

## Standard Home Inspection Report



**Subject Property:** Aventura, FL 33160  
**Client:** Ms. Wolf  
**Status of Property:** occupied  
**Type of Property:** Town Home  
**Square Footage:** 2000± Total SF (Property Appraiser's data)  
**Age of Home:** 2002± (Property Appraiser's data)  
**Date of Inspection:** 02/19/2019  
**Time of Inspection:** 10:00 AM  
**Weather conditions today:** 81° F, Partly Cloudy  
**Recent weather conditions:** light precipitation over last 48 hours

**Inspector:** Craig P. Milliken, PE # 32779  
**Phone:** (561) 866 9956

## Scope of this Inspection Report

This Home Inspection Report describes items that were inspected on the Subject Property and contains the common elements found in most homes that the Home Inspection Industry recommends to be covered in a Standard Home Inspection.

If a checklist item is noted as a concern to the inspector, that line item is **highlighted in red** and further described in the comments within that section. Additional explanations and useful information are provided in the **Summary – Photos & Notes** at the end of this report. Cost estimates included in this report assume that Licensed Professional Trades perform the work.

**It is not the intent of this report to assign responsibility to either the buyer or the seller to make the repairs or modifications to items that this report may identify as a concern.** Please contact your Real Estate Agent or Attorney for guidance in this area.

This Standard Home Inspection Checklist, Summary Report, Notes and Photos may not address every problem that may exist with this property at the time of the inspection. **CPM Real Estate Inspections, Inc. makes no warranty that there are no other defects with the property.**

Any questions about the information contained in this report should be referred to the Inspector for clarifications. Please call (561) 866 9956 or contact the inspector by e-mail at [info@real-estate-inspections.com](mailto:info@real-estate-inspections.com) for a prompt reply to your questions.

EXTERIOR ROOFING COMPONENTS		SECTION 101
TYPE OF ROOF: Hip and Gable Sections		
ROOF COVERING: Spanish style concrete tiles		
APPROXIMATE AGE OF ROOFING MATERIALS: 2002		
REMAINING LIFE EXPECTANCY PER INDUSTRY STANDARDS: 5 - 10 years		
ITEMS INSPECTED	CONCERNS	
DAMAGED OR MISSING TILES, SHINGLES, FELTS OR MEMBRANES		NO
TREES BRANCHES TOUCHING ROOF STRUCTURE		NO
UNPROFESSIONAL ROOFING REPAIRS		NO
BLISTERING, SHRINKAGE, CRACKING OR DE-LAMINATION OF ROOFING MATERIALS		NO
EVIDENCE OF WATER PONDS ON FLAT SECTIONS		NO
WAVY RIDGES OR FIELDS		NO
INCORRECT FLASHING AROUND SKYLIGHTS, VENTS OR STACKS		NO
FASCIA TRIM BOARD DAMAGE BY WOOD DESTROYING ORGANISMS		NO
MISSING OR DAMAGED ATTIC VENTILATION VENTS OR DEVICES		NO
INSUFFICIENTLY SIZED OR BLOCKED VENTILATION OPENINGS		NO
TORN OR DAMAGED VENT SCREENING		NO
IMPROPERLY SLOPED GUTTERS		NO
<b>TILES, GUTTERS OR LEADERS CLOGGED WITH DEBRIS</b>		<b>YES</b>
INSECURELY FASTENED, DAMAGED OR MISSING GUTTER OR LEADER SECTIONS		NO
LEADERS TERMINATE TOO CLOSE TO HOME		NO
RAINWATER RUNOFF FROM ROOF NOT CHanneled AWAY FROM ENTRANCES		NO
Comments:		
<ol style="list-style-type: none"> <li>1. This roof has been professionally installed and is in a water tight condition.</li> <li>2. Plants have taken root in the roof tiles over the front entrance. They should be removed to prevent damage to the water proofing materials from their roots.</li> <li>3. Paint is peeling from the fascia trim board. The condominium association should scrape, prime and paint all trim and the trellis over the rear balconies.</li> <li>4. The balconies are very soiled and should be considered for pressure cleaning. This may be the responsibility of the homeowner.</li> </ol>		

