



PROPERTY INSPECTION OR ASSESSMENT OF DAMAGES



ADDRESS: 000 SW 00 AVE DAVIE, FL
CLIENT: YOUR NAME HERE
ID No: 123
DATE: 01-01-XXXX

INSPECTION OR ASSESSMENT BY:

GAIA CONSTRUCTION INC.
CGC 1516136 FLORIDA
HI-2792 FLORIDA
8028867-B2 INTERNATIONAL CODE COUNCIL



Client's Name: YOUR NAME HERE
Property Address: 000 SW 00 AVE DAVIE, FL
ID No: 123
Date: 01-01-XXXX

DISCLAIMER

THIS REPORT IS VALID FOR THIRTY (30) DAYS FROM INSPECTION DATE.

This report depicts our findings during the process of a limited, non-invasive examination of the condition of a property. GAIA Construction Inc recognizes that the individual(s) performing this inspection, have the training and experience to perform such examination.

We do not guarantee future condition, efficiency or life expectancy of systems or components. All information contained on this report is to be taken as an informative condition and our opinion of the systems readily accessible during the inspection process.

GAIA Construction Inc is a Licensed General Contractor in the State of Florida and conducts this process as such.

Usually included in our reports are the current conditions of roof, crawl space, structure, HVAC, plumbing, electrical systems and interior and exterior finishes; unless otherwise noted or specifically requested by our client.

This inspection is not technically exhaustive and does not imply that every defect will be discovered.

POOL INSPECTION:

If applicable, a limited visual examination of the pool components will be performed.

MAY YOU REQUIRE A POOL INSPECTION CERTIFICATE, WE RECOMMEND TO HIRE A CERTIFIED POOL OPERATOR (CPO).

WOOD DESTROYING ORGANISM INSPECTION:

Wood destroying organism related damage; if visible will be included with photographs in our report and a WDO certificate must be obtained from a Certified Pest Control Operator (CPCO)

MOLD INSPECTION:

MOLD SAMPLINGS ARE NOT PART OF THIS REPORT.

THERE IS NO STATE OR FEDERAL STANDARD THAT DEFINES WHAT CONSTITUTES A HIGH OR LOW LEVEL OF MOLD. VISIT <http://www.epa.gov/mold/> FOR FEDERAL GOVERNMENT RELEASED INFORMATION ABOUT MOLD.

Ten Things You Should Know About Mold:

1. Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma, and other respiratory complaints.
2. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.
3. If mold is a problem in your home or school, you must clean up the mold and eliminate sources of moisture.
4. Fix the source of the water problem or leak to prevent mold growth.
5. Reduce indoor humidity (to 30-60%) to decrease mold growth by: venting bathrooms, dryers, and other moisture-generating sources to the outside; using air conditioners and de-humidifiers; increasing ventilation; and using exhaust fans whenever cooking, dishwashing, and cleaning.
6. Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth.
7. Clean mold off hard surfaces with water and detergent, and dry completely. Absorbent materials such as ceiling tiles, that are moldy, may need to be replaced.
8. Prevent condensation: Reduce the potential for condensation on cold surfaces (i.e., windows, piping, exterior walls, roof, or floors) by adding insulation.
9. In areas where there is a perpetual moisture problem, do not install carpeting (i.e., by drinking fountains, by classroom sinks, or on concrete floors with leaks or frequent condensation).
10. Molds can be found almost anywhere; they can grow on virtually any substance, providing moisture is present. There are molds that can grow on wood, paper, carpet, and foods.

Source: http://www.epa.gov/mold/moldresources.html#Ten_Things



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DEFECTIVE CHINESE DRYWALL INSPECTION:

Inspections involving Defective Chinese Drywall are performed following publicized data by Florida Department of Health -Case Definition (12-18-09) for Drywall Associated Corrosion in Residences-

More information and guidance can be found at:
<http://www.doh.state.fl.us/environment/community/indoor-air/casedefinition.html#2>

GAIA Construction Inc makes no assumptions on this subject but follows the Florida Department of Health criterias for inspection on suspected homes with defective chinese drywall Criteria 1.

Citerias 2 and 3 are not part of the procedures to conduct this inspection and can only be done by writing request by the home owner or property owner, understanding the need for sampling and invasive/destructive analysis of samples involving third party laboratory analysis.

Defective Chinese Drywall Inspection will be performed upon request and not as part of the scope of work of the inspection.

