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CONDOMINIUM INSPECTION COPY

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OCTOBER 2, 2021



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SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- ⊖ 1.2.1 INSPECTION DETAILS - GENERAL OBSERVATIONS: Pests - Pervasive Spider Activity
- ⚙ 1.2.2 INSPECTION DETAILS - GENERAL OBSERVATIONS: Pests - Evidence of Pest Activity
- ⚙ 5.2.1 EXTERIOR - LIMITATIONS: Townhouse or Condominium
- ⊖ 5.5.1 EXTERIOR - DOORS/ WINDOWS: Doors - Frame Deteriorated - Exterior
- ⊖ 5.5.2 EXTERIOR - DOORS/ WINDOWS: Doors - Sliding Glass Door Lock Sets Inoperable or Difficult
- ⊖ 5.5.3 EXTERIOR - DOORS/ WINDOWS: Windows - Lock Missing or Damaged
- ⊖ 5.5.4 EXTERIOR - DOORS/ WINDOWS: Windows - Aging
- ⚙ 5.5.5 EXTERIOR - DOORS/ WINDOWS: Glazed Opening - No Impact Rating
- ⚙ 5.7.1 EXTERIOR - ELECTRICAL: Light Fixtures/Fans - Inoperable
- ⚠ 5.7.2 EXTERIOR - ELECTRICAL: Wiring - Splices Exposed
- ⚙ 6.2.1 ROOF - LIMITATIONS: Condominium/Townhouse
- ⊖ 7.4.1 ELECTRICAL - PANEL AND WIRING: Screws - Pointed or Too Long
- ⊖ 8.2.1 HVAC - LIMITATIONS: No Access to Roof for A/C Condenser Inspection
- ⚙ 8.5.1 HVAC - DUCTS/ FILTERS: Filter - Maintain in Future
- ⊖ 8.5.2 HVAC - DUCTS/ FILTERS: Filter - Wrong Size
- ⊖ 8.6.1 HVAC - AIR HANDLER: Catch Pan - None in Finished Living Space
- ⊖ 8.6.2 HVAC - AIR HANDLER: Cooling Fins - Dirty
- ⊖ 8.6.3 HVAC - AIR HANDLER: Ducts - Moisture Detected
- ⊖ 8.6.4 HVAC - AIR HANDLER: Coils - Corrosion/Build-Up
- ⚙ 9.3.1 WATER HEATER - GENERAL OBSERVATIONS AND NOTIFICATIONS: Centralized System
- ⚙ 9.6.1 WATER HEATER - WATER TEMPERATURE: Water Temperature
- ⚙ 11.1.1 BATHROOMS - BATHTUBS/ SHOWERS: Shower/Tub - Stopper Missing or Inoperable
- ⚙ 11.1.2 BATHROOMS - BATHTUBS/ SHOWERS: Exhaust Fan - None with Shower
- ⚙ 11.1.3 BATHROOMS - BATHTUBS/ SHOWERS: Faucet - Loose/Missing/Damaged Fixtures
- ⚙ 11.3.1 BATHROOMS - VANITIES/ SINKS: Plumbing - Flexible Pipe
- ⚙ 11.3.2 BATHROOMS - VANITIES/ SINKS: Cabinets - Deteriorated
- ⊖ 11.3.3 BATHROOMS - VANITIES/ SINKS: Plumbing - Shut-Off Valve Handle Missing
- ⚙ 11.3.4 BATHROOMS - VANITIES/ SINKS: Cabinets - Doors Misaligned
- ⚙ 11.3.5 BATHROOMS - VANITIES/ SINKS: Mirror - Deteriorated

- 🔧 11.4.1 BATHROOMS - ELECTRICAL: Lighting - No Bulb(s)
- ⊖ 11.4.2 BATHROOMS - ELECTRICAL: Receptacles - Hot-Neutral Reverse
- ⊖ 11.5.1 BATHROOMS - CEILINGS/ FLOORS/ WALLS: Ceilings/Walls - Damage - Significant
- 🔧 11.6.1 BATHROOMS - DOORS/ WINDOWS: Doors - Bathroom Door(s) Missing
- 🔧 12.1.1 INTERIOR ROOMS - LIMITATIONS: Some Areas Inaccessible or Obscured
- ⊖ 12.3.1 INTERIOR ROOMS - SMOKE AND CARBON MONOXIDE ALARMS: Smoke/ Carbon Monoxide Alarms - None
- ⊖ 12.4.1 INTERIOR ROOMS - ELECTRICAL: Receptacles - Hot-Neutral Reverse
- ⊖ 12.4.2 INTERIOR ROOMS - ELECTRICAL: Receptacles - Loose
- ⊖ 12.4.3 INTERIOR ROOMS - ELECTRICAL: Cover Plates - Missing
- ⊖ 12.4.4 INTERIOR ROOMS - ELECTRICAL: Receptacles - No Power
- 🔧 12.5.1 INTERIOR ROOMS - CEILINGS/ FLOORS/ WALLS: Ceilings/Walls - Damage - Minor
- ⊖ 12.5.2 INTERIOR ROOMS - CEILINGS/ FLOORS/ WALLS: Floor - Moisture Damage
- 🔧 12.6.1 INTERIOR ROOMS - DOORS/ WINDOWS: Doors - Closet Door(s) Deteriorated or Off Track
- 🔧 12.6.2 INTERIOR ROOMS - DOORS/ WINDOWS: Doors - Interior - Doesn't Latch
- ⊖ 12.6.3 INTERIOR ROOMS - DOORS/ WINDOWS: Windows - Springs Broken
- 🔧 12.6.4 INTERIOR ROOMS - DOORS/ WINDOWS: Windows - Treatments Damaged/ Deteriorated/ Inoperable
- ⊖ 13.3.1 KITCHEN - ELECTRICAL: Receptacles - Hot-Neutral Reverse
- 🔧 13.4.1 KITCHEN - APPLIANCES: Refrigerator - Ice Maker Not Dispensing
- 🔧 13.5.1 KITCHEN - COUNTER TOPS AND CABINETS: Cabinets - Loose Laminate
- 🔧 13.5.2 KITCHEN - COUNTER TOPS AND CABINETS: Countertops - Need Caulk at Backsplash
- 🔧 13.5.3 KITCHEN - COUNTER TOPS AND CABINETS: Water Damage - Minor

1: INSPECTION DETAILS

Information

GENERAL INFORMATION: 1. TYPE OF BUILDING Condominium	GENERAL INFORMATION: 2. YEAR BUILT 1972	GENERAL INFORMATION: 3. FRONT OF STRUCTURE FACES North
GENERAL INFORMATION: 4. MAIN ENTRYWAY FACES Northwest	GENERAL INFORMATION: 5. OCCUPANCY STATUS AT TIME OF INSPECTION Vacant	GENERAL INFORMATION: 6. IN ATTENDANCE Client's Agent
GENERAL INFORMATION: 7. ACTUAL START TIME 8:45 AM	GENERAL INFORMATION: 8. WEATHER CONDITIONS Partly cloudy, Humid	GENERAL INFORMATION: 9. CLIMATIC CONDITIONS Hot
GENERAL INFORMATION: 10. GROUND CONDITION Dry		

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.