<b>INTERIOR ROOFING COMPONENTS</b>		<b>SECTION 102</b>
<b>ITEMS INSPECTED</b>	<b>CONCERNS</b>	
INADEQUATE, MISSING OR DISPLACED ATTIC AREA INSULATION		NO
DAMAGED SHEATHING		NO
DAMAGED OR MODIFIED ROOF TRUSSES		NO
WATER STAINS NOTED IN ATTIC AREA		NO
EVIDENCE OF VERMIN IN ATTIC AREA		NO
EVIDENCE OF TERMITES OR OTHER WOOD DESTROYING ORGANISMS IN ATTIC AREA		NO
Comments:		
<p><b>1. Not all areas of the attic could be accessed to inspect</b></p>		
<b>SITE, STRUCTURE, FOUNDATION AND CONCRETE SLABS</b>		<b>SECTION 103</b>
TYPE OF BUILDING STRUCTURE: Two Story concrete block and painted stucco		
<b>ITEMS INSPECTED</b>	<b>CONCERNS</b>	
EVIDENCE OF PREVIOUS FLOODING ON SITE		NO
INADEQUATE SITE GRADING AWAY FROM ENTRANCES TO HOME OR GARAGE		NO
INADEQUATE SITE GRADING AWAY FROM PATIOS, WALKWAYS OR POOL DECK		NO
CRACKING OR DISPLACEMENT OF STRUCTURAL WALLS		NO
INSUFFICIENTLY SUPPORTED FLOORING OR WALLS		NO
CRACKING OR DISPLACEMENT OF PERIMETER FOUNDATION/FOOTER		NO
CRACKING OR DISPLACEMENT OF CONCRETE SLABS		NO
STRUCTURAL DAMAGE FROM WOOD DESTROYING ORGANISMS		NO
Comments:		
<p><b>1. No visible evidence of Termites or any other Wood Destroying Organisms in this home.</b></p>		

WINDOWS, EXTERIOR DOORS, OPENINGS AND SCREENING		SECTION 104	
ITEMS INSPECTED		CONCERNS	
<b>WINDOW FRAMES, LOCKS OR OPENING MECHANISMS NEEDING REPAIR OR ADJUSTMENT</b>		<b>YES</b>	
MISSING OR DAMAGED WINDOW SCREENS			NO
<b>BROKEN OR DAMAGED EXTERIOR DOORS, LOCKS, HANDLES OR HINGES</b>		<b>YES</b>	
<b>WOOD ROT IN DOOR OR WINDOW FRAMES OR TRIM</b>		<b>YES</b>	
<b>DAMAGED OR MISSING WEATHER STRIPING AROUND EXTERIOR DOOR JAMBS</b>		<b>YES</b>	
DIRTY TRACKS AND ROLLERS FOR SLIDING DOORS AND SCREENS			NO
<b>DIRTY TRACKS CAN SIGNIFICANTLY SHORTEN THE LIFE OF THE ROLLER MECHANISMS</b>			
DAMAGED GARAGE DOOR SECTIONS, TRACK, ROLLERS OR WEATHER STRIPING			NO
<b>INOPERATIVE GARAGE DOOR OPENER OR ELECTRIC-EYE SAFETY MECHANISM</b>		<b>YES</b>	
<b>STUCCO OR CONCRETE TRIM CRACKING</b>		<b>YES</b>	
Comments:			
<ol style="list-style-type: none"> <li>1. Balance rods in several windows are broken and need to be replaced. All windows need to be serviced to open and close properly. Cost – 250 - \$ 450</li> <li>2. The door to the north balcony is stuck and cannot be opened without extreme force. It needs lubrication and adjustment. The trim on the south balcony door around the glass needs repair. Cost - \$ 100 - \$ 150</li> <li>3. There is wood rot in the bottom right trim of the front entrance door that needs to be repaired with new wood, primer and paint. Cost - \$ 150 - \$ 250</li> <li>4. There are gaps around the front entrance door from poorly fitting weather stripping. The weather stripping should be replaced. Cost - \$ 100 - \$ 200</li> <li>5. The electric eye safety devices for the garage door need to be adjusted. The door will not close unless the button is held to override this beam. Cost - \$ 100 - \$ 150</li> <li>6. Concrete trim under two windows in the east guest bedroom is cracked and needs the immediate attention of the condominium association to remove and repair this trim as it may fall and cause injury or property damage. Cost – unknown</li> </ol>			
INTERIOR CEILINGS, WALLS, STAIRWAYS, FLOORS, DOORS, TILE AND MILLWORK		SECTION 105	
ITEMS INSPECTED		CONCERNS	
<b>WATER DAMAGE OR STAINS ON CEILINGS, WALLS OR FLOORS</b>		<b>YES</b>	
LOOSE STAIRS, TREADS, RAILINGS OR BALUSTERS			NO
SUSPECTED PRESENCE OF ADDITIONS OR MODIFICATIONS TO HOME THAT MAY NOT HAVE BEEN PROPERLY PERMITTED OR INSPECTED			NO
BROKEN OR MISALIGNED DOORS, DRAWERS, HINGES OR LATCHING MECHANISMS			NO
BROKEN OR LOOSE TILES ON FLOORS OR WALLS			NO
Comments:			
<ol style="list-style-type: none"> <li>1. There was a water leak in the garage that stained the concrete floor. It appears that the leak was behind the washer and drier. The stain was dry at the time of this inspection. This area should be monitored.</li> </ol>			

