



# Building Inspection Report

[www.anchorworld.net](http://www.anchorworld.net)

**1800 N. Douglas Road, Hollywood, Florida**

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**Inspection Date:**  
October 16, 2008

**Prepared For:**  
1800 Douglas LLC

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

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

**Report Number:**  
7727

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



# Table Of Contents

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<b>REPORT OVERVIEW</b>	<b>4</b>
<b>STRUCTURE</b>	<b>5</b>
<b>ROOF / ATTIC</b>	<b>6</b>
<b>ELECTRICAL</b>	<b>8</b>
<b>AIR CONDITIONING</b>	<b>9</b>
<b>PLUMBING</b>	<b>10</b>
<b>PHOTOS</b>	<b>11</b>
<b>TELEPHONE NUMBER LIST</b>	<b>19</b>
<b>CONTRACTOR LIST</b>	<b>20</b>
<b>RECEIPT</b>	<b>16</b>

# 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"): Not Applicable

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 \$ **\$10,000** 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.

Aurelio Caraballo  
President  
Carper Investments

X \_\_\_\_\_

**I AGREE TO THE TERMS HEREIN and I do NOT AGREE** to pay an additional fee of \$ **\$10,000** 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.

Aurelio Caraballo  
President  
Carper Investments

# Report Overview

## 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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**Notice:** The agreed scope for this inspection is roof condition, rooftop air conditioning unit condition, and electrical meter room panel and sub-panel condition.

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.com](http://www.anchorworld.com) 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.

**This inspection is 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 9:30 AM and was completed at 12:30 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 90 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 Covering:</b>	•Synthetic Stucco
<b>Surface Drainage:</b>	•Level Grade
<b>Wall Structure:</b>	•Concrete Columns •Concrete Parapet Walls at the Roof •Exterior Walls- <i>Galvanized Steel Framing and Synthetic Stucco Panels</i>
<b>Foundation:</b>	•Poured Concrete •Not Visible Below Ground •Slab on Grade
<b>Floor Structure:</b>	•Concrete
<b>Columns:</b>	•Concrete/Steel •Not Fully Visible
<b>Roof and 2<sup>nd</sup> Floor Structures:</b>	•Precast Concrete T-Beams-as Viewed from above the Acoustic Ceilings • <b>95%</b> <b><u>Not Fully Visible</u></b>

## STRUCTURE OBSERVATIONS

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### General Comments

**Notice:** The building plans were available for examination today.

No significant defects were observed in the accessible structural components of the building. The construction of the building is good quality. The materials and workmanship, where visible, are good. The exterior surfaces have been well maintained.

### RECOMMENDATIONS / OBSERVATIONS

#### Exterior Walls

- **Notice:** Although the overall caulking at the windows and sills where they meet the synthetic stucco are relatively in good condition today, a maintenance budget should be set aside to perform this work every 3 -5 years.
- **Repair:** The caulking is deteriorated and dried out in a few areas especially where the wall meets the rear west carport concrete roof. *Locate all the areas of wear and caulk now.*

#### Cost Summary

Budget \$500 / \$1,000 **or more** for repairs, depending on *conclusions and approach.*  
***Consult a licensed contractor, before closing, for remedies and exact estimates.***

#### Lot Drainage / Grading

- **Improve:** The grading should be maintained regularly 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.

## 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>	•Modified Bitumen
<b>Roof Flashings:</b>	•Metal •Modified Bitumen
<b>Roof Drainage System:</b>	•Built in at Roof Deck

## ROOF / ATTIC OBSERVATIONS

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### Positive Attributes

The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average.

### General Comments

The flat roof coverings are approximately 1 year in age and are within their useful life expectancy. Obtain all the warranties and bring them up to date.

**Notice:** According to the seller provided scope of roof work and contract, it states that 3 inches of insulation was installed and that was confirmed using a “sounding” test. It also states the roof was attached to a steel deck. As far as the building plans show, and physical inspection, the roof is a concrete T-Beam structure and a steel deck is not present. **Ask the roofing company to confirm in writing or with pictures of the job before closing.**

## RECOMMENDATIONS / OBSERVATIONS

### Flat Roofing

- The roof coverings have been well installed and are in good condition.

