



PROPERTY INSPECTION OR ASSESSMENT OF DAMAGES



ADDRESS: Somewhere, FL
CLIENT: GAIA GC
ID No: 2015000
DATE: 12/31/2015

INSPECTION OR ASSESSMENT BY:

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



Client's Name: GAIA GC
Property Address: Somewhere, FL
ID No: 2015000
Date: 12/31/2015

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.

Criterias 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: Somewhere, FL
 Contact: GAIA GC

2476 SF
 4.00 Bed
 3.00 Bath

Item	Description	Qty.	Code	Unit Price	Total
ROOF 1	REPAIRS / REPLACE TYPE:	2476	1.00	8.00	\$19,808
ROOF 2	REPAIRS / REPLACE TYPE:	0	1.00	6.00	\$0
WINDOWS	FBC EQUIVALENT 2010 REPLACE	13	1.00	600.00	\$7,800
SLIDING GLASS DOORS	FBC EQUIVALENT 2010 REPLACE	2	1.00	1800.00	\$3,600
DRIVEWAY	REPAIRS / REPLACE TYPE: PRESSURE WASH FRONT AND BACK	1	1.00	1000.00	\$1,000
CUSTOM EXT. DOOR	FBC EQUIVALENT 2010 REPLACE	2	1.00	700.00	\$1,400
REGULAR EXT. DOOR	FBC EQUIVALENT 2010 REPLACE	1	1.00	750.00	\$750
GARAGE DOOR	FBC EQUIVALENT 2010 REPLACE	1	120.00	25.00	\$3,000
HVAC	EQUIPMENT REPAIRS / REPLACE TONS: 3 1/2	1	1.00	7500.00	\$7,500
HVAC	DUCTWORK REPAIRS / REPLACE:	1	1.00	800.00	\$800
STRUCTURAL 1	N/A	0	1.00	0.00	\$0
STRUCTURAL 2	N/A	0	1.00	0.00	\$0
ILLEGAL WORK	ALLOWANCE FOR LEGALIZATION	0	1.00	0.00	\$0
EXTERIOR PAINT	PRESSURE CLEAN AND PAINT	2476	0.75	1.60	\$2,971
EXTERIOR WALL	REPAIRS TO SURFACE: STUCCO REPAIRS	1	1.00	1800.00	\$1,800
DRYWALL	CEILING REPAIRS / REPLACE	200	1.00	15.00	\$3,000
DRYWALL	WALLS REPAIRS / REPLACE	100	1.00	15.00	\$1,500
DRYWALL	OTHER	0	1.00	15.00	\$0
INTERIOR PAINT	PRIME AND PAINT	2476	1.00	1.90	\$4,704
KITCHEN	REPLACE CABINETRY / EXISTING LAYOUT	0	1.00	155.00	\$0
KITCHEN	REPLACE COUNTERTOPS / EXISTING LAYOUT	0	1.00	65.00	\$0
APPLIANCES	ALLOWANCE FOR REPLACEMENT	1	1.00	3000.00	\$3,000
INTERIOR DOORS	BEDROOMS AND BATHROOMS DOORS	8	1.00	250.00	\$2,000
INTERIOR DOORS	CLOSET DOORS	12	1.00	200.00	\$2,400
BATHROOMS	MINIMUM ALLOWANCE / FULL UPDATE	3	1.00	7000.00	\$21,000
ELECTRICAL	FULL UPGRADE OF ELECTRICAL SYSTEM	1	1.00	7500.00	\$7,500
ELECTRICAL	NEW GFCIS	5	1.00	300.00	\$1,500
ELECTRICAL	OTHER	0	1.00	0.00	\$0
ELECTRICAL	OTHER	0	1.00	0.00	\$0
FLOORING	REPLACE FLOORING APPROX SF:	2228	1.00	5.00	\$11,142
BASEBOARDS	REPLACE AFTER NEW FLOORING APP LF:	867	1.00	3.50	\$3,033
FASCIA AND SOFFIT	REPLACE DAMAGED APPROX:	0	1.00	50.00	\$0
STORM SHUTTERS	INSTALLATION	0	1.00	0.00	\$0
POOL	POOL EQUIPMENT	1	1.00	2500.00	\$2,500
POOL	DIAMOND BRITE REFINISH	1	1.00	4500.00	\$4,500
POOL DECK	REPAIR OR REPLACE DAMAGED SURFACE	150	1.00	15.00	\$2,250
GUTTERS	REPAIR OR REPLACE	0	1.00	0.00	\$0
PLUMBING	NEW WATER HEATER	1	1.00	850.00	\$850
PLUMBING	HOOK UP KITCHEN SINK	1	1.00	500.00	\$500
WOOD DESTROYING ORGANISM	WDO TREATMENT	1	1.00	2300.00	\$2,300
MISCELLANEOUS	REPLACE ALL ROTTED WOOD	1	1.00	700.00	\$700
MISCELLANEOUS	REMOVE IRON BARS ON ALL WINDOWS AND DOORS	1	1.00	1000.00	\$1,000
INSULATION	ATTIC SPACE	0	1.00	0.00	\$0
MOLD TREATMENT	BIOCIDE TREATMENT	1	1.00	1800.00	\$1,800
DEFECTIVE CHINESE DRYWALL	N/A	0	1.00	0.00	\$0
FENCE	REPLACE / REPAIR LINEAR FEET	0	1.00	0.00	\$0
LANDSCAPING	REMOVE OVERGROWN VEGETATION	1	1.00	1800.00	\$1,800
CLEAN UP	DUMPSTERS AND DUMPING FEES	5	1.00	650.00	\$3,250
Sub Total Construction / repairs					\$132,658.70
Plans and Permits for a legal remodeling					\$7,959.52



