

Inspection Report

Prepared Exclusively For:
Sample Report

Property Located At:
Fisher Island Dr, Miami Beach, FL 33109

Inspection Date: 11/20/2021
Inspected By: Nick Bangor
FL Home Inspector License #: HI730



Florida Strong Home Inspections
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Introduction

How to Read This Report

This report is organized into sections which represent the home's functional areas. You will also find a list of conditions, and limitations, if any, that restricted, or otherwise impacted, the inspection. A description, the inspector's observations and other useful information about the area are included. The following is a breakdown of what each condition rating means.

SATISFACTORY "S" - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, with no readily visible evidence of being significantly deficient.

FAIR "F" - Elements condition was sufficient for its minimum required function at the time of inspection, but exhibited condition limitations and/or other notable concerns. Such condition limitation or concerns mean element exhibited wear, deterioration, damage or other material defects, was at an advanced age (near the end of or beyond its normal design or service life), has at least a moderate potential to become significantly deficient, has a limited future service life, and/or did not meet normal condition expectations. An element listed FAIR requires, or has at least a moderate probability of requiring, monitoring, maintenance, repair, replacement, and/or other remedial work now or in the near future.

POOR "P" - Element was significantly deficient or exhibited conditions that could render it significantly deficient in the immediate future. Such conditions mean the element was not functional, was not in working or operating order, exhibited substantial wear, deterioration, damage or other defects, exhibited conditions conducive to imminent failure, was missing when it should have been present, and/or was not likely to perform its intended function. An element rated POOR/DEFECTIVE requires immediate repair, replacement, or other remedial work, or has a high probability of requiring such work in the immediate future, or requires further evaluation.

NOT APPLICABLE "NA" – All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED "NI" – Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside the scope of the inspection, and/or was not inspected or rated due to other factors, stated or otherwise. Independent inspections may be required to evaluate element conditions.

CONSTRUCTION REGULATIONS- A standard condition inspection does not include evaluation of the property for compliance with applicable codes. This type of inspection, if required, is normally performed by the local building department or private code inspection agencies at the time of the original construction. Any questions regarding code compliance should be addressed to them. Building codes are revised on a regular basis; existing structures, therefore, do not generally meet current code standards for new construction nor are they usually required to be upgraded. Furthermore, no determinations are made regarding product recalls or similar manufacturer warnings.

AESTHETIC CONSIDERATIONS - While our investigation and this subsequent report on the property attempted to provide information on the major concerns you may experience, it does not generally include aesthetic (cosmetic) considerations nor does it include all potential concerns or conditions for this house or property.

ENVIRONMENTAL EXCLUSIONS - Many houses contain potentially harmful or environmentally hazardous elements such as, but not limited to, mold, radon, urea formaldehyde, asbestos and lead. These elements may be found in many forms including cooling and heating system insulation, textured ceiling coverings, ceiling or floor tiles, composite building materials, solder use with copper water piping and furnishings, etc. A home inspection does not include the detection, identification or analysis of any such element in the air, water, soil or materials in or around the house or property (including those for health or environmental considerations).

ESTIMATED AGES- All ages indicated on this report represent the inspector's opinion of the age of the specific element. This opinion is based on numerous factors, including prior experience, element appearance and owner comment. Ages given may not be the actual age of the element; investigate further if this information is desired.

REMEDIAL WORK - Any cost estimates for remedial needs of the property, whether verbal or written represent only an approximation of the possible costs. For any element or condition requiring attention, estimates should be obtained from the specialist or contractor who will be performing the work to determine probable or actual costs. Costs given do not reflect all possible remedial needs or costs for the property; including hidden or consequential damage which may exist or occur at a later date.

ELEMENTS NOT INSPECTED - If certain elements were not evaluated due to weather conditions or other limitations, arrangements should be made for evaluation of those elements prior to closing.

STALL SHOWERS - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the undersides of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the water tightness of a shower pan. With normal aging/wear, leakage will eventually occur.

CONDOMINIUM/COOPERATIVE - Unless otherwise noted, condominium and cooperative unit inspections do not include evaluation of exterior or common elements. The appropriate management personnel should be consulted regarding common element conditions, maintenance responsibilities, master deeds or other pertinent pre-purchase information.

VACANT PROPERTY - It is often not possible to properly evaluate certain elements if a property has been vacant for any length of time. For example, a drain leak in a wall may not become apparent on the wall surface until several hours (or days) after a fixture is used. Such a concern would not be readily apparent at the time of inspection. Therefore, anticipate the possibility of such occurrences when use of the home and its systems returns to a normal level. A through pre-closing inspection is recommended.

