

Full Home Inspection Report



RISE Home Inspections LLC

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Date: 11/22/2022	Time: 09:00 AM	Report ID:
Property:	Customer:	Real Estate Professional:
NW 84th St		
Miami FL 33150		

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

<u>Inspected (IN)</u> = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

<u>Functional (F) =</u> The item, component or unit was visually observed appeared to be functioning as intended for period constructed. Normal wear and tear is allowable.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

<u>General Repair (GR)</u> = Items or areas that need correction, but are not causing immediate harm or damage to the property. Any item noted in this category should be considered for repair.

<u>Additional Evaluation Recommended (AE)</u> = The item or system in this category will require additional research or information to determine if an actual issue or defect exists. This can included Non-functioning items, environmental concerns, or potential issues that would require engineering or house plan review for determination.

<u>Deferred Maintenance (DM)</u> = Areas or components that are serviceable but are suspected to be near the end of their service life due to signs of wear, age or deterioration. Evaluation, service or replacement is advised.

<u>Safety Concern (S)</u> = Areas or items found in the building that could pose a health or injury risk, regardless of past or present code compliance, or proper construction practices.

<u>Defect (D)</u> = Items in this category are non-functioning, improperly constructed/installed or are presently creating damage to the structure. Anything listed in this category should require repair or correction by a licensed tradesman.

In Attendance: Type of building: Approximate age of building: Sellers agent Single Family (1 story) 70 years

Temperature: Weather: Ground/Soil surface condition:

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Over 65 (F) = 18 (C)

Cloudy

Damp

Rain in last 3 days:

Yes

© RESULTS AT A GLANCE

148

ITEMS INSPECTED
Total number in report.

25

SUMMARY COMMENTS

Total number in report.

1

VIDEOS

Total number in report.

161

PHOTOS

Total number in report.

1. ROOF SYSTEM / CHIMNEYS AND ATTIC

B DESCRIPTION

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.







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* STYLES & MATERIALS: ROOF SYSTEM / CHIMNEYS AND ATTIC

Roof Covering:

Roll/Selvage Asphalt/Fiberglass

Ventilation:

Soffit Vents

Attic info:

Attic access

Viewed roof covering from:

Walked roof Drone

Roof Structure:

2 X 6 Rafters

Method used to observe attic:

From entry

Attic Insulation:

Blown

Roof-Type:

Hip Flat

• ITEMS: ROOF SYSTEM / CHIMNEYS AND ATTIC

1.0 ROOF COVERINGS

🗂 GENERAL REPAIR, ADDITIONAL EVALUATION RECOMMENDED

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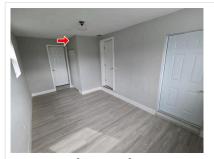
Moisture detected in closet ceiling. Appears to be a small leak, however I recommend further inspection by a qualified roofer to confirm if this is in fact a leak. Ponding observed in flat roof above detected moisture. This can lead to mold growth and further deterioration if not corrected. I recommend a qualified roofer to inspect further and repair or replace as needed.



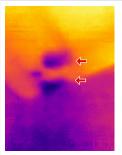
1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)

1.1 FLASHINGS

⊗ INSPECTED

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

⊗ INSPECTED

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1.3 VENTILATION OF ROOF/ATTIC

⊗ INSPECTED

1.4 ROOF DRAINAGE SYSTEMS (GUTTERS/DOWNSPOUTS)

There is no gutter system.

1.5 ROOF STRUCTURE AND ATTIC

⊗ INSPECTED

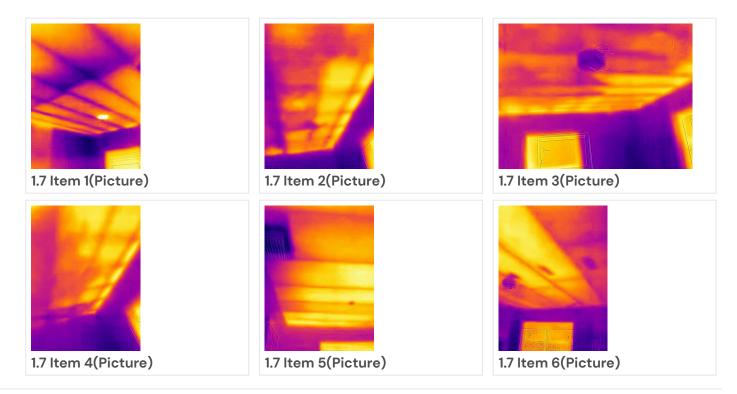
1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS IN ATTIC