ASBESTOS AND LEAD BASE PAINT INSPECTIONS OR ASSESSMENTS:

ASBESTOS AND LEAD BASED PAINT Inspection will be performed upon request and not as part of the scope of work of the inspection.



Attachment to Inspection: **ESTIMATED COST OF REPAIRS**
 Property Address: 000 SW 00 AVE DAVIE, FL
 Contact: YOUR NAME HERE

1021 SF
 2.00 Bed
 2.00 Bath

Item	Description	Qty.	Unit Price	Total
ROOF 1	REPAIRS / REPLACE TYPE: SHINGLES ASPHALT	0.0	\$8	\$0
ROOF 2	REPAIRS / REPLACE TYPE:	0.0	6.00	\$0
WINDOWS	FBC EQUIVALENT 2010 REPLACE	0.0	45.00	\$0
SLIDING GLASS DOORS	FBC EQUIVALENT 2010 REPLACE	0.0	45.00	\$0
DRIVEWAY	REPAIRS / REPLACE TYPE:	0.0	0.00	\$0
CUSTOM EXT. DOOR	FBC EQUIVALENT 2010 REPLACE	0.0	55.00	\$0
REGULAR EXT. DOOR	FBC EQUIVALENT 2010 REPLACE	0.0	45.00	\$0
GARAGE DOOR	FBC EQUIVALENT 2010 REPLACE	0.0	20.00	\$0
HVAC	EQUIPMENT REPAIRS / REPLACE TONS:	0.0	1500.00	\$0
HVAC	DUCT WORK	0.0	2.00	\$0
STRUCTURAL 1	HAIRLINE CRACKS	0.0	1500.00	\$0
STRUCTURAL 2	FOUNDATION REPAIR ALLOWANCE	0.0	500.00	\$0
ILLEGAL WORK	ALLOWANCE FOR LEGALIZATION	0.0	50.00	\$0
EXTERIOR PAINT	PRESSURE CLEAN AND PAINT	0.0	1.60	\$0
EXTERIOR WALL	REPAIRS TO SURFACE:	0.0	25.00	\$0
DRYWALL	CEILING REPAIRS / REPLACE	0.0	25.00	\$0
DRYWALL	WALLS REPAIRS / REPLACE	0.0	25.00	\$0
DRYWALL	OTHER	0.0	0.00	\$0
INTERIOR PAINT	PRIME AND PAINT	0.0	1.90	\$0
KITCHEN	REPLACE CABINETRY / EXISTING LAYOUT BASE	0.0	250.00	\$0
KITCHEN	REPLACE CABINETRY / EXISTING LAYOUT WALL	0.0	200.00	\$0
KITCHEN	REPLACE COUNTERTOPS / EXISTING LAYOUT	0.0	70.00	\$0
APPLIANCES	ALLOWANCE FOR REPLACEMENT KITCHEN	0.0	3000.00	\$0
APPLIANCES	ALLOWANCE FOR REPLACEMENT WASHER / DRYER	0.0	1500.00	\$0
INTERIOR DOORS	BEDROOMS AND BATHROOMS DOORS	0.0	250.00	\$0
INTERIOR DOORS	CLOSET DOORS	0.0	180.00	\$0
BATHROOMS	MINIMUM ALLOWANCE / FULL UPDATE	0.0	0.00	\$0
ELECTRICAL	REPLACE BREAKER PANEL / SAME LOCATION	0.0	1700.00	\$0
ELECTRICAL	NEW GFCIS	0.0	400.00	\$0
ELECTRICAL	SMOKE DETECTOR	0.0	500.00	\$0
ELECTRICAL	GROUND	0.0	1500.00	\$0
ELECTRICAL	OULETS, SWITCHES, LIGHTS MINIMUM ALLOWANCE FOR REPLACEMENT	0.0	1000.00	\$0
FLOORING	REPLACE FLOORING APPROX SF:	0.0	5.00	\$0
BASEBOARDS	REPLACE AFTER NEW FLOORING APPROX LF:	0.0	1.10	\$0
FASCIA AND SOFFIT	REPLACE DAMAGED APPROX:	0.0	50.00	\$0
STORM SHUTTERS	INSTALLATION	0.0	600.00	\$0
POOL	DIAMOND BRITE REFINISH	0.0	4500.00	\$0
POOL DECK	REPAIR OR REPLACE DAMAGED SURFACE	0.0	1500.00	\$0
GUTTERS	REPAIR OR REPLACE	0.0	7.00	\$0
PLUMBING	NEW WATER HEATER	0.0	800.00	\$0
PLUMBING	REPAIRS	0.0	500.00	\$0
WOOD DESTROYING ORGANISM	WDO TREATMENT	0.0	0.70	\$0
MISCELANEOUS	N/A	0.0	0.00	\$0
INSULATION	ATTIC SPACE	0.0	0.70	\$0
MOLD TREATMENT	BIOCIDE TREATMENT	0.0	1500.00	\$0
DEFECTIVE CHINESE DRYWALL	N/A	0.0	0.00	\$0