### Insulation

- **Repair:** Damaged insulation should be rearranged. (see photo section of this report)

### Cost Summary

Budget \$500 or more for repairs, depending on conclusions and approach.

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

### Flashings

- **Notice:** The a/c units curb flashings have been well installed. The parapet wall metal flashing has been well installed and a consistent bead of caulk added to the top edge as is required. The caulking is in good condition. Although the synthetic wall material was not cut in a straight line, and is damaged in several locations, the flashing is providing the proper protection.
- **Repair:** Several areas of bare concrete surfaces are exposed along the length of the wall below the synthetic material and this may “wick” water down through the concrete and into the building. No evidence of this was present today in the second floor ceilings. It would be wise to apply a good concrete sealant to the wall.
- **Improve:** A second alternative would be to install counter flashing above the existing metal flashing, a good option but not required.
- **Repair:** The top parapet wall flashing has been installed well however the metal strips below the seams should have 4 inches of lap to either side and some do not. It would be wise to caulk the seams as an additional leak preventative measure.

### Cost Summary

Budget \$500 or more for repairs, depending on conclusions and approach.

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

### West Concrete Carport Roof

- **Repair:** This structure is not water proofed and signs of leaks were present in the electric room. It has been recently pressure washed. Water proofing this surface and re-caulking the wall/roof connections would be prudent now, the most likely source of leaks.
- **Repair:** The edging is damaged and the synthetic stucco material is exposed to water intrusion. (see photo section of this report)

### Cost Summary

Budget \$2,800 or more for repairs, depending on conclusions and approach.

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

### Roof Drains

- **Improve:** The congested roof drains should be cleared and maintained free of debris to reduce roof damage and risk of leaks.
- **Notice:** The secondary roof drains terminate above the non waterproofed concrete carport roof. It would be wise to redirect this water away from this roof and down to the ground.

**Gutters & Downspouts**

- **Repair:** The elevator room roof does not drain well and the exterior wall is being exposed to a substantial amount of water. (see photo section of this report) *The interior of this room was inaccessible and it could not be determined whether leaks are currently occurring.*

**Cost Summary**

Budget \$500 ***or more*** for repairs, depending on *conclusions and approach.*

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

**Elevator Room Door**

- **Repair:** The elevator room door is quite rusted out and it appears water may be intruding to the inside. *This room was not accessible today.*

**Cost Summary**

Budget \$500 ***or more*** for repairs/replacement, depending on *conclusions and approach.*

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

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**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.

# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Service Drop:</b>	•Underground
<b>Service Grounding:</b>	•Water Pipe Connection •Ground Rod Connection
<b>Main Disconnects:</b>	•Located: 1 <sup>st</sup> Floor Exterior Meter Room- Main 1 of 4 800 amp, Main 2 of 4 800 amp, Main 3 of 4 200 amp, Main 4 of 4 100 amp

## 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.*

#### Main Panel

##### Location: (100 Amp Panel)

- **Repair:** This panel's feed lines are overheated and require repair.

#### Sub-Panel(s)

##### Location: MA 208 three phase MDP

- **Repair:** All of the breakers are overheated and require repair.

##### Location: 204

- **Repair:** Several wires and circuits are overheated and require repair.

##### Location: 202 MDP (Computer Room)

- **Repair:** The panel is completely overheated including the bus bars and replacement is required.

#### Cost Summary

Budget \$3,500 / \$5,000 or more for repairs/replacement, depending on conclusions and approach.

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

#### Distribution Wiring

- **Repair:** All junction boxes above the drop ceilings should be fitted with cover plates in order to protect the wire connections. Find all the boxes in this condition and repair as required. (see photo section of this report)
- **Repair:** The conduit penetration at the electric panel room requires fire stop caulking.
- **Repair:** Several roof J-Boxes are rusted out and require replacement. (see photo section of this report)

#### Cost Summary

Budget \$1,800 or more for repairs/replacement, 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.
- Generators are outside the scope of this inspection.

