

PROPERTY INSPECTION OR ASSESSMENT OF DAMAGES



ADDRESS: **SOMEWHERE , FL**
CLIENT: **GAIA GC**
ID No: **2015000**
DATE: **12/31/xxxx**

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/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.

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

4617 SF
 13.00 Bed
 9.00 Bath

Item	Description	Qty.	Code	Unit Price	Total
ROOF 1	REPAIRS / REPLACE TYPE:	0	1.00	8.00	\$0
ROOF 2	REPAIRS / REPLACE TYPE:	2309	1.00	8.00	\$18,468
WINDOWS	FBC EQUIVALENT 2010 REPLACE	0	1.00	600.00	\$0
SLIDING GLASS DOORS	FBC EQUIVALENT 2010 REPLACE	0	1.00	1800.00	\$0
DRIVEWAY	REPAIRS / REPLACE TYPE:	5	1.00	2500.00	\$12,500
CUSTOM EXT. DOOR	FBC EQUIVALENT 2010 REPLACE	0	1.00	700.00	\$0
REGULAR EXT. DOOR	FBC EQUIVALENT 2010 REPLACE	3	1.00	750.00	\$2,250
GARAGE DOOR	FBC EQUIVALENT 2010 REPLACE	0	120.00	25.00	\$0
HVAC	EQUIPMENT REPAIRS / REPLACE TONS:	0	1.00	0.00	\$0
HVAC	DUCTWORK REPAIRS / REPLACE:	0	1.00	0.00	\$0
STRUCTURAL 1	HAIRLINE CRACKS	1	1.00	2500.00	\$2,500
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	0	0.75	3.10	\$0
EXTERIOR WALL	REPAIRS TO SURFACE:	0	1.00	0.00	\$0
DRYWALL	CEILING REPAIRS / REPLACE	250	1.00	15.00	\$3,750
DRYWALL	WALLS REPAIRS / REPLACE	0	1.00	15.00	\$0
DRYWALL	OTHER	0	1.00	15.00	\$0
INTERIOR PAINT	PRIME AND PAINT	0	1.00	3.25	\$0
KITCHEN	REPLACE CABINETS / EXISTING LAYOUT / 1 KITCHEN	32	1.00	155.00	\$4,960
KITCHEN	REPLACE COUNTERTOPS / EXISTING LAYOUT / 1 KITCHEN	32	1.00	65.00	\$2,080
APPLIANCES	ALLOWANCE FOR REPLACEMENT	1	1.00	3000.00	\$3,000
INTERIOR DOORS	BEDROOMS AND BATHROOMS DOORS	2	1.00	250.00	\$500
INTERIOR DOORS	CLOSET DOORS	0	1.00	180.00	\$0
BATHROOMS	MINIMUM ALLOWANCE / FULL UPDATE	3	1.00	5000.00	\$15,000
ELECTRICAL	REPLACE BREAKER PANEL / SAME LOCATION	1	1.00	1500.00	\$1,500
ELECTRICAL	NEW GFCIS	14	1.00	400.00	\$5,600
ELECTRICAL	OTHER	0	1.00	0.00	\$0
ELECTRICAL	OTHER	0	1.00	0.00	\$0
FLOORING	REPLACE FLOORING APPROX SF:	0	1.00	5.00	\$0
BASEBOARDS	REPLACE AFTER NEW FLOORING APP LF:	0	1.00	3.50	\$0
FASCIA AND SOFFIT	REPLACE DAMAGED APPROX:	30	1.00	50.00	\$1,500
STORM SHUTTERS	INSTALLATION	0	1.00	0.00	\$0
POOL	DIAMOND BRITE REFINISH	0	1.00	0.00	\$0
POOL DECK	REPAIR OR REPLACE DAMAGED SURFACE	0	1.00	0.00	\$0
GUTTERS	REPAIR OR REPLACE	0	1.00	0.00	\$0
PLUMBING	REPAIRS	1	1.00	1000.00	\$1,000
PLUMBING	NEW WATER HEATER	0	1.00	0.00	\$0
WOOD DESTROYING ORGANISM	WDO TREATMENT	1	1.00	3000.00	\$3,000
MISCELLANEOUS	SOFFIT SCREEN	1	1.00	750.00	\$750
INSULATION	ATTIC SPACE	0	1.00	0.00	\$0
MOLD TREATMENT	BIOCIDE TREATMENT	1	1.00	1200.00	\$1,200
DEFECTIVE CHINESE DRYWALL	N/A	0	1.00	0.00	\$0
FENCE	REPLACE / REPAIR LINEAR FEET	0	1.00	0.00	\$0
LANDSCAPING	N/A	0	1.00	0.00	\$0
CLEAN UP	DUMPSTERS AND DUMPING FEES	5	1.00	650.00	\$3,250
Sub Total Construction / repairs					\$82,808.00
Plans and Permits for a legal remodeling					\$4,968.48
Contractor overhead and Profit = 10%					\$8,280.80



TOTAL					\$96,057.28
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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.

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DATE: 12-31-2015



Exterior view.



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Roof signs of recent repairs and a large patches are visible on the NE section of the roof and the center of the roof. All west section is deteriorated.

No active leaks noted during inspection and we estimate this roof to maintain its waterproofing properties for a maximum of 1 year without requiring additional repairs. Proper maintenance required.

This roof must be replaced as this property becomes uninsurable after issuing this report.

For detailed view and complete footage of the inspection process:

<https://youtu.be/KYM0oksGYXQ>

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Unit # 8.

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DATE: 12-31-2015



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

SOMEWHERE, FL
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SOMEWHERE, FL
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Ac in good working condition at the time of inspection.