AIR CONDITIONING AND HEATING SYSTEM		SECTION 106
<b>EVAPORATOR / AIR HANDLER SECTION</b>		
APPROXIMATE AGE OF UNIT: 2002		LOCATION OF UNIT: above panel in the garage
<b>ITEMS INSPECTED</b>	<b>CONCERNS</b>	
<b>DIRTY, MISSING OR INADEQUATE AIR FILTER ASSEMBLY</b>	<b>YES</b>	
CONDENSATE DRAIN PIPING NOT PROPERLY PITCHED OR INSULATED		NO
ELECTRICAL DISCONNECT NOT WITHIN LINE OF SITE AND EASILY ACCESSIBLE		NO
<b>EVAPORATOR COIL EXCESSIVELY SOILED OR CORRODED</b>	<b>YES</b>	
EXCESSIVE FAN NOISE OR VIBRATION FROM UNIT		NO
HOUSING OR SYSTEM DUCTWORK NOT AIR TIGHT OR CRUSHED		NO
SYSTEM COOLING CAPACITY DESIGN - NOT SUFFICIENT FOR SIZE OF HOME		NO
THERMOSTAT/CONTROLS NOT FUNCTIONING PROPERLY		NO
<b>CONDENSING UNIT / COMPRESSOR SECTION</b>		
APPROXIMATE AGE OF UNIT: 2002		LOCATION OF UNIT: rear of home
<b>ITEMS INSPECTED</b>	<b>CONCERNS</b>	
INSTALLATION OF UNIT NOT LEVEL AND SECURE		NO
EXCESSIVE COMPRESSOR OR FAN MOTOR NOISE OR VIBRATIONS		NO
INADEQUATE VENTILATION AROUND UNIT DUE TO BRUSH OR STRUCTURES		NO
CONDENSING COIL DIRTY OR FOULED WITH DEBRIS		NO
ELECTRICAL DISCONNECT NOT WITHIN LINE OF SITE AND EASILY ACCESSIBLE		NO
SUCTION LINE PIPING NOT INSULATED PROPERLY		NO
PIPING PENETRATIONS INTO HOME NOT SEALED TO PREVENT PEST INTRUSIONS		NO
Comments:		
<p>1. This A/C system has been professionally installed and is functioning properly in the cooling and heating modes; however, the following concerns were noted:</p> <ul style="list-style-type: none"> <li>a. This system is now 17 years old and the evaporator coil is soiled due to not having an air filter in the return grill on the stairway. If the system has not been recently serviced by a professional Mechanical Contractor it is recommended that it be performed at this time. Ask the seller for all information on the history of repairs and servicing of this system.</li> <li>b. A/C systems typically have a reliable service life expectancy of 15 years. The system may need replacement in the near future. Cost - \$ 4,500 - \$ 5,500</li> </ul>		
<p>Residential A/C systems typically have a reliable service life expectancy of 15 years if properly maintained. Systems older than 10 years should be regularly serviced by an A/C service technician. Factory warranties usually expire after 5 years.</p>		