DISCLAIMER: DISCLAIMER - 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: 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.

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Observations

1.2.1 GENERAL OBSERVATIONS

PESTS - PERVASIVE SPIDER ACTIVITY

FRONT ENTRANCE CLOSET

Spiders were present and pervasive inside the home. Recommend a qualified pest control company treat the affected areas.

Recommendation

Contact a qualified pest control specialist.



1.2.2 GENERAL OBSERVATIONS

PESTS - EVIDENCE OF PEST ACTIVITY

GUEST BEDROOM

Pest activity (cockroach, spiders, ants, etc.) was found in areas of the home. Recommend pest control assessment and treatment.

Recommendation

Contact a qualified pest control specialist.





2: ELEVATION PHOTOS

Information

ELEVATION PHOTOS: photos



3: BUILDFAX

Information

BUILDFAX: 2. Permit History Report

Permit History Report

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.

4: THERMAL IMAGING

Information

THERMAL: 1. What is Thermal Imaging?

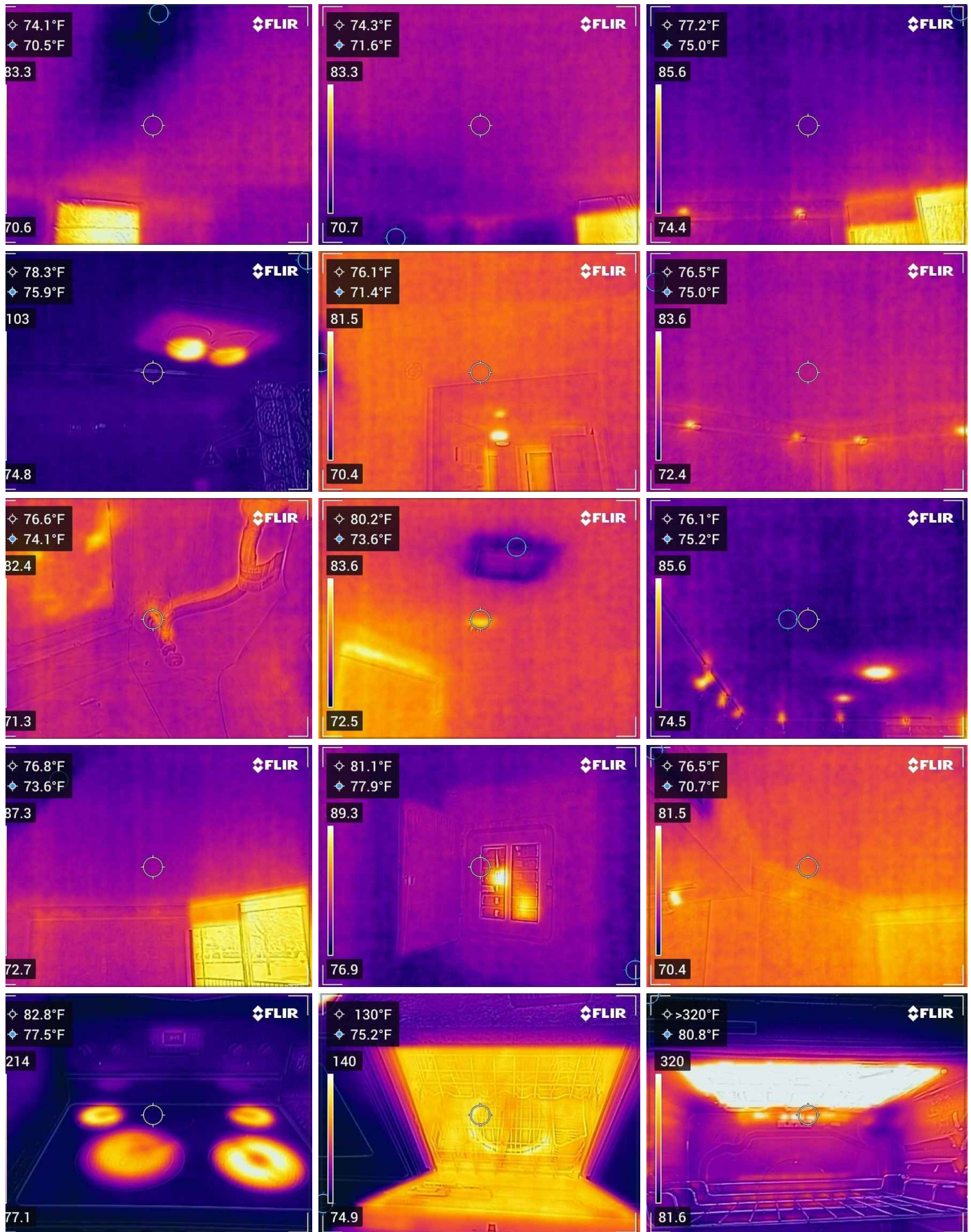
All objects emit infrared energy (heat) as a function of their temperature. The infrared energy emitted by an object is known as its heat signature. In general, the hotter an object is, the more radiation it emits. A thermal imager (also known as a thermal camera) is essentially a heat sensor that is 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 - FRAME DETERIORATED - EXTERIOR

 Recommendation

NORTHWEST

The exterior doors frame is damaged and/or deteriorated and should be repaired or replaced by a qualified contractor.

Recommendation

Contact a qualified handyman.



5.5.2 DOORS/ WINDOWS

DOORS - SLIDING GLASS DOOR LOCK SETS INOPERABLE OR DIFFICULT

 Recommendation

LIVING ROOM

The lock mechanisms on sliding glass doors are inoperable and/or difficult to operate. A qualified contractor should evaluate and repair as necessary.

