



# Global Property Inspections Group

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Inspected By: Luis Ernesto Baques Rangel Lic#: HI-9875



## Home Inspection Report

Prepared For:

**Cityhouse M Inc**

Property Address:

**840 NW 122 Street North Miami FL 33168**

Inspected on Thu, May 12 2022 at 12:00 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

# General

Property Type:

Single Family



(General continued)



Stories: One  
Approximate Age: Built In 1949  
Age Based On: Miami Dade county  
Bedrooms/Baths: 2/1  
Door Faces: North  
Furnished: No



(General continued)



Occupied:	No
Weather:	Sunny
Temperature:	Hot
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Water Service

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level Condition: Satisfactory
Vegetation:	Not Growing Against Structure Condition: Satisfactory
Retaining Walls:	Frame structure Condition: Satisfactory
Driveway:	Not Present
Walkways:	Stamped Concrete Condition: Fair condition
Steps/Stoops:	Concrete Condition: Satisfactory

## Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Stucco Condition: Satisfactory
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(Exterior continued)

Windows:

Aluminum , Impact glass  
Condition: Satisfactory



Comment 1:

All windows are impact rated Miami Dade County approved products.

Entry Doors:

Metal entry doors  
Condition: Satisfactory



(Exterior continued)



Comment 2:

Both entry doors were functional at time of inspection. Doors has been identified as MDCA



Figure 2-1



Figure 2-2

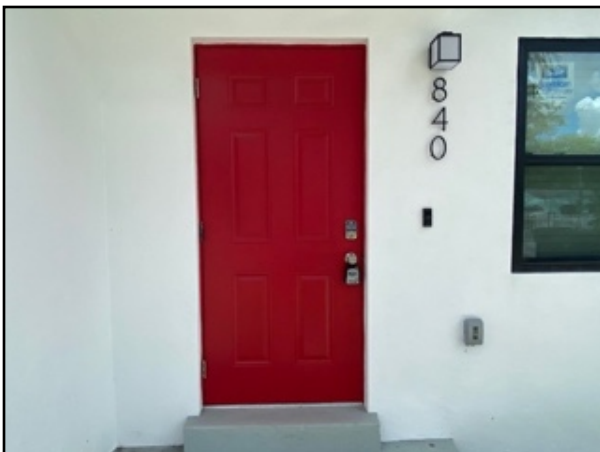


Figure 2-3



Figure 2-4

Balconies:  
Railings:

Not Present  
Not Present

# Roofing

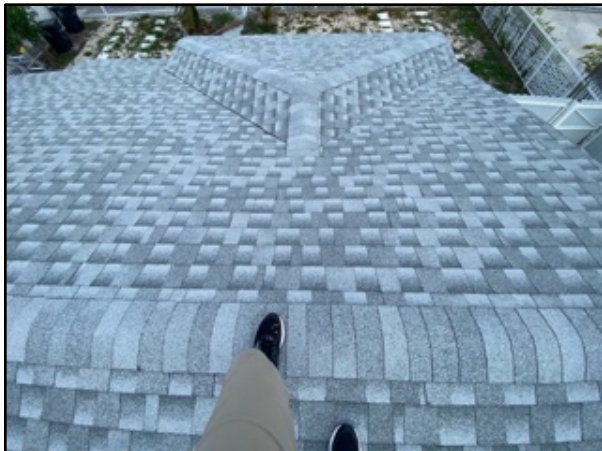
The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:

Walked Roof/Arms Length

Roof Design:

Gable



(Roofing continued)



Roof Covering:	3 Tab Shingle Condition: Satisfactory
Approximate Roof Age:	2 Years BRR00-2020-00513 11/19/2020
Ventilation Present:	Soffit Condition: Satisfactory
Vent Stacks:	PVC Condition: Satisfactory
Chimney :	Not Present
Sky Lights:	Not Present
Flashings:	Enclosed Condition: Satisfactory
Soffit and Fascia:	Wood Condition: Satisfactory

(Roofing continued)

Gutters & Downspouts: Not Present



Comment 3:

Minor dents and poor finish observed in some areas of the metal drip edge portion of the roof, this is not a defect is a poor finish.