<b>ELECTRICAL SERVICE AND BRANCH CIRCUITS</b>		<b>SECTION 107</b>
LOCATION AND TYPE OF SERVICE ENTRANCE: east side of home - underground service entrance		
LOCATION OF MAIN ELECTRICAL DISCONNECT: east side of home		SERVICE: 120/240 Volts, 200 amps
LOCATION OF DISTRIBUTION PANEL: garage		
<b>ITEMS INSPECTED</b>	<b>CONCERNS</b>	
SERVICE ENTRANCE WIRES NOT PROPERLY PROTECTED OR TOUCHING TREES		NO
SIZE OF SERVICE NOT ADEQUATE FOR SIZE OF HOME		NO
LOOSE LUGS OR WIRE CONNECTIONS IN PANELS		NO
IMPROPER USE OF DOUBLE TAPS AT BREAKERS		NO
PROTECTIVE BUSHINGS MISSING AT PANEL KNOCK OUTS		NO
COVER PLATES OR BLANK-SPACE PLATES MISSING IN PANELS		NO
CIRCUIT DIRECTORIES NOT ADEQUATELY PROVIDED INSIDE DOORS OF PANELS		NO
INADEQUATE OR LOOSE GROUND CONNECTION		NO
EXPOSED BRANCH CIRCUIT WIRING NOTED		NO
LOOSE JUNCTION BOXES FOR SWITCHES OR CONVENIENCE OUTLETS		NO
AFCI/GFI CIRCUIT BREAKERS OR OUTLETS DO NOT TEST PROPERLY		NO
CONVENIENCE OUTLETS DO NOT TEST PROPERLY		NO
EVIDENCE OF UNPROFESSIONAL WIRING MODIFICATIONS TO ORIGINAL WIRING		NO
EXHAUST OR CEILING FANS NOT FUNCTIONING		NO
<b>MISCELLANEOUS</b>		<b>YES</b>
Comments:		
<ol style="list-style-type: none"> <li>1. Overall the electrical system has been professionally installed and is in good condition.</li> <li>2. We could not find a switch to operate the small lights under the kitchen cabinets.</li> </ol>		

<b>PLUMBING AND WATER FIXTURES</b>		<b>SECTION 108</b>
SOURCE OF POTABLE WATER: City Water      TYPE OF SEWER CONNECTION: City Sewer		
TYPE OF SUPPLY LINES: copper		TYPE OF DRAIN LINES: PVC
<b>ITEMS INSPECTED</b>	<b>CONCERNS</b>	
INADEQUATE PRESSURE OR WATER FLOW AT FIXTURES		NO
FROZEN SERVICE VALVES UNDER SINKS		not checked
Opening service valves may cause them to leak. We do not test them and recommend that you not do so either unless you are knowledgeable about how to repair or replace them. We recommend that you use the main water shut off valve to the home as an alternative if you need to repair or replace a faucet.		
CLOGGED DRAINS		NO
BROKEN OR INOPERATIVE FIXTURES		NO
SUPPLY OR DRAIN LINE PLUMBING NOT PROPERLY INSTALLED		NO
TOILETS NOT SECURELY ANCHORED OR FUNCTIONING PROPERLY		NO
LEAKING WATER FIXTURES OR DRAIN LINES		NO
BATHROOM SPA NOT FUNCTIONING PROPERLY		NA
DEFECTIVE MISCELLANEOUS ITEMS		NO
Comments:		
<p><b>1. All exposed plumbing lines and fixtures are professionally installed and are in good working condition.</b></p>		
<b>HOT WATER HEATER</b>		<b>SECTION 109</b>
LOCATION: garage      CAPACITY: 50 gallons		
APPROXIMATE AGE OF UNIT: 2002 Mfg. date		
<b>ITEMS INSPECTED</b>	<b>CONCERNS</b>	
INSUFFICIENT CAPACITY FOR SIZE OF HOME AND NUMBER OF OCCUPANTS		NO
PRESSURE RELIEF VALVE AND WATER LINE CONNECTIONS NOT INSTALLED PROPERLY		NO
RELIEF VALVE DISCHARGE NOT TERMINATED TO A SAFE AND VISIBLE LOCATION		NO
Comments:		
<p>NOTE: WATER TANKS CAN LAST 10 – 20 YEARS with little or no maintenance; however, many plumbers recommend that tanks be replaced every 10 years if a failure of the tank might cause flooding to the surrounding area or structure below where it is mounted. Installing a leak detection device near the unit on the floor near the unit is an alternative.</p>		