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

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

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

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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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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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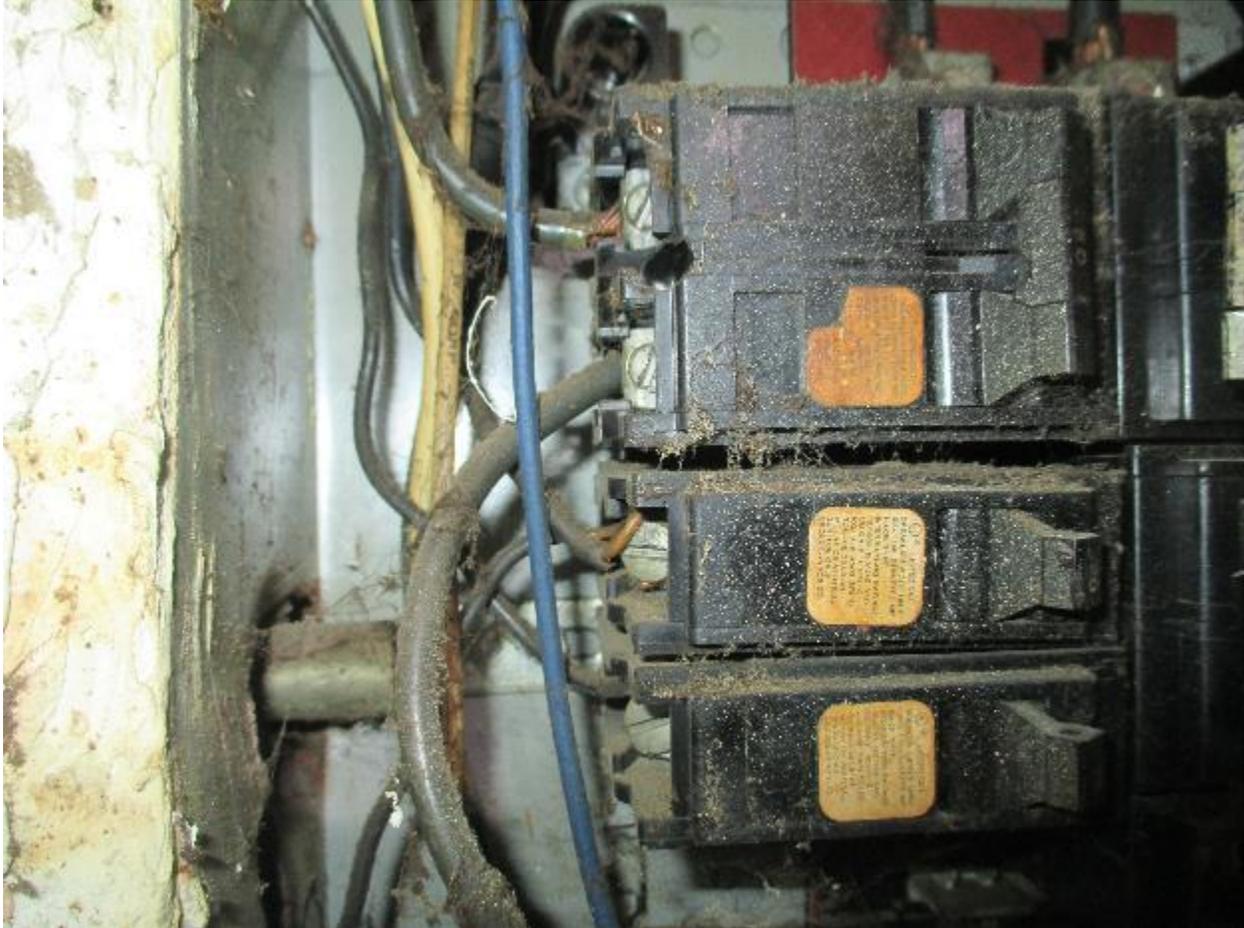
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Unit # 7.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Cracked tiles without possibilities of repair. Complete removal of flooring surfaces must be done in order to provide a finished appearance.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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SOMEWHERE, FL
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Allowances must be made for the complete upgrade of finishes in kitchen area including cabinetry, countertops, backsplash and new appliances.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
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GFCI receptacles installation is required at wet areas such as bathrooms and kitchens.

SOMEWHERE, FL
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Allowances must be made for the complete upgrade of finishes in kitchen area including cabinetry, countertops, backsplash and new appliances.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Flexible plumbing system to be replaced, not recommended for insurance purposes. Flexible systems are prone to failure.

Active leak.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
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Cracked tiles without possibilities of repair. Complete removal of flooring surfaces must be done in order to provide a finished appearance.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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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.

SOMEWHERE, 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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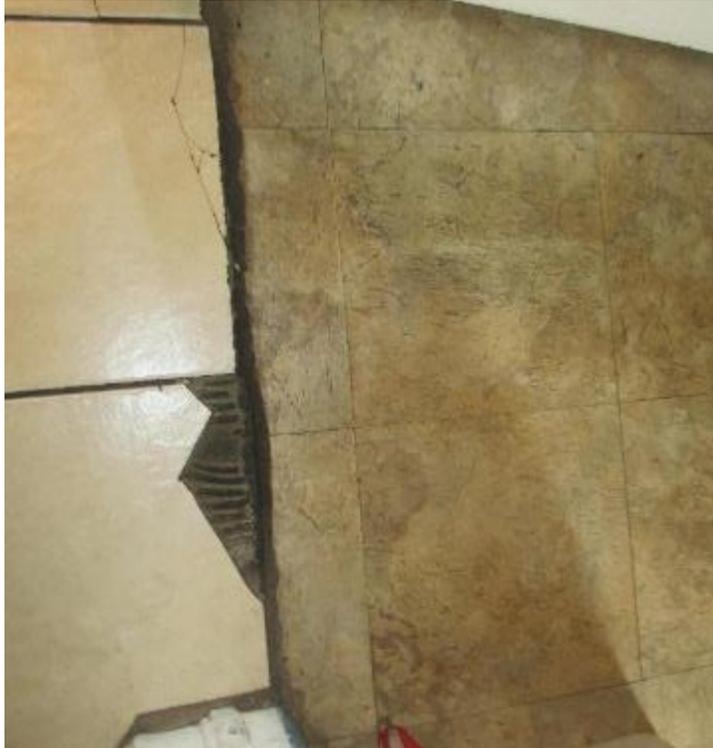
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Dissimilar material on floors to be considered for removal and replacement for a uniform look.

Cracked tiles without possibilities of repair. Complete removal of flooring surfaces must be done in order to provide a finished appearance.

SOMEWHERE, FL
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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.

SOMEWHERE, FL
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Water heater pressure release valve without release valve / not properly installed.

SOMEWHERE, FL
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Water heater pressure release valve without release valve / not properly installed.

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

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Unit # 6.

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DATE: 12-31-2015



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

SOMEWHERE, 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.

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SOMEWHERE, FL
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Ac in good working condition at the time of inspection.

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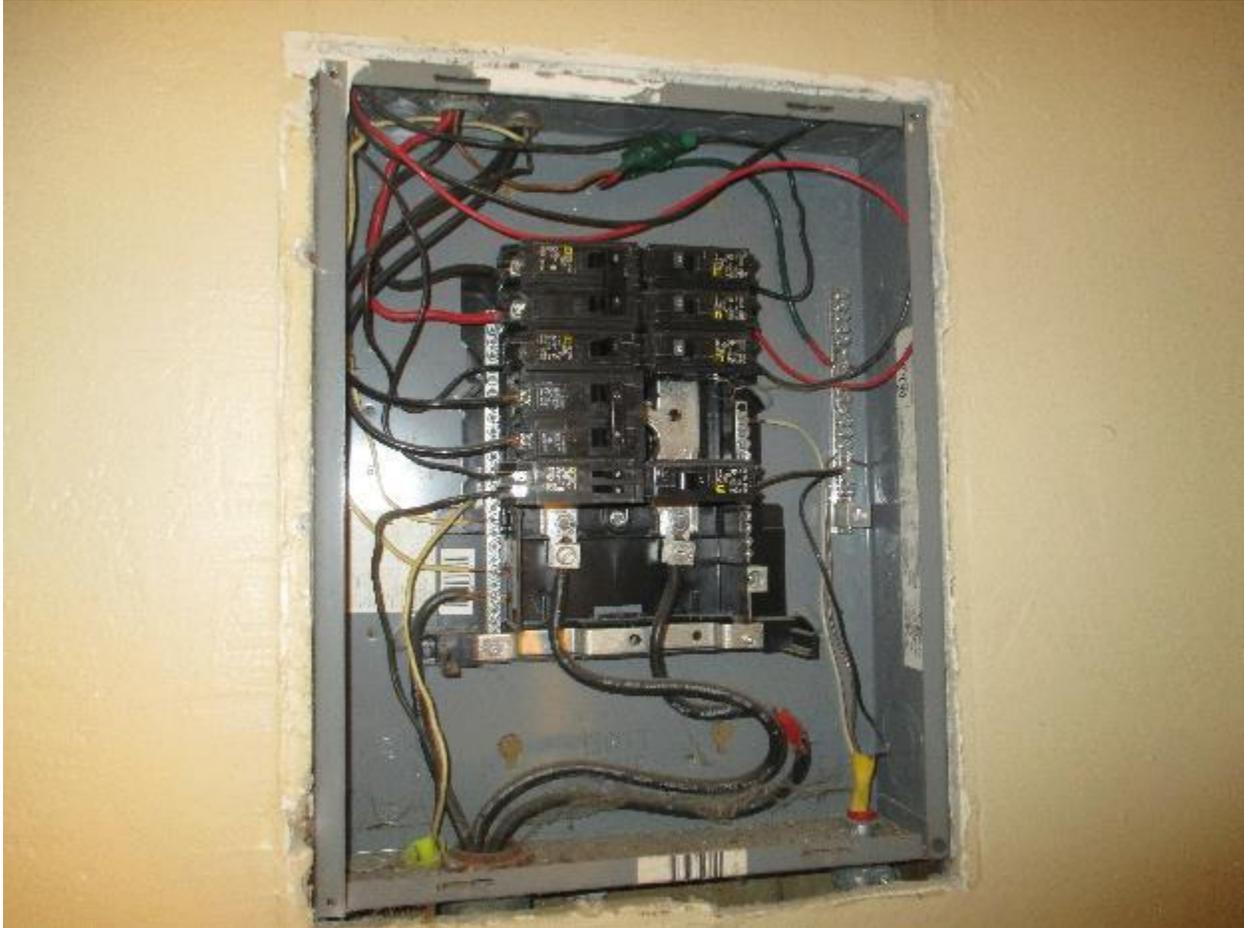
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SOMEWHERE, FL
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Electrical breaker panel in good condition at the time of inspection.