FENCE	REPLACE / REPAIR LINEAR FEET	0.0	50.00	\$0
LANDSCAPING	N/A	0.0	500.00	\$0
CLEAN UP	DUMPSTERS AND DUMPING FEES	0.0	650.00	\$0
Sub Total Construction / repairs				\$0.00
Plans and Permits for a legal remodeling				\$0.00
Contractor overhead and Profit = 10%				\$0.00
TOTAL				\$0.00

NOTES AND ADDITIONAL DETAILS:

GENERAL DETAILS ARE PROVIDED BASED ON VISUAL OBSERVATION. CLIENT TO FINALIZE AND APPROVE SCOPE AND MATERIALS. WE RECOMMEND TO HIRE ONLY LICENSED AND INSURED CONTRACTORS WHEN PERFORMING YOUR REPAIRS. CONSULT WITH YOUR LOCAL BUILDING DEPARTMENT AND HOME OWNERS ASSOCIATION (IF APPLICABLE) BEFORE PERFORMING ANY WORK ON YOUR PROPERTY. ALL DESCRIBED WORK IS REQUIRED, CLIENT TO DETERMINE PRIORITIES.

PROPERTY INSPECTION – 000 SW 00 AVE DAVIE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-01-XXXX



Exterior view.

PROPERTY INSPECTION – 000 SW 00 AVE DAVIE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-01-XXXX



Interior rehabilitation must include and no limited to:

Interior prime and paint.

Other repairs inside bathroom and kitchen areas are described in attached photographs.

PROPERTY INSPECTION – 000 SW 00 AVE DAVIE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-01-XXXX



Wall paper removal required. Refinish of walls and preparation for paint job is needed.

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Carpet replacement required.

PROPERTY INSPECTION – 000 SW 00 AVE DAVIE, FL
ATTACHMENT - PHOTOGRAPHS
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Interior finishes were found in general good condition at the time of inspection with exceptions as noted and shown in photographs.

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PROPERTY INSPECTION – 000 SW 00 AVE DAVIE, FL
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Plumbing systems tested for proper flow. No leaks or deficiencies noted on drain and supply lines.

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GFCI receptacles installation is required at wet areas such as bathrooms and kitchens.

PROPERTY INSPECTION – 000 SW 00 AVE DAVIE, FL
ATTACHMENT - PHOTOGRAPHS
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Water heater in good working condition at the time of inspection.



GAIA

-CONSTRUCTION
-INSPECTIONS

INSPECTION 000123

PROPERTY INSPECTION – 000 SW 00 AVE DAVIE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-01-XXXX



Water heater in good working condition at the time of inspection.