Recommendation

Contact a handyman or DIY project



5.5.3 DOORS/ WINDOWS

Recommendation

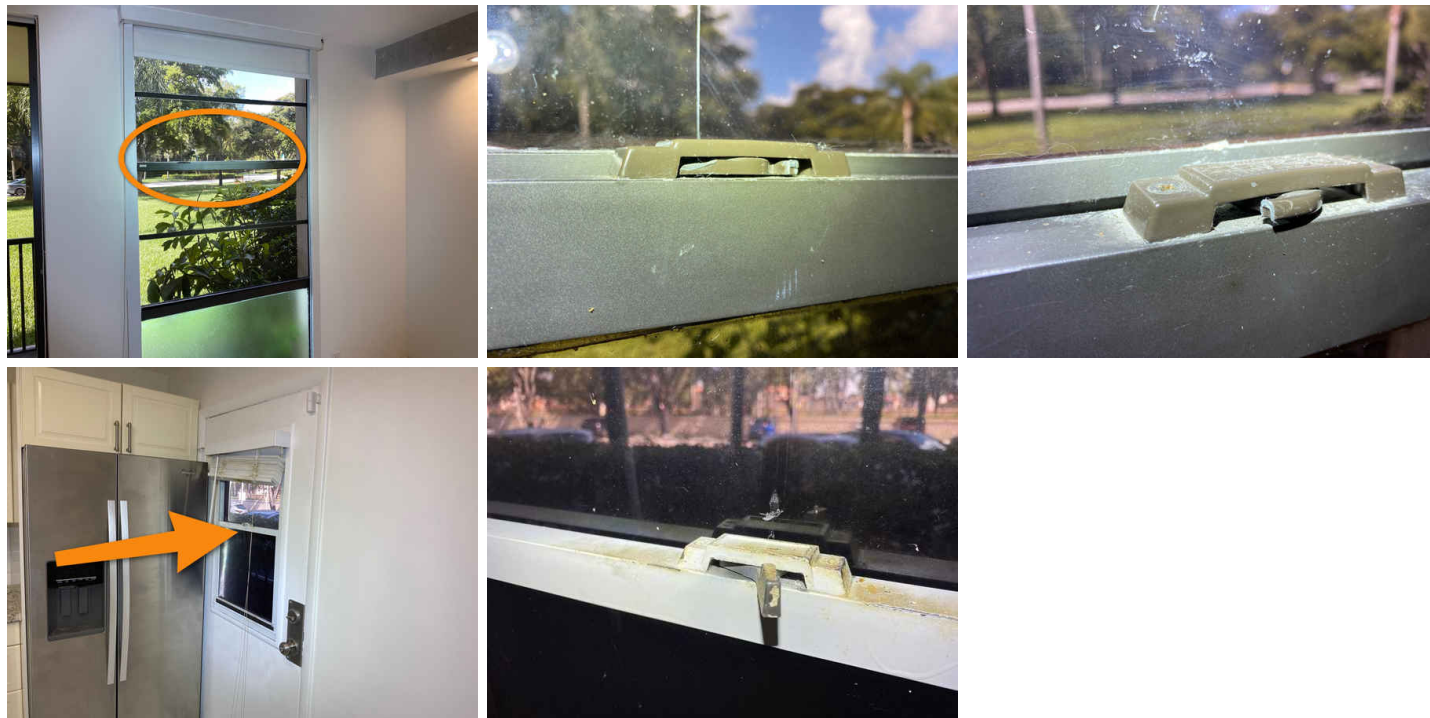
WINDOWS - LOCK MISSING OR DAMAGED

LIVING ROOM, KITCHEN

Lock mechanisms on windows are missing and/or damaged so that they are inoperable. Repairs should be made by a qualified contractor or service technician so that windows lock and unlock easily.

Recommendation

Contact a qualified window repair/installation contractor.



5.5.4 DOORS/ WINDOWS

Recommendation

WINDOWS - AGING

Most of the windows and glass doors are original and/or show signs of aging. Not all of the windows tested worked as expected. Recommend budgeting for replacement windows in the future.

Recommendation

Contact a qualified window repair/installation contractor.



5.5.5 DOORS/ WINDOWS

Maintenance Item

GLAZED OPENING - NO IMPACT RATING

Exterior openings with glass are not impact rated. This could affect insurance rates. Recommend budgeting for opening protection for any glass openings that are not protected

Recommendation

Contact a qualified handyman.



5.7.1 ELECTRICAL

LIGHT FIXTURES/FANS - INOPERABLE

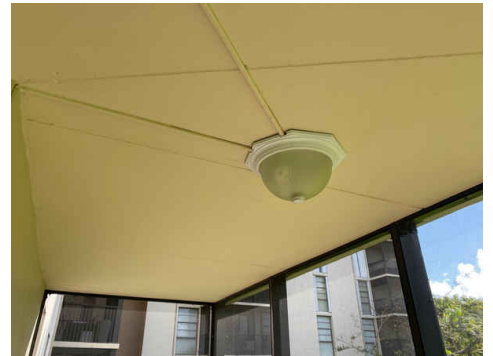


PATIO

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

Recommendation

Contact a qualified electrical contractor.



5.7.2 ELECTRICAL

WIRING - SPLICES EXPOSED

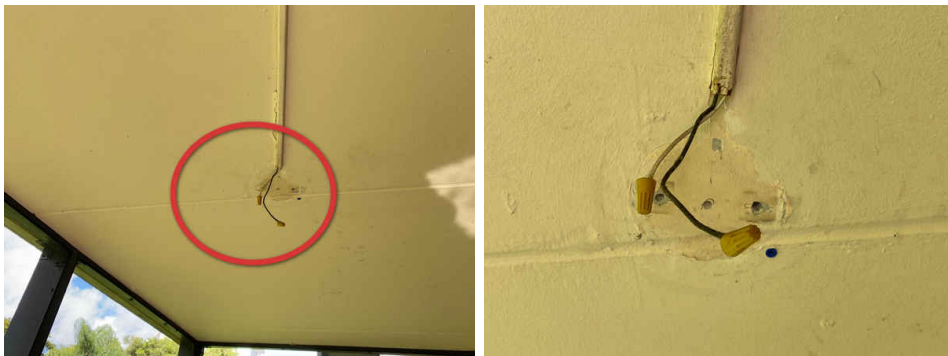


PATIO

Wire splices are exposed due to not being contained in a covered junction box. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and make repairs as necessary. For example, install securely mounted junction boxes with cover plates where needed to contain wiring splices.

Recommendation

Contact a qualified electrical contractor.



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

2008

GENERAL INFORMATION: 5. GUTTER AND DOWNSPOUT MATERIAL

Gutters Not Present

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**

Unable to Locate

**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**

Kitchen

**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, HERO recommends that you hire a contractor or an electrician to determine additional electrical needs you may face.

Limitations

SYSTEM VERIFICATION

ELECTRICAL PANEL



SYSTEM VERIFICATION

MAIN SHUT OFF AMPERAGE**Observations**

7.4.1 PANEL AND WIRING

**SCREWS - POINTED OR TOO LONG**

KITCHEN

Pointed and/or too-long screws are used to fasten the cover to the main service panel. These types of screws are more likely to come into contact with wiring inside the panel than stock screws from the manufacturer, and can damage wiring insulation. This is a safety hazard due to the risk of shock and/or fire. Long and/or pointed screws should be replaced as necessary with the correct screws, and if necessary by a qualified electrician.

Recommendation

Contact a handyman or DIY project



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

Trane

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

2016

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

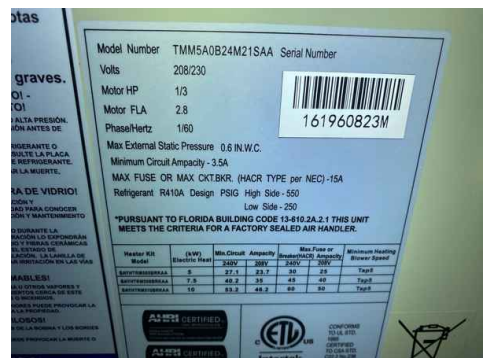
GENERAL INFORMATION: 12. WE ARE NOT LICENSED HVAC CONTRACTORS

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 inspect 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

