

INSPECTION REPORT



For the Property at:
1535 CATALONIA AVENUE
CORAL GABLES, FL 33134

Prepared for: HARRY JORDAN
Inspection Date: Saturday, November 2, 2013
Prepared by: Rick Poston



Dade Property Inspections LLC
11859 SW 99 St.
Miami, FL 33186
305 310-2969
www.dadepropertyinspections.com

Proven experience and satisfaction in knowing that your property was thoroughly evaluated.

SUMMARY

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES

Note: For the purpose of this report the building is considered to be facing **South**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Clay/concrete/fiber cement

Condition: • [Missing, loose or broken pieces](#)

One field tile is cracked and separated. One eave tile on the East elevation has lifted and separated from the bond mortar. In a wind born event, both could eventually lift out of place. A repair is recommended as possible in the future.

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials

Location: East Roof

Task: Monitor

Time: Discretionary

Cost: \$100 - \$300

Exterior

WALLS \ Stucco and EIFS

Condition: • The wall mounted A/C/ unit on the West side exterior appears to be draining down the wall and deteriorating the paint and eventually the stucco. This could be corrected with a drain hose that could be installed and inset into the ground below the unit.

Location: West First Floor

Task: Correct

Time: Discretionary

Cost: \$100 - \$200

EXTERIOR GLASS \ Glass (glazing)

Condition: • The glazed openings are provided with a variety of hurricane shutters yet all are not covered for mitigation purposes. The types are illustrated and the large plate windows at the rear of the property have panels cut, stored and provisions for attachment. The plate window adjacent the front entry would need protection as well as the upper bath window on the East elevation of the house to derive a better mitigation value.

Implication(s): Again, for mitigation purposes,

Location: Various First Floor Second Floor

Task: Upgrade

Time: Discretionary

Cost: \$1,500 - \$4,000

SUMMARY

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

Condition: • This tile/paver could simply be replaced in that the color and style are typically readily available. This does not pose a hazard as such.

Location: Front Yard Porch

Task: Repair

Time: Discretionary

Cost: Less than \$100

Cooling & Heat Pump

AIR CONDITIONING \ Compressor

Condition: • [Out of level](#)

One of the A/C/ outside units at the rear of the yard is out of level and should be corrected to allow an adequate flow of oil to the compressor. This could probably just be corrected by elevating and shimming the low side of the concrete support pad.

Implication(s): Reduced system life expectancy | Damage to equipment

Location: Northwest Exterior

Task: Correct

Time: Discretionary

Cost: \$100 - \$200

AIR CONDITIONING \ Evaporator coil

Condition: • [Dirty](#)

Implication(s): Increased cooling costs | Reduced comfort

Location: First Floor Dinette

Task: Clean

Time: Discretionary

Cost: \$100 - \$200

Plumbing

WATER HEATER \ Life expectancy

Condition: • [Medium failure probability](#)

The water heater is passed its normal service life of 15 years and consideration should be to replace it as able or at the very least have it drained and refilled.

Location: First Floor Garage

Task: Replace

Time: Less than 2 years

Cost: \$300 - \$500

SUMMARY

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES

WASTE PLUMBING \ Venting system

Condition: • A "Y" connector at a waste vent pipe adjacent the laundry is corroded and has a slow leak which will eventually develop into a problem if it is not replaced.

Location: Second Floor Garage

Task: Monitor

Time: Discretionary

Cost: \$300 - \$400

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Slow drains](#)

The trap in the front upstairs (master) bath needs to be removed and cleaned to allow proper flow of water.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: South Second Floor Bathroom

Task: Correct

Time: Discretionary

Cost: Less than \$100

Interior

GARAGE \ Vehicle doors

Condition: • The garage door is older, corroded at the base from standing water and does not meet any current code requirements for a high wind event. It should be replaced so as to increase the mitigation value and it is beyond its normal service life.

