



ALL STAR HOME INSPECTION SERVICES, LLC

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CONDOMINIUM INSPECTION

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JUNE 28, 2023



Inspector

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1: INSPECTION DETAILS

Information

GENERAL INFORMATION: 1. TYPE OF BUILDING Condominium	GENERAL INFORMATION: 2. YEAR BUILT Unknown	GENERAL INFORMATION: 3. FRONT OF STRUCTURE FACES West
GENERAL INFORMATION: 4. MAIN ENTRYWAY FACES West	GENERAL INFORMATION: 5. OCCUPANCY STATUS AT TIME OF INSPECTION Furniture Present	GENERAL INFORMATION: 6. IN ATTENDANCE Client, Client's Agent
GENERAL INFORMATION: 7. ACTUAL START TIME 2:45 PM	GENERAL INFORMATION: 8. WEATHER CONDITIONS Partly cloudy, Humid	GENERAL INFORMATION: 9. CLIMATIC CONDITIONS Hot
GENERAL INFORMATION: 10. GROUND CONDITION Dry		

PLEASE READ: BACK UP PHOTOS AND VIDEOS

As you read this report, we have included backup photos/videos that are located in the "LIMITATIONS" tab of each section. This area shows items of interest, like the roof, attic, crawl space, systems operating, etc.

In order to keep the report clean, we've added these items under the tab labeled LIMITATIONS. These verifications are not actual LIMITATIONS, but we are unable to change the heading label at this time.

The goal of the backup photo/videos are intended to give the client/homebuyer more insight into the items inspected during the All Star Inspection of their new home. The photos and videos in these sections are intended to supplement and are not exhaustive, nor do they represent the full extent of the inspection.

PLEASE READ: REPAIR COST ESTIMATES

Repair cost estimates are provided as a courtesy 'ballpark' range only and are not meant as a replacement for actual contractor estimates. All Star Inspections is a generalist inspection company and not a licensed contractor, therefore cost estimates may not always align with current contractor estimates. Cost estimate ranges can include DIY/Handyman repair costs, all the way up to licensed contractor replacement costs. The estimates do not include any unforeseen damage that may be a result of other repairs. The range is an attempt to provide a min/max price range, but is not a hard limit on either end. The size, age or other factors of the home could cause the min/max values to be breached and should not be used to calculate worst-case scenarios.

All Star Inspections assumes no responsibility for the accuracy of the repair cost estimates and encourages every client to obtain several actual repair estimates, from qualified contractors, prior to inspection deadlines and/or closing.

PLEASE READ: RENOVATIONS - CONTRACTORS - TRADES

It's possible and perhaps even likely that you may have renovations or work performed by a licensed tradesperson or a contractor after the purchase of your new home. Sometimes, after the inspection, these trades and contractors like to say that inspectors missed many things. Inspectors, while human, usually did not. These trades and contractors are not familiar with what a home inspection is. The trades and contractors experience with inspections are based on their work, which are inspections performed by city and county code inspectors to ensure that their work is performed up to current building codes and standards. **A home inspection is not a code inspection.** Many homes purchased are older and built under different codes and rules. And that's ok. A house doesn't arbitrarily need to be brought up to any current code without cause, like new renovations or permits for new work. There is nothing about the transfer of ownership of a property that says anything about a house needing to be brought up to current building codes. Current building codes are for current building and renovations, not for the purchase of a home. Home inspectors can actually be fined by local municipalities for talking about code requirements without being an actual code inspector for the municipality. The purpose of the home inspection is to ensure the client does not inherit problems that are currently present when making a home purchase.

If you plan on making renovations and/or having significant work performed after the purchase it would be smart to bring that specialized expert in to give some insight on the local municipality requirements you will be required to follow during your work and renovations since that is not the role of a home inspection

DISCLAIMER: LIMITATIONS = SYSTEMS VERIFICATION

As you read this report, we have included a SYSTEMS VERIFICATION with pertinent sections. This is a video or a picture that shows items of interest, like the roof, attic, crawl space, systems operating, etc. In order to keep the report clean, we've added these items under the tab labeled LIMITATIONS. These VERIFICATIONS are not LIMITATIONS, but we are unable to change this heading label. The goal of the SYSTEMS VERIFICATIONS section are intended to give the client/homebuyer more insight into the items inspected during the All Star inspection of their new home. The photos and videos in these sections are intended to supplement and are not exhaustive, nor do they represent the full extent of the inspection.

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2: ELEVATION PHOTOS

Information

ELEVATION PHOTOS: photos



3: BUILDFAX

Information

BUILDFAX: 1. What is BuildFax?

BuildFax is a 3rd party information source for your home. Buildfax is a company that collects and organizes construction records on over 70 million properties across the United States. They collect data on new construction, major system repairs, additions, renovations, roofs, pools, demolitions, contractors and more. Think - Carfax, but for your house. While this information is considered accurate, it is possible that it may not be complete from time to time. Many cities have older property records that are not available online and only accessible by calling/visiting your local building dept. Consider this one of the potential resources to learn as much as possible about your future home.

BUILDFAX: No Permit History Available

This property does not have any historical permit information available online or through the BuildFax service. Some reasons this may occur are: The property is new and no records are available online yet There have not been any permits issued for this property during the period in which the city/county provides information online If this is a Condo there may be too many permits and the system cannot handle the volume. If this is a new build, which replaced another property with the same address, the permit history is irrelevant and intentionally omitted from this report. Some cities/counties will conduct a historical permit search for a fee. Client may wish to contact the city building department to see if this is an option.