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Material:	Concrete Block
	Condition: Satisfactory
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Not Present
Subflooring:	Not Present
Wall Structure:	Wood Frame
	Condition: Satisfactory

## Attic

Attic Entry:	Hallway
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Tongue & Groove Wood
	Condition: Satisfactory
Vent Risers:	Not Present
Insulation:	Blown In Fiberglass
	Condition: Satisfactory

(Attic continued)



Comment 4:



Figure 4-1



Figure 4-2



Figure 4-3



Figure 4-4

## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

(Electrical continued)

Type of Service:

Overhead

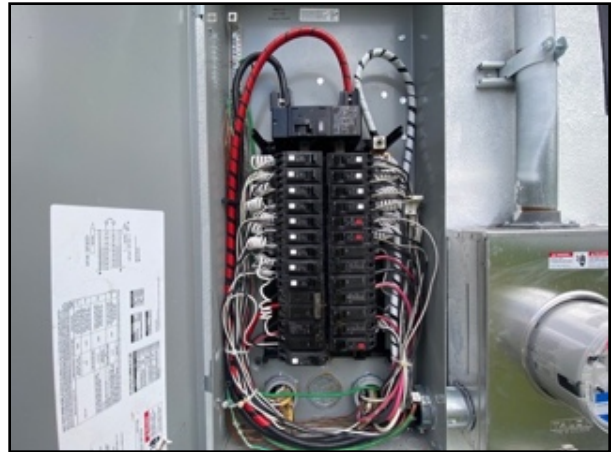


Main Disconnect Location:

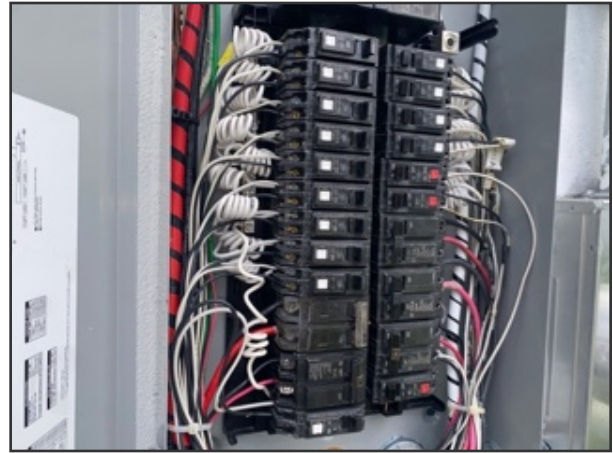
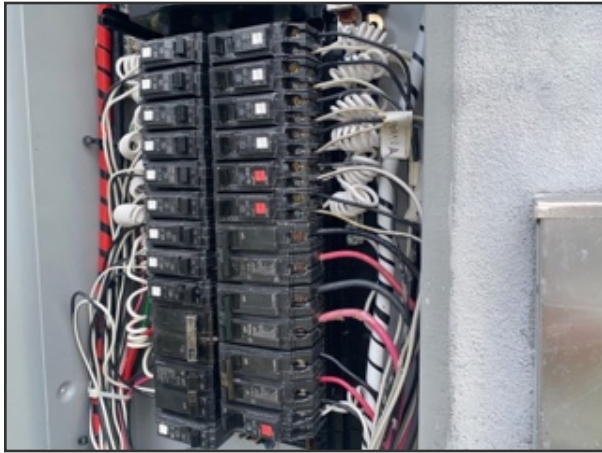
Service Panel

Service Panel Location:

Exterior



(Electrical continued)



Service Panel Manufacturer:	Siemens
	Condition: Satisfactory
Service Line Material:	Copper
	Condition: Satisfactory
Service Amperage:	150 amps
Service Panel Ground:	Ground bar
Branch Circuit Wiring:	Stranded Copper, Solid copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory
Smoke Detectors:	9 volt Battery Type, Hard Wired Interconnected
	Condition: Satisfactory

## HVAC

HVAC System Type:	Central Split System
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(HVAC continued)

Thermostat:

Smart  
Condition: Satisfactory





(HVAC continued)



Comment 5:

Both A/C Units were properly functioning at time of inspection.