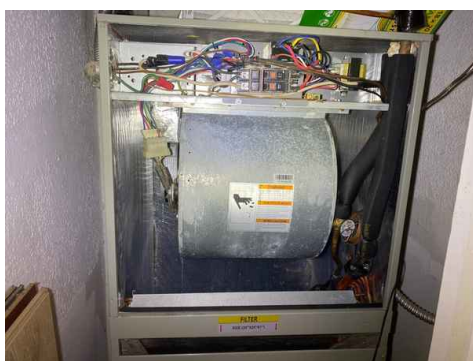
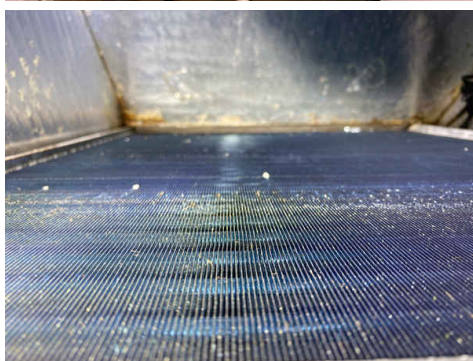
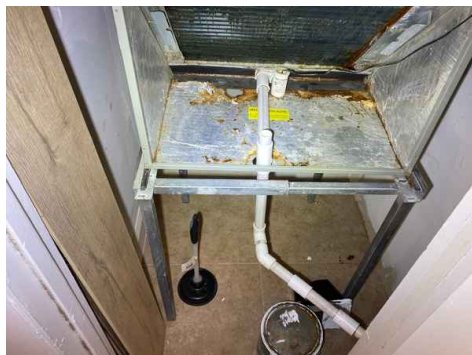
SYSTEM VERIFICATION

A/C MANUFACTURE MODEL/ SERIAL NUMBER



SYSTEM VERIFICATION

HVAC



SYSTEM VERIFICATION
TEMPERATURE VERIFICATION



SYSTEM VERIFICATION
FILTER SIZE



Observations

8.2.1 LIMITATIONS

NO ACCESS TO ROOF FOR A/C CONDENSER INSPECTION

 Recommendation

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 All Star Inspections at 808-312-2626 to set up a reinspection appointment.

Recommendation

Contact a qualified professional.

8.5.1 DUCTS/ FILTERS

FILTER - MAINTAIN IN FUTURE

 Maintenance Item

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

Recommendation

Recommended DIY Project

8.5.2 DUCTS/ FILTERS

FILTER - WRONG SIZE

 Recommendation

HVAC CLOSET

The air handler's filter(s) are the wrong size. As a result, unfiltered air will flow through the system, and the heating/cooling equipment life and the indoor air quality may be reduced. Correctly sized filter(s) should be installed.

Recommendation

Recommended DIY Project



8.6.1 AIR HANDLER

CATCH PAN - NONE IN FINISHED LIVING SPACE

 Recommendation

HVAC CLOSET

The air handler is located above a finished living space and no catch pan is present. As a result, condensation from the air handler may leak onto finished living spaces below and cause damage. Recommend having a qualified heating and cooling contractor install a catch pan per standard building practices or place a moisture alarm on the floor below the unit.

Recommendation

Contact a qualified HVAC professional.



8.6.2 AIR HANDLER

COOLING FINS - DIRTY

HVAC CLOSET

The cooling fins on the air handler's evaporator coils are dirty. This may result in reduced efficiency and higher energy costs. Some sources claim that energy efficiency is degraded by about five percent each year as the coils get dirtier due to accumulated dust and grime. A qualified heating and cooling contractor should clean the evaporator coils as necessary.

Recommendation

Contact a qualified HVAC professional.

Recommendation



8.6.3 AIR HANDLER

DUCTS - MOISTURE DETECTED

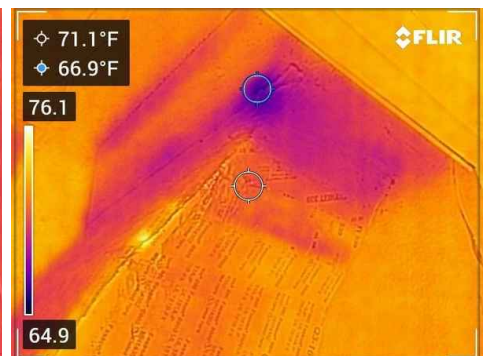
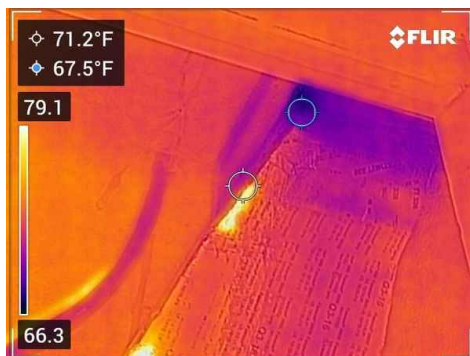
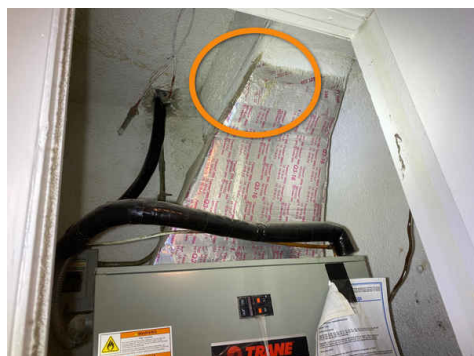
HVAC CLOSET

Moisture was detected in and around the A/C ductwork. Recommend a qualified HVAC contractor evaluate ductwork for air leaks and repair as needed.

Recommendation

Contact a qualified HVAC professional.

Recommendation



8.6.4 AIR HANDLER

COILS - CORROSION/BUILD-UP

 Recommendation

HVAC CLOSET

The air handler shows signs of corrosion and build-up. Recommend a qualified HVAC contractor evaluate clean unit.

Recommendation

Contact a qualified HVAC professional.



9: WATER HEATER

Information

GENERAL INFORMATION: 1. TYPE OF WATER HEATER

Centralized System

GENERAL INFORMATION: 2. ENERGY SOURCE

Electricity

GENERAL INFORMATION: 3. TANK CAPACITY (GALLONS)

N/A

GENERAL INFORMATION: 4. WATER HEATER MANUFACTURER

N/A

GENERAL INFORMATION: 5. WATER HEATER DATE OF MANUFACTURE

N/A

Observations

9.3.1 GENERAL OBSERVATIONS AND NOTIFICATIONS



CENTRALIZED SYSTEM

This is centralized water heating system maintained by the Condo Association/HOA. Recommend speaking to the seller and of the Condo/HOA to determine if funds are being accrued for repairs or replacement when necessary.

Recommendation

Contact a qualified professional.

9.6.1 WATER TEMPERATURE



WATER TEMPERATURE

KITCHEN

Recommendation

Contact a qualified professional.