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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<b>Energy Source:</b>	•Electricity •240 Volt Power Supply
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning <i>Package Units</i> and Air Cooled Central Air Conditioning •Location: #1 1990, #2 1990, #3 2005, #4 2005, #5 2002, #6 2007, #7 1995

## AIR CONDITIONING OBSERVATIONS

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### Positive Attributes

Several units are newer and should have years of useful life remaining.

### General Comments

**Notice:** Regular maintenance to all the units will of course be necessary, if not performed within the last year. Obtain all the maintenance records from the seller and proceed as required.

As units 1, 2, and 7 are older, they will require repairs or replacement soon. **Budget for replacement accordingly.**

## RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

#### Location: #4

- **Repair:** An unusual noise was present at the coil and compressor of the unit. Further investigation and repair is required.

#### Cost Summary

Budget \$300 / \$1,000 **or more** for repairs, depending on conclusions and approach.

**Consult a licensed A/C contractor, before closing, for remedies and exact estimates.**

#### Location: #1 and 2

- **Repair:** The fresh air intakes are not open.

#### Cost Summary

Budget \$150 **or more** for repairs, depending on conclusions and approach.

**Consult a licensed A/C contractor, before closing, for remedies and exact estimates.**

#### Location: Numerous Units

- **Repair:** Several fresh air intake filters are damaged and require replacement.
- **Repair:** Damaged insulation on refrigerant lines should be replaced.
- **Monitor:** Numerous package units have leaked and the remaining mold and mildew stains are present on the exterior panels indicating same. No leaks were detected today.
- **Notice, Monitor:** Numerous condenser coils are damaged from debris and others are dirt and salt damaged. Seek further advice regarding maintenance as it can damage the coils further. **The newer coils can be washed periodically to keep them in good condition.**

#### Cost Summary

Budget \$250 / \$500 **or more** for repairs, depending on conclusions and approach.

**Consult a licensed A/C contractor, before closing, for remedies and exact estimates.**

### Air Handlers

- **Repair:** Several units that are hung above the drop ceilings are strapped quite tightly and may damage the supply plenums. Find all the units in this condition and repair as required.
- **Notice:** These units should be inspected for leaks every 45 days at minimum when the filters are serviced and changed.

### Package Units

- **Repair:** The unit above the second floor engineer's computer room is blowing extensive amounts of cold air above the drop ceilings. This is most likely done deliberately to additionally cool the room for the computers, however if the supply plenum is disconnected, a defect, it was not visible today. **Further inspection and review is recommended.**

#### Cost Summary

Budget \$400 / \$1,500 **or more** for repairs, depending on conclusions and approach.

**Consult a licensed A/C contractor, before closing, for remedies and exact estimates.**

## 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.
- **Notice:** This was a general condition and age/visual inspection ONLY. The units are not dismantled or opened.

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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Interior Supply Piping:	•Copper
Drain, Waste, & Vent Piping:	•Plastic
Water Supply Source:	•Public Water Supply

## PLUMBING OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Water Heater

- **Notice, Budget Item:** The water heater is an obsolete unit that is at the end of its useful life. **It would be wise to budget for a new unit.** One cannot predict with certainty when replacement will become necessary.

#### Fire Department Water line

- **Repair:** A pipe is clogged and should be cleared away and inspected.

#### Cost Summary

Budget \$0 / \$250 **or more** for repairs, depending on *conclusions and approach*.

## 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 surface 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.

# Photos



Main panel room



Additional views.