MOT PRESENT

1.7 INSULATION IN ATTIC

TREPAIR OR REPLACE

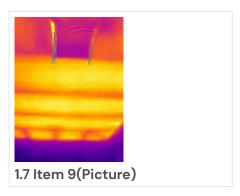
Thermal imaging revealed a lack of insulation throughout the house. This can lead to energy loss as heat is transferred into the house. I recommend a qualified contractor to evaluate further and repair or replace as needed.



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1.7 Item 10(Picture)

1.8 VISIBLE ELECTRIC WIRING IN ATTIC

⊗ INSPECTED

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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♠ 2. EXTERIOR

B DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.















STYLES & MATERIALS: EXTERIOR

Siding Style:

Siding Material:

Exterior Entry Doors:

Cement stucco

Masonry

Steel/Aluminum

Glass

Appurtenance:

Driveway:

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Porch Concrete

ITEMS: EXTERIOR

2.0 WALLS

☐ ADDITIONAL EVALUATION RECOMMENDED

(1) Unknown pipe protruding from exterior wall, on wall directly behind Bathroom #2. It appears to be a vent stack, but I am unable to confirm. I recommend a qualified sewer scope inspector to evaluate further to determine if repairs or remediation are needed.



(2) Unknown pipe stuffed with paper observed near exterior wall. I was unable to determine the purpose of this pipe. I recommend further evaluation.



2.0 Item 2(Picture)



2.0 Item 3(Picture)

2.1 EXTERIOR DOORS, GATES AND FENCES

TREPAIR OR REPLACE, GENERAL REPAIR

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(1)

- Front metal fence is crooked and unstable in several places.
- Several posts are not securely installed.
- Gate is leaning forward, leaning towards sidewalk.
- At least one post is attached by a metal plate and screws

0

• This is a safety issue and should be resolved by a qualified contractor.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)



2.1 Item 5(Picture)



2.1 Item 6(Picture)

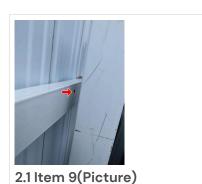


2.1 Item 7(Picture)

(2) Metal fence on right front side has at least one post not connected to beam.



2.1 Item 8(Picture)



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(3) Screws protruding on metal fence post, with rust and deterioration observed.



(4) Metal gate on left side of house does not close properly. Dead bolt does not line up with hole to lock gate.







2.1 Item 12(Picture)

2.1 Item 13(Picture)

(5) Metal fence in backyard is covered in vegetation in several places, and is deteriorated in several places. This is a safety issue, and should be resolved by a qualified contractor.



2.1 Item 14(Picture)



2.1 Item 15(Picture)



2.1 Item 16(Picture)

(6) Metal fence on right side does not continue all the way to the rear fence. A small wooden section was observed to be very deteriorated and not properly secured. This is a safety issue and should be resolved by a qualified contractor.



2.1 Item 17(Picture)



2.1 Item 18(Picture)



2.1 Item 19(Picture)

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2.2 WINDOWS

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

⊗ INSPECTED

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

2.5 EAVES, SOFFITS AND FASCIAS

2.6 WATER FAUCETS (HOSE BIBS)

 ☐ DEFECT

There are no exterior hose bibs observed.

2.7 LIGHT FIXTURES AND ELECTRICAL OUTLETS (EXTERIOR)

□ DEFECT

There are no exterior outlets.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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👚 3. HEATING / CENTRAL AIR CONDITIONING

B DESCRIPTION

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various













💸 STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

Heat Type:

Heat Pump Forced Air (also provides cool air)

Heat System Brand:

RHEEM

Filter Size:

Adequate

Number of AC Units:

One

Energy Source:

Electric

Ductwork:

Insulated

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Central Air Brand:

RHEEM

Number of Heat Systems (excluding wood):

One

Filter Type:

Disposable

Cooling Equipment Energy

Source:

Electricity

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ITEMS: HEATING / CENTRAL AIR CONDITIONING

3.0 HEATING EQUIPMENT

⊗ INSPECTED

3.1 COOLING AND AIR HANDLER EQUIPMENT

⊗ INSPECTED

The HVAC system was not working properly at the time of the inspection. The HVAC system is between 10–11 years old. The average life expectancies of different HVAC systems, Air conditioners and heat pumps are 10 to 15 years.