AUXILIARY SYSTEMS - Certain elements/equipment are considered auxiliary items and are generally not included within the scope of a limited time inspection. Examples of these items include, but are not limited to the following: water softeners, water filtration/treatment systems, humidifiers, fire and security alarm systems, solar systems, radon, mitigation systems, and central vacuum. If evaluation of these or similar items is desired the appropriate installation or service company should be contacted. Any comments made on these items in the report do not reflect full evaluation of the item and are provided at the inspection company's option.

WINDOWS/DOORS - Window and door evaluations are based on a random sampling of a representative number of the units. All units should be checked for possible deficiencies when required repairs are made.

APPLIANCES- Appliances evaluations are limited and unless indicated do not include a check of thermostatic/time controls appliance accessories, portable appliances or each and every cycle or mode of operation. Specifically excluded are items such as self cleaning cycles on ovens, built in mixers, microwaves. A pre-closing check of all appliances should be performed; obtain operating information from the owner. The average economic life of most kitchen appliances is 10 years.

CRAWL SPACE - Evaluation of these areas is generally limited to only readily accessible/visible elements; other undetected defects or concerns may also exist.

SLAB EVALUATIONS - In most cases, the visible portion of a concrete house slab is extremely limited due to floor covering, furnishing, exterior landscaping and grade levels. Such components may prevent identification of the specific type/style slab and cover cracks, settled areas or other indications of potential concerns. Furthermore, few if any framing members (walls and floors) are visible for inspection and any in/under-slab duct or piping cannot be assessed.

FLOOR/SLAB CONDITION - Irregularities/uneven areas observed through floor coverings may or may not be indicative of slab condition. Many of these conditions are localized and do not affect the slabs structural integrity. However, exposing the slab for assessment is usually required.

SLAB STRUCTURE: Any significant cracking/movement of the house slab may be indicative of a structural concern and may affect structural components. Advise independent evaluation by a structural engineer.

WOOD DESTROYING INSECT DAMAGE - Evidence of wood destroying insect damage is often indicative of additional hidden damage. Evaluations are based on visible conditions only and regular termite preventative treatments should be performed. When visible damage is extensive, further investigation is recommended to determine the extent of any hidden damage. ****A Full / Complete Termite Treatment with whole house warranty is Recommended. ****

PRIOR WOOD DESTROYING INSECT TREATMENT- If there are indications of a prior treatment of the house with an insecticide, obtain documentation on the purpose and method of treatment. No evaluation was performed on the effectiveness of neither the treatment nor the possible environmental or health effects (contamination) which may exist.

SOLAR HOT WATER- Solar domestic water systems have proven to be a feasible means of providing all or part of a house's domestic hot water needs in certain areas of the country. These systems, however, must be properly designed, installed and maintained to be of value. It is recommended that a solar consultant/service company evaluate this system to determine its condition and effectiveness; this type evaluation is not part of a standard inspection.

PLASTIC PIPING- Certain types of plastic piping systems have exhibited material or above normal installation defects resulting in premature leakage, particularly polybutylene (PB) piping. If PB piping has leaked as a result of inherent deficiencies, remedial needs may be covered under a special PB pipe repair program administered by the Consumer Plumbing Recovery Center or other group. Contact the CPRC, the manufacturer or a qualified plumber for assessment of the system and possible remedies.

FPE (Federal Pacific Electric) Electrical Panels - Federal Pacific Electrical Panels potentially could fail to provide proper safety & protection for homes. Federal Pacific Electric Company (FPE) was one of the most common manufacturers of circuit breaker panels in North America from the 1950s to the 1980s. Yet, as the years passed, electricians and home inspectors often found Federal Pacific Electric panels failed to provide proper protection to homeowners and their families. Experts now say that FPE panels can appear to work fine for years, but after one over current or short circuit, they can overheat and become fire hazards.

LP UNIT - Liquefied petroleum (LP) or propane gas is generally provided on a regular basis by service companies which may own or lease the storage tank. Due to concerns related to certain LP gas valves, it is recommended that the service company confirm that the valve is acceptable and functioning properly. Caution should be used when lighting or re-lighting an LP burner due to the heavier-than-air properties of the gas.

DRYWALL- Evaluation for drywall outgassing is not part of a standard inspection.

ACCEPTANCE- Acceptance of the terms of this report and reliance upon same constitutes acceptance of the terms and conditions set forth herein. The terms, conditions and limitations set forth in the Order Agreement, executed in connection with this inspection report, are incorporated in this report as if fully set forth herein. With respect to the performance of the inspection itself, Florida Strong LLC's liability is expressly limited to inspection fee paid.

This Inspection Does Not Constitute a Warranty.

