



Building Inspection Report

www.anchorworld.net

801 Brickell Key Boulevard, Unit 1005, Miami, Florida

Inspection Date:

October 7, 2008

Prepared For:

Fantes

Prepared By:

Anchor Building Inspections
12864 Biscayne Boulevard #183
North Miami, Florida 33181

Phone 305-751-6639

Fax 305-468-6261

Report Number:

7711

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"): 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 \$ **\$1,500** 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.

Fantes

X _____

I AGREE TO THE TERMS HEREIN and I do NOT AGREE to pay an additional fee of \$ **\$1,500** 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.

Fantes

SIGNATURE ON FILE

Report Overview

THE PROPERTY IN PERSPECTIVE

This is a well-maintained apartment. The repairs, maintenance, and improvements recommended in this report are common for a unit of this age. All components require maintenance, occasional repairs, and system improvements.

CONVENTIONS USED IN THIS REPORT

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

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 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 2:30 PM and was completed at 3:30 PM. The property was vacant 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. The listing agent walked the property and made sure that everything was exactly the way we found it before the inspection. For the purpose of this report, it is known that the building faces East.

WEATHER CONDITIONS

Dry weather conditions existed at the time of the inspection. The estimated outside temperature was 88 degrees F.

RECENT WEATHER CONDITIONS

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

Electrical

DESCRIPTION OF ELECTRICAL

Service Drop:	•Not Determined
Service Grounding:	• <u>Ground Connection Not Visible or Verified</u>
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
Smoke Detectors:	•Present
Switches & Receptacles:	•Grounded
Main Disconnects:	•Panel Not Accessible
Service Entrance Conductors:	•Copper
Sub-Panel(s):	•Located: Hall •Breakers
Distribution Wiring:	•Copper
Wiring Method:	•Non-Metallic Cable "Romex"
Size of Electrical Service:	•Unable To Fully Determine

ELECTRICAL OBSERVATIONS

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.

Sub-Panel(s)

- **Notice:** The auxiliary electrical panel is arranged well and all breakers are properly sized.

LIMITATIONS OF ELECTRICAL INSPECTION

- 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.

Air Conditioning

DESCRIPTION OF AIR CONDITIONING

Energy Source:	•Electricity •240 Volt Power Supply
Central System Type:	•Water Source Heat Pump System •Manufacturer: Trane •Location: Hall Closet •Tons: 3-1/2 •Age:
Distribution Methods:	•Ductwork (Not Fully Visible)

AIR CONDITIONING OBSERVATIONS

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.

Heat Pump

Upon testing in the heating mode, a normal temperature of 70-80 degrees was observed. This suggests that the system is operating properly.

- **Repair:** The fins of the evaporator coil were observed and are significantly damaged. Consult a licensed A/C contractor, before closing, for remedies and exact estimates.

Cost Summary

Budget \$500 / \$700 or more for replacement, depending on conclusions and approach.
Consult a licensed A/C contractor, before closing, for remedies and exact estimates.

LIMITATIONS OF AIR CONDITIONING INSPECTION

- 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

Main Water Valve Location:	•Beside Water Heater
Service Pipe to Property:	•Copper
Interior Supply Piping:	•Copper •Majority Not Fully Visible
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron •Steel •Majority Not Fully Visible
Water Supply Source:	•Public Water Supply
Waste System:	•Public Sewer System
Water Heater:	•Gallons: 30 •Location: #1 A/C Closet •Electric •Age: 2002

PLUMBING OBSERVATIONS

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

- 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

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

BATHROOMS OBSERVATIONS

Positive Attributes

All of the plumbing fixtures appear to have been well maintained.

RECOMMENDATIONS / OBSERVATIONS

Master

Fixtures

- **Repair:** The shower diverter did not operate properly.
- **Repair:** The tub spout is loose and requires caulk. (see photo section of this report)

Cost Summary

Budget \$125 / \$175 **or more** for repairs, depending on *conclusions and approach*.

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

Powder Room

Fixtures

The plumbing fixtures appear to have been well maintained.

LIMITATIONS OF BATHROOMS INSPECTION

- 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.

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

Interior / Appliances

DESCRIPTION OF INTERIOR / APPLIANCES

Appliances Tested:	•Electric Range / Oven •Kitchen Exhaust Fan •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator •Clothes Washer •Clothes Dryer
Laundry Facility:	•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
Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Wood •Stone
Window Type(s) & Glazing:	•Aluminum •Single Hung
Doors:	•Wood •Metal Sliding Glass
Exterior Balconies:	•Concrete •Aluminum Rails

INTERIOR / APPLIANCES OBSERVATIONS

General Condition of Interior Finishes

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

Positive Attributes

The appliances are in generally good condition.

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

- **Monitor:** The waste disposer is excessively noisy but operable.

Kitchen Fixtures

- **Repair:** The waste line under the kitchen sink is taped and slightly leaking. Ask the seller to disclose any leak history. Evaluate further.

Cost Summary

Budget \$125 / \$175 *or more* for repairs, depending on *conclusions and approach*.

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

Windows

- **Repair:** The LEFT window spring is damaged. At least 1 window was in this condition. Locate all of the windows in this condition and repair as necessary.

Cost Summary

Budget \$75 / \$125 *or more* for repairs, depending on *conclusions and approach*.

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

LIMITATIONS OF INTERIOR / APPLIANCES INSPECTION

- 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.

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

Photos



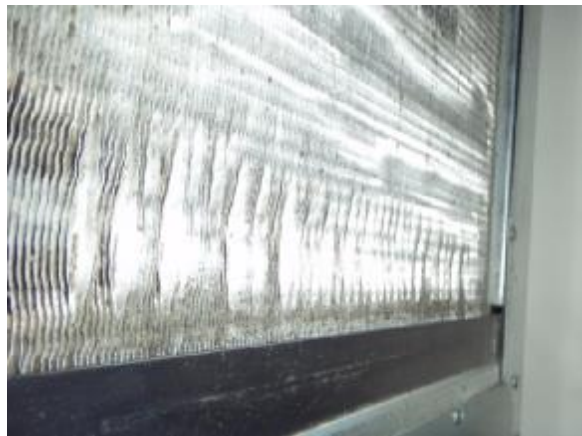
Damaged window spring.



Tub spout loose.



The damaged a/c coil.



Another view.



The a/c closet should be clean and not used as storage



The trap below the kitchen is taped and drips water.



The a/c condensate line is clogged.

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 Gunitite 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
LOCKSMITH	ABC Locksmith	Bob Markey	
			305.935.1667
MIRROR & GLASS	Rapgar Industries, Inc. A-Avery Glass & Mirror	Steve Rappaport	
		Fax:	305.887.2019 305.891.7734
OVERHEAD DOORS	Florida Garage Gate Motors	Dennis Romanelli	
		Miguel	305.942.8550
		Emergency - Beep	305.362.6456 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
POOL CONTRACTORS	Miami Custom Van Kirk & Sons, Inc. Glenn's Pool Service	Jose	
		Glenn	305.725.4765 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	24 Hour 7 Days	
			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

Sold To: Fantes

**Property Inspected: 801 Brickell Key Boulevard, Unit 1005
Miami, Florida**

Inspection Fees:

Condo

\$ 215.00

PAID IN FULL