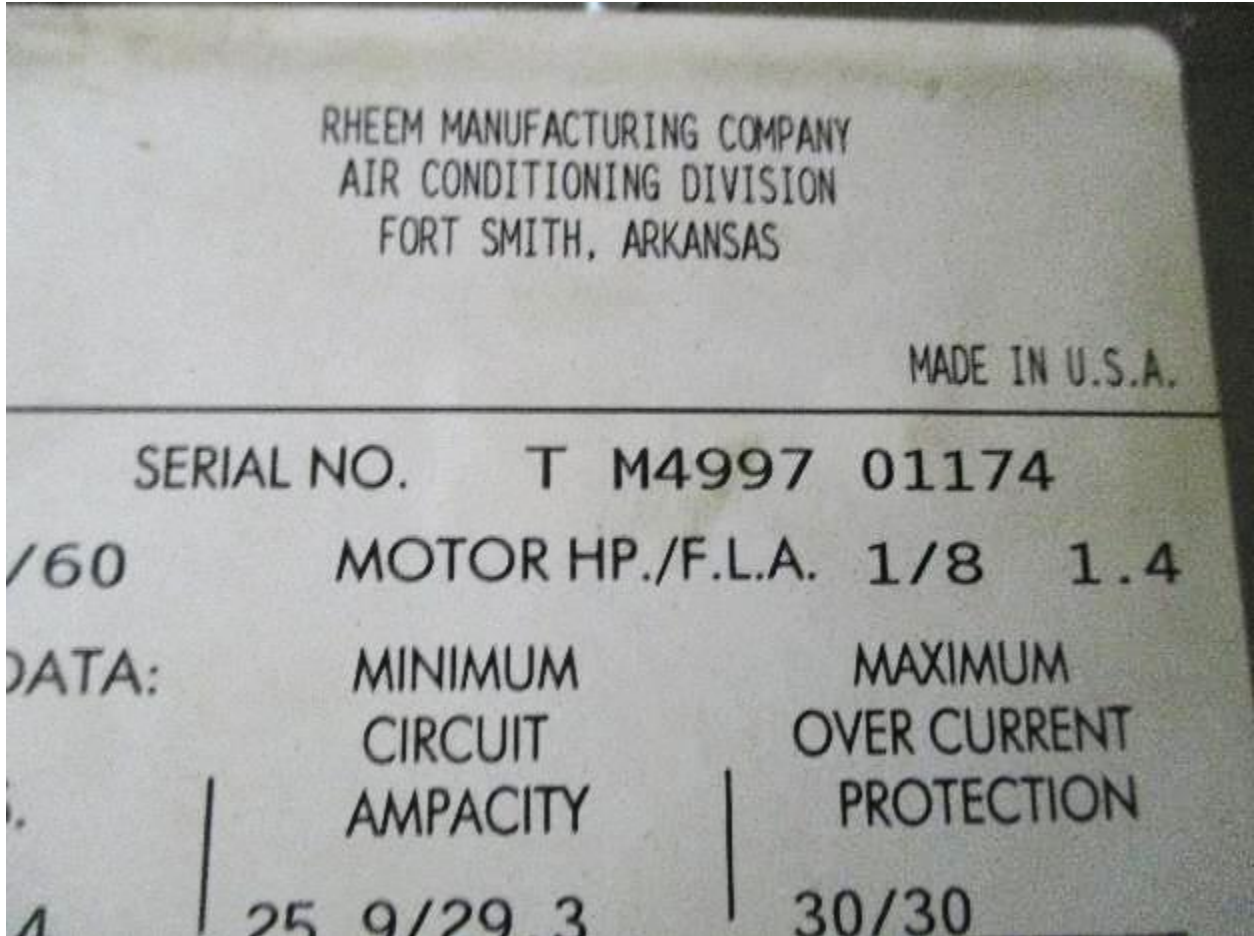
PROPERTY INSPECTION – 000 SW 00 AVE DAVIE, FL
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HVAC in good working condition at the time of inspection.

Central HVAC system is near the end of its useful life. Manufacturer tag dated **1997**. System is **20** years old. All HVAC over 15 years old are recommended for replacement.

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All aluminum wires must be removed and replaced by copper wires. Rewiring required.

Electrical wires / Breaker panel double tap noted during inspection.