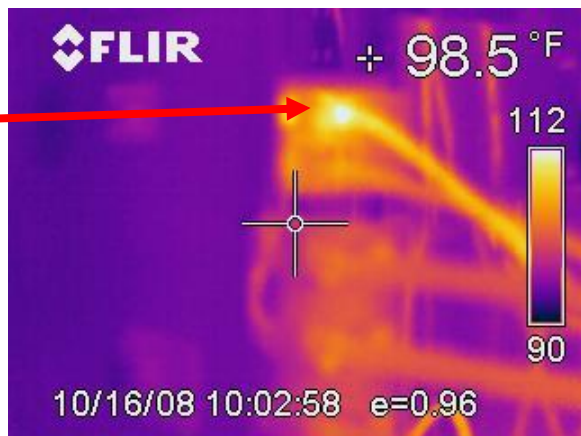
The exterior meters



The conduit penetration requires fire stop caulking.



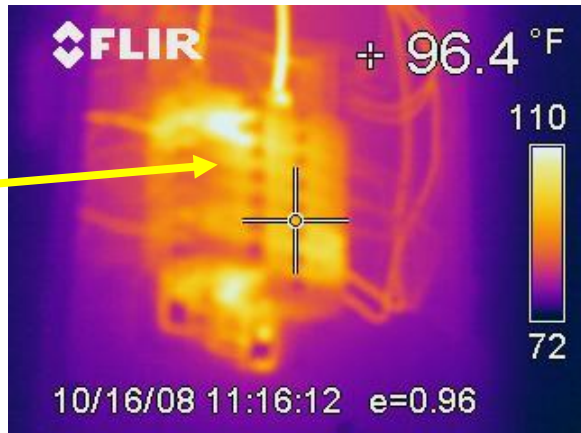
This leg is unbalanced and extremely overheated.

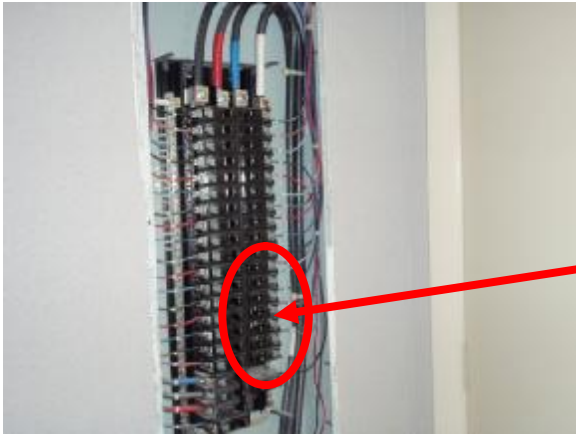


The white and yellow represent hot temperatures.

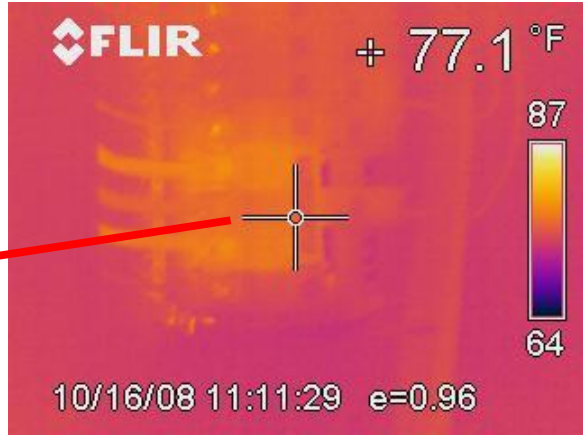


This panel is all overheated and needs replacement.





Another panel with indications of overheating.



The roof leak at the main panel room.



Drip stains from the leak.



And on the floor



View of the exterior storage room.



View of the older a/c's



The well flashed curbs.



The fresh air intakes should be open.



Another view.



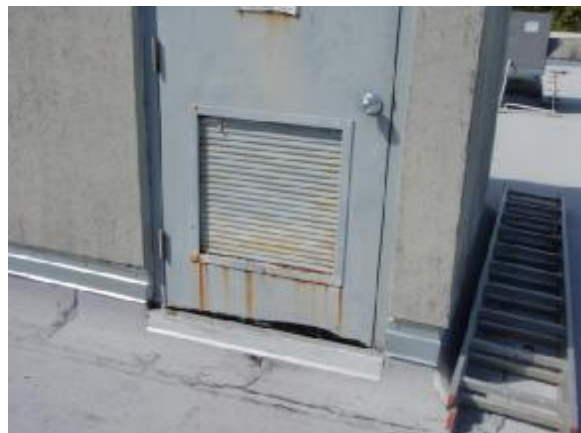
The damaged coils



Signs of previous leaks.



