Circuit for Dryer •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Dryer Vented to Building Exterior •Waste Standpipe for Washer
<b>Wall And Ceiling Materials:</b>	•Drywall •Tile •Plaster •Wood
<b>Floor Surfaces:</b>	•Tile •Wood
<b>Window Type(s) &amp; Glazing:</b>	•Single Hung •Fixed Pane •Single Pane •Aluminum •Awning
<b>Doors:</b>	•Metal

## INTERIOR / APPLIANCES OBSERVATIONS

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### General Condition of Interior Finishes

Overall, the interior finishes of the property are in above average condition. Typical flaws were observed in some areas.

### Positive Attributes

The major appliances in the property are newer.

## RECOMMENDATIONS / OBSERVATIONS

### Refrigerator / Freezer

- The refrigerator did attain an ideal operating temperature in the 40's -50's.
- The freezer did register an ideal operating temperature range in the 10's -20's.

### Waste Disposer

- **Safety Issue, Repair:** The wiring leading to the waste disposer is not the proper type. The wiring leading to the waste disposer should be protected by a rigid conduit.

### Kitchen Fixtures

- **Repair:** The trap on the waste line under the kitchen sink is leaking slightly. Tighten further.

### Cost Summary

Budget \$125 / \$175 *or more* for repairs, depending on *conclusions and approach*.  
*Consult a licensed electrician, before closing, for remedies and exact estimates.*

### Wall / Ceiling Finishes

- **Monitor:** Typical cracks were noted throughout the interiors.
- **Notice:** Water staining was observed in the garage ceilings. It could not be determined if the stain is new or old. Ask the seller to disclose any leak history. Investigate further.

## LIMITATIONS OF INTERIOR / APPLIANCES INSPECTION

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- As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions
- Furniture, wallpaper, suspended acoustic tile, paneling, artwork, storage, appliances, and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Thermostats, timers, ice makers, water dispensers, instant hot water dispensers, water filters, and other specialized features and controls, are not tested, and are outside the scope of this inspection
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- The condition of the flooring below carpets is not inspected.
- Personal ice makers and refrigerators not inspected.
- **Notice:** The view under the sink(s) was restricted at the time of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Pool

## DESCRIPTION OF POOL

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<b>Pool / Spa Type:</b>	•Below Ground
<b>Filters:</b>	•Cartridge Filter
<b>Pumps:</b>	•Circulation Pump
<b>Valves:</b>	•Jandy
<b>Electrical Components:</b>	•Breaker at Main Panel
<b>Decking / Coping:</b>	•Concrete

## POOL OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Pool Surface

- **Improve:** The interior of the pool is dirty. Service is required.

#### Filter

- **Repair:** The pressure gauge was broken at the time of inspection.

#### Cost Summary

Budget \$125 / \$175 **or more** for repairs, depending on conclusions and approach.  
Consult a licensed technician, before closing, for remedies and exact estimates.

#### Pumps

- **Monitor:** The pump's windings are beginning to whine. Budget for the new motor in the near future.

#### Electrical Components

- **Safety Issue, Improve:** The installation of a ground fault circuit interrupter (GFCI) is recommended at the equipment. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- **Notice:** The pool light switch was not located. Ask the seller to disclose the location of the switch and demonstrate the lights operability. If the light does not work budget \$400 / \$500 or more for repairs.

## LIMITATIONS OF POOL INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Any concealed components are not inspected.
- Pool equipment valves are not turned during an inspection. Valves are turned very infrequently and doing so may inadvertently cause a leak or breakage. Only observations of present day active leaks are within the scope of this inspection.
- Heat pumps are not left running long enough to check for proper heating. Take temperatures after allowing to run for a minimum of 3-6 hours.
- Gas heaters are not lit if the pilot or gas is off.
- Diving boards are outside the scope of this inspection.
- The pool floor drains are not accessible and therefore cannot be evaluated. Vortex drains are recommended for safety if not already installed.
- No leak tests are performed, and no opinion can be formed about whether a pool is actively leaking during a one time inspection. Leak tests of any and all cracks mentioned above are recommended.
- The adequate sizing of equipment is not determined during an inspection.
- Pool filter housings are not opened during an inspection. Buried filters cannot be evaluated for leaks.
- The presence or absence of an electrical bonding wire on the electrical equipment is verified during an inspection. This wire usually continues underground to its bonding connection and is not verifiable during a visual inspection. Have an electrician test further for proper bonding.
- Automatic chlorinating equipment, pool sweep systems, floor returns, built in fountains, and specialized equipment like ozone generating machines are not within the scope of this inspection.
- If original 120 Volt lighting is present, it would be wise to convert it to Low Voltage lighting for safety concerns. Some 120 Volt wiring may be disguised and not identified during an inspection. Investigate further if no immediate upgrades are planned.
- The presence or absence of concrete pilings to support the pool is not determined during a one-time inspection. Check with you local building department.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Photos



