



PROPERTY INSPECTION OR ASSESSMENT OF DAMAGES



ADDRESS: xxx NW xx AVE FORT LAUDERDALE, FL
CLIENT: your name here
ID No: 123
DATE: 1/12/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: xxx NW xx AVE FORT LAUDERDALE, FL
ID No: 123
Date: 1/12/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: xxx NW xx AVE FORT LAUDERDALE, FL
Contact: your name here

7950 SF
 0.00 Bed
 1.00 Bath

Item	Description	Qty.	Unit Price	Total
ROOF 1	REPAIRS / REPLACE TYPE: ROOF DECK	1.0	\$3,500	\$3,500
ROOF 2	REPAIRS / REPLACE TYPE:ROLL ASPHALT	7950.0	6.00	\$47,700
WINDOWS	FBC EQUIVALENT 2010 REPLACE	16.0	45.00	\$720
REGULAR EXT. DOOR	FBC EQUIVALENT 2010 REPLACE	19.8	45.00	\$891
HVAC	AC WALL	2.0	500.00	\$1,000
STRUCTURAL 1	HAIRLINE CRACKS	1.0	3800.00	\$3,800
STRUCTURAL 2	REPAIRS INTERIOR WALLS	1.0	500.00	\$500
EXTERIOR PAINT	PRESSURE CLEAN AND PAINT	7950.0	1.60	\$12,720
EXTERIOR WALL	WATERPROOFING	1.0	8500.00	\$8,500
DRYWALL	WALLS REPAIRS / REPLACE	45.0	25.00	\$1,125
INTERIOR PAINT	PRIME AND PAINT	7950.0	1.90	\$15,105
INTERIOR DOORS	BEDROOMS AND BATHROOMS DOORS	3.0	250.00	\$750
BATHROOMS	MINIMUM ALLOWANCE / FULL UPDATE	1.0	5000.00	\$5,000
ELECTRICAL	REPAIRS DOUBLE TAP	1.0	300.00	\$300
MOLD TREATMENT	BIOCIDE TREATMENT	1.0	500.00	\$500
CLEAN UP	DUMPSTERS AND DUMPING FEES	1.0	650.00	\$650
Sub Total Construction / repairs				\$102,761.00
Plans and Permits for a legal remodeling				\$6,165.66
Contractor overhead and Profit = 10%				\$10,276.10
TOTAL				\$119,202.76

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 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-12-xxxx



Exterior view.



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PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
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Unit #1.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-12-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 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
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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.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-12-xxxx



Roof deck repairs required.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
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Roof deck repairs required.

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PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
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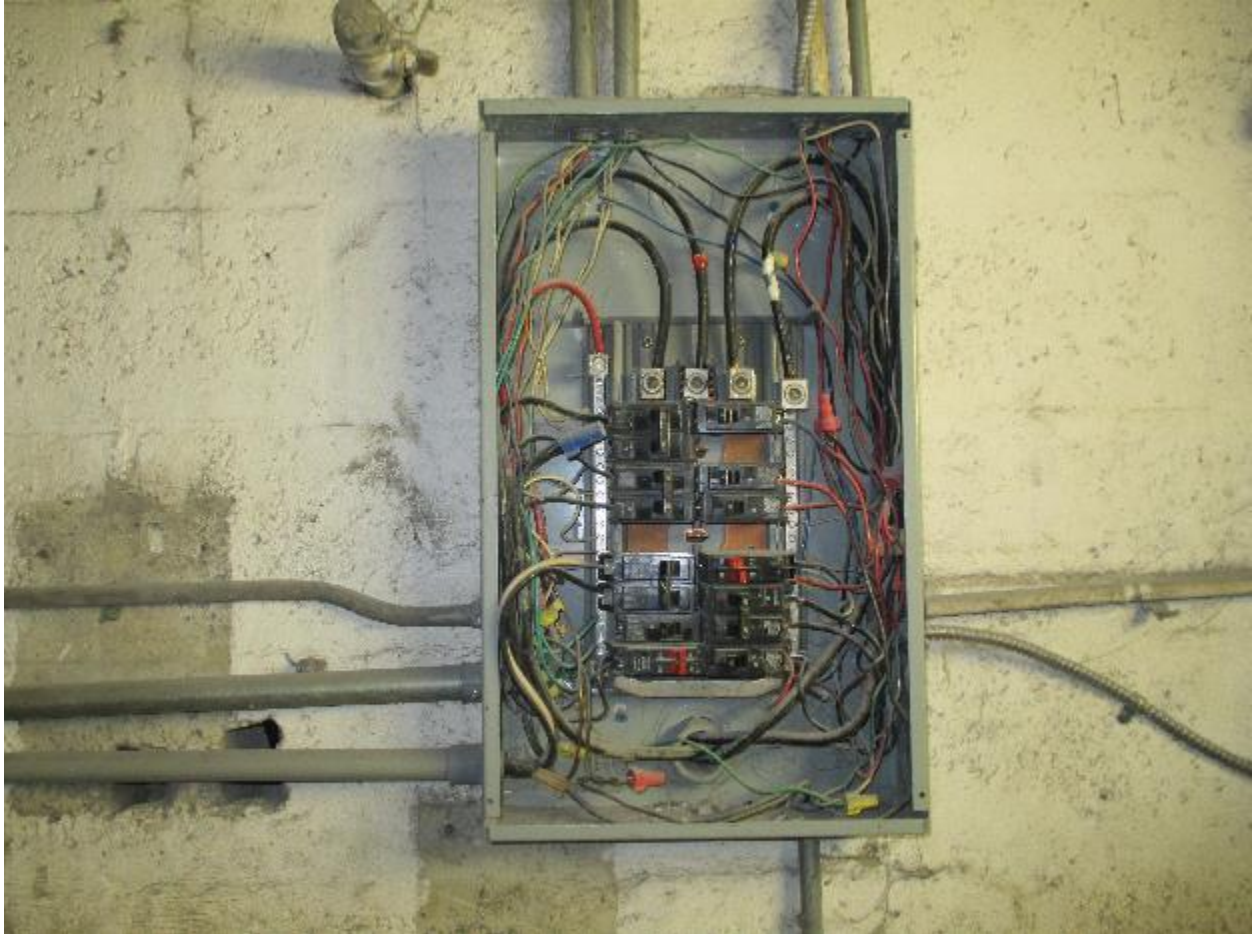
Repairs to interior walls required.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-12-xxxx