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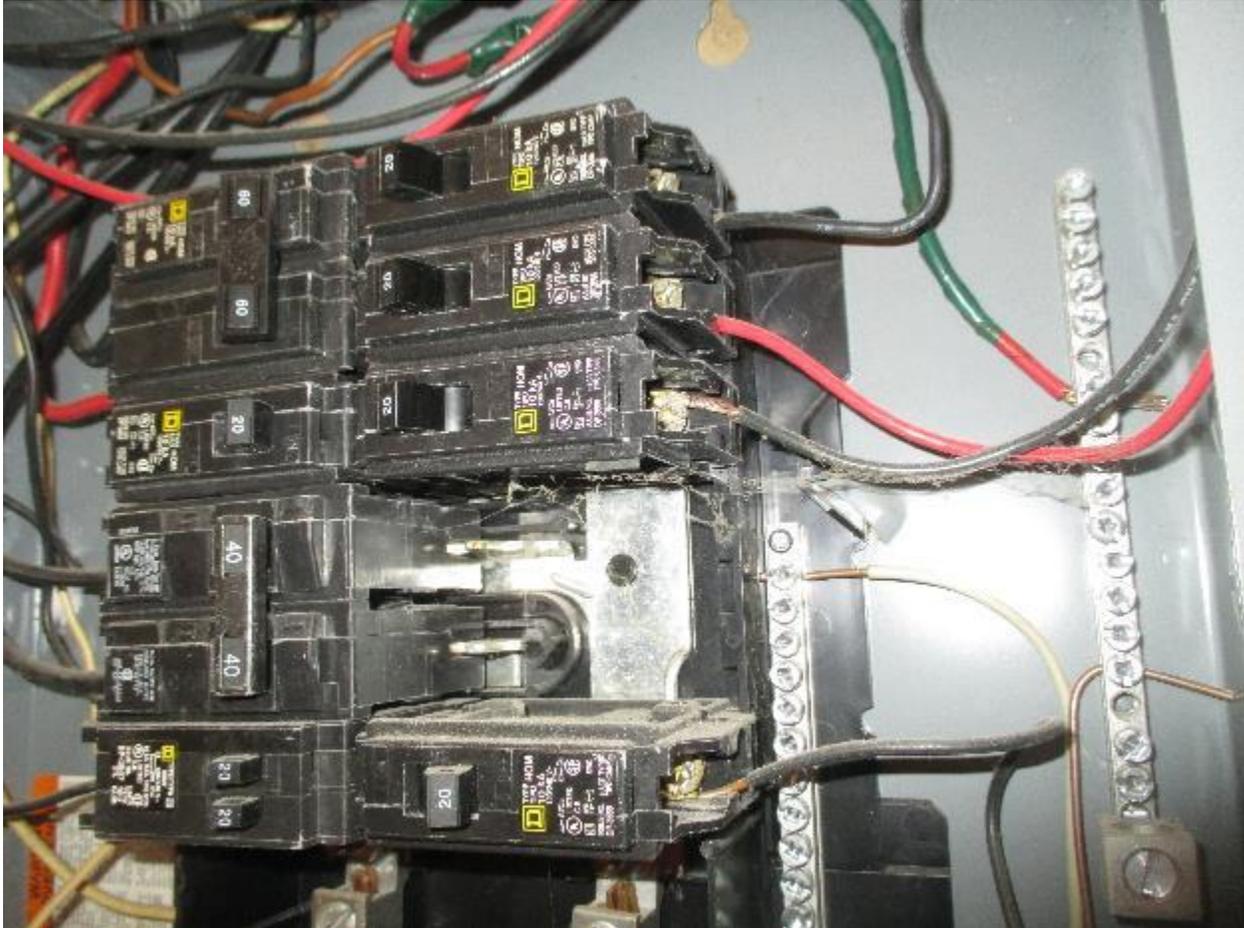
Electrical breaker panel in good condition at the time of inspection.

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



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Unit # 5.

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Cracked tiles without possibilities of repair. Complete removal of flooring surfaces must be done in order to provide a finished appearance.

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

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Flexible plumbing system to be replaced, not recommended for insurance purposes. Flexible systems are prone to failure.

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DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Ac in good working condition at the time of inspection.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



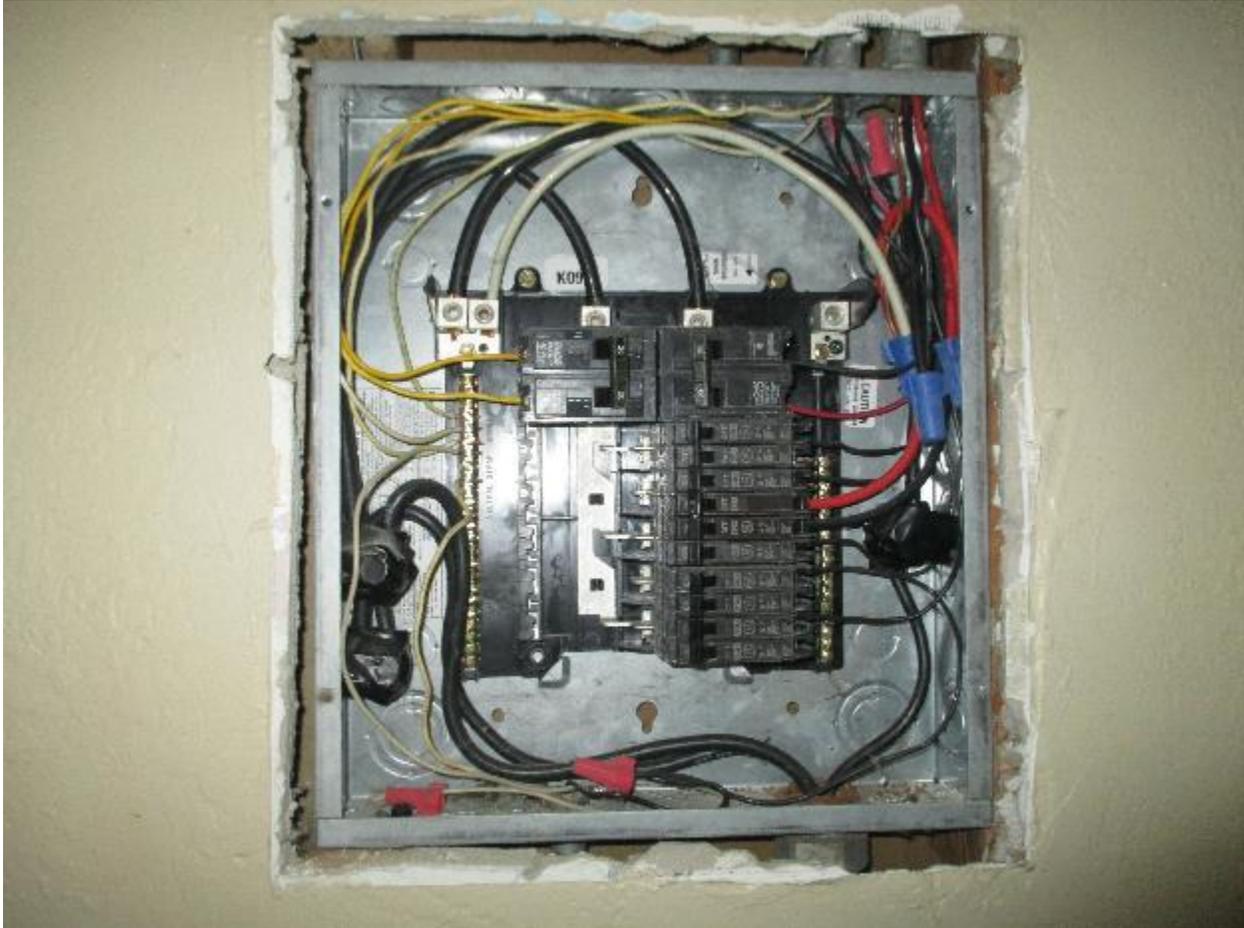
Cracks on ceiling not of structural importance but repairs related to drywall must be performed to secure the loose material.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