Scope

- A Home Inspection is a non-invasive, visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.
- A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection, and not the prediction of future conditions.
- A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.
- An Inspection Report shall describe and identify, in written format, the inspected systems, structures, and components of the dwelling, and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.
- While every effort is made to find all areas of concern, some problems may go unnoticed. The inspection is not meant to be technically exhaustive. Please keep in mind that the inspector has your best interest at heart. Any repair items mentioned in this report should be considered before purchase. It is highly recommended that qualified contractors be used to further inspect or repair issues identified in this inspection report.
- This report represents the general condition of the home listed below. As with all homes, it is important to remember that maintenance and improvements to house systems will be required from time to time.

General Information**Client Info**

Name: Florida Strong Home Inspections
Phone: FloridaStrongHI@Gmail.com

Structure Detail

Year Built: 1988

Approximate Size: 1,847 Sq Ft

Dwelling Type: ☐ Single Family ☒ Condo(Interior Only) ☐ Townhome

Stories: ☐ 1 ☐ 2 ☐ 3 ☒ Other: 4

Construction: ☒ Masonry ☐ Metal Frame ☐ Wood Frame

Occupied: ☒ Yes ☐ No / Furnished ☐ No / Unfurnished

Orientation (Front Facing): ☒ North ☐ South ☐ East ☐ West

Weather at Time of Inspection

Weather and Temperature:

80 Degrees and Light Rain

Inspection Attendees

Client: ☐

Home Owner: ☐

Selling Agent: ☐

Listing Agent: ☐

Tenant: ☐

Neighbor: ☐

Other: ☐ _____

Inspection Duration

Start Time: 3:00 ☐ AM ☒ PM

End Time: 4:00 ☐ AM ☒ PM

Elevation Images



Front Elevation (Building)



Entry (Unit)



Address

**(NOT A FULL INSPECTION OF INTERIOR COMPONENTS; TO BE USED AS
A SUPPLEMENT FOR MOLD ANALYSIS AT PROPERTY)**

Interior

Floor Condition: **Not Inspected**

Wall Condition: **Poor**

- There **is active mold** present at multiple areas of the home. Testing for mold presence at time of inspection included air samples taken throughout the home and surface swab testing at (2) locations.
- Surface swab testing was conducted at two (2) locations:
 - The front bedroom closet door – Measured Hyphae (signifying active mold) & Penicillium/Aspergillus mold spores; requires remediation.
 - Hall Bathroom (Just Outside Bathroom) Linen Closet – Measured Hyphae (signifying active mold) & Penicillium/Aspergillus mold spores; requires remediation.
- Air Samples taken at three (3) locations in the home:
 - Laundry Room with Interior AC Closet Open – Cladosporium & Penicillium/Aspergillus measured. The AC room closet has visible mold growth present at all sides of the closet. Evidence present of a previous moisture issue at the closet. There is damage to the wall that has created an opening. Metal components inside the wall show corrosion, which suggests a past or present moisture issue.
 - Master Bathroom: Penicillium/Aspergillus measured. There is some mildew / mold present at the shower stall grout lines and threshold-step. The shower is close to the Laundry Room / AC closet and may have underlying damage to components behind shower tile. Dinginess at walls in bathroom; due to presence of mold and mold growth noted at bedrooms and hall closet doors, the dinginess at walls may be mold, further testing recommended at time of mold remediation to ensure all areas with mold are remediated.
 - Kitchen: Penicillium/Aspergillus measured. Sink drain is damaged at the kitchen sink, dry at time of inspection, there may underlying damage at the cabinet that is not visible at time of inspection caused by previous leaking.

Interior Images



**Hall Bathroom Linen Closet
(Just Outside Bathroom)**



**Hall Bathroom Linen Closet
(Just Outside Bathroom)**



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(Just Outside Bathroom)**



**Hall Bathroom Linen Closet
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**Hall Bathroom Linen Closet
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Interior Images