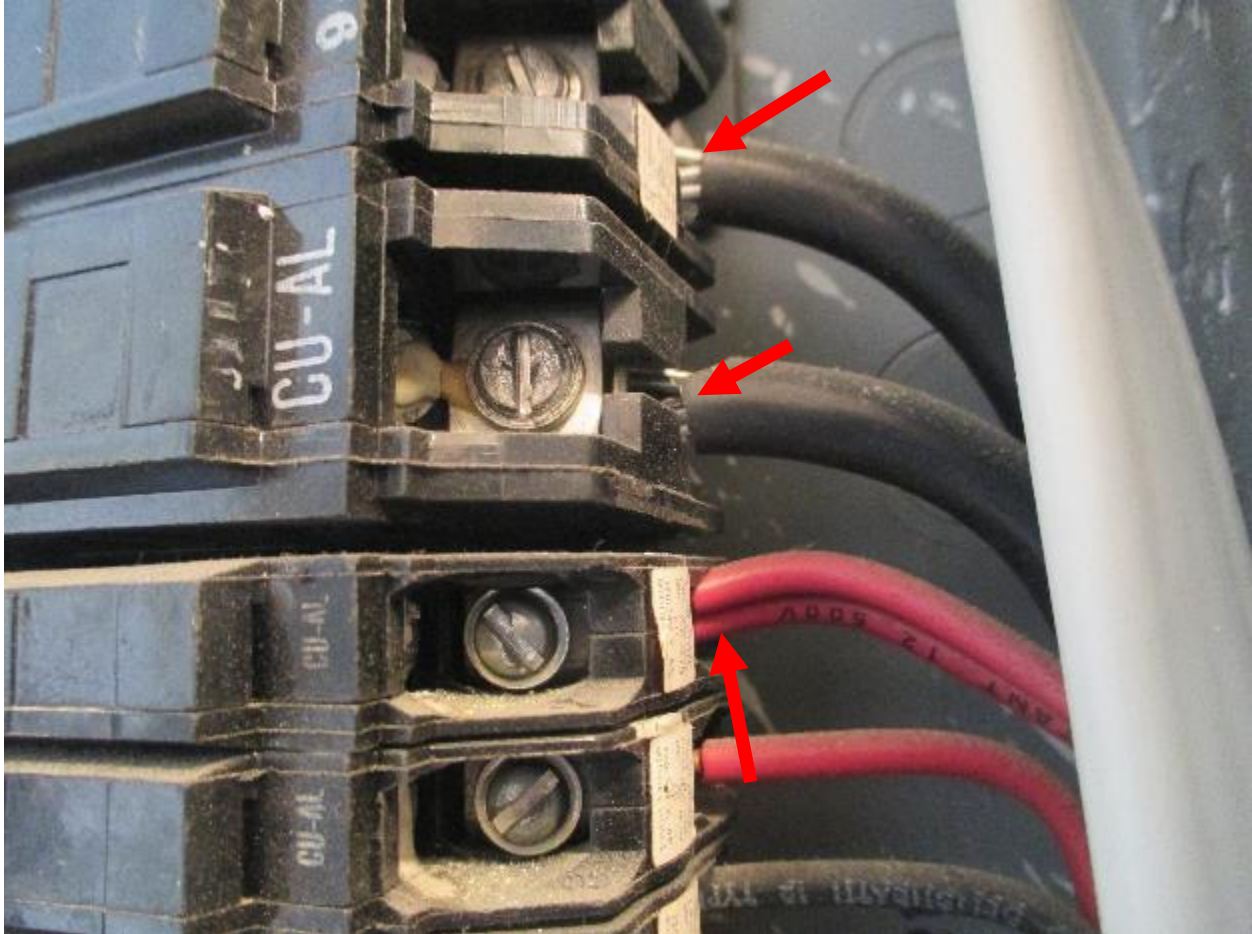
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ATTACHMENT - PHOTOGRAPHS
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Carpet replacement required.

PROPERTY INSPECTION – 000 SW 00 AVE DAVIE, FL
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Interior rehabilitation must include and no limited to:

Interior prime and paint.

Other repairs inside bathroom and kitchen areas are described in attached photographs.

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Carpet replacement required.

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Interior finishes were found in general good condition at the time of inspection with exceptions as noted and shown in photographs.

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Plumbing systems tested for proper flow. No leaks or deficiencies noted on drain and supply lines.

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GFCI receptacles installation is required at wet areas such as bathrooms and kitchens.

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Drywall repairs required.

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No warranties or guarantees expressed on used appliances. We recommend to make allowances for the replacement appliances on this specific property.

PROPERTY INSPECTION – 000 SW 00 AVE DAVIE, FL
ATTACHMENT - PHOTOGRAPHS
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Interior finishes were found in general good condition at the time of inspection with exceptions as noted and shown in photographs.

No warranties or guarantees expressed on used appliances. We recommend to make allowances for the replacement appliances on this specific property.

PROPERTY INSPECTION – 000 SW 00 AVE DAVIE, FL
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No warranties or guarantees expressed on used appliances. We recommend to make allowances for the replacement appliances on this specific property.

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No warranties or guarantees expressed on used appliances. We recommend to make allowances for the replacement appliances on this specific property.

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Interior finishes were found in general good condition at the time of inspection with exceptions as noted and shown in photographs.

No warranties or guarantees expressed on used appliances. Appliances found in working condition at the time of inspection.

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GFCI receptacles installation is required at wet areas such as bathrooms and kitchens.

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Plumbing systems tested for proper flow. No leaks or deficiencies noted on drain and supply lines.