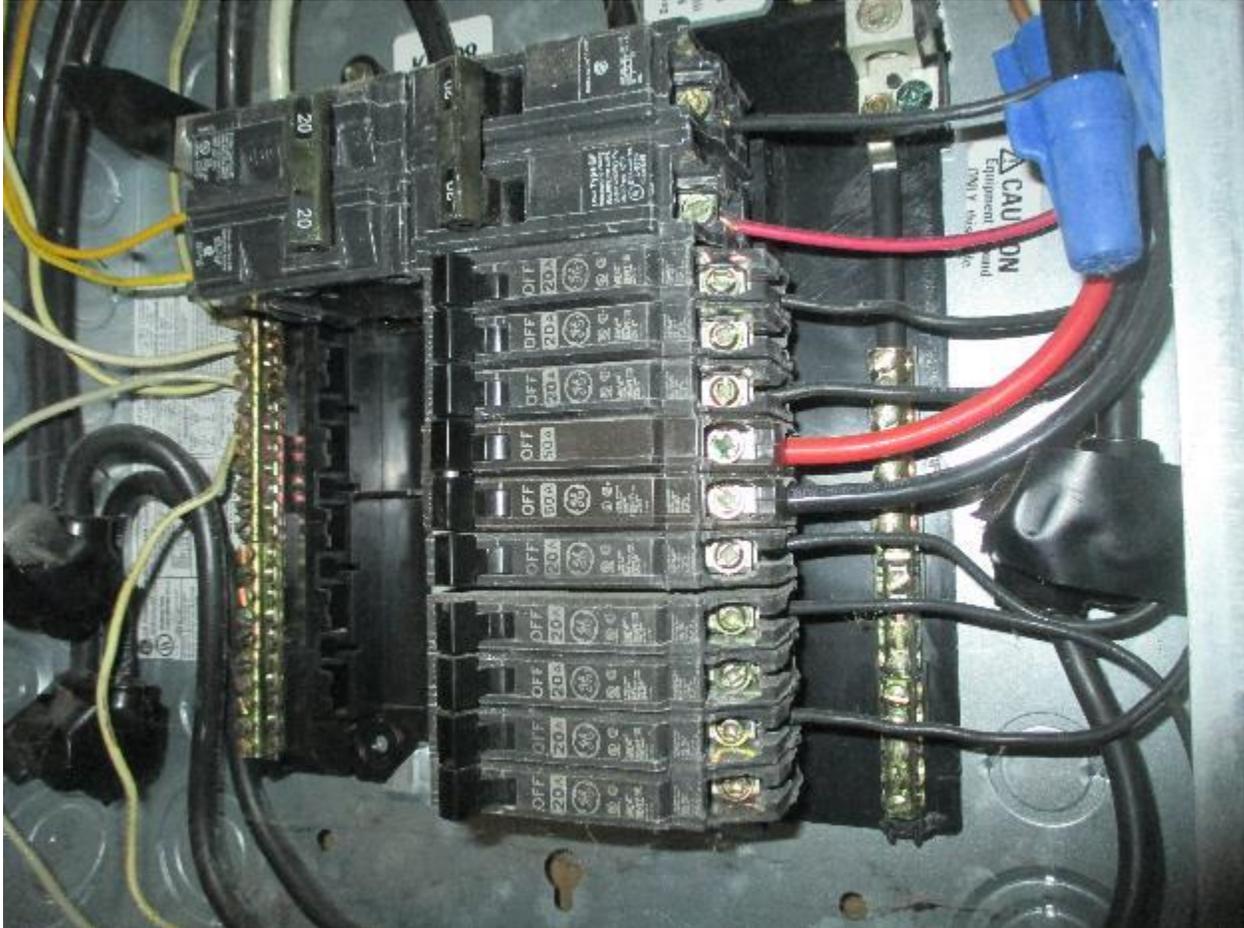
Interior finishes were found in general good condition at the time of inspection with exceptions as noted and shown in photographs.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



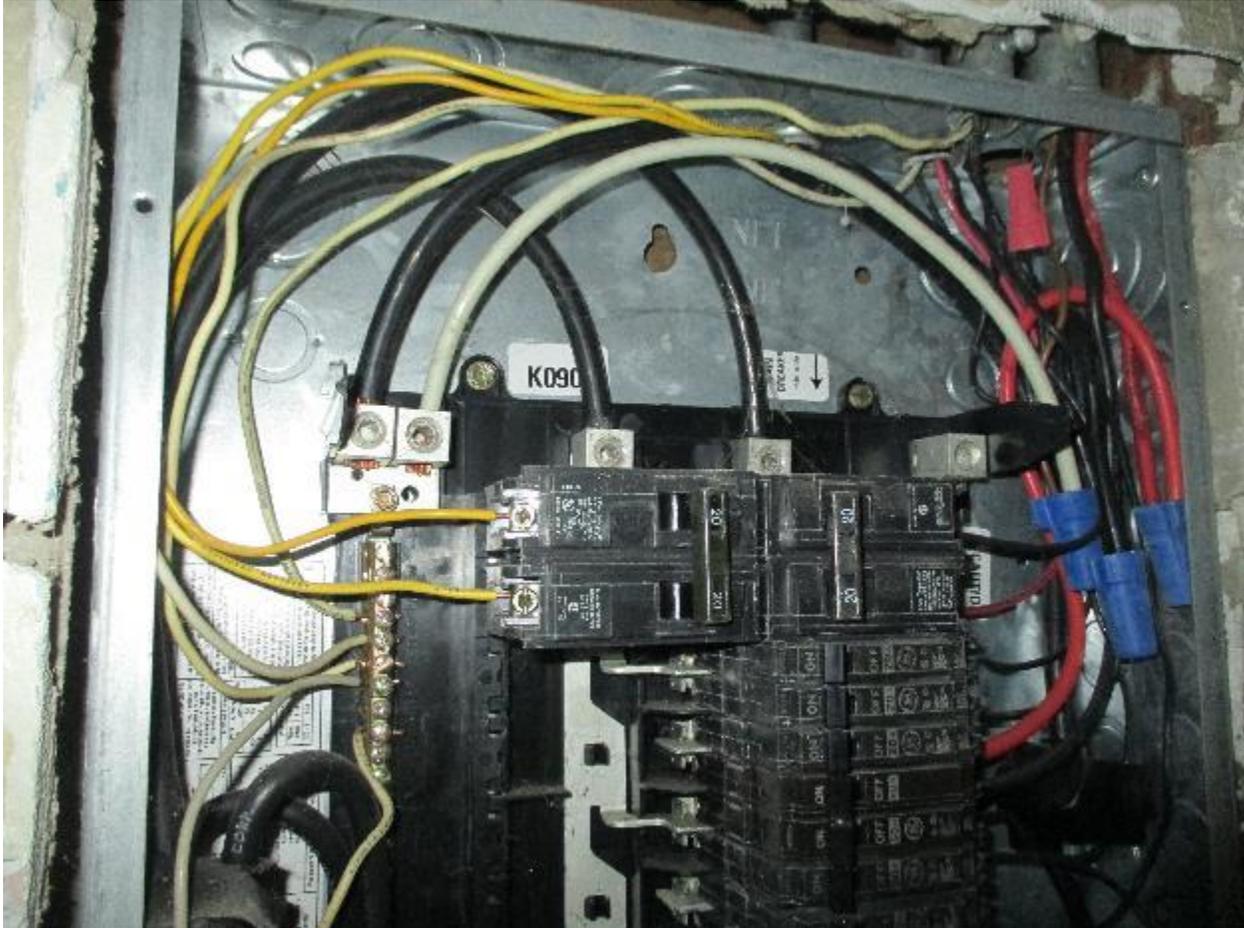
Electrical breaker panel in good condition at the time of inspection.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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