10: PLUMBING AND LAUNDRY

Information

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

GENERAL INFORMATION: 2. MAIN WATER SUPPLY SHUT OFF LOCATION
Master Bathroom

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

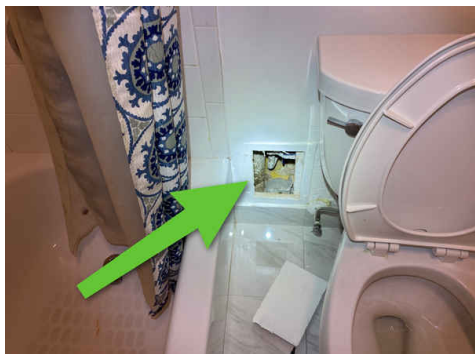
GENERAL INFORMATION: 7. DRAIN PIPE MATERIAL
Plastic

GENERAL INFORMATION: 8. WASTE PIPE MATERIAL
Cast iron

Limitations

SYSTEM VERIFICATION

SHUTOFF - WATER

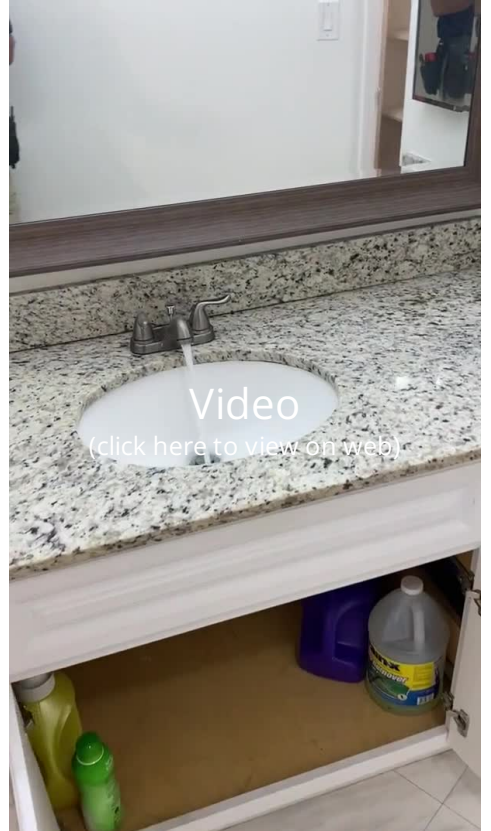


11: BATHROOMS

Limitations

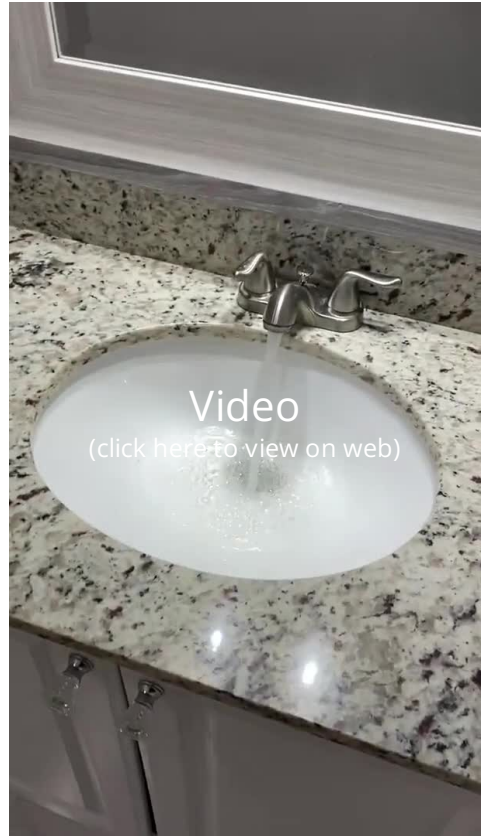
SYSTEM VERIFICATION

MASTER BATHROOM (S)



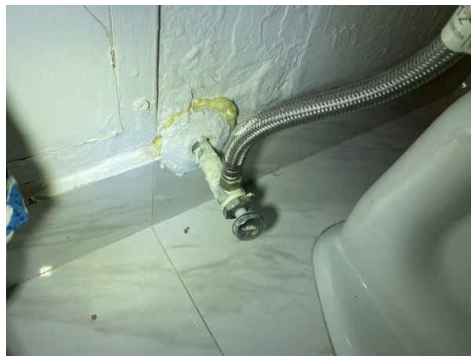
SYSTEM VERIFICATION

GUEST BATHROOM (S)



Video
(click here to view on web)

SYSTEM VERIFICATION
PLUMBING



Observations

11.1.1 BATHTUBS/ SHOWERS

**SHOWER/TUB - STOPPER MISSING OR INOPERABLE**

MASTER BATHROOM

The tub stopper mechanism is missing, or needs adjustment or repair. Stopper mechanisms should be installed where missing and/or repairs should be made so tub stoppers open and close easily.

Recommendation

Contact a qualified plumbing contractor.



11.1.2 BATHTUBS/ SHOWERS

**EXHAUST FAN - NONE WITH SHOWER**

MASTER BATHROOM, GUEST BATHROOM

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.



11.1.3 BATHTUBS/ SHOWERS

**FAUCET - LOOSE/MISSING/DAMAGED FIXTURES**

MASTER BATHROOM

The fixtures are loose, missing or difficult to operate and should be repaired or replaced as necessary.

Recommendation

Contact a qualified plumbing contractor.



11.3.1 VANITIES/ SINKS

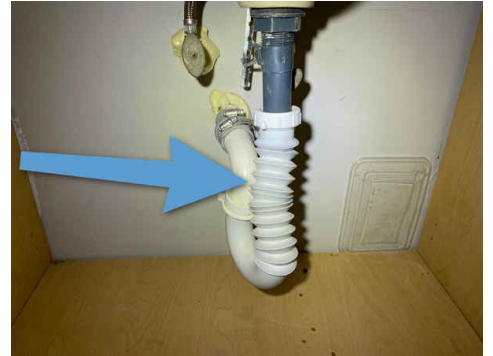
PLUMBING - FLEXIBLE PIPE

GUEST BATHROOM

The sink drains use flexible drain pipe. This type of drain pipe is more likely to clog than smooth wall pipe. Recommend having a qualified plumber replace this pipe with standard plumbing components (smooth wall pipe) to prevent clogged drains.

Recommendation

Contact a qualified plumbing contractor.



11.3.2 VANITIES/ SINKS

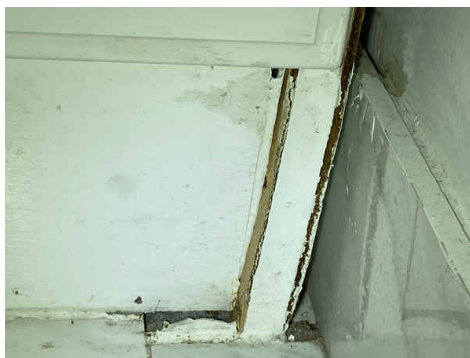
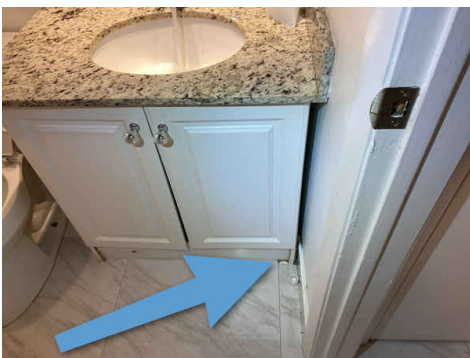
CABINETS - DETERIORATED

GUEST BATHROOM

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



11.3.3 VANITIES/ SINKS

PLUMBING - SHUT-OFF VALVE HANDLE MISSING

GUEST BATHROOM, MASTER BATHROOM

The handles are missing from water shut-off valves. Handles should be replaced where missing.

Recommendation

Contact a qualified plumbing contractor.