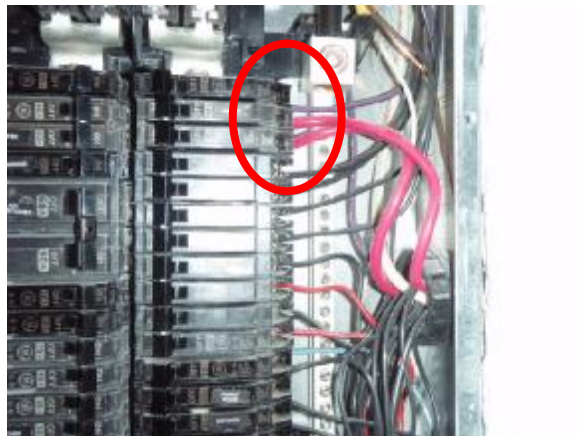
The Romex wire is installed improperly



Replace outlet covers



The TPR pipe requires repair



The 30 amp breaker's wire is not sized properly.



The Romex wires are improper in the panel.



Splices in the panel need correcting.



View of the air handler



Stored items restricted



same



The garage stains



Tighten the sink trap



The disposer is not wired safely



The flat roof is deteriorated.



....and worn



The water damaged wood.



The pool filter



The service wires should be improved.



The exterior landscape restricts the inspection.

# Pre-Closing Suggestions

You have completed your inspections and the purchase process has proceeded to the day of closing. Typically, you have the right to visit the property this final day, before closing, and verify that the conditions are substantially the same as when you entered into the contract.

The building was probably occupied and furnished when you, your agents, and inspectors visited. Items of personal property, furnishings, etc. limited your ability to view all aspects of the dwelling, and mechanical systems and appliances have most likely continued to be used.

*Here are some suggestions for items to check during your pre-closing walkthrough; every property is different so these suggestions are not all-inclusive but may prove to be a helpful guide!*

- ❑ General...were the negotiated repairs/replacements, pest treatments, etc. (if any) accomplished? Do you have the associated work orders, receipts, and warranties, if any? Are there any persisting unsafe conditions? Do the smoke/carbon monoxide detectors work?
- ❑ Moisture...are any sub-surface areas (i.e. crawlspaces) and the attic dry? Have any pre-existing stains on finish surfaces changed, or have new stains appeared?
- ❑ Appliances...operate them all (this includes heating and cooling as well as kitchen, laundry and other appliances). Just because they were functioning properly at the time of the property inspection, it does not mean they still are! **TIP:** Systems should be allowed to rest for five minutes between heating and cooling tests. Air conditioning systems should not be tested if the exterior temperatures were below 65 degrees Fahrenheit for 48 hours.
- ❑ Plumbing...operate every fixture at the property's interior and exterior, including exterior hose bibs and faucets. In addition, at the most remote bathroom in the building, run all of the fixtures simultaneously to ensure satisfactory water flow/pressure.
- ❑ Electrical...operate all of the lights, fixtures. **TIP:** Bring light bulbs of various wattages, a receptacle tester or small lamp, and a flashlight. Although not part of the original inspection, Low voltage landscape lighting, timers/sensors should be operated or demonstrated as well. NOTE: Thermostatically controlled attic exhaust fans, if any are installed, may not activate due to colder attic temperatures; temperature settings may range between 60 – 120 degrees.
- ❑ Windows...operate all of the windows. Many are not accessible under normal living conditions and typically; only a representative sample is tested during a property inspection. Is there any cracked or broken glass?
- ❑ Interior surfaces...look for cracks, stains, damage, deterioration, and/or missing items that may have been present or not visible at the time of previous inspections or visits. Pay particular note to areas that were specifically identified by the building inspector as cluttered, partially or wholly inaccessible.
- ❑ Additional Services...were further inspections of private water supplies, sprinkler systems, private sewage systems, burglar alarm systems, built-in vacuum systems, and environmental concerns such as lead paint, asbestos, mold/mildew and/or underground fuel storage tank location and testing services, etc. considered or accomplished as may have been recommended by the building inspector?