4: THERMAL IMAGING

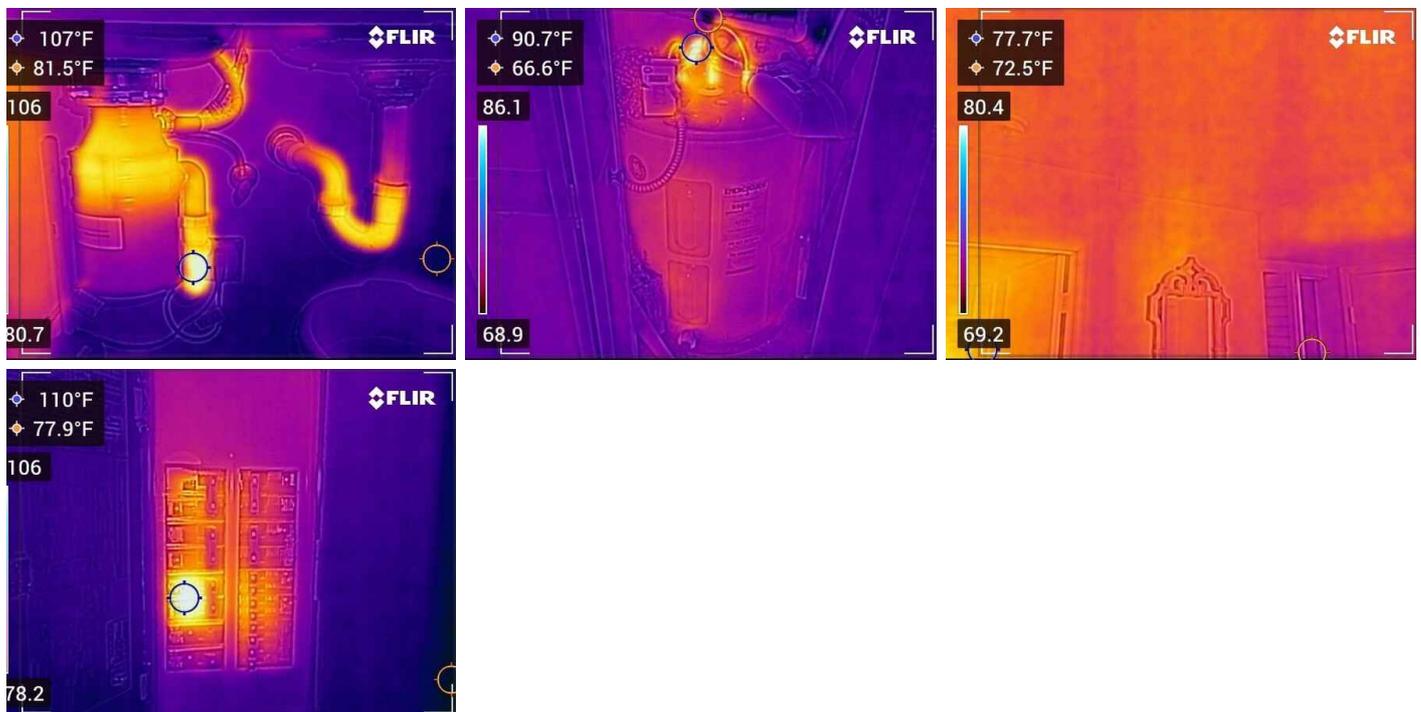
Information

THERMAL: 1. What is Thermal Imaging?

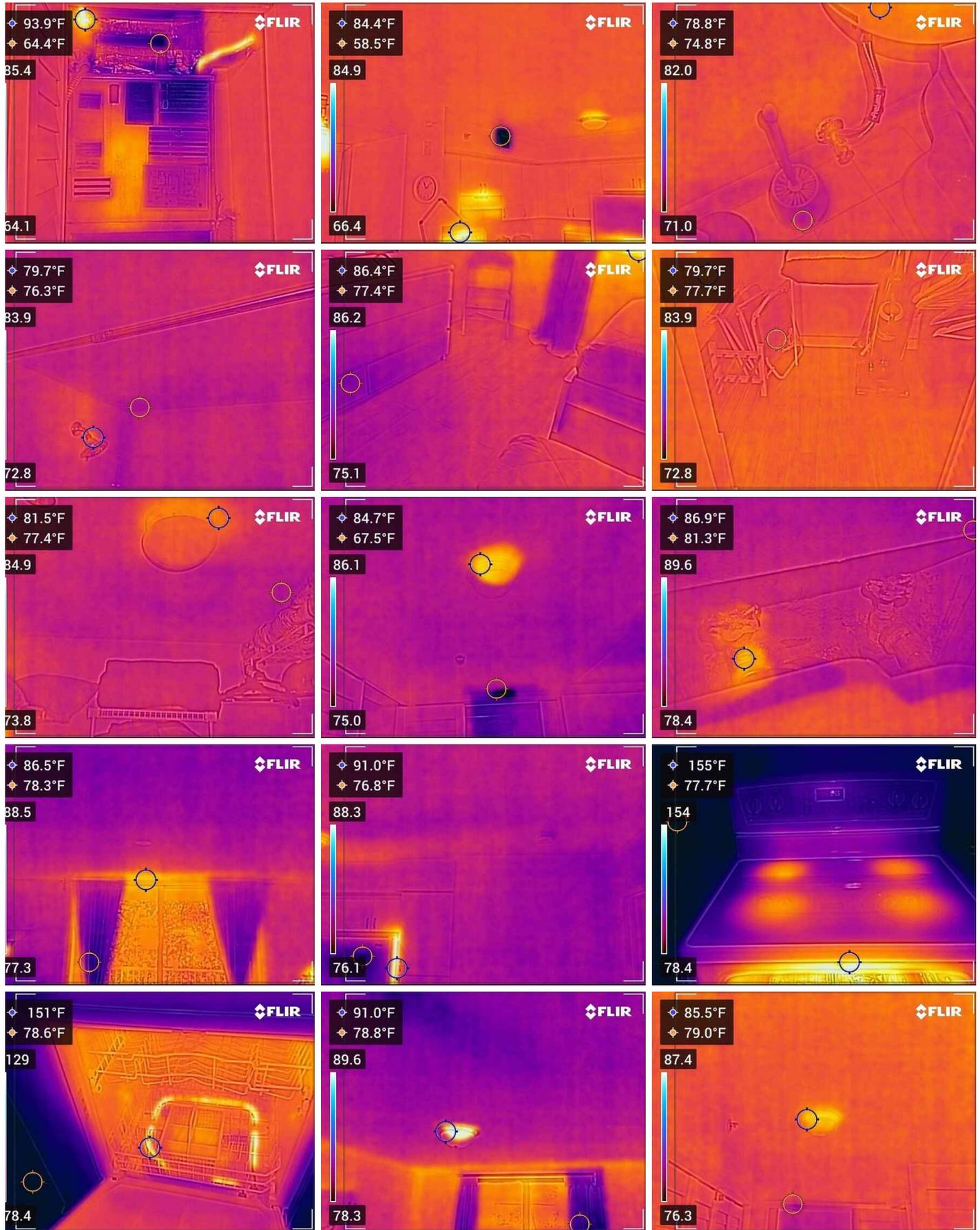
All objects emit infrared energy (heat) as a function of their temperature. The infrared energy emitted by an object is known as its heat signature. In general, the hotter an object is, the more radiation it emits. A thermal imager (also known as a thermal camera) is essentially a heat sensor that is capable of detecting tiny differences in temperature. The device collects the infrared radiation from objects in the scene and creates an electronic image based on information about the temperature differences. Because objects are rarely precisely the same temperature as other objects around them, a thermal camera can detect them and they will appear as distinct in a thermal image.