The ambient air test was performed by using thermometers to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 71 degrees, and the average return air temperature was 64 degrees. This indicates a difference of 7 degrees.



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.1 Item 3(Picture)



3.1 Item 4(Picture)



3.1 Item 5(Picture)



3.1 Item 6(Picture)



3.1 Item 7(Picture)



3.1 Item 8(Picture)

3.2 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

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CENERAL REPAIR

Insulation for HVAC coolant line is deteriorated. This can lead to energy loss. I recommend repair or replacement by a qualified person.



3.2 Item 1(Picture)



3.2 Item 2(Picture)

3.3 NORMAL OPERATING CONTROLS

3.4 AUTOMATIC SAFETY CONTROLS

⊗ INSPECTED

3.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

3.6 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

⊗ INSPECTED

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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👚 4. ELECTRICAL SYSTEM

DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

















STYLES & MATERIALS: ELECTRICAL SYSTEM

Electrical Service Conductors:

Overhead service

Electrical Panel:

200 AMP

Panel Type:

Circuit breakers

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Electric Panel Manufacturer:

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex Conduit

ITEMS: ELECTRICAL SYSTEM

4.0 SERVICE ENTRANCE CONDUCTORS

⊗ INSPECTED

- 4.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS
 - **⊗** INSPECTED
- 4.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE
- 4.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE)
 - **⊗** INSPECTED
- 4.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, ALL RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS OF INSPECTED STRUCTURE
 - **⊗** INSPECTED
- 4.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)
 - INSPECTED
- 4.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

4.7 SMOKE DETECTORS

⊗ INSPECTED

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

4.8 CARBON MONOXIDE DETECTORS

NOT PRESENT

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was

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👚 5. PLUMBING SYSTEM

B DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



















STYLES & MATERIALS: PLUMBING SYSTEM

Plumbing Water Supply (into home):

Not visible

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size: 2" Diameter

NW 84th St Page 22 of 70 **Plumbing Waste:**

Water Heater Power Source:

Water Heater Capacity:

PVC

Electric

Tankless

Water Heater Location:

Washer Dryer Room

WH Manufacturer:

TITAN

ITEMS: PLUMBING SYSTEM

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

5.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

⊗ INSPECTED

5.2 HOT WATER SYSTEMS, FLUES AND VENTS

⊗ INSPECTED

5.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

⊗ INSPECTED

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

5.5 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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6. LIVING / DINING ROOM & KITCHEN

DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

























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* STYLES & MATERIALS: LIVING / DINING ROOM & KITCHEN

Dishwasher Brand:

FRIGIDAIRE

Range/Oven:

FRIGIDAIRE

Refrigerator:

FRIGIDAIRE

Disposer Brand:

MOEN

Cabinetry:

Wood

Exhaust/Range hood:

FRIGIDAIRE

Countertop:

Granite

ITEMS: LIVING / DINING ROOM & KITCHEN

6.0 CEILING

⊘ INSPECTED

6.1 WALLS

⊗ INSPECTED

6.2 FLOORS

6.3 DOORS

⊗ INSPECTED

6.4 WINDOWS

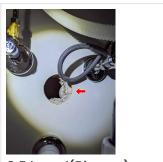
⊗ INSPECTED

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6.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

TREPAIR OR REPLACE, GENERAL REPAIR

Hole observed in kitchen cabinet underneath kitchen sink. I recommend a qualified contractor to evaluate further and repair or replace as needed.



6.5 Item 1(Picture)

6.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

⊗ INSPECTED

6.7 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

⊗ INSPECTED

6.8 OUTLETS, SWITCHES AND FIXTURES

⊗ INSPECTED

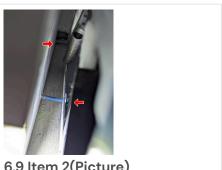
6.9 DISHWASHER

ADDITIONAL EVALUATION RECOMMENDED

Dishwasher is not connected to the kitchen countertop with its manufactured anchors. It is connected to sides of wooden cabinets by screws. This can make it difficult to remove or adjust.