## UPON TAKING OWNERSHIP

- ❑ Change the locks on all exterior entrances, for improved security.
- ❑ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ❑ Install smoke detectors on each level of the property. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ❑ Create a plan of action in the event of a fire. Ensure that there is an operable window or door in every room of the property. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ❑ Review your inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ❑ Investigate the location of the main shut-offs for the plumbing, air conditioning and heating, and electrical systems. If you review the inspection report, these items and locations will be described for you.

# Telephone Number List

## DADE COUNTY

### EDUCATION

School Board (305) 995-1000  
Bus Scheduling (305) 234-3365

### DRIVERS LICENSES

Miami (305) 229-6333  
North Miami (305) 229-6333  
Miami Beach (305) 229-6333

### FLORIDA POWER & LIGHT

Dade County (305) 442-8770

### POLICE EMERGENCY

**911**

### **NON-EMERGENCY**

Metro Dade (305) 595-4090  
Miami Beach (305) 673-7900  
Miami Shores (305) 759-2468  
Bal Harbor (305) 866-5000  
Coral Gables (305) 442-1600

### BELLSOUTH

Dade County (305) 780-2355

### TAXES

Dade County (305) 270-4916

### TOURIST INFORMATION

Dade County (305) 539-3000

### TRANSPORTATION

Dade County (305) 770-3131

### TRASH COLLECTION

Dade County (305) 594-1500  
Recycling (305) 633-3100

### WATER DEPARTMENT

Dade County (305) 665-7477

### VEHICLE REGISTRATION

Miami (305) 375-3591  
Miami Beach (305) 375-5678  
North Miami (305) 891-6424  
South Dade (305) 247-2731

### VOTER REGISTRATION

Dade County (305) 375-4600

## BROWARD COUNTY

### EDUCATION

School Board (954) 765-6000  
Bus Scheduling (954) 928-0271

### DRIVERS LICENSES

Deerfield Beach (954) 497-1570  
Pompano Beach (954) 497-1570  
Ft. Lauderdale (954) 497-1570

### FLORIDA POWER & LIGHT

Dade County (305) 442-8770

### POLICE EMERGENCY

**911**

### **NON-EMERGENCY**

Coral Springs (954) 344-1800  
Deerfield Beach (954) 480-4300  
Ft. Lauderdale (954) 761-5700

### BELLSOUTH

Broward County (305) 780-2355

### TAXES

Broward County (954) 765-4600

### TOURIST INFORMATION

Broward County (800) 356-1662

### TRANSPORTATION

Broward (954) 357-8400

### TRASH COLLECTION

Coral Springs (954) 974-7500  
Deerfield Beach (954) 480-4394  
Ft. Lauderdale (954) 761-5046  
Pompano Beach (954) 786-4030

### WATER DEPARTMENT

Virginia Gardens (305) 871-6104  
N. Coral Springs (954) 344-1110  
S. Coral Springs (954) 753-0380

### VEHICLE REGISTRATION

Deerfield Beach (954) 480-4279  
Pompano Beach (954) 786-4153  
Ft. Lauderdale (954) 761-5150

### VOTER REGISTRATION

Broward (954) 765-4697  
West palm Beach (561) 355-2622  
Pompano (305) 786-2150

## WHO TO CALL

If **CONSUMERS** have complaints about a company, or want to check one out before doing business with it, they have several places to turn:

Ÿ **Dade County Consumer Affairs Office:** 140 W. Flagler, Suite 902, Miami, Fl. 33130 Call (305) 375-4222

Ÿ **Better Business Bureau:** (561) 842-1918

Ÿ **Florida Department of Agriculture and Consumer Services:** Call toll free: 1-800-435-7352

Ÿ **Florida Department of Insurance:** Call toll free: 1-800-342-2762

Ÿ **Florida Public Service Commission (utilities):** Call toll free: 1-800-342-3552

Ÿ **www.Anchorworld.com:** This is our website which has numerous links to websites chock full of information.