GAIA

-CONSTRUCTION
-INSPECTIONS

INSPECTION 2015000

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Water heater requires secondary drip pan.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Unit # 4.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Ac in good working condition at the time of inspection.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Proper installation of kitchen cabinets are required.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Proper installation of kitchen cabinets are required.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Dissimilar material on floors to be considered for removal and replacement for a uniform look.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Ac in good working condition at the time of inspection.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Cracks on ceiling not of structural importance but repairs related to drywall must be performed to secure the loose material.



GAIA

-CONSTRUCTION
-INSPECTIONS

INSPECTION 2015000

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Cracks on ceiling not of structural importance but repairs related to drywall must be performed to secure the loose material.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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



GAIA

-CONSTRUCTION
-INSPECTIONS

INSPECTION 2015000

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Water heater pressure release valve without release valve / not properly installed.



GAIA

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SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Water heater pressure release valve without release valve / not properly installed.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Unit # 1.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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



GAIA

-CONSTRUCTION
-INSPECTIONS

INSPECTION 2015000

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Ac in good working condition at the time of inspection.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Ac in good working condition at the time of inspection.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Ac in good working condition at the time of inspection.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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.



GAIA

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-INSPECTIONS

INSPECTION 2015000

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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



GAIA

-CONSTRUCTION
-INSPECTIONS

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SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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



GAIA

-CONSTRUCTION
-INSPECTIONS

INSPECTION 2015000

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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



GAIA

-CONSTRUCTION
-INSPECTIONS

INSPECTION 2015000

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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



GAIA

-CONSTRUCTION
-INSPECTIONS

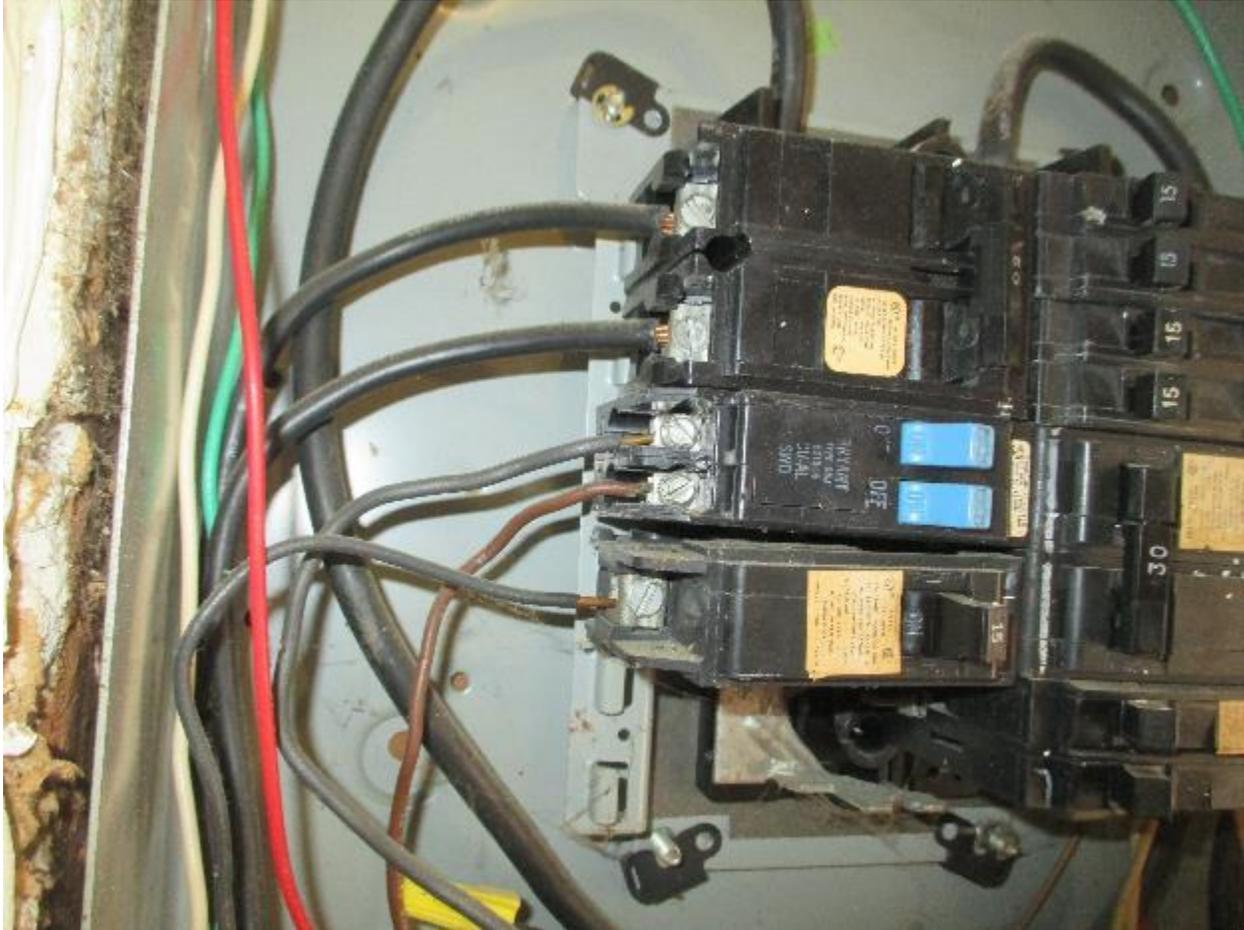
INSPECTION 2015000

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Exterior door(s) require replacement. Currently beyond possibilities of repair.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Exterior door(s) require replacement. Currently beyond possibilities of repair.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Exterior door(s) require replacement. Currently beyond possibilities of repair.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Unit # 2.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Water heater pressure release valve without release valve / not properly installed.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Water heater pressure release valve without release valve / not properly installed.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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



GAIA

-CONSTRUCTION
-INSPECTIONS

INSPECTION 2015000

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



(Rusted bathtub requires replacement).