6.9 Item 1(Picture)



6.9 Item 2(Picture)



6.9 Item 3(Picture)

6.10 RANGES/OVENS/COOKTOPS

⊗ INSPECTED

6.11 RANGE HOOD (S)

⊗ INSPECTED

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6.12 TRASH COMPACTOR

6.13 FOOD WASTE DISPOSER

⊗ INSPECTED

6.14 REFRIGERATOR

⊗ INSPECTED

6.15 BUILT IN MICROWAVE COOKING EQUIPMENT

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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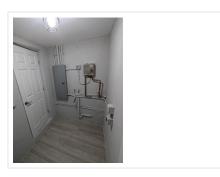
7. LAUNDRY ROOM

DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.







STYLES & MATERIALS: LAUNDRY ROOM

Dryer Power Source:

220 Electric

Dryer Vent:

PVC Rigid

ITEMS: LAUNDRY ROOM

7.0 CEILING

⊗ INSPECTED

7.1 WALLS

⊗ INSPECTED

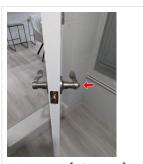
7.2 FLOORS

⊗ INSPECTED

7.3 DOORS

ADDITIONAL EVALUATION RECOMMENDED

NW 84th St Page 28 of 70 Door locking mechanism from the inside of the laundry room. This is for your information.







7.3 Item 2(Picture)

7.4 WINDOWS

⊗ INSPECTED

7.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

⊗ INSPECTED

7.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

7.7 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

7.8 OUTLETS, SWITCHES AND FIXTURES

7.9 CLOTHES WASHER

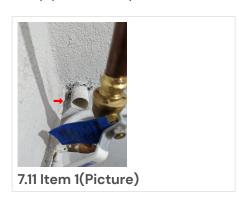
7.10 CLOTHES DRYER

7.11 CLOTHES DRYER VENT PIPING

⊗ INSPECTED

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PVC pipe in laundry room to be used as dryer vent. This is for your information.





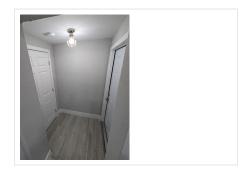
The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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8. INTERIORS (COMMON AREAS)

DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



* STYLES & MATERIALS: INTERIORS (COMMON AREAS)

Ceiling Materials:

Wall Material:

Floor Covering(s):

Gypsum Board

Gypsum Board

Tile

Interior Doors:

Hollow core

ITEMS: INTERIORS (COMMON AREAS)

8.0 CEILINGS

TREPAIR OR REPLACE, GENERAL REPAIR

Ceiling above HVAC Handler is not properly installed, and exposes the attic space. This can lead to energy loss. I recommend a qualified contractor to evaluate further and repair as needed.



8.0 Item 1(Picture)

8.1 WALLS

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GENERAL REPAIR, ADDITIONAL EVALUATION RECOMMENDED

Black mold-like substance observed underneath HVAC handler. A Mold inspection was not performed at the time of the Home inspection. I am unable to determine if the black substance is mold. I recommend a qualified mold inspector to evaluate further and offer remediation if needed.



8.1 Item 1(Picture)



8.1 Item 2(Picture)



8.1 Item 3(Picture)



8.1 Item 4(Picture)

8.2 FLOORS

⊗ INSPECTED

8.3 DOORS (REPRESENTATIVE NUMBER)

⊗ INSPECTED

8.4 OUTLETS, SWITCHES AND FIXTURES

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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9. MASTER BEDROOM

DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.





💸 STYLES & MATERIALS: MASTER BEDROOM

Ceiling Materials:

Wall Material:

Floor Covering(s):

Gypsum Board

Gypsum Board

Tile

Interior Doors:

Hollow core

ITEMS: MASTER BEDROOM

9.0 CEILINGS

9.1 WALLS

9.2 FLOORS

9.3 DOORS (REPRESENTATIVE NUMBER)

⊗ INSPECTED

9.4 WINDOWS (REPRESENTATIVE NUMBER)

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9.5 OUTLETS, SWITCHES AND FIXTURES

⊗ INSPECTED

9.6 CLOSET

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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10. MASTER BATH





* STYLES & MATERIALS: MASTER BATH

Exhaust Fans:

None

ITEMS: MASTER BATH

10.0 CEILING

⊘ INSPECTED

10.1 WALLS

⊘ INSPECTED

10.2 FLOORS

⊗ INSPECTED

10.3 DOORS

TREPAIR OR REPLACE, GENERAL REPAIR

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- · Pocket door is not properly installed.
- Door fixture rubs against door frame, as well as the entire door rubs against interior door system when moving in and out.
- Door latch is difficult to engage with locket plate.
- Door casing appears to be warped, or not properly installed.