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Plumbing systems tested for proper flow. No leaks or deficiencies noted on drain and supply lines.

Replace garbage disposal.

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Exterior rehabilitation must include and not limited to:

Pressure wash and paint.

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ATTACHMENT - PHOTOGRAPHS
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Exterior rehabilitation must include and not limited to:

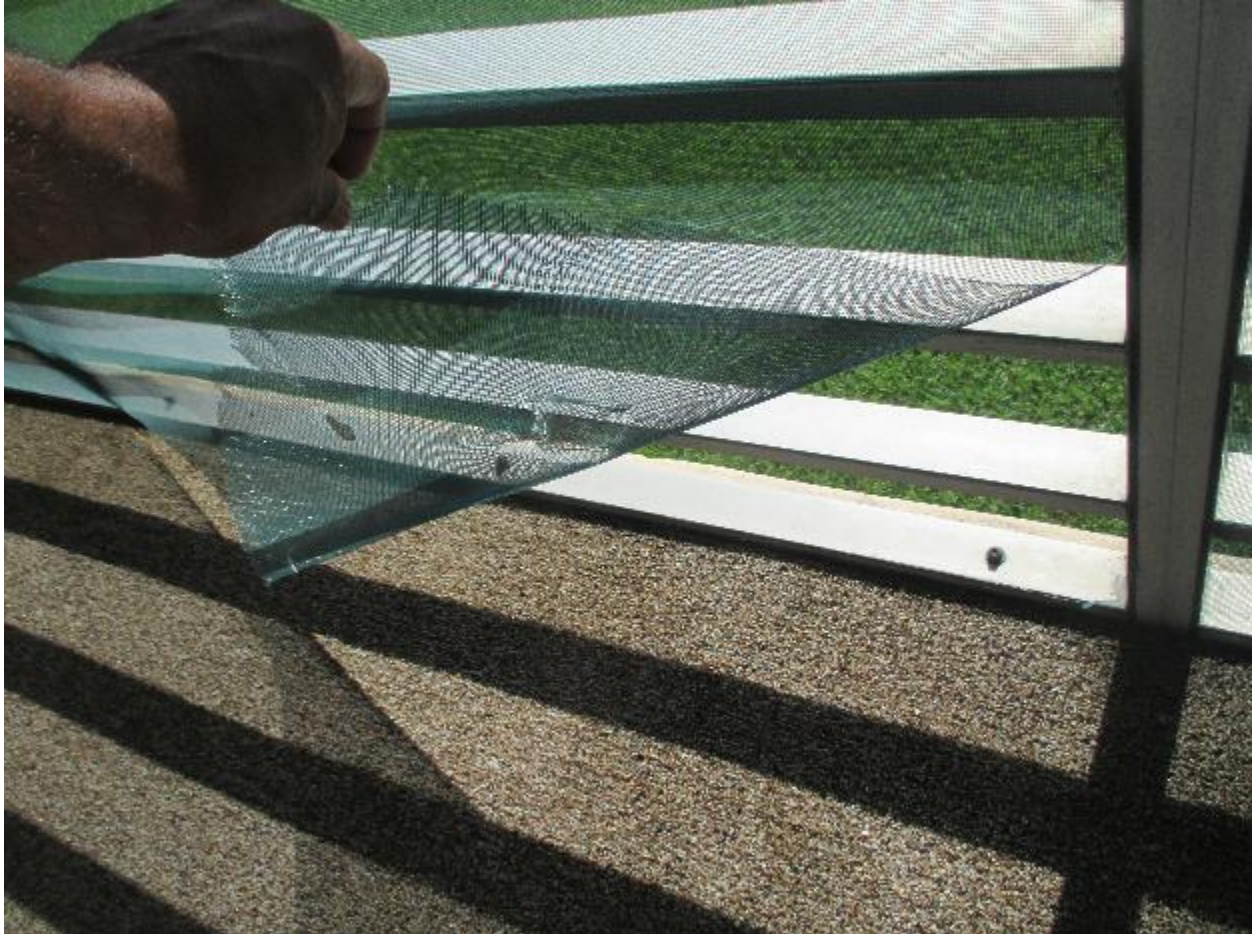
Pressure wash and paint.

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Screened balcony requires repairs.

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Screened balcony requires repairs.

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Exterior finishes were found in general good condition at the time of inspection with exceptions as noted and shown in photographs.