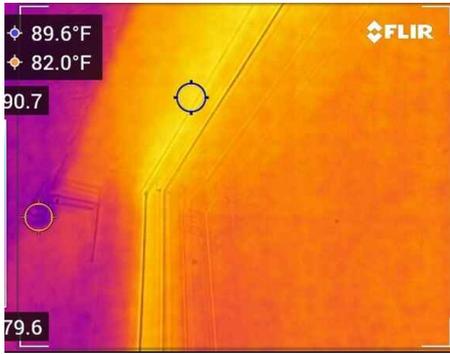
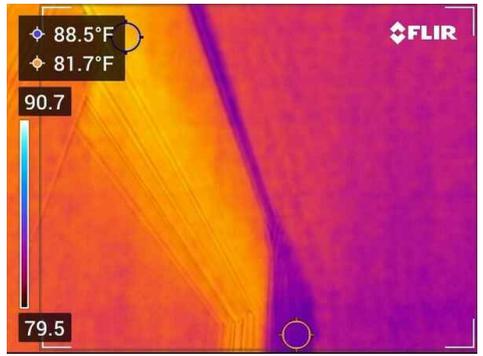
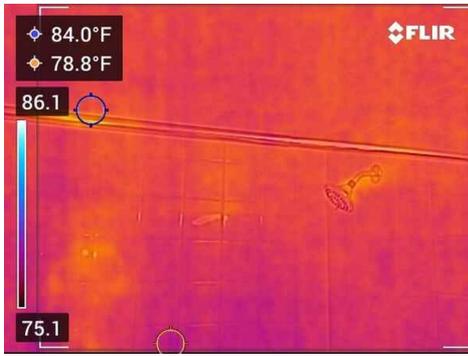
THERMAL: 3. Interior Images

The following thermal images were collected during the thermal image inspection of the indoors. No anomalies were identified in these images. Images with anomalies (if any) will be under the appropriate defect section of the report.



THERMAL: 4. Backup Thermal Images





5: EXTERIOR

Information

**GENERAL INFORMATION: 1.
FOUNDATION MATERIAL**

Poured in Place Concrete

**GENERAL INFORMATION: 2.
FOUNDATION**

Slab on Grade

**GENERAL INFORMATION: 3.
APPARENT WALL STRUCTURE**

Concrete Block

**GENERAL INFORMATION: 4. WALL
COVERING**

Stucco

**GENERAL INFORMATION: 5.
DRIVEWAY MATERIAL**

Asphalt

**GENERAL INFORMATION: 6.
WALKWAYS**

Concrete (Poured in Place)

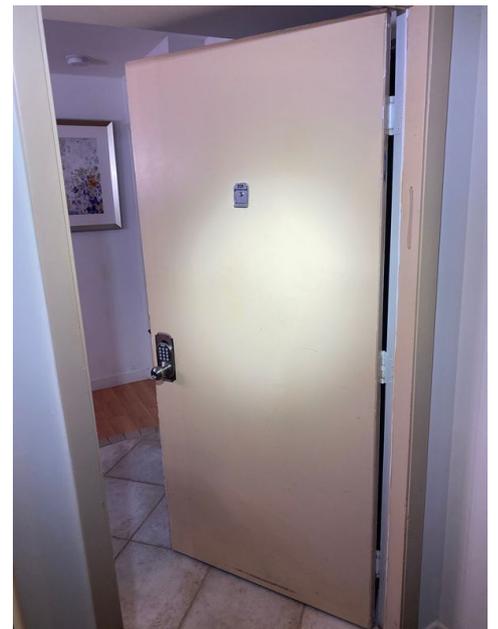
**GENERAL INFORMATION: 7.
FRONT ENTRYWAY TYPE**

Solid Core Steel

Limitations

SYSTEM VERIFICATION

ENTRY DOOR



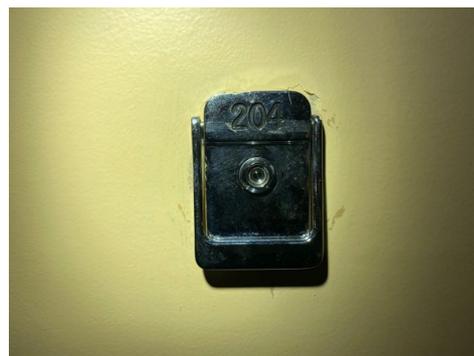
SYSTEM VERIFICATION

EXTERIOR



SYSTEM VERIFICATION

ADDRESS



SYSTEM VERIFICATION

WM OPENING PROTECTION RATING

X - One or more Glazed with No Protection

SYSTEM VERIFICATION

WM PHOTOS



Observations

5.2.1 LIMITATIONS

TOWNHOUSE OR CONDOMINIUM

Because the property is a townhouse or condominium, some of the exterior building structure components are not evaluated by the inspector. The Condo Association or HOA is responsible for the maintenance and upkeep of the building structure. The building may be subject to periodic code inspections by the city and/or insurance company.



Recommendation

Contact a qualified professional.