10.3 Item 1(Picture)



10.3 Item 2(Picture)



10.3 Item 3(Picture)

10.4 WINDOWS

NOT PRESENT

10.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

⊗ INSPECTED

10.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

⊗ INSPECTED

10.7 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

⊗ INSPECTED

10.8 OUTLETS, SWITCHES AND FIXTURES

⊗ INSPECTED

10.9 EXHAUST FAN

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No exhaust or window observed in bathroom. This prevents moisture and steam to be properly removed from bathroom, and can lead to excessive moisture, mold growth and deterioration. I recommend a qualified contractor to evaluate further and repair or remediate as needed.



10.9 Item 1(Picture)

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👚 11. BEDROOM #1

B DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.





STYLES & MATERIALS: BEDROOM #1

Ceiling Materials:

Gypsum Board

Interior Doors:

Hollow core

Wall Material:

Gypsum Board

Floor Covering(s):

Tile

ITEMS: BEDROOM #1

11.0 CEILINGS

11.1 WALLS

11.2 FLOORS

11.3 DOORS (REPRESENTATIVE NUMBER)

11.4 WINDOWS (REPRESENTATIVE NUMBER)

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11.5 OUTLETS, SWITCHES AND FIXTURES

⊗ INSPECTED

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

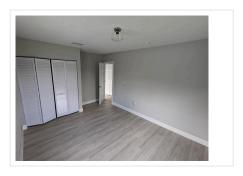
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👚 12. BEDROOM #2

DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.





STYLES & MATERIALS: BEDROOM #2

Ceiling Materials:

Gypsum Board

Interior Doors:

Hollow core

Wall Material:

Gypsum Board

Floor Covering(s):

Tile

ITEMS: BEDROOM #2

12.0 CEILINGS

12.1 WALLS

GENERAL REPAIR

Small hole which appears to be due to door handle observed on wall.



12.1 Item 1(Picture)

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12.2 FLOORS

⊗ INSPECTED

12.3 DOORS (REPRESENTATIVE NUMBER)

12.4 WINDOWS (REPRESENTATIVE NUMBER)

⊘ INSPECTED

12.5 OUTLETS, SWITCHES AND FIXTURES

12.6 OTHER

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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👚 13. BEDROOM #3

B DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.





STYLES & MATERIALS: BEDROOM #3

Ceiling Materials:

Wall Material:

Floor Covering(s):

Gypsum Board

Gypsum Board

Tile

Interior Doors:

Hollow core

ITEMS: BEDROOM #3

13.0 CEILINGS

🗂 REPAIR OR REPLACE, GENERAL REPAIR, ADDITIONAL EVALUATION RECOMMENDED

See Section 1.1 Roof System, to see note on moisture detected in closet.

13.1 WALLS

13.2 FLOORS

13.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

⊗ INSPECTED

13.4 DOORS (REPRESENTATIVE NUMBER)

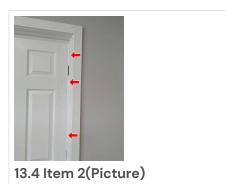
📋 REPAIR OR REPLACE, GENERAL REPAIR

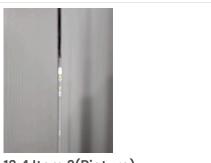
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- Door is not properly installed.
- Door rubs against door frame, making it very difficult to open.
- Large gaps observed when door is closed, making it possible to look into room through gaps.
- Door appears to be shaved at the side of the door knob at both top and bottom.