MAJOR HOME APPLIANCES		SECTION 110
DEVICES INSPECTED	CONCERNS	
<b>CLOTHES WASHER</b>		
DEVICE NOT FUNCTIONING PROPERLY		NO
CRACKED OR DAMAGED HOSE CONNECTIONS*		NO
*IT IS RECOMMENDED THAT HOSES BE REPLACED EVERY 5 YEARS TO AVOID CATASTROPHIC LEAKS.		
<b>CLOTHES DRYER</b>		
EXHAUST DUCT CRUSHED OR NOT SECURE		NO
DEVICE NOT FUNCTIONING PROPERLY		NO
<b>REFRIGERATOR/FREEZER/ICEMAKER</b>		
DAMAGED DOORS SEALS, SHELVING OR DRAWERS		NO
ICE MAKER NOT FUNCTIONING PROPERLY		NO
EXCESSIVE FROST BUILD UP		NO
DEVICE NOT FUNCTIONING PROPERLY		NO
<b>DISHWASHER</b>		
MISSING OR DEFECTIVE PARTS		NO
FAULTY SEALS OR EVIDENCE OF LEAKS		NO
DOES NOT DRAIN PROPERLY		NO
DEVICE NOT FUNCTIONING PROPERLY		NO
<b>KITCHEN SINK DISPOSAL</b>		
DEVICE NOT FUNCTIONING PROPERLY		NO
<b>STOVE AND OVEN</b>		
<b>ELEMENTS FOR STOVETOP, OVEN OR BROILER NOT FUNCTIONING PROPERLY</b>	<b>YES</b>	
<b>DOORS, LATCHES OR HINGES BROKEN OR MISALIGNED</b>	<b>YES</b>	
EXHAUST HOOD NOT FUNCTIONING PROPERLY		NO
<b>CONTROLS NOT FUNCTIONING PROPERLY</b>	<b>YES</b>	
<b>BUILT-IN MICROWAVE</b>		
DEVICE NOT FUNCTIONING PROPERLY		NO
<b>INSTANT HOT WATER DISPENSER</b>		
DEVICE NOT FUNCTIONING PROPERLY		none installed
<b>CENTRAL VACUUM SYSTEM</b>		
DEVICE NOT FUNCTIONING PROPERLY		none installed
<b>Comments:</b>		
<p>1. The control panel for the operation of the oven did not illuminate when we tested it. The door didn't seem to latch properly and we could not get the broiler element to function. Repair cost – unknown. Replacement Cost - \$ 650 +</p>		

<b>TURF, LANDSCAPE, WALKWAYS, DRIVES</b>		<b>SECTION 111</b>
<b>ITEMS INSPECTED</b>	<b>CONCERNS</b>	
TREE ROOTS INVADING FOUNDATION WALLS OR WALKWAYS		NO
DAMAGED OR DISPLACED WALKWAY/DRIVE PAVERS OR SLABS		NO
<b>Comments:</b>		

<b>IRRIGATION SYSTEM</b>		<b>SECTION 112</b>
WATER SOURCE: common area system maintained by the HOA		
<b>ITEMS INSPECTED</b>	<b>CONCERNS</b>	
DRY SPOTS – INADEQUATE COVERAGE – BROKEN HEADS OR PIPES		NO
CONTROL VALVE OR PUMP NOT FUNCTIONING PROPERLY IN MANUAL MODE		NO
<small>NOTE: TIMERS ARE NOT CHECKED FOR PROPER TIME KEEPING OR AUTOMATIC FUNCTIONS. THIS REQUIRES EXTENDED OBSERVATION.</small>		
<b>Comments:</b>		
<p>Irrigation systems typically need periodic repairs and at least one professional tune-up each year to compensate for landscape growth and head misalignments from lawn maintenance activities.</p>		

## Summary – Photos & Notes

**Overall Evaluation:** Overall this home is structurally sound and in fair condition.

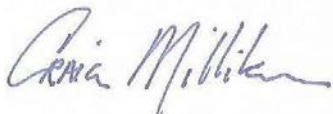
- **The broken concrete trim under the two windows facing north in the 2<sup>nd</sup> floor east guest bedroom needs to be repaired immediately. The HOA should be notified in writing that it is an unsafe condition for pedestrian traffic near the front entrance door.**
- There was no visible evidence of active mold or moisture problems noted in this home
- There was no visible evidence of termites or other wood boring insects within this home.
- There was no evidence of wood rot caused by fungi and moisture noted within this home

Photos and notes at the end of this report contain additional information.