5.5.1 DOORS/ WINDOWS

DOORS - LOCK SETS DAMAGED OR INCORRECTLY INSTALLED

 Recommendation

WEST

Locksets are damaged and/or deteriorated. Locksets should be replaced as necessary.

Recommendation

Contact a handyman or DIY project

Estimated Cost

\$150 - \$200



5.5.2 DOORS/ WINDOWS

WINDOWS - SCREENS DAMAGE HOLES AND/ OR TEARS

 Maintenance Item

EAST

Screen(s) in windows are damaged, torn, or have holes in them. Screens should be replaced where necessary.

Recommendation

Contact a handyman or DIY project



6: ROOF

Information

GENERAL INFORMATION: 1. INSPECTION METHOD

Not Inspected

GENERAL INFORMATION: 2. ROOF STYLE/ TYPE

Flat

GENERAL INFORMATION: 3. ROOF COVERING

Flat- Built Up or Rolled

GENERAL INFORMATION: 4. ESTIMATED YEAR OF INSTALLATION

2010

GENERAL INFORMATION: 5. GUTTER AND DOWNSPOUT MATERIAL

Unable to Determine

GENERAL INFORMATION: 7. WE ARE NOT ROOFING CONTRACTORS

We are not licensed roofing contractors. Feel free to hire one prior to closing. We do our best to inspection the roof system within the time allotted. We inspect the roof covering, drainage system, the flashings, the skylights, and other installed accessories. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible. This is not an exhaustive inspection of every installation detail of the roofing system according to manufacturers specification and local building codes.

Limitations

SYSTEM VERIFICATION

ROOF



Observations

6.2.1 LIMITATIONS

CONDOMINIUM/TOWNHOUSE

 Maintenance Item

Because the property is a condominium/townhouse, much of the roof structure components are not evaluated by the inspector. The Condo Association or HOA is responsible for the maintenance and upkeep of the roof structure. The building may also be subject to periodic code inspections by the city and/or insurance company. Recommend checking with Association to determine if funds are available for repairs, maintenance and/or replacement.

Recommendation

Contact your local homeowners association

7: ELECTRICAL

Information

**GENERAL INFORMATION: 1.
LOCATION OF SERVICE PANEL**

Condo Assoc. Locked Meter Room

**GENERAL INFORMATION: 2.
SERVICE TYPE**

Underground

**GENERAL INFORMATION: 3.
VOLTAGE**

Unable to Confirm

**GENERAL INFORMATION: 4.
SERVICE PANEL AMPERAGE
(AMPS)**

Unable to Determine

**GENERAL INFORMATION: 5. MAIN
DISCONNECT RATING (AMPS)**

Unable to Determine

**GENERAL INFORMATION: 6.
PROTECTION**

Unable to Confirm

**GENERAL INFORMATION: 7.
LOCATION OF MAIN DISCONNECT
IN SERVICE PANEL**

Unable to Determine

**GENERAL INFORMATION: 8.
GROUNDING TYPE**

Not Visible

**GENERAL INFORMATION: 9.
SERVICE ENTRANCE CONDUCTOR
MATERIAL (MAIN PANEL)**

Not Visible/ Unable to Determine

**GENERAL INFORMATION: 10.
BRANCH CIRCUIT WIRING TYPE
(MAIN PANEL)**

Not Visible/ Unable to Determine

**GENERAL INFORMATION: 11.
LOCATION OF SUB-PANEL**

Hallway

**GENERAL INFORMATION: 12.
SERVICE ENTRANCE CONDUCTOR
MATERIAL (SUB-PANEL)**

Aluminum Multi Strand (No Problem)

**GENERAL INFORMATION: 13.
BRANCH CIRCUIT WIRING TYPE
(SUB-PANEL)**

Copper

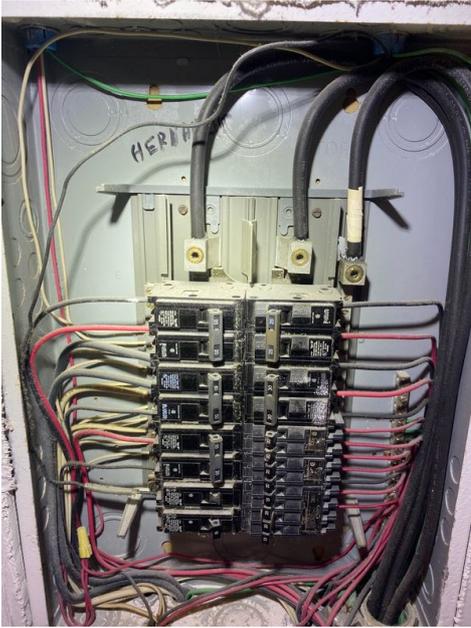
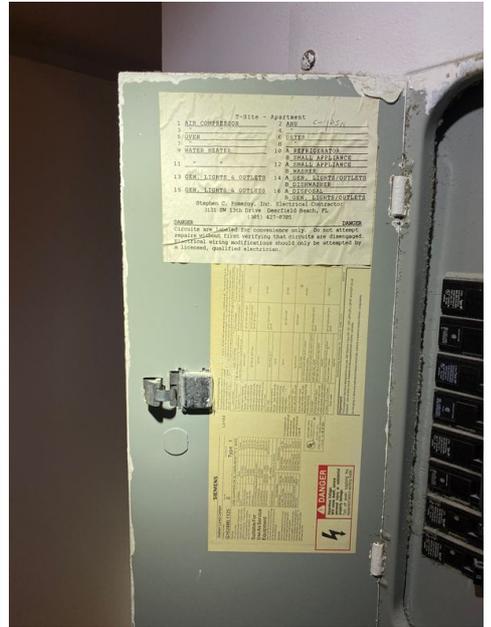
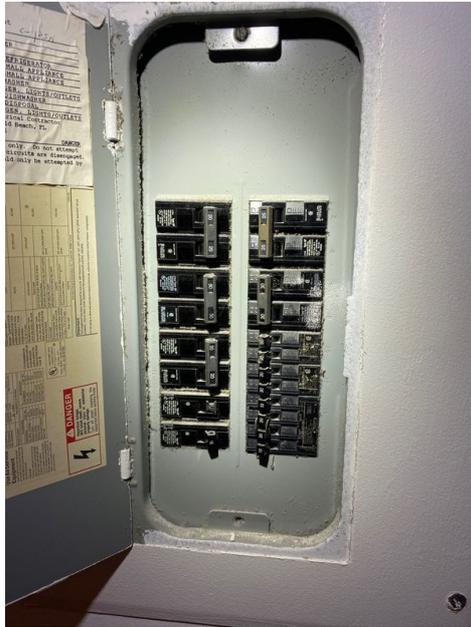
GENERAL INFORMATION: ELECTRICAL CODES