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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



(Rusted bathtub requires replacement).

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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Cracks on ceiling not of structural importance but repairs related to drywall must be performed to secure the loose material.



GAIA

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SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Cracks on ceiling not of structural importance but repairs related to drywall must be performed to secure the loose material.



GAIA

-CONSTRUCTION
-INSPECTIONS

INSPECTION 2015000

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



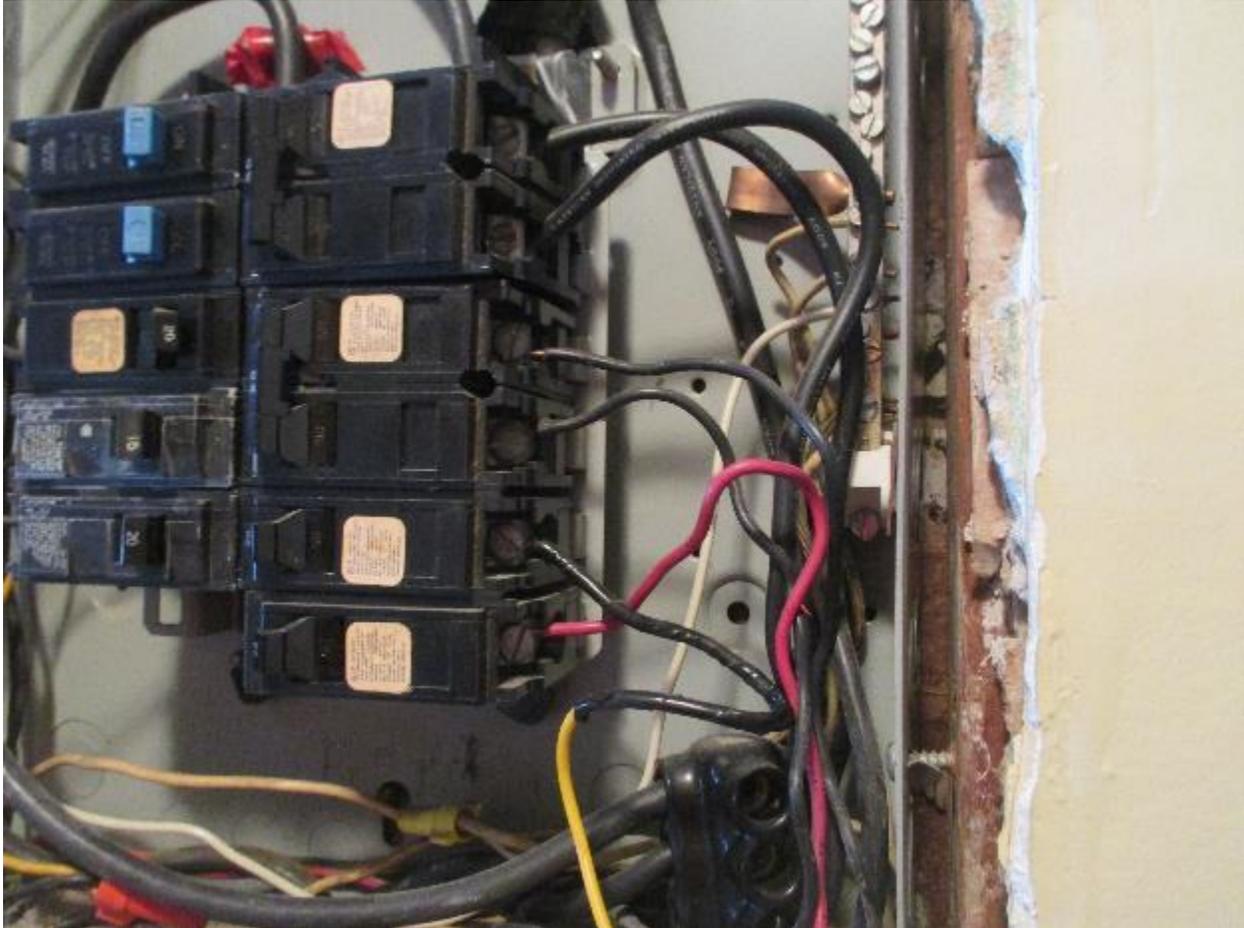
Incomplete or missing ground system. Grounding is worth adding to your system because it adds protection against electrical shock. Grounding provides a third path for electricity to travel along, so if there is a leak of any sort, it will flow into the earth rather than into the body of a person who touches a defective fixture, appliance, or tool.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Incomplete or missing ground system. Grounding is worth adding to your system because it adds protection against electrical shock. Grounding provides a third path for electricity to travel along, so if there is a leak of any sort, it will flow into the earth rather than into the body of a person who touches a defective fixture, appliance, or tool.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Incomplete or missing ground system. Grounding is worth adding to your system because it adds protection against electrical shock. Grounding provides a third path for electricity to travel along, so if there is a leak of any sort, it will flow into the earth rather than into the body of a person who touches a defective fixture, appliance, or tool.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Ac in good working condition at the time of inspection.



GAIA

-CONSTRUCTION
-INSPECTIONS

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SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Unit # 9.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Ac in good working condition at the time of inspection.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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



GAIA

-CONSTRUCTION
-INSPECTIONS

INSPECTION 2015000

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Plumbing requires rerouting.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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



GAIA

-CONSTRUCTION
-INSPECTIONS

INSPECTION 2015000

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Flexible plumbing system to be replaced, not recommended for insurance purposes. Flexible systems are prone to failure.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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



GAIA

-CONSTRUCTION
-INSPECTIONS

INSPECTION 2015000

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Exterior door(s) require replacement. Currently beyond possibilities of repair.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Exterior door(s) require replacement. Currently beyond possibilities of repair.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Exterior door(s) require replacement. Currently beyond possibilities of repair.

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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Unable to access breaker box or water heater at time of inspection.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Unable to access breaker box or water heater at time of inspection.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Unable to access breaker box or water heater at time of inspection.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Unit # 3.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Ac in good working condition at the time of inspection.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Water damage related to possible plumbing leak in above unit noted.
Allowances must be made for interior repairs.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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.



GAIA

-CONSTRUCTION
-INSPECTIONS

INSPECTION 2015000

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Exterior door(s) require replacement. Currently beyond possibilities of repair.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Exterior door(s) require replacement. Currently beyond possibilities of repair.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Exterior door(s) require replacement. Currently beyond possibilities of repair.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Exterior door(s) require replacement. Currently beyond possibilities of repair.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Water heater pressure release valve without release valve / not properly installed.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



Water heater pressure release valve without release valve / not properly installed.

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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.