Reasonable effort was made to view all safely accessible areas of this home. Concealed items cannot normally be inspected without using invasive procedures or special testing equipment that is beyond the scope of this type of general inspection. This Standard Home Inspection Report may not address every problem that may exist with this property at the time of this inspection. **CPM Real Estate Inspections, Inc. makes no warranty that there are no other defects with this property.**

If anyone would like to discuss anything contained in this report, please call me at (561) 866 9956.

Thank you for choosing CPM Real Estate Inspections, Inc.



Craig Milliken, PE  
CPM Real Estate Inspections, Inc.



Photo # 1

It is assumed that the HOA maintains the roof. it appears to be in good condition and water tight



Photo # 2

No signs of leaks in the attic area



Photo # 3

Roof penetrations are water tight



Photo # 4

The attic is well insulated





Photo # 5

This concrete window sill trim is cracked and needs to be repaired



Photo # 6

The loose concrete may fall if not repaired



Photo # 7

Plants have taken root in the tiles over the front entrance



Photo # 8

Wood rot and weather stripping needs repair in the front door



Photo # 9

The rear of the building is stained and needs pressure cleaning and new paint

The trellis and fascia trim board needs paint



Photo # 10

Trim on balcony door needs repair

One of the doors is stuck and won't open



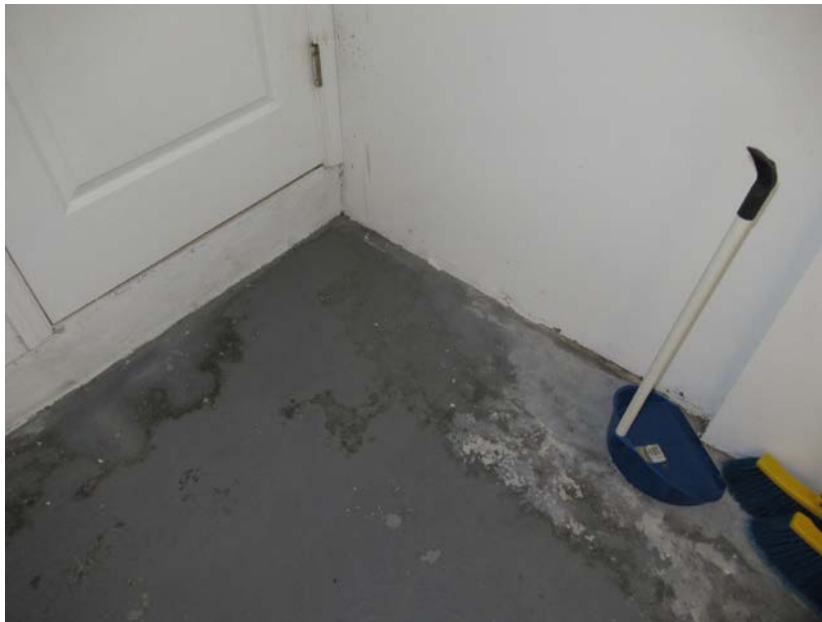


Photo # 11

Staining on the garage floor was from the clothes washing machine

The stains were dry during our test of the machine



Photo # 12

All windows need servicing



Photo # 13

The A/C system is 16 years old



Photo # 14

The evaporator coil in the air handler is corroded and dirty

There was no air filter in front of it when we opened the grill on the stairway



Photo # 15

The electrical system is in good condition



Photo # 16

The hot water tank was manufactured in 2002



Photo # 17

The control panel on the oven did not illuminate when tested

The oven door did not latch properly



Photo # 18

The garage door opener needs servicing to align the electric eye safety mechanisms