	Contractor overhead and Profit = 10%				\$13,265.87
TOTAL					\$153,884.09

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 –Somewhere, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Exterior rehabilitation must include and not limited to:

Pressure wash and paint, replace obsolete and failing window system, replace exterior doors, fascia and soffit rotted wood replacement, overgrown vegetation removal, structural repairs required. Refer to attached photographs for details.

PROPERTY INSPECTION –Somewhere, FL
ATTACHMENT - PHOTOGRAPHS
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Driveway requires pressure wash.

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Driveway requires pressure wash.

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Stucco repairs required.

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Removal of iron bars required to allow for emergency egress.

It is recommended a full replacement of windows with impact glass as per current code and avoid the installation of hurricane shutters.

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Exterior rehabilitation must include and not limited to:

Pressure wash and paint, replace obsolete and failing window system,
replace exterior doors, fascia and soffit rotted wood replacement,
overgrown

PROPERTY INSPECTION –Somewhere, FL
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Exterior door(s) require replacement. Currently beyond possibilities of repair.

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Removal of iron bars required to allow for emergency egress.

Garage doors require replacement, currently corroded and damaged beyond possibilities of repairs.

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We did perform a limited visual examination of the pool condition. Allowances must be made for re-surfacing. Diamond-brite or similar coating required.

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DATE: 12-31-2015



Pool deck requires structural repairs and resurfacing (concrete).

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Pool deck requires structural repairs and resurfacing (concrete).

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Allowances must be made for the removal of overgrown vegetation.

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Allowances must be made for the removal of overgrown vegetation.

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Both HVAC did not operate during the inspection, allowances must be made for repair or replacement

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Active Beehive requires removal by a trained professional.

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Allowances must be made for the removal of overgrown vegetation.

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Pool deck requires structural repairs and resurfacing (concrete).

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Exterior walls require proper waterproofing application in order to avoid water damage caused by fracture of the stucco work.

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Driveway requires pressure wash.