13.4 Item 1(Picture)





13.4 Item 3(Picture)



13.4 Item 4(Picture)





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13.5 WINDOWS (REPRESENTATIVE NUMBER)

⊗ INSPECTED

13.6 OUTLETS, SWITCHES AND FIXTURES

⊗ INSPECTED

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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14. BATHROOM #1





* STYLES & MATERIALS: BATHROOM #1

Exhaust Fans:

None

ITEMS: BATHROOM #1

14.0 CEILING

⊘ NOT INSPECTED

14.1 WALLS

⊘ NOT INSPECTED

14.2 FLOORS

⊘ NOT INSPECTED

14.3 DOORS

TREPAIR OR REPLACE

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- · Door is not installed properly.
- Door rubs against door jamb and is difficult to open.
- Door is not level and slowly opens due to gravity when the latch is not engaged.
- · Significant amount of space observed underneath door.
- · Bottom right portion of door appears to have been shaved down to prevent rubbing against door frame.
- · Door handle is loose.



14.3 Item 1(Picture)



14.3 Item 2(Picture)







14.3 Item 4(Picture)



14.3 Item 5(Picture)

14.4 WINDOWS

⊗ NOT INSPECTED

14.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

14.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

⊗ NOT INSPECTED

14.7 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

NW 84th St Page 46 of 70 **⊗** NOT INSPECTED

14.8 OUTLETS, SWITCHES AND FIXTURES

⊗ NOT INSPECTED

14.9 EXHAUST FAN

14.10 SHOWER/TUB

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1 15. BATHROOM #2



* STYLES & MATERIALS: BATHROOM #2

Exhaust Fans:

Fan with light

• ITEMS: BATHROOM #2

15.0 CEILING

⊘ INSPECTED

15.1 WALLS

⊗ INSPECTED

15.2 FLOORS

⊘ INSPECTED

15.3 DOORS

TREPAIR OR REPLACE, ADDITIONAL EVALUATION RECOMMENDED

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- · Bathroom door is not properly installed.
- Large gaps observed when door is closed, large enough to look into room.
- Door latch barely engages with strike plate.
- Large gap observed underneath door.



15.3 Item 1(Picture)



15.3 Item 2(Picture)



15.3 Item 3(Picture)



15.3 Item 4(Picture)

15.4 WINDOWS

NOT PRESENT

15.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

⊗ INSPECTED

15.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

⊗ INSPECTED

15.7 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

⊗ INSPECTED

15.8 OUTLETS, SWITCHES AND FIXTURES

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15.9 EXHAUST FAN / HVAC REGISTER

⊘ INSPECTED

15.10 SHOWER/TUB

TREPAIR OR REPLACE, ADDITIONAL EVALUATION RECOMMENDED

Water ponding observed in shower. This signifies that the shower pan or shower tile was not installed properly to allow all moisture to drain. This can lead to further deterioration. I recommend a qualified contractor to evaluate further and repair or replace as needed.



15.10 Item 1(Picture)

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16. STRUCTURAL COMPONENTS

B DESCRIPTION

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

STYLES & MATERIALS: STRUCTURAL COMPONENTS

Foundation: Method used to observe Floor Structure:

Poured concrete Not visible Crawlspace:

No access

Wall Structure: **Ceiling Structure:**

2X6 Masonry

ITEMS: STRUCTURAL COMPONENTS

16.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE

NOT INSPECTED.

16.1 WALLS (STRUCTURAL)

16.2 COLUMNS OR PIERS

16.3 FLOORS (STRUCTURAL)

16.4 CEILINGS (STRUCTURAL)

16.5 INSULATION UNDER FLOOR SYSTEM

NOT INSPECTED

16.6 VAPOR RETARDERS (IN CRAWLSPACE OR BASEMENT)

NW 84th St Page 51 of 70 **⊗** NOT INSPECTED

16.7 VENTILATION OF FOUNDATION AREAS

⊗ NOT PRESENT

16.8 WOOD DESTROYING ORGANISMS

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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ITEMS: AIR QUALITY/MOLD

17.0 MOLD SAMPLING

⊗ NOT INSPECTED

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INVOICE

RISE 6954 Bottle Brush Dr

Miami, FL 33014 (786) 657-6829

Inspected By: Daniel Tarasiuk

Inspection Date: 11/22/2022

Report ID:

Customer Info:	Inspection Property:
NW 84th St Miami FL 33150	NW 84th St Miami FL 33150
Customer's Real Estate Professional:	

Inspection Fee:

Service Price Amount Sub-Total

Tax \$0.00

Total Price \$0.00

Payment Method: Payment Status:

Note:

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RISE 6954 Bottle Brush Dr Miami, FL 33014 (786) 657-6829

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/ attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

Citizens 4-Point Inspection Form

Florida Wind Mitigation Form - 2012

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