View of the proper flashing.



The rusted and damaged elevator room door.



Well flashed roof penetrations



Another view.

# 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
<b>A/C &amp; HEATING</b>	Affordable Air and Heat Air Max	John Freeman	305.216.3023
		Dustin Petty	305.479.0514
<b>APPLIANCE REPAIR</b>	JB Appliance Repair	John Barrios	305.868.0462
<b>ASPHALT CONTRACTORS</b>	H & R Paving	Arrondo	Beep 305.655.6180
			305.261.3005
<b>COMPUTER SERVICES</b>	City Networks	Jessei Medina	305-519-0777
<b>CONTRACTORS</b>	Handyman Manny Gonzalez	Felix Carmona	786.295.1538
			305.525.1939
<b>CONTRACTORS (SPALLING REPAIRS)</b>	Robbins Gunitie Snap Industries	Steve Robbins	305.756-6101
		Gene Miller	305.635.0687
<b>CERAMIC TILE</b>	L M Penzi & Sons		305.759.4551
<b>ELECTRICAL CONTRACTORS</b>	MV Electric	Mario Valdez	305.216.0677
<b>FLOORING</b>	Miami Nice Wood Flooring, Inc.	Bud De Porter	305.408.1540
			305.279.9741
<b>INSURANCE</b>	John Sena Agency		800.393.4661
		Bob Markey	
<b>LOCKSMITH</b>	ABC Locksmith		305.935.1667
		Steve Rappaport	
<b>MIRROR &amp; GLASS</b>	Rapgar Industries, Inc. A-Avery Glass & Mirror	Fax:	305.887.2019
			305.891.7734
<b>OVERHEAD DOORS</b>	Florida Garage Gate Motors	Dennis Romanelli	
		Miguel	305.942.8550
		Emergency - Beep	305.362.6456 305.543.4235
<b>PEST CONTROL</b>	A New World Pest Control	George Garcia	
			786.262.1457
<b>PLASTER/DRYWALL &amp; POPCORN</b>	Popcorn Ceilings	Jose Lopez	
			305.225.6684
<b>PLUMBING CONTRACTORS</b>	Gary Zone Plumbing	Gary	
			305.389.6759
<b>POOL CONTRACTORS</b>	Miami Custom Van Kirk & Sons, Inc. Glenn's Pool Service	Jose	
			305.725.4765
<b>ROOFING CONTRACTORS</b>	Greff's Roofing CARE Roofing Segarra Roofing Inc.	Glenn	954.584.8658
		Bill Krawiec	305.681.0761
		Segarra	954.922.7795 305.822.7541
<b>SCREEN &amp; WINDOW REPAIR</b>	ABC Window & Glass	<b>24 Hour 7 Days</b>	
			305.651.5903
<b>SEAWALL REPAIR</b>	Seawall Inspection Services	Paul Schafer	
			954.347.2208
<b>SEPTIC TANKS</b>	Mr. C's Bob's Septic	Steve Cocking	
		Bob	305.651.7859
<b>SPRINKLERS</b>	Julio Perdomo	Julio	305.558.5818
			305.343.0820
<b>TITLE SERVICES</b>	Clear Title Services, Inc.	Gregory Fishman	
			305-865-5718
<b>WINDOW TREATMENTS</b>	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. 4/03**

# Receipt

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**Sold To:** 1800 Douglas LLC.

**Property Inspected:** 1800 Douglas Road  
Hollywood, Florida

**Inspection Fees:**

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Commercial 2 story 20,000 square office building

\$ 2,650

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**PAID IN FULL**