Location: Garage

Task: Repair or replace

Time: Discretionary

Cost: \$1,500 - \$2,000

Kitchen

GARBAGE DISPOSAL \ Wiring

Condition: • Loose/ Missing wire clamp

The electrical cable to the disposal needs to be reconnected properly to the clamp at the bottom of the unit. This is a safety hazard.

Location: First Floor Kitchen

Task: Repair

Time: Immediate

Cost: Less than \$100

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a

SUMMARY

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES

pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES

Description

Sloped roofing material: • The roofing is 15 years old and looks to be in very good condition.

Sloped roofing material: • [Clay tile](#)

Recommendations

SLOPED ROOFING \ Clay/concrete/fiber cement

1. Condition: • [Missing, loose or broken pieces](#)

One field tile is cracked and separated. One eave tile on the East elevation has lifted and separated from the bond mortar. In a wind born event, both could eventually lift out of place. A repair is recommended as possible in the future.

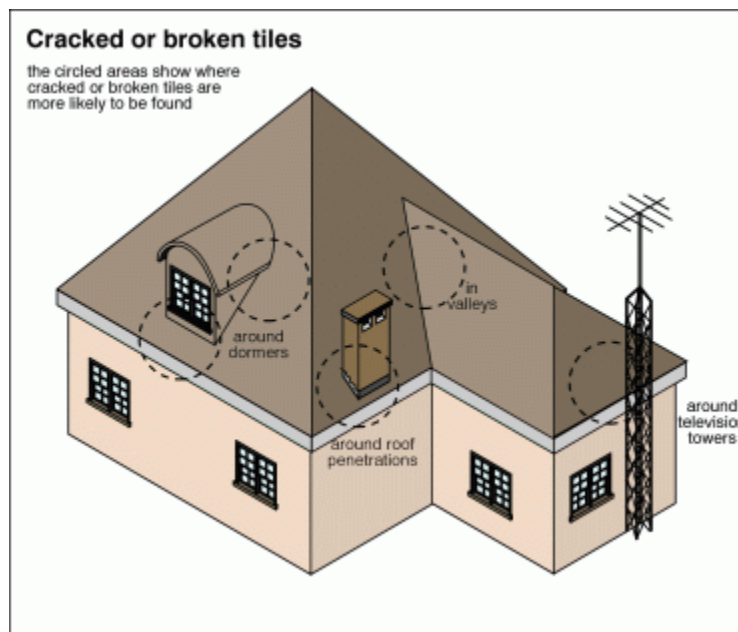
Implication(s): Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials

Location: East Roof

Task: Monitor

Time: Discretionary

Cost: \$100 - \$300



[Click on image to enlarge.](#)

ROOFING

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES



1. Missing, loose or broken pieces



2. Missing, loose or broken pieces



3. Missing, loose or broken pieces

EXTERIOR

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES

Description

Gutter & downspout material: • No gutters or downspouts

Lot slope: • [Flat](#)

Wall surfaces - masonry: • [Block](#)

Wall surfaces : • [Stucco](#)

Driveway: • The driveway is covered with tile as is the walkways and stairs up to the entry of the house.

Exterior steps: • Pavers

Balcony: • Several small diameter holes are drilled into the floor of the South upper balcony because there does not appear to be any obvious pitch to the tiled floor. In heavy downpours, these are not adequate and water collects. It is possible to install at least one larger drain hole with drain to alleviate this problem as an alternative.



4.

Recommendations

General

2. • It is recommended that gutters and downspouts be installed on the front and rear elevation roof to divert rain water to the sides of the house and particularly in the back lessen the accumulation of mildew build up on the exterior walls and eliminate a large percentage of the water that accumulates on the floor of the upper front balcony.

Location: Front Rear Second Floor Roof

Task: Provide

Time: Discretionary

Cost: \$500 - \$1,000

EXTERIOR

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES



5.