11.3.4 VANITIES/ SINKS

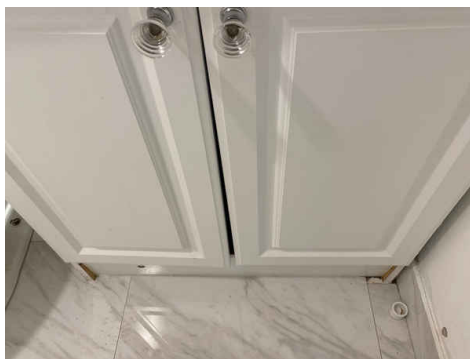
CABINETS - DOORS MISALIGNED

GUEST BATHROOM

Cabinet doors appear to be misaligned and should be reinstalled and or replaced by a qualified contractor if necessary.

Recommendation

Contact a handyman or DIY project



11.3.5 VANITIES/ SINKS

MIRROR - DETERIORATED

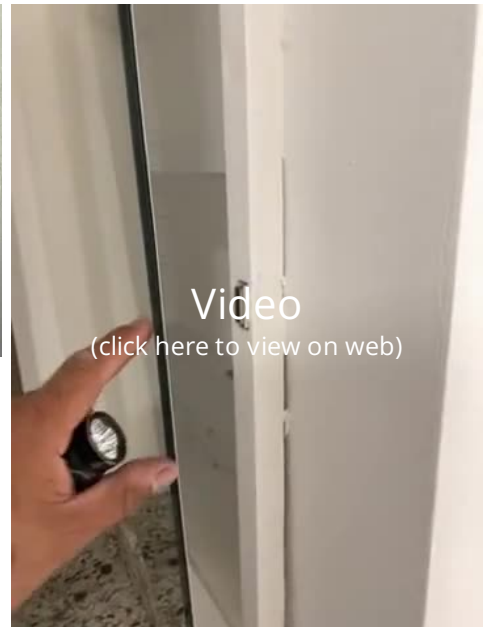
MASTER BATHROOM

The bathroom mirror or the mounting hardware is damaged or needs to be reinstalled. Client may wish to repair/replace for aesthetic reasons.

Recommendation

Contact a qualified handyman.





11.4.1 ELECTRICAL

LIGHTING - NO BULB(S)

GUEST BATHROOM

Light fixtures have missing bulbs and could not be fully evaluated. Bulbs may simply need to be installed, or repairs or replacement may be necessary.

Recommendation

Contact a handyman or DIY project



11.4.2 ELECTRICAL

RECEPTACLES - HOT-NEUTRAL REVERSE

MASTER BATHROOM

Electric receptacles have reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

Recommendation

Contact a qualified electrical contractor.





11.5.1 CEILINGS/ FLOORS/ WALLS

Recommendation

CEILINGS/WALLS - DAMAGE - SIGNIFICANT

Significant damage was found on ceilings or walls. Recommend having a qualified contractor perform repairs and/or replacements as necessary.

Recommendation

Contact a qualified drywall contractor.



11.6.1 DOORS/ WINDOWS

Maintenance Item

DOORS - BATHROOM DOOR(S) MISSING

GUEST BATHROOM

Bedroom doors were missing at time of inspection. Recommend a handyman evaluate and repair as necessary.

Recommendation

Contact a qualified handyman.

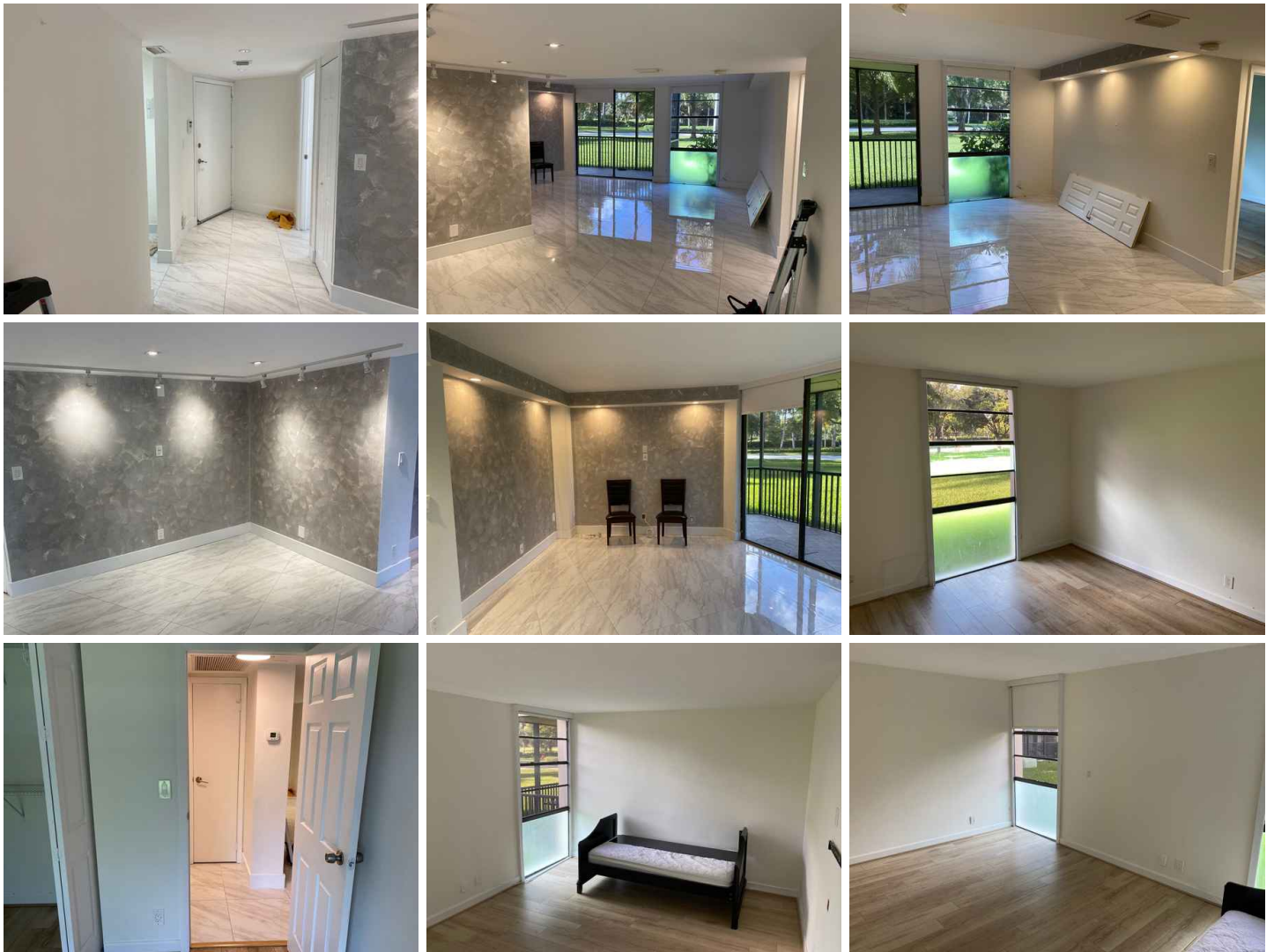


12: INTERIOR ROOMS

Limitations

SYSTEM VERIFICATION

MAIN LEVEL



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.