GAIA

-CONSTRUCTION
-INSPECTIONS

INSPECTION 2015000

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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



GAIA

-CONSTRUCTION
-INSPECTIONS

INSPECTION 2015000

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
DATE: 12-31-2015



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

SOMEWHERE, FL
ATTACHMENT - PHOTOGRAPHS
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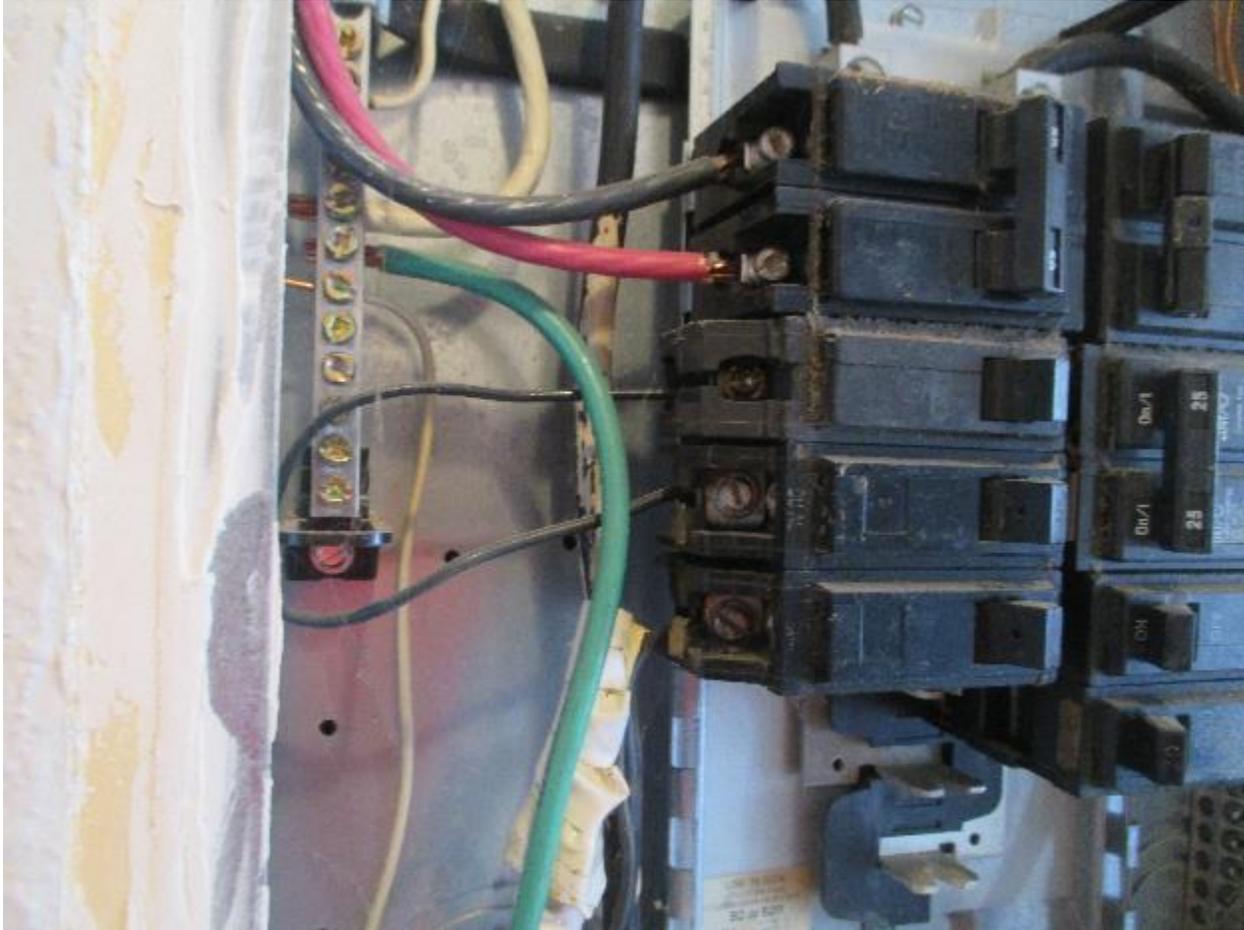
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SOMEWHERE, FL
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Electrical breaker panel in good condition at the time of inspection.

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

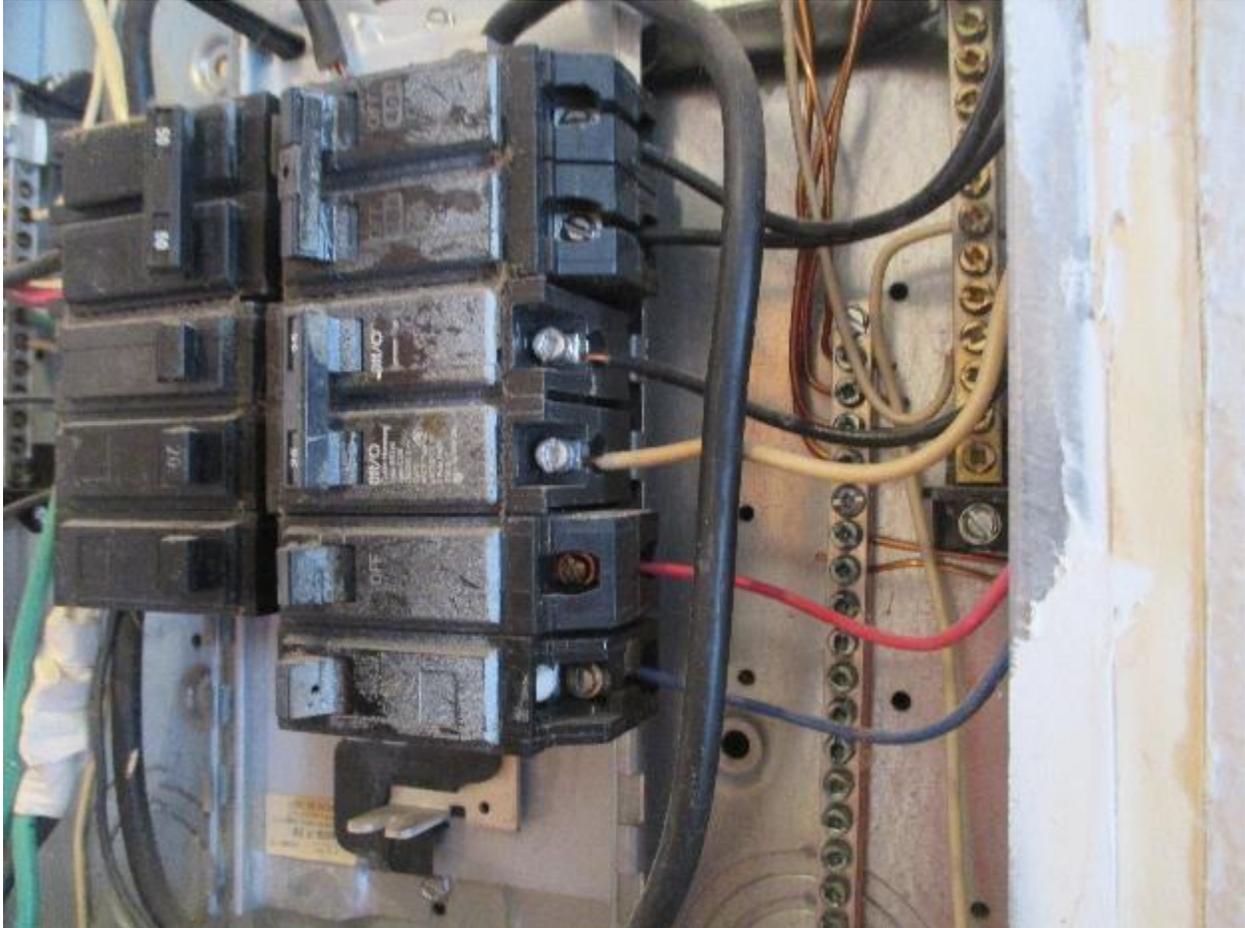


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Electrical breaker panel in good condition at the time of inspection.

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Missing smoke detector.

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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.

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



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Exterior door(s) require replacement. Currently beyond possibilities of repair.