WALLS \ Stucco and EIFS

3. Condition: • The wall mounted A/C/ unit on the West side exterior appears to be draining down the wall and deteriorating the paint and eventually the stucco. This could be corrected with a drain hose that could be installed and inset into the ground below the unit.

Location: West First Floor

Task: Correct

Time: Discretionary

Cost: \$100 - \$200



6.

EXTERIOR

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES

4. Condition: • A small area adjacent the East side of the exterior garage door is collecting water in the drive from perhaps a combination of reasons namely rain run off and condensate from an adjacent A/C drain line. To repair a couple of holes could be drilled in the area and the condensate drain redirected to the front planter area on the opposite side of the walkway and stair. The wood trim section could then be replaced and sealed and protected from further rot. An estimate to cost would be from \$100.00 to \$200.00.

Location: South Exterior

Task: Correct

Time: Discretionary

Cost: \$100 - \$200



7. Moisture penetration

EXTERIOR GLASS \ Glass (glazing)

5. Condition: • The glazed openings are provided with a variety of hurricane shutters yet all are not covered for mitigation purposes. The types are illustrated and the large plate windows at the rear of the property have panels cut, stored and provisions for attachment. The plate window adjacent the front entry would need protection as well as the upper bath window on the East elevation of the house to derive a better mitigation value.

Implication(s): Again, for mitigation purposes,

Location: Various First Floor Second Floor

Task: Upgrade

Time: Discretionary

Cost: \$1,500 - \$4,000

EXTERIOR

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

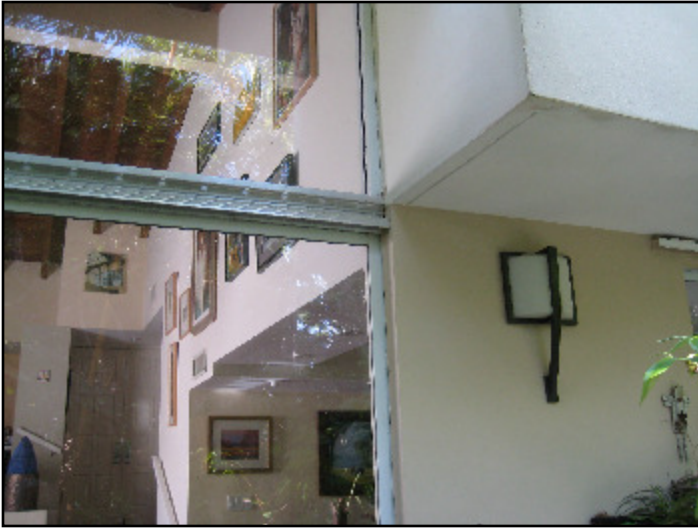
PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES



8.



9.



10.

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

6. Condition: • This tile/paver could simply be replaced in that the color and style are typically readily available. This does not pose a hazard as such.

Location: Front Yard Porch

Task: Repair

Time: Discretionary

Cost: Less than \$100

EXTERIOR

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES



11.

Description

General: • There does not appear to be any outstanding structural deficiencies in the framing or support structure.

General: • The house is constructed of CBS block units on spread footings with poured in place columns and tie beams.

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Exterior wall construction: • A standing block and stucco perimeter wall on the East side of the property adjoining a neighbor's property is leaning over toward the neighbor's property but clearly a part of and on the client property. It is recommended that contact be made with your insurance company to discuss a claim for replacing the wall or at the very least demolition of the wall. Replacement cost would be estimated at between 3 and 5 thousand dollars.



12. Leaning

Roof and ceiling framing:

• [Rafters/roof joists](#)

Portions of the roof framing are joists which are exposed in the living room interior and the balance of the roof framing is trusses which appear to have excellent connections at exterior walls and would meet mitigation standards for connection considerations.

STRUCTURE

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES



13. Rafters/roof joists

- [Trusses](#)
- [Plywood sheathing](#)

All roof sheathing appears to be minimum 5/8 plywood.