**Hall Bathroom Linen Closet
(Just Outside Bathroom)**



**Hall Bathroom Linen Closet
(Just Outside Bathroom)**



Bedroom Closet



Bedroom Closet



Bedroom Closet



Bedroom Closet

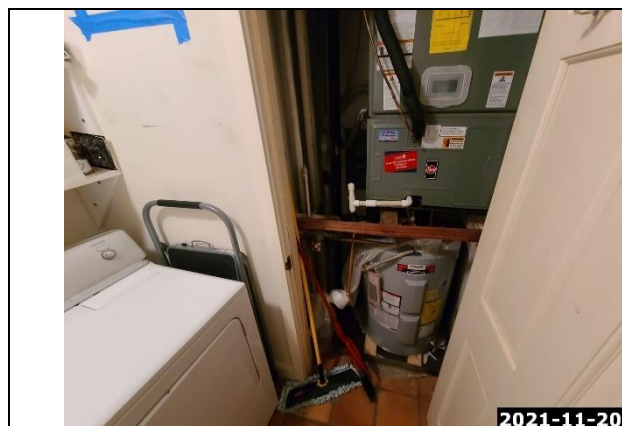
Interior Images



2021-11-20

Bedroom Closet

2021-11-20

Bedroom Closet

2021-11-20

Laundry Room / AC Closet

2021-11-20

Laundry Room / AC Closet

2021-11-20

Laundry Room / AC Closet

2021-11-20

Laundry Room / AC Closet

Interior Images



Laundry Room / AC Closet



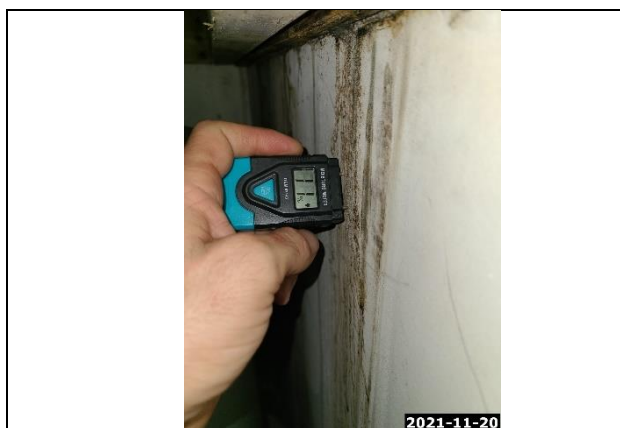
Laundry Room / AC Closet



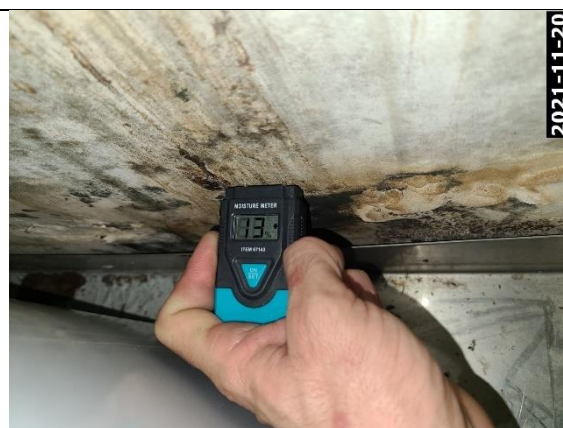
Laundry Room / AC Closet



Laundry Room / AC Closet



Laundry Room / AC Closet



Laundry Room / AC Closet

Interior Images



Laundry Room / AC Closet



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Laundry Room / AC Closet

Interior Images



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Laundry Room / AC Closet



Laundry Room / AC Closet



Kitchen



Kitchen

Interior Images



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen

**(NOT A FULL INSPECTION OF KITCHEN COMPONENTS; TO BE USED AS
A SUPPLEMENT FOR MOLD ANALYSIS AT PROPERTY)**

Kitchen

Sink / Garbage Disposal Condition: **Poor**

- Garbage disposal is very damaged (section missing) at connection to sink drain. Replacement of the disposal is required including any required plumbing repairs.
 - No active moisture was measured at the cabinet at time of inspection. Due to the condition of the disposal there was likely past leaking at the sink and there may be underlying damage at the cabinets. (See "Mold Analysis" comment).
 - Undercounter sink; caulk between sink and countertop is damaged and should be replaced.
- Repairs Required at Sink**

Kitchen Images



Kitchen Images

Kitchen Images



Kitchen Images

Kitchen Images

**(NOT A FULL INSPECTION OF BATHROOM COMPONENTS; TO BE USED AS
A SUPPLEMENT FOR MOLD ANALYSIS AT PROPERTY)**

Bathrooms

Master Bathroom

Sink Condition: **Poor**

- **Sink faucet is leaking at faucet body; note age at fixture. Replacement recommended over repairs.**

Sink Faucet Est. \$180+

Tile or Enclosure Condition: **Poor**

- **Caulking seals at the shower show mold growth and the caulking seals are deteriorating; caulking showing mold growth should be removed and caulking seals should be reapplied.**
- **Underlying condition of any shower liner is not visible at time of inspection. Note age at the home (1988); age of the shower liner is not known.**
- **Mold noted at the shower threshold; the underlying condition of wallboard under tile is not visible.**
- **See "Mold Analysis" comment.**

(See "Mold Analysis" comment)

Bathroom #1 Images**Bathroom #1 Images****Bathroom #1 Images****Bathroom #1 Images****Bathroom #1 Images****Bathroom #1 Images****Bathroom #1 Images**