12.3.1 SMOKE AND CARBON MONOXIDE ALARMS

 Recommendation

SMOKE/ CARBON MONOXIDE ALARMS - NONE

MASTER BEDROOM

No smoke and/ or carbon monoxide alarms are installed. Smoke alarms should be installed as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information, visit <http://www.cpsc.gov/cpsc/pub/pubs/5077.html>

Recommendation

Contact a handyman or DIY project



12.4.1 ELECTRICAL

RECEPTACLES - HOT-NEUTRAL REVERSE

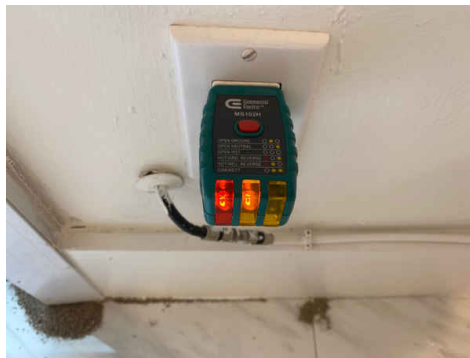
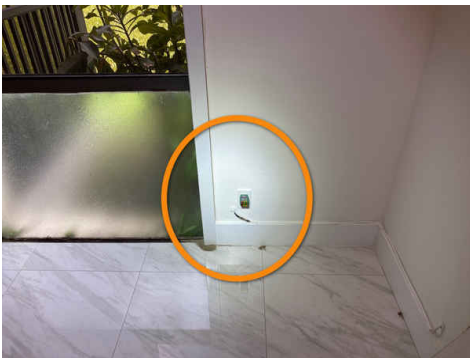
 Recommendation

LIVING ROOM

Electric receptacles have reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

Recommendation

Contact a qualified electrical contractor.



12.4.2 ELECTRICAL

RECEPTACLES - LOOSE

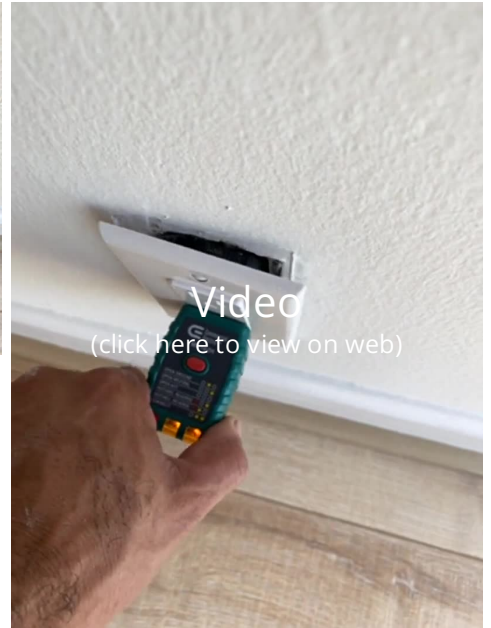
 Recommendation

MASTER BEDROOM

Electric receptacles and/or the boxes they are installed in are loose and/or not securely anchored. Wire conductors may be damaged due to repeated movement and/or tension on wires, or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary.

Recommendation

Contact a qualified electrical contractor.



12.4.3 ELECTRICAL

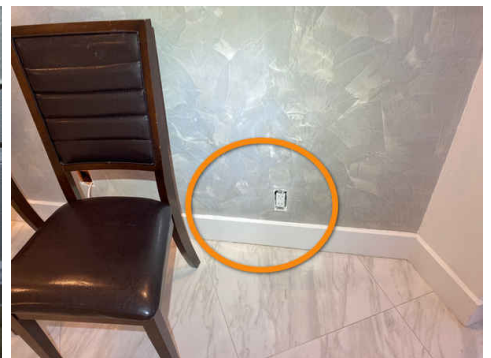
COVER PLATES - MISSING

GUEST BEDROOM 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



12.4.4 ELECTRICAL

RECEPTACLES - NO POWER

 Recommendation

MASTER BEDROOM

Electric receptacles appear to have no power. Recommend asking the property owner(s) about this. Switches may need to be operated to make some receptacles energized. If necessary, a qualified electrician should evaluate and make repairs as necessary.

Recommendation

Contact a qualified electrical contractor.



12.5.1 CEILINGS/ FLOORS/ WALLS

CEILINGS/WALLS - DAMAGE - MINOR

 Maintenance Item

FRONT ENTRANCE

Minor damage was found on ceilings or walls. The client(s) may wish to repair for aesthetic reasons.

Recommendation

Contact a handyman or DIY project





12.5.2 CEILINGS/ FLOORS/ WALLS

FLOOR - MOISTURE DAMAGE

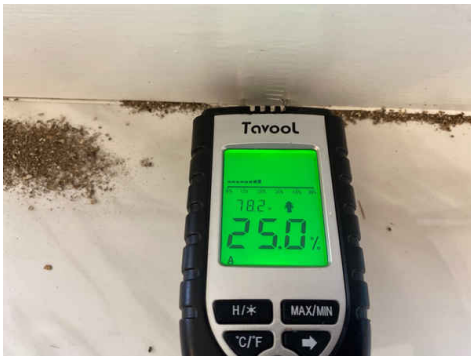
LIVING ROOM

Floors had areas of visible moisture damage. Recommend a qualified flooring contractor evaluate & repair areas of moisture.

Recommendation

Contact a qualified flooring contractor

 Recommendation



12.6.1 DOORS/ WINDOWS

DOORS - CLOSET DOOR(S) DETERIORATED OR OFF TRACK

GUEST BEDROOM

Closet doors are worn, deteriorated or off their track and not functioning properly. Recommend a handyman evaluate and repair as necessary.

Recommendation

Contact a qualified handyman.

 Maintenance Item



12.6.2 DOORS/ WINDOWS

DOORS - INTERIOR - DOESN'T LATCH

MASTER BEDROOM

Interior doors do not latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.



12.6.3 DOORS/ WINDOWS

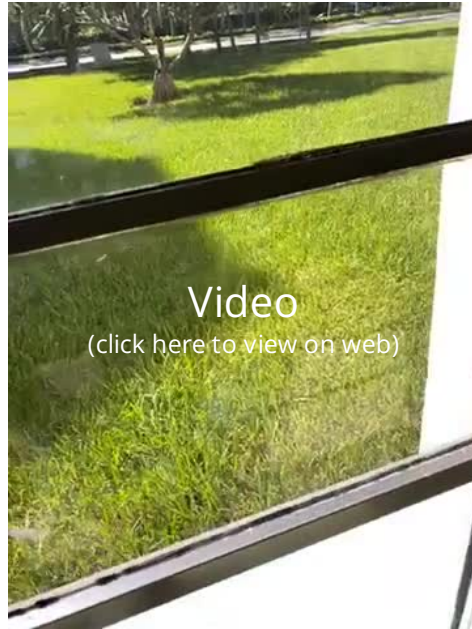
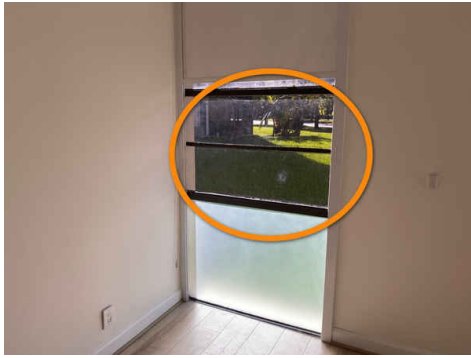
WINDOWS - SPRINGS BROKEN

MASTER BEDROOM

The sash spring mechanism(s) in windows are broken or loose. A qualified contractor or service technician should evaluate and make repairs as necessary so the window(s) operate as intended (open easily, stay open without support, close easily, etc.).