Like other sections of this home inspection, this is not an exhaustive electrical inspection, nor are we licensed electricians verifying that all areas of the house are up to the current building codes. Many houses are NOT up to current codes, and making changes or renovations may require extensive electrical work to bring an older system up to current standards. This inspection has the goal to find current problems, not future use problems. If you are interested to see what is inspected electrically during a home inspection, please see the STANDARDS section, or visit NACHI.org/sop, and view the electrical section. This inspection is looking for current electrical problems, it is not designed to determine future use or every eventuality such as renovations, additions, or other unforeseen electrical needs you may have in the future. This is also not an electrical code inspection, installation inspection.. it is nothing more than the current status looking for current safety issues. If you are planning on making significant changes or renovations, All Star Inspections recommends that you hire a contractor or an electrician to determine additional electrical needs you may face.

Limitations

SYSTEM VERIFICATION

ELECTRICAL PANEL



8: HVAC

Information

GENERAL INFORMATION: 1. PRIMARY A/C ENERGY SOURCE
Electric

GENERAL INFORMATION: 2. PRIMARY A/C TYPE
Split System

GENERAL INFORMATION: 3. AC MANUFACTURER
Goodman

GENERAL INFORMATION: 4. A/C AIR HANDLER DATE OF MANUFACTURE
2015

GENERAL INFORMATION: 4. A/C COMPRESSOR/ CONDENSER DATE OF MANUFACTURE
Not Inspected

GENERAL INFORMATION: 5. PRIMARY HEATING SYSTEM ENERGY SOURCE
Electric

GENERAL INFORMATION: 6. PRIMARY HEATING SYSTEM TYPE
Heat Pump

GENERAL INFORMATION: 9. AIR DISTRIBUTION SYSTEM MATERIAL
Not Visible

GENERAL INFORMATION: 10. LOCATION OF AIR FILTER
In Duct Below the Unit

GENERAL INFORMATION: 11. THERMOSTAT LOCATION
Main Hallway

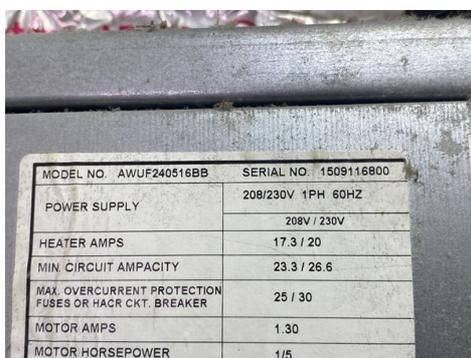
GENERAL INFORMATION: 12. WE ARE NOT LICENSED HVAC CONTRACTORS

We are not licensed HVAC or Steam & Boiler contractors. We recommend you hire one to further evaluate the internal components and building codes for the most recent installation, especially if there are concerns or if the system is older. We do our best to inspection the heating & cooling system within the time allotted. We are not required to inspect internal components which are not readily accessible. This is not an exhaustive inspection of every installation detail of the heating & cooling system according to manufacturers specification and local building codes.

Limitations

SYSTEM VERIFICATION

A/C MANUFACTURE MODEL/ SERIAL NUMBER



SYSTEM VERIFICATION

HVAC



SYSTEM VERIFICATION
TEMPERATURE VERIFICATION



HEAT

SYSTEM VERIFICATION

FILTER SIZE**Observations**

8.2.1 LIMITATIONS

NO ACCESS TO ROOF FOR A/C CONDENSER INSPECTION

At the time of inspection no roof access was available to inspect the Air Condenser, therefore the inspector was unable to verify the Condenser Age, Condition, etc. Recommend evaluation to determine the condition of the condenser. Condensers can be expensive to repair/replace and should be taken into consideration for overall costs/budgeting. If access can be granted by the HOA/Mgmt company, contact HERO (954-737-4376) to schedule a re-inspection.

Recommendation

Contact a qualified professional.

8.5.1 DUCTS/ FILTERS

FILTER - MAINTAIN IN FUTURE

Air handler filter(s) should be checked monthly in the future and replaced or washed as necessary.

Recommendation

Recommended DIY Project

9: WATER HEATER

Information

GENERAL INFORMATION: 1. TYPE OF WATER HEATER

Tank

GENERAL INFORMATION: 2. ENERGY SOURCE

Electricity

GENERAL INFORMATION: 3. TANK CAPACITY (GALLONS)

38

GENERAL INFORMATION: 4. WATER HEATER MANUFACTURER

General Electric

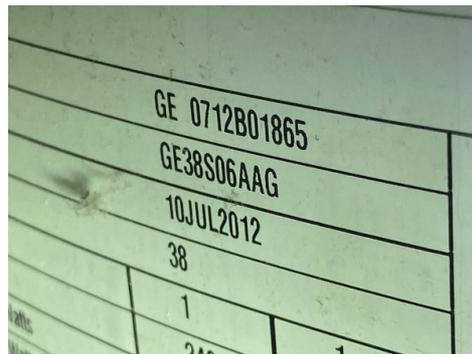
GENERAL INFORMATION: 5. WATER HEATER DATE OF MANUFACTURE

2012

Limitations

SYSTEM VERIFICATION

WATER HEATER MANUFACTURE MODEL/ SERIAL NUMBER



SYSTEM VERIFICATION

WATER HEATER





Observations

9.5.1 WATER HEATER

AGE - AT 8-12 YEARS

 Recommendation

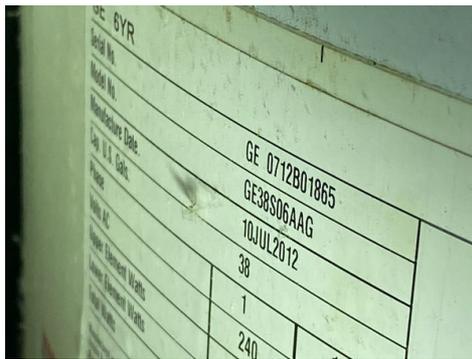
The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be at this age and may need replacing at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Recommend monitoring.