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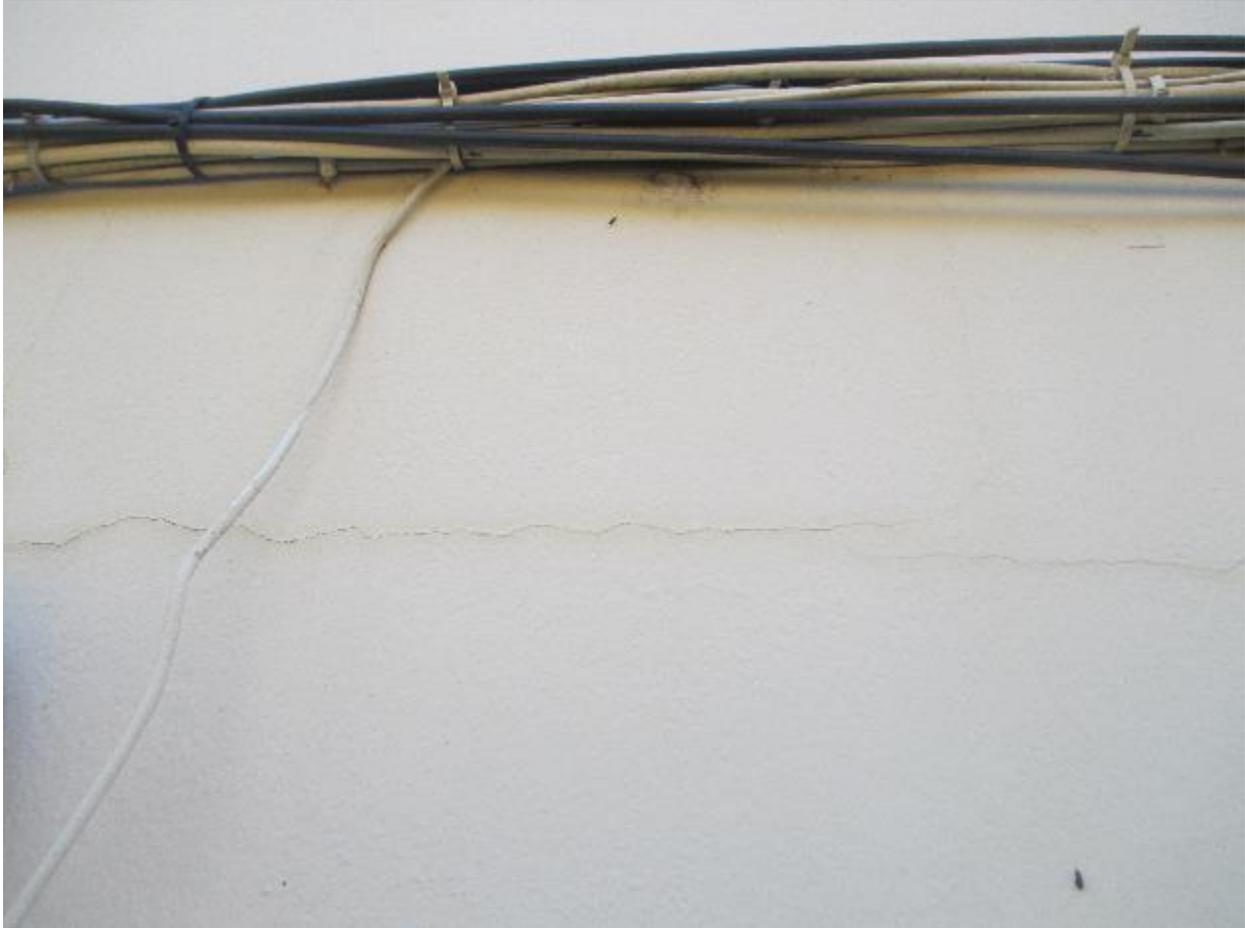
Fascia and soffit deteriorated wood requires replacement.

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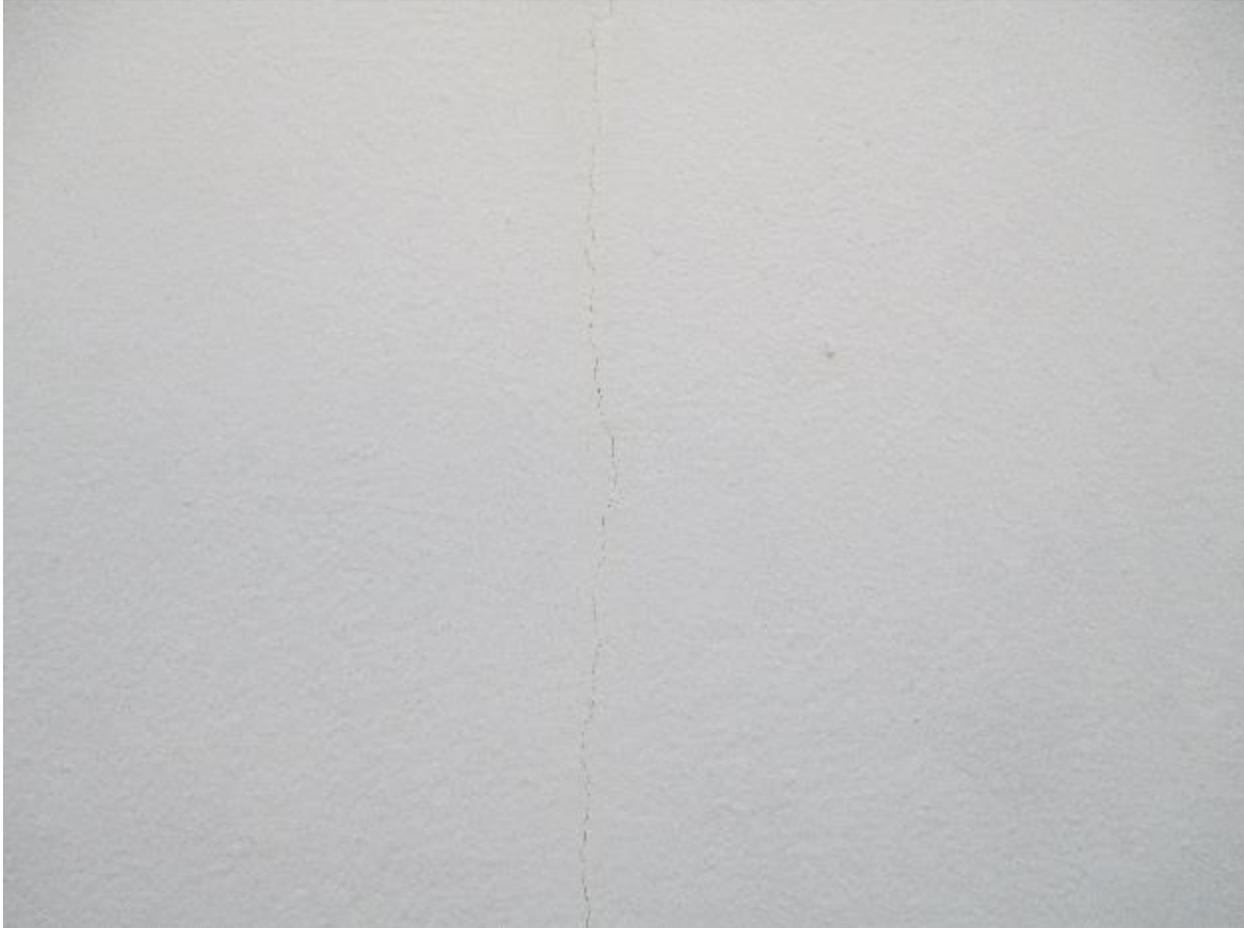
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Broken glass.



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Cracks in slab.

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Cracks in slab.

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Cracks in slab.



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Missing driveway surface.

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Missing driveway surface.



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Missing driveway surface.