Electrical wires / Breaker panel double tap noted during inspection.

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Repairs interior walls.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
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Current window systems are beyond possibilities of repair.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-12-xxxx



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

Not water services at the time of inspection.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-12-xxxx



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

Not water services at the time of inspection.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
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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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ATTACHMENT - PHOTOGRAPHS
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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.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
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Interior rehabilitation must include and no limited to:

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

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-12-xxxx



Roof deck repairs required.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
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Interior rehabilitation must include and no limited to:

Interior prime and paint.

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PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
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Interior rehabilitation must include and no limited to:

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

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
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Electrical breaker panel in good condition at the time of inspection.

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Electrical breaker panel in good condition at the time of inspection.

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Interior rehabilitation must include and no limited to:

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

Drywall repairs required.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-12-xxxx



Drywall repairs required.

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Interior rehabilitation must include and no limited to:

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

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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.

Ac wall and window unit(s) require replacement. Near the end of its useful life.

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ATTACHMENT - PHOTOGRAPHS
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Drywall repairs required.

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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.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-12-xxxx



Allowances must be made for the replacement / upgrade of interior doors.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
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Allowances must be made for the replacement / upgrade of interior doors.

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Drywall repairs required.

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Drywall repairs required.

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Drywall repairs required.



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PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-12-xxxx



Exterior rehabilitation must include and not limited to:

Pressure wash and paint, replace exterior doors, structural repairs required. Refer to attached photographs for details.



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PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
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Exterior door(s) require replacement. Currently beyond possibilities of repair.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-12-xxxx



Exterior rehabilitation must include and not limited to:

Pressure wash and paint, replace exterior doors, structural repairs required. Refer to attached photographs for details.

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

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-12-xxxx



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.

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

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
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PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-12-xxxx



Unit #2.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-12-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 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
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ATTACHMENT - PHOTOGRAPHS
DATE: 01-12-xxxx



Roof deck repairs required.

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Roof deck repairs required.

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

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
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Exterior rehabilitation must include and not limited to:

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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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PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
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Main disconnect and exterior breaker panel in good condition at the time of inspection.

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Main disconnect and exterior breaker panel in good condition at the time of inspection.

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Flat roof not properly sloped; this condition does not allow the water to run over the surface. Replacement required.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 01-12-xxxx



Flat roof not properly sloped; this condition does not allow the water to run over the surface. Replacement required.

PROPERTY INSPECTION - 000 NW 0 AVE FORT LAUDERDALE, FL
ATTACHMENT - PHOTOGRAPHS
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Flat roof not properly sloped; this condition does not allow the water to run over the surface. Replacement required.



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INSPECTION 000123

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Flat roof not properly sloped; this condition does not allow the water to run over the surface. Replacement required.

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Flat roof not properly sloped; this condition does not allow the water to run over the surface. Replacement required.

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

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Flat roof not properly sloped; this condition does not allow the water to run over the surface. Replacement required.