Estimated Cost

\$800 - \$2,000



9.6.1 WATER TEMPERATURE

WATER TEMPERATURE

KITCHEN

Recommendation

Contact a qualified professional.

 Maintenance Item



10: PLUMBING AND LAUNDRY

Information

GENERAL INFORMATION: 1. MAIN FUEL SHUT OFF LOCATION
N/A

GENERAL INFORMATION: 2. MAIN WATER SUPPLY SHUT OFF LOCATION
HVAC Closet

GENERAL INFORMATION: 3. WATER SERVICE TYPE
Public

GENERAL INFORMATION: 4. SERVICE PIPE MATERIAL
Copper

GENERAL INFORMATION: 5. SUPPLY PIPE MATERIAL
Copper

GENERAL INFORMATION: 6. VENT PIPE MATERIAL
Not Visible

GENERAL INFORMATION: 7. DRAIN PIPE MATERIAL
Plastic

GENERAL INFORMATION: 8. WASTE PIPE MATERIAL
Not visible

Limitations

SYSTEM VERIFICATION

APPLIANCES - WASHER / DRYER

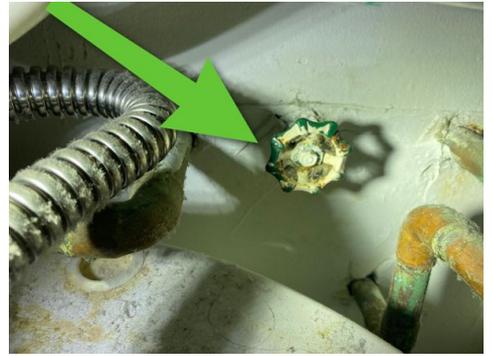


SYSTEM VERIFICATION

PLUMBING



SYSTEM VERIFICATION
SHUTOFF - WATER



Observations

10.6.1 WASHER/ DRYER

DRYER - EXHAUST DUCT PLASTIC OR FOIL

LAUNDRY

The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct. For more information, visit:<http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>

Recommendation

Contact a handyman or DIY project

Estimated Cost

\$10 - \$50



Recommendation



11: BATHROOMS

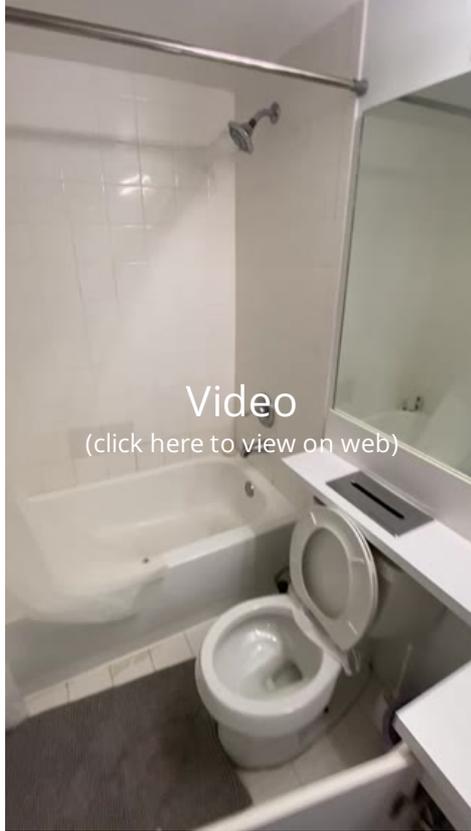
Limitations

SYSTEM VERIFICATION

MASTER BATHROOM (S)



SYSTEM VERIFICATION
GUEST BATHROOM (S)



SYSTEM VERIFICATION
PLUMBING



Observations

11.2.1 BATHTUBS/ SHOWERS

EXHAUST FAN - NONE WITH SHOWER

GUEST, MASTER

This bathroom does not have an exhaust fan installed. While not required, per-say, as long as there is a window, it is still a smart idea to prevent the buildup of moisture which can lead to excess moisture and even mold, potentially. Consider installing an exhaust fan that exhausts all the way to the exterior.

Recommendation

Contact a qualified handyman.



Maintenance Item



11.2.2 BATHTUBS/ SHOWERS

FAUCET - LEAKS WHEN ON

GUEST BATHROOM

The shower head or tub spout leaks by handle(s) or at their base when turned on. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$150 - \$200



Recommendation



11.3.1 TOILETS

LOOSE

MASTER

The toilet is loose. A qualified contractor should remove the toilet for further evaluation and repair if necessary. A new wax ring should be installed and toilet should be securely anchored to the floor to prevent movement and leaking.

Recommendation

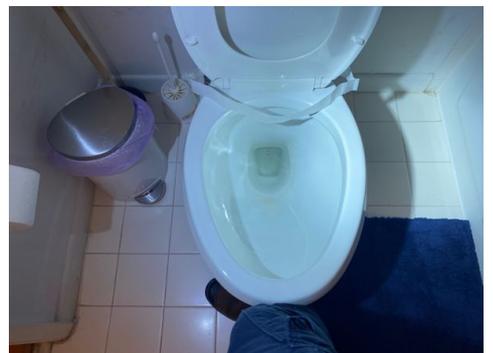
Contact a qualified plumbing contractor.

Estimated Cost

\$10 - \$300



Recommendation



11.3.2 TOILETS

CAULKING DETERIORATED

GUEST



Maintenance Item

The caulking around the base of the toilet is deteriorated and/or missing. Recommend replacing caulking where needed.

Recommendation

Contact a handyman or DIY project



11.4.1 VANITIES/ SINKS

COUNTERTOPS - NEED CAULK AT BACKSPLASH



GUEST

Caulk and/or grout is missing and/or deteriorated where countertops meet backsplashes in wet areas, such as around sinks. Caulk & grout should be replaced where deteriorated and/or applied where missing to prevent water damage. For more information on caulking, visit: [The Ins and Outs of Caulking](#).