Figure 5-1



Figure 5-2

## Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Supply Pipe Material:

Copper, CPVC

Condition: Satisfactory

Location of Main Water Shutoff:

Rear elevation



Waste Pipe Material:

PVC

Condition: Satisfactory

(Plumbing continued)



Comment 6:

Complete drainage re-piping has been performed in 2020 approximately. All visible drainage were properly functioning at the time of inspection.

Sump Pump: Not Present

Location of Fuel Shutoff: Not Present

## Water Heater

Manufacturer:

Titan



Fuel:

Electric

Capacity:

Electric No Stored Water

Approximate Age:

1+/- Year

Temp & Pressure Relief Valve:

Not Present

Fuel Disconnect:

Not Present

Seismic Straps Installed:

Not Present

## Bathrooms

(Bathrooms continued)

# Bathroom #1

Location:

Hallway



Comment 7:



Figure 7-1



Figure 7-2



Figure 7-3



Figure 7-4

Bath Tub:

Not Present

Shower:

Stall

Sink(s):

Condition: Satisfactory

Single Vanity

Toilet:

Condition: Satisfactory

Standard Tank

Bidet:

Condition: Satisfactory

Not Present

(Bathroom #1 continued)

Shower Walls:	Tile
	Condition: Satisfactory
Tub Surround:	Not Present
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Window, Ceiling vent
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

## Kitchen

Cabinets:	Laminated
	Condition: Satisfactory



Countertops:	Granite
	Condition: Satisfactory

(Kitchen continued)

Sink:

Single  
Condition: Satisfactory



## Appliances



Comment 8:



Figure 8-1



Figure 8-2

(Appliances continued)



Figure 8-3



Figure 8-4



Figure 8-5



Figure 8-6

(Appliances continued)

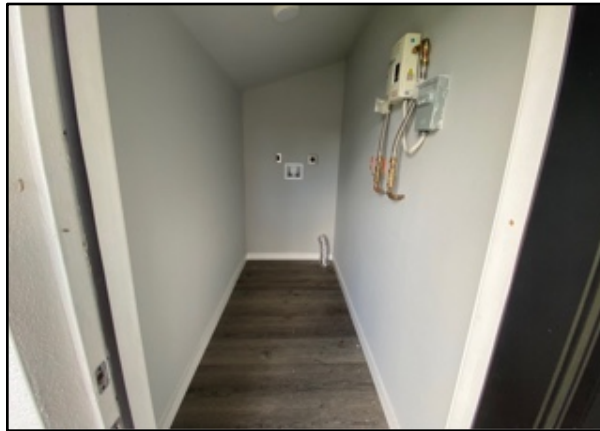


Figure 8-7

## Laundry

Built In Cabinets:

Not Present



Laundry Sink:

Not Present

Dryer Venting:

To Exterior

Condition: Satisfactory

GFCI Protection:

Not Present

Laundry Hook Ups:

Yes

Condition: Satisfactory

Washer:

Not Present

Dryer:

Not Present

## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Linoleum, Laminate Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Single Hung Condition: Satisfactory
Window Materials:	Aluminum , Impact Glass
Entry Door Types:	Hinged Condition: Satisfactory
Interior Door Materials:	Masonite
Fireplace:	Not Present

## Scope of work



### Comment 9:

The inspection will be based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice for home inspectors in South Florida.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property. You must understand that this is not a Building Code inspection.

The inspection will be performed to identify the visible condition of the following building components: Limited scope if applicable, structure, HVAC System, Water Heater, Plumbing, Electrical system and all visible deficiencies.

The report will provide recommendations, preliminary cost estimates (where possible) and priorities for major deficiencies and updated components.

Asbestos, mold or any environmental hazard inspection are excluded from these report since they are beyond our scope of work.



# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.