# Contractor List

Below are listed the names of contractors, repair people, and attorneys with whom we have had good experience and with whom we have not received any complaints at the time this list was printed. All of the contractors are licensed and insured to the best of our knowledge.

Trade	Company	Contact Person	Phone Number
A/C & HEATING	Affordable Air and Heat Air Max	John Freeman	305.216.3023
		Dustin Petty	305.479.0514
APPLIANCE REPAIR	JB Appliance Repair	John Barrios	305.868.0462
ASPHALT CONTRACTORS	H & R Paving	Arrondo	Beep 305.655.6180
			305.261.3005
COMPUTER SERVICES	City Networks	Jessei Medina	305-519-0777
CONTRACTORS	Handyman Manny Gonzalez	Felix Carmona	786.295.1538
			305.525.1939
CONTRACTORS (SPALLING REPAIRS)	Robbins Gunitie Snap Industries	Steve Robbins	305.756-6101
		Gene Miller	305.635.0687
CERAMIC TILE	L M Penzi & Sons		305.759.4551
ELECTRICAL CONTRACTORS	MV Electric	Mario Valdez	305.216.0677
FLOORING	Miami Nice Wood Flooring, Inc.	Bud De Porter	305.408.1540
			305.279.9741
INSURANCE	John Sena Agency		800.393.4661
		Bob Markey	
LOCKSMITH	ABC Locksmith		305.935.1667
		Steve Rappaport	
MIRROR & GLASS	Rapgar Industries, Inc. A-Avery Glass & Mirror	Fax:	305.887.2019
			305.891.7734
OVERHEAD DOORS	Florida Garage Gate Motors	Dennis Romanelli	305.942.8550
		Miguel	305.362.6456
		Emergency - Beep	305.543.4235
PEST CONTROL	A New World Pest Control	George Garcia	
			786.262.1457
PLASTER/DRYWALL & POPCORN	Popcorn Ceilings	Jose Lopez	305.225.6684
PLUMBING CONTRACTORS	Gary Zone Plumbing	Gary	305.389.6759
		Jose	
POOL CONTRACTORS	Miami Custom Van Kirk & Sons, Inc. Glenn's Pool Service		305.725.4765
		Glenn	954.584.8658
			305.652.3044
ROOFING CONTRACTORS	Greff's Roofing CARE Roofing Segarra Roofing Inc.	Bill Krawiec	305.681.0761
		Segarra	954.922.7795
			305.822.7541
SCREEN & WINDOW REPAIR	ABC Window & Glass	<b>24 Hour 7 Days</b>	
			305.651.5903
SEAWALL REPAIR	Seawall Inspection Services	Paul Schafer	
			954.347.2208
SEPTIC TANKS	Mr. C's Bob's Septic	Steve Cocking	
		Bob	305.651.7859
SPRINKLERS	Julio Perdomo	Julio	305.558.5818
			305.343.0820
TITLE SERVICES	Clear Title Services, Inc.	Gregory Fishman	
			305-865-5718
WINDOW TREATMENTS	California Shutters	Marlise Cummins	305.828.7666

This list is provided as a public service only. Anchor Building Inspections **DOES NOT** receive any enumeration of any kind from referrals from this list, nor are we affiliated in any way with these businesses; in fact, some of the contractors may be surprised to find that they have been included on our list. We recommend that you obtain at least three estimates on all larger projects. *Rev. 4/07*

# Receipt

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**Sold To: Imery**

**Property Inspected: 6550 SW 51 Terrace  
Miami, Florida**

**Inspection Fees:**

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House

\$ 315.00

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***PAID IN FULL***