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Equipment not tested / not running at the time of inspection. Electrical service unavailable at the time of inspection.

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Allowances must be made for the removal of overgrown vegetation.

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Removal of iron bars required to allow for emergency egress.

It is recommended a full replacement of windows with impact glass as per current code and avoid the installation of hurricane shutters.

PROPERTY INSPECTION –Somewhere, FL
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Signs of water infiltration due to roof failure noticed. Allowances must be made for roofing and stucco repairs.

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Cracks on vertical planes due to foundation settlement indicating downward and lateral movement. These types of cracks do compromise the ability of the building to function as designed and avoid water intrusion. Structural repair and proper waterproofing treatment are required to avoid further damage to the interior of the building and water infiltration.

Signs of water infiltration due to roof failure noticed. Allowances must be made for roofing and stucco repairs.

PROPERTY INSPECTION –Somewhere, FL
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Roof covering has reached the end of its useful life; new roofing is required to be installed on the entire property.

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Rotted wood requires replacement.

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A complete rehabilitation of the interior must be done in order to provide move in conditions. Plumbing, electrical and Ac systems require replacement or repairs. Wood destroying organism active in the property.

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PROPERTY INSPECTION –Somewhere, FL
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Allowances must be made for the complete upgrade of finishes in bathroom(s).

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Duct work repairs required.

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A complete upgrade of the electrical system is recommended including and not limited to GFCI's, smoke detectors, replace outlets and switches and make allowances for replacement of interior and exterior light fixtures. Beware that additional grounding will be required inside the property.

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Signs of wood destroying organism related damage were noted during inspection. We recommend to have the property treated against WDO using a certified pest control company.

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Kitchen in general good condition. Requires new appliances and proper hookup of kitchen sink.

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hookup of kitchen sink.



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

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

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Signs of water infiltration due to roof failure noticed at the habitable space ceiling; allowances must be made for roofing and ceiling repair

Mold growth caused by water damage is visible. Do not attempt to remove damaged surfaces related to Mold growth or with signs of mold growth on your own. Hire only licensed and Insured Mold remediation services.

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Signs of water infiltration due to roof failure noticed at the habitable space ceiling; allowances must be made for roofing and ceiling repair

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HVAC did not operate during the inspection, allowances must be made for repair or replacement

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Signs of water infiltration due to roof failure noticed at the habitable space ceiling; allowances must be made for roofing and ceiling repair.

Drywall repairs required.

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A complete rehabilitation of the interior must be done in order to provide move in conditions. Plumbing, electrical and Ac systems require replacement or repairs. Wood destroying organism active in the property.

Drywall repairs required.