Recommendation

Contact a handyman or DIY project



11.4.2 VANITIES/ SINKS

CABINETS - DETERIORATED



GUEST

The cabinets and/or drawers are damaged and/or deteriorated. A qualified contractor should evaluate and repair or replace cabinets and/or components as necessary.

Recommendation

Contact a handyman or DIY project

Estimated Cost

\$250 - \$350



11.4.3 VANITIES/ SINKS

PLUMBING - LEAK IN DRAIN LINE

 Recommendation

GUEST, MASTER

Sink drains have an active leak. For example, at pipe fittings and/or junctions between pipe and sink. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$100 - \$300



11.5.1 ELECTRICAL

LIGHTING - INOPERABLE

MASTER

The light fixtures appear to be fully or partially inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner(s). Repairs or replacement of the light fixture by a qualified electrician may be necessary.

Recommendation

Contact a handyman or DIY project



11.6.1 CEILINGS/ FLOORS/ WALLS

FLOOR - TILES - DAMAGED, CRACKED, AND/OR LOOSE

GUEST

Deteriorated and/or Loose floor tiles were present at the time of inspection. Recommend having a qualified contractor evaluate, re-install, and seal.

Recommendation

Contact a qualified handyman.



12: INTERIOR ROOMS

Limitations

SYSTEM VERIFICATION MAIN LEVEL



SYSTEM VERIFICATION
SMOKE ALARMS



Observations

12.1.1 LIMITATIONS

SOME AREAS INACCESSIBLE OR OBSCURED



Some areas were inaccessible due to stored items. These areas are excluded from this inspection.

Recommendation

Contact a qualified professional.





12.4.1 ELECTRICAL

COVER PLATES - MISSING

LIVING ROOM

Cover plate(s) are missing from electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

Recommendation

Contact a handyman or DIY project

Estimated Cost

\$10 - \$50



12.5.1 CEILINGS/ FLOORS/ WALLS

CEILINGS/WALLS - CRACKS - MINOR/MODERATE

DINING ROOM

Minor to moderate cracks were found in ceilings or walls. They do not appear to be a structural concern, but the client(s) may wish to have evaluated by a structural engineer or repair for aesthetic reasons.

Recommendation

Contact a qualified professional.





12.5.2 CEILINGS/ FLOORS/ WALLS

CEILINGS/WALLS - DAMAGE - MODERATE

 Recommendation

DINING ROOM

Moderate damage was found on ceilings or walls. Recommend a qualified contractor evaluate and repair damaged areas.

Recommendation

Contact a handyman or DIY project

Estimated Cost

\$100 - \$150



12.5.3 CEILINGS/ FLOORS/ WALLS

FLOOR - VINYL/LAMINATE FLOORING DETERIORATED

 Recommendation

LIVING ROOM

Vinyl or Laminate flooring is damaged and/or deteriorated. A qualified contractor should replace or repair the damaged flooring.

Recommendation

Contact a qualified flooring contractor

Estimated Cost
\$1,500 - \$1,700



13: KITCHEN

Limitations

SYSTEM VERIFICATION APPLIANCES



SYSTEM VERIFICATION KITCHEN



SYSTEM VERIFICATION

PLUMBING



Observations

13.4.1 APPLIANCES

GARBAGE DISPOSAL - NOISY

The under-sink food disposal is noisy. A qualified plumber or contractor should evaluate and repair or replace the food disposal as necessary.

Recommendation

Contact a qualified appliance repair professional.

Estimated Cost

\$0 - \$175





13.5.1 COUNTER TOPS AND CABINETS

 Recommendation

CABINETS - DETERIORATED

The cabinets and/or drawers are damaged and/or deteriorated. A qualified contractor should evaluate and repair or replace cabinets and/or components as necessary.

Recommendation

Contact a handyman or DIY project

Estimated Cost

\$200 - \$600



14: RECOMMENDATIONS AND DISCLAIMERS

Information

EXCLUSIONS: The Following Items (if applicable) are Excluded from this Inspection:

Fire Suppression



NOTIFICATIONS/ WARNINGS: RENOVATIONS - CONTRACTORS - TRADES.

It's possible and perhaps even likely that you may have renovations or work performed by a licensed tradesperson or a contractor after the purchase of your new home. Sometimes, after the inspection, these trades and contractors like to say that inspectors missed many things. Inspectors, while human, usually did not. These trades and contractors are not familiar with what a home inspection is. The trades and contractors experience with inspections are based on their work, which are inspections performed by city and county code inspectors to ensure that their work is performed up to current building codes and standards. A home inspection is not a code inspection. Many homes purchased are older and built under different codes and rules. And that's ok. A house doesn't arbitrarily need to be brought up to any current code without cause, like new renovations or permits for new work. There is nothing about the transfer of ownership of a property that says anything about a house needing to be brought up to current building codes. Current building codes are for current building and renovations, not for the purchase of a home. Home inspectors can actually be fined by local municipalities for talking about code requirements without being an actual code inspector for the municipality. The purpose of the home inspection is to ensure the client does not inherit problems that are currently present when making a home purchase. If you plan on making renovations and/or having significant work performed after the purchase it would be smart to bring that specialized expert in to give some insight on the local municipality requirements you will be required to follow during your work and renovations since that is not the role of a home inspection.

NOTIFICATIONS/ WARNINGS: ASBESTOS NOTIFICATION - ALL STRUCTURES

ASBESTOS Asbestos is still sold in stores. This comes as a surprise to many people. It is still used in several current building materials. Asbestos, when disturbed, can be inhaled and cause significant lung damage decades after the exposure. Because of this, there are strict rules during renovation processes to protect the general population from exposure. An asbestos inspector (we would be happy to recommend one if needed) would need to take a piece of material in to be analyzed by an accredited laboratory so you can determine if that sample is considered Asbestos Containing Material (ACM). Some sellers will not allow this type of "destructive" testing due to potential damage to their property or because of disclosure requirements if the testing is positive. Only a licensed firm, with an EPA licensed building inspector, can conduct this evaluation for you. This above testing does not allow you to begin renovations or demolition. It is for information seeking purposes only. It DOES NOT prove that asbestos is not present.