14. Rafters/roof joists

Recommendations

General

7. • Wood nailers on the interior walls of the attic evidence termite damage. There does not appear to be any structural problem but it is perhaps at some time necessary to have the house tented.

Task: Further evaluation

Time: Discretionary



15.

ELECTRICAL

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

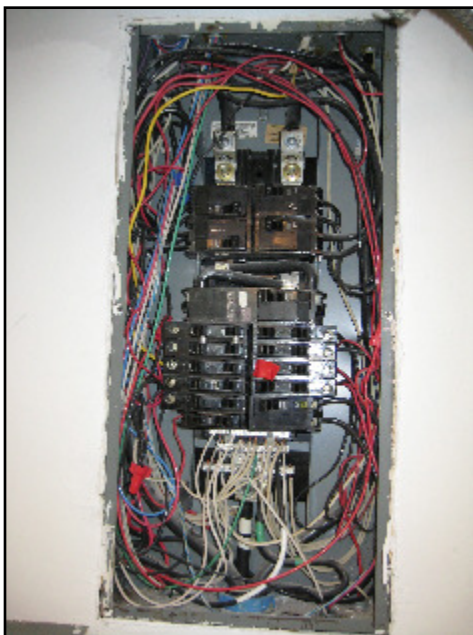
APPLIANCES

Description

Service entrance cable and location: • [Underground - not visible](#)

Service size:

- [200 Amps \(240 Volts\)](#)



16. 200 Amps (240 Volts)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • [Breakers - garage](#)

System grounding material and type: • [Copper - water pipe and ground rod](#)

Auxiliary panel (subpanel) rating:

- [125 Amps](#)

ELECTRICAL

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES



17. 125 Amps

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#)

Smoke detectors: • [Present](#)

COOLING & HEAT PUMP

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES

Description

General: • There are two A/C systems in the house. One is for upstairs and one down. Both units are 3 ton. The two exterior units are both Goodman and one of the interior air handlers is Goodman at the second floor. The ground floor unit is an Amana and appears to be original to the house. Both were operating properly at inspection. The older Amana air handler needs to have the coil cleaned. Supply volume and rate appears to be adequate for the systems as configured.

Air conditioning type: • [Air cooled](#)

Manufacturer: • Amana • Goodman

Cooling capacity: • 3 Tons

Compressor approximate age: • 7 years

Typical life expectancy: • 10 to 15 years

Failure probability: • [Medium](#)

Supply temperature: • 55°

Return temperature: • 75°

Recommendations

AIR CONDITIONING \ Compressor

8. Condition: • [Out of level](#)

One of the A/C/ outside units at the rear of the yard is out of level and should be corrected to allow an adequate flow of oil to the compressor. This could probably just be corrected by elevating and shimming the low side of the concrete support pad.

Implication(s): Reduced system life expectancy | Damage to equipment

Location: Northwest Exterior

Task: Correct

Time: Discretionary

Cost: \$100 - \$200

COOLING & HEAT PUMP

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

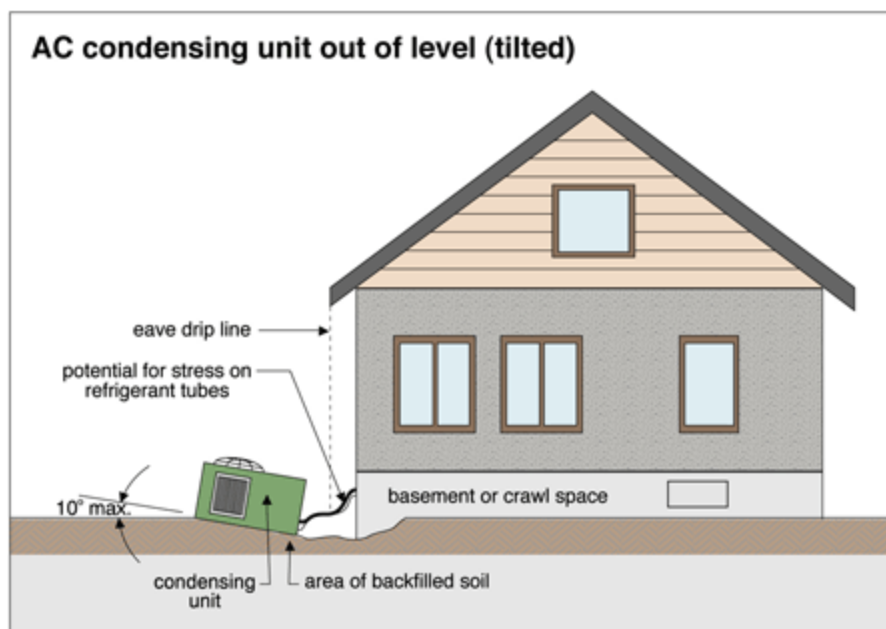
PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES



[Click on image to enlarge.](#)



18. Out of level

AIR CONDITIONING \ Evaporator coil

9. Condition: • [Dirty](#)

Implication(s): Increased cooling costs | Reduced comfort

Location: First Floor Dinette

Task: Clean

Time: Discretionary

Cost: \$100 - \$200

COOLING & HEAT PUMP

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

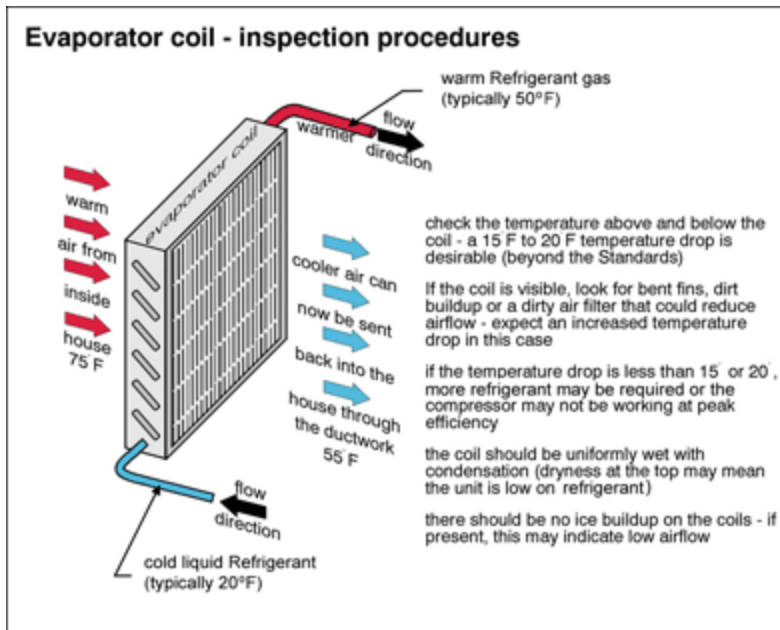
PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES



[Click on image to enlarge.](#)



19. Dirty

INSULATION AND VENTILATION

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES

Description

Attic/roof insulation material:

- [Glass fiber](#)

Attic insulation is blanket type fiberglass and appears to be adequate and coverage good.



20. Glass fiber

Attic/roof insulation amount/value: • [R-20](#)

Attic/roof ventilation: • [Roof vent](#)

Attic/roof air/vapor barrier: • [None found](#)

PLUMBING

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES

Description

Water supply source: • Public

Service piping into building: • [Plastic](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • West

Water flow and pressure: • [Functional](#)

Water heater fuel/energy source: • [Electric](#)

Water heater type:

• [Conventional](#)

The water heater is a Pur-O-Matic, 52 gallon and was manufactured in 1981. There does not appear to be any obvious exterior deterioration.