Recommendation

Contact a qualified window repair/installation contractor.



12.6.4 DOORS/ WINDOWS

WINDOWS - TREATMENTS DAMAGED/ DETERIORATED/ INOPERABLE

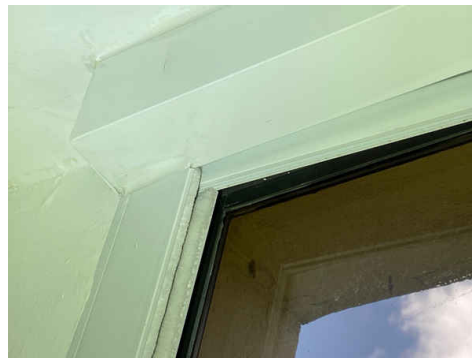


GUEST BEDROOM

Window treatments are damaged/deteriorated and/or inoperable. The client may wish to repair or replace these for aesthetic reasons.

Recommendation

Contact a handyman or DIY project



13: KITCHEN

Limitations

SYSTEM VERIFICATION

APPLIANCES



SYSTEM VERIFICATION

KITCHEN



SYSTEM VERIFICATION

PLUMBING



Observations

13.3.1 ELECTRICAL

RECEPTACLES - HOT-NEUTRAL REVERSE

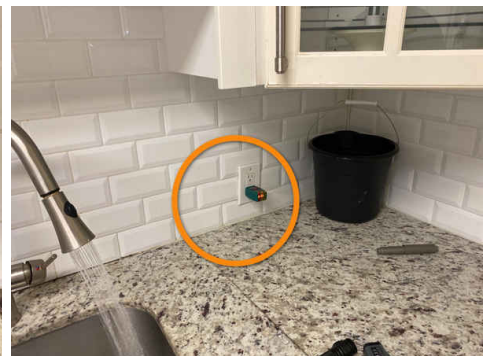
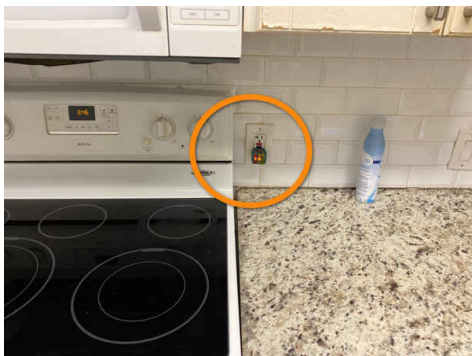
KITCHEN

Electric receptacles have reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

Recommendation

Contact a qualified electrical contractor.

 Recommendation





13.4.1 APPLIANCES

REFRIGERATOR - ICE MAKER NOT DISPENSING

KITCHEN

The refrigerator ice maker is not dispensing ice, despite being in the on position. The system may need to be defrosted. The inspector was unable to evaluate this component. The client(s) should ask the property owner(s) about this, and if necessary, the ice maker should be replaced, or a qualified appliance technician should evaluate and repair.

Recommendation

Contact a qualified appliance repair professional.



13.5.1 COUNTER TOPS AND CABINETS

CABINETS - LOOSE LAMINATE

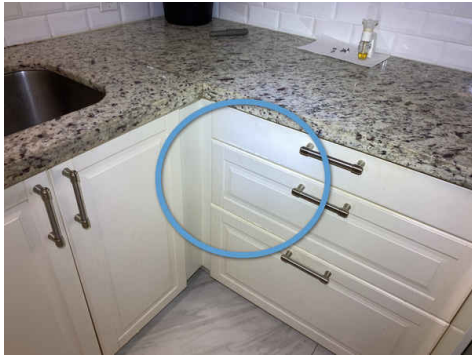
KITCHEN

Laminate cabinet material is loose or delaminating. A qualified contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified carpenter.





13.5.2 COUNTER TOPS AND CABINETS

COUNTERTOPS - NEED CAULK AT BACKSPLASH

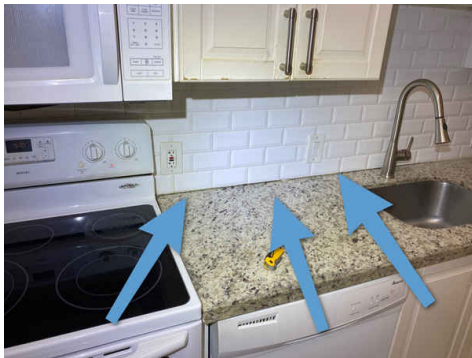


KITCHEN

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



13.5.3 COUNTER TOPS AND CABINETS

WATER DAMAGE - MINOR

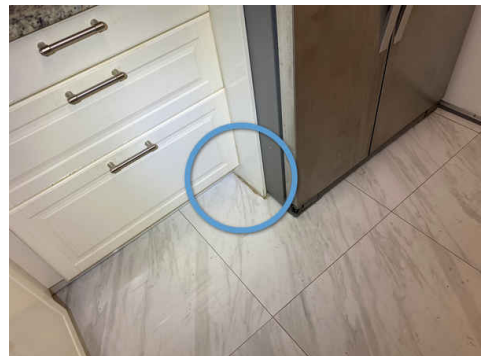
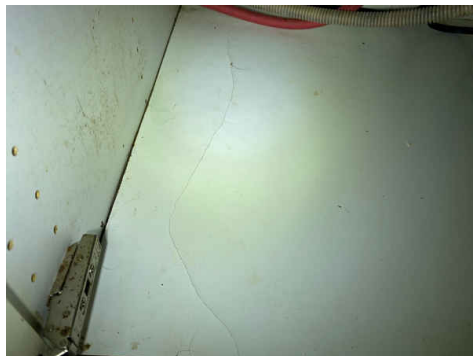


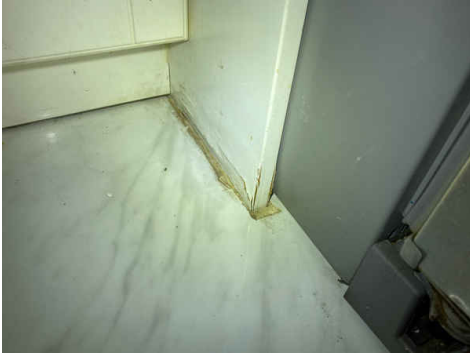
KITCHEN

Water stains and/or minor water damage was found in the shelving or cabinet components below the sink. The client(s) should evaluate and consider having repairs made.

Recommendation

Contact a handyman or DIY project





14: RECOMMENDATIONS AND DISCLAIMERS

Information

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

Common/Shared Laundry Facilities



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: 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 808-312-2626. 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 walk-through 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: NACHI Standards of Practice. CODE OF ETHICS: HERO follows the Code of Ethics issued by InterNACHI. For a complete list of InterNACHI's Code of Ethics, please visit: NACHI 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