NOTIFICATIONS/ WARNINGS: EXTENSIVE REPAIRS REQUIRED

This home has the need for extensive repairs. Much of the material is deteriorated and/or damaged.

NOTIFICATIONS/ WARNINGS: RENOVATIONS WITHOUT PERMITS

Many older homes have previous renovations, repairs or upgrades that may not have been permitted by the city. Common non-permitted items are (this is not an inclusive list): - Florida/Sunroom conversions- Carport/Garage conversions- Major Appliance Replacement (A/C, Water Heater, etc.)- Electrical Panel/Wiring replacement- Plumbing replacement (Cast Iron, Polybutylene, Galvanized, etc.)- Roof replacement There may have been updates that would normally require a city inspection that were not inspected. All Star Inspections pulled all available online permits (located under section 3 titled "BuildFax") for your convenience. The inspector is not required to research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy. Recommend checking with the seller and/or the city building permits department. *Non-permitted alterations could also cause a problem during future resale.

RECOMMENDATIONS AND DISCLAIMERS: 1. Thermal Imaging Recommendation

All Star Inspections always recommends the thermal imaging of the interior and exterior of your prospective residence. We use a heat sensitive camera to detect anomalies in your new home: electrical issues, water leaks, roof leaks, appliances not working correctly, energy issues, missing insulation, etc. The thermal camera can detect very small variances and is very useful helping to detect items not visible to the naked eye.

RECOMMENDATIONS AND DISCLAIMERS: 4. Final Walk-Through Prior to Closing

*** IMPORTANT: CONDITIONS AT THE HOME CAN CHANGE BETWEEN THE TIME OF THE HOME INSPECTION AND THE TIME OF CLOSING. FOR THIS REASON, THE CLIENT SHOULD, IN EVERY CASE, ALWAYS PERFORM A FINAL WALK-THROUGH PRIOR TO FINALIZING THE PURCHASE IN ORDER TO ASSESS THE FINAL CONDITION OF THE HOME.***The final walk-through prior to closing is the final opportunity for the client to assess the final condition of the home prior to officially purchasing the home. All Star Inspections can perform a final walk-through with the client at the time of closing to evaluate conditions that might have changed following the home inspection. To schedule an Inspector to be present during the final walk through, please contact us at 305-849-4284 .Additional Notes on the Final Walk Through:Some defects/problems existing at the home may not have been observable by the Inspector at the time of the home inspection due to obstructions/restrictions preventing full evaluation in one or more areas. This situation is especially common if the residence was occupied at the time of the inspection due to the presence of furnishings, storage apparatus, etc. Such defects/problems concealed at the time of the home inspection may present themselves at the time of walk-through. The client should be thorough during the walk through. Because All Star performed your home inspection, it is recommended that we be contacted to also be present during the final walk-through since we are already familiar with the home. Depending on the terms of your contract, any defect/problem discovered during the final walkthrough may still be able to be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect/problem releases the seller of all responsibility. The client assumes responsibility for all known defects after settlement. Should you choose to conduct the final walk through without the assistance of a home inspector, the following is recommended at a minimum: Check all components of the Heating Ventilation and Air Conditioning System. For example, turn the thermostat to the lowest position and be sure the air is blowing cold within a few minutes of the adjustment. Test the heat if the outside air temperature is below 75 degrees Fahrenheit. Try turning the thermostat off completely, wait 20 minutes and repeat these tests. Also confirm that the condenser is operating. Operate all appliances. Run water at all fixtures and flush toilets. Look for plumbing leaks or plumbing back ups. Operate all exterior doors, windows, and locks. Test smoke and carbon monoxide detectors. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc. Inspect areas that may have been restricted at the time of the inspection, but are no longer restricted.

RECOMMENDATIONS AND DISCLAIMERS: 5. Scope of Your Home Inspection and Standards of Practice

Home Inspections performed by All Star Inspections are performed in accordance with the Standards of Practice issued by our governing body, the International Association of Certified Home Inspectors (InterNACHI). Every reasonable effort was made to conduct a visual, non-invasive evaluation of the entire residence according to the Standards of Practice for Home Inspections, however, it is possible that one or more areas of the residence could not be fully evaluated due to obstructions present such as furnishings, storage equipment, etc. The InterNACHI Standards of Practice, which also detail the Scope of the Home Inspection: Were provided to the client via email prior to the inspection; Were outlined in the Inspection Agreement signed by the client prior to the inspection being performed; can be found in the STANDARD tab of each section; and can be reviewed at the following location: InterNACHI Standards of Practice. CODE OF ETHICS: All Star Inspection follows the Code of Ethics issued by InterNACHI. For a complete list of InterNACHI's Code of Ethics, please visit: [InterNACHI Code of Ethics](#). This document is simply a report that provides an assessment of the general condition of the residence at a given point in time. As a homeowner, you should expect potential problems to occur. Roofs will leak, stucco will wear and systems may fail without warning. We cannot predict future events. For these reasons, you should always keep a comprehensive insurance policy for the residence current. You are advised to seek two professional opinions and acquire estimates of repair for any and all defects, comments, improvements or recommendations mentioned in this report by qualified contractors. We recommend that any professional performing repairs at the residence inspects the property further, in order to discover and repair related problems that may not have been identified in this report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including, HVAC, electricians, engineers and roofers, especially if you are concerned about all previous work being done up to current building and safety codes.

RECOMMENDATIONS AND DISCLAIMERS: STORM PROTECTION - LIMITED EVALUATION

Storm Protection (i.e., accordion shutters, storm panels, clamshell shutters, etc.), if they exist, are not fully evaluated during the home inspection. The inspector may attempt to operate 1 or 2 shutters and will note any noticeable damage, but will not attempt to operate/inspect all shutters or install & match panels to windows. The client may wish to perform a self evaluation or hire a storm protection company to perform a full operational evaluation.

STANDARDS OF PRACTICE