21. Conventional

Tank capacity: • 50 gallons

Water heater approximate age: • 32 years

Waste disposal system: • [Public](#)

Waste piping in building: • [Cast Iron](#)

Recommendations

WATER HEATER \ Life expectancy

10. Condition: • [Old](#)

Implication(s): No domestic hot water

11. Condition: • [Medium failure probability](#)

The water heater is passed its normal service life of 15 years and consideration should be to replace it as able or at the very least have it drained and refilled.

Location: First Floor Garage

Task: Replace

Time: Less than 2 years

Cost: \$300 - \$500

WASTE PLUMBING \ Venting system

12. Condition: • A "Y" connector at a waste vent pipe adjacent the laundry is corroded and has a slow leak which will eventually develop into a problem if it is not replaced.

Location: Second Floor Garage

Task: Monitor

Time: Discretionary

Cost: \$300 - \$400



22.

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

13. Condition: • [Slow drains](#)

The trap in the front upstairs (master) bath needs to be removed and cleaned to allow proper flow of water.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: South Second Floor Bathroom

Task: Correct

Time: Discretionary

Cost: Less than \$100

PLUMBING

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES



23. *Slow drains*

Description

Major floor finishes: • [Marble](#) • Tile

Major wall finishes:

• [Plaster/drywall](#)

All wall finishes appear to be in good condition generally. There appears to be some water intrusion around or beneath the long fixed glass window adjacent the front door which should be investigated and perhaps resealed.



24. *Plaster/drywall*

Major ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#)

Glazing: • [Single](#)

Exterior doors - type/material: • [Sliding glass](#) • Garage door - wood

Doors:

• Inspected

The single hung pre-hung door unit frame at the West side of the garage has an opening at one area which should be packed and caulked.

INTERIOR

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES



25. Inspected

Laundry facilities:

- Washer

Washer appears to be functional.

Model number: GE

- Dryer

Dryer appears to be functional.

Model number: GE

- 240-Volt outlet

Bathroom ventilation : • Exhaust fan

Recommendations

GARAGE \ Vehicle doors

14. Condition: • The garage door is older, corroded at the base from standing water and does not meet any current code requirements for a high wind event. It should be replaced so as to increase the mitigation value and it is beyond its normal service life.

Location: Garage

Task: Repair or replace

Time: Discretionary

Cost: \$1,500 - \$2,000

INTERIOR

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES



26.

15. Condition: • [Rusted or dented](#)

Implication(s): Material deterioration

BATHROOMS

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES

Description

General: • All bathrooms appear to be in good and functional condition. The fixtures are a mixture of older and new and operational.



27.



28.

Electrical: • GFCI

Counter: • stone

Cabinet: • pre-fabricated

Tub: • steel

Toilet: • standard

Ventilation: • fan

KITCHEN

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES

Description

Counter Type: • Tile

Range/ Cooktop: • Electric

Number of Ovens: • 2

Dishwasher: • Appears Functional

Plumbing: • Appears Functional

Misc. Appliance: • Built-in microwave appears functional

Recommendations

GARBAGE DISPOSAL \ Wiring

16. Condition: • Loose/ Missing wire clamp

The electrical cable to the disposal needs to be reconnected properly to the clamp at the bottom of the unit. This is a safety hazard.

Location: First Floor Kitchen

Task: Repair

Time: Immediate

Cost: Less than \$100



29. *Loose/ Missing wire clamp*

APPLIANCES

1535 Catalonia Avenue, Coral Gables, FL November 2, 2013

Report No. 1012, v.0

www.dadepropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

INSULATION

PLUMBING

INTERIOR

BATHROOMS

KITCHEN

APPLIANCES

Description

Refrigerator:

- Side-by-side

The ovens are THERMADOR and original to the house.

- High failure probability

The Sub Zero refrigerator is original to the house and shows signs of failure and deterioration particularly at the base where there is evident rust and some accumulated mold. The unit should be serviced with options recommended.



30. High failure probability

Dishwasher:

- Under-counter

The Dishwasher is a Kitchen Aide.

END OF REPORT