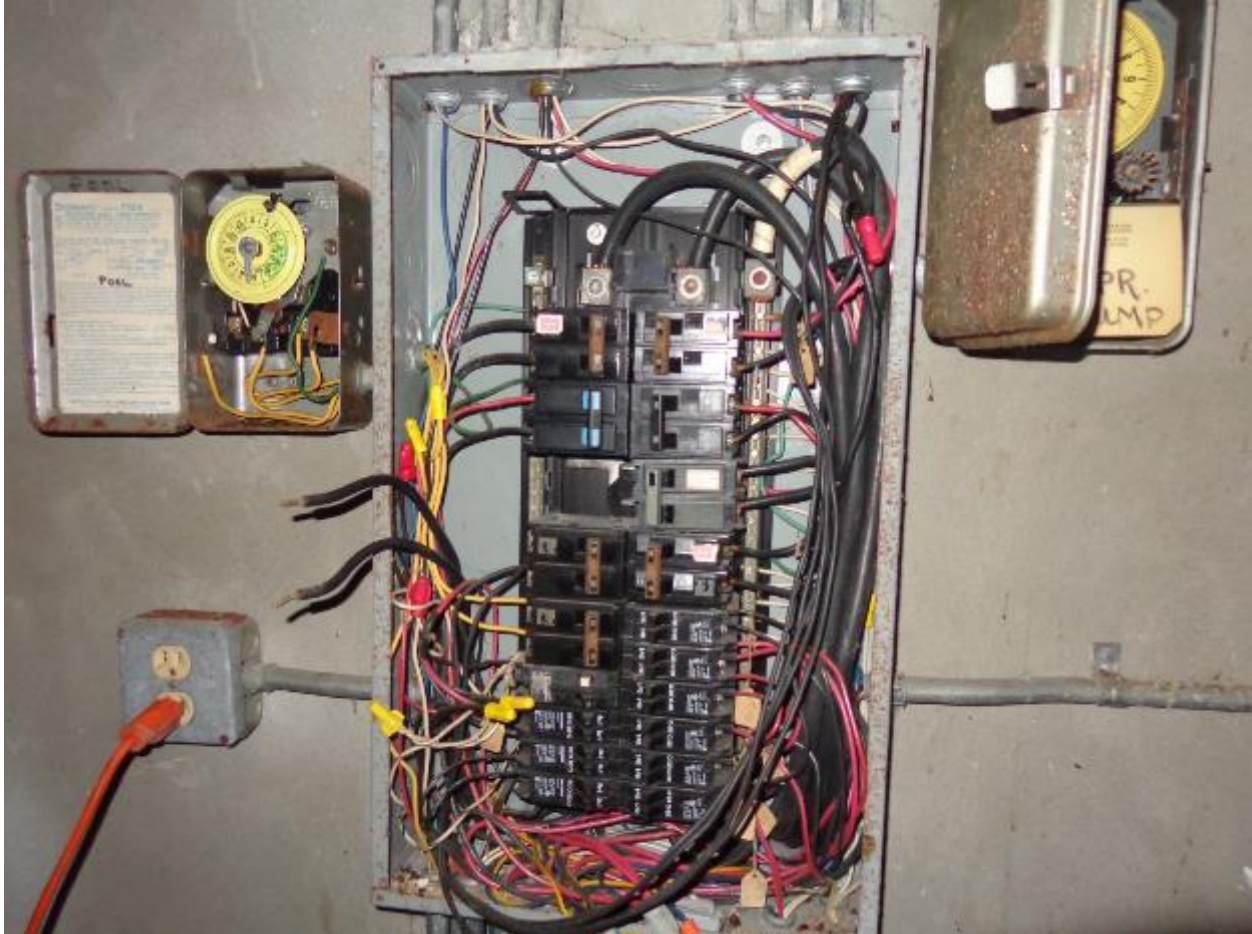
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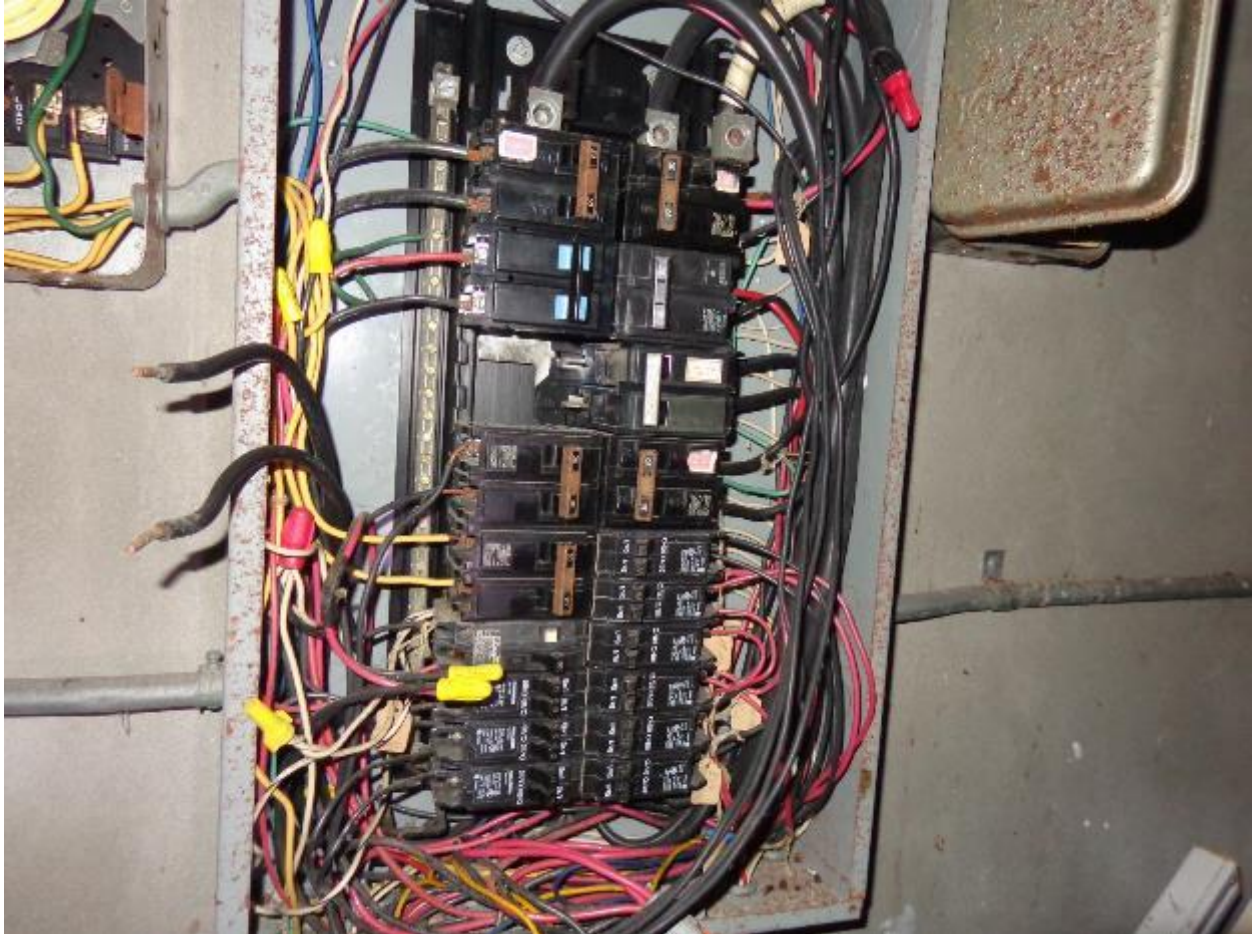
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Soiled carpet throughout requires replacement.

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Signs of water infiltration due to roof failure noticed at the habitable space ceiling; allowances must be made for roofing and ceiling repair

Mold growth caused by water damage is visible. Do not attempt to remove damaged surfaces related to Mold growth or with signs of mold growth on your own. Hire only licensed and Insured Mold remediation services.

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A complete rehabilitation of the interior must be done in order to provide move in conditions. Plumbing, electrical and Ac systems require replacement or repairs. Wood destroying organism active in the property.

PROPERTY INSPECTION –Somewhere, FL
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Soiled carpet throughout requires replacement.

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Allowances must be made for the complete upgrade of finishes in bathroom(s).

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HVAC did not operate during the inspection, allowances must be made for repair or replacement

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A complete upgrade of the electrical system is recommended including and not limited to GFCI's, smoke detectors, replace outlets and switches and make allowances for replacement of interior and exterior light fixtures. Beware that additional grounding will be required inside the property.

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A complete rehabilitation of the interior must be done in order to provide move in conditions. Plumbing, electrical and Ac systems require replacement or repairs. Wood destroying organism active in the property. Drywall repairs required.

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Signs of water infiltration due to roof failure noticed at the habitable space ceiling; allowances must be made for roofing and ceiling repair

Drywall repairs required.

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