



555 N Ocean Blvd, Sun City, FL 11111
Inspection prepared for: Mr. Condo Customer
Real Estate Agent: One Good Realtor -

Date of Inspection: 10/26/2017 Time: 1:00 pm

Inspector: Juan Vasquez
License # FL2898

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Inspection Agreement

SCOPE OF INSPECTION

The scope of the inspection and this report is a limited visual inspection of the general systems and components of the property. The inspection will be performed in compliance with generally accepted standards of practice (SOP). The inspection report is for the sole use and benefit of the client.

NOT WITHIN THE SCOPE OF THE INSPECTION

Any areas that are not exposed to view, are concealed or inaccessible because of soils - walls - floors - floor coverings - ceilings - furniture - personal items - equipment or stored items. The inspection does not include any invasive testing or dismantling. Client agrees and assume all risk for all conditions which are concealed from view at the time of inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosure which may be required

LIMITATIONS ON LIABILITY

Liability for errors and omissions to POLARIS Home Inspections for this inspection and report is limited to a refund of the fee paid for this inspection and report. Client assumes all risk of all losses greater than the fee paid for this inspection and report.

PLEASE READ CAREFULLY

This inspection report is **NOT A GUARANTEE/WARRANTY** but a report of the existing conditions found during our visual inspection of the property, a sincere good faith effort was made to identify as many defects as possible during our inspection. This report is made on the basis of what was visible and accessible at the time of inspection. We do not accept liability for any problems that may occur in the future. Maximum liability to POLARIS Home Inspections is limited to the cost of this inspection. Only items covered in this report are applicable. We strongly recommend that a certified licensed and insured contractor complete all repairs and/or further evaluations commented in this report. Some homes may contain asbestos, lead, mold or other hazardous materials which we do not inspect so this report will not comment on these items. You may wish to contact an expert in these fields if these items concern you.

ESTIMATES FOR REPAIRS

Estimates for repairs and/or replacement costs are to be used only as guide and are based on current rates of professional licensed contractors and retail values. The customer before closing must determine actual repair and/or replacement cost. We strongly recommend that you obtain written estimates from at least 2 to 3 different licensed contractors for a more specific cost. Do not rely only on estimates in this report.

Report Summary

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodel or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

INTERIOR AREAS		
Page 4 Item: 2	Ceiling Condition	• missing fixtures noted around 5 fire suppression system heads, replace \$20-25
BEDROOMS		
Page 10 Item: 7	Closets	• doors in bedroom 1 need adjustment \$20-30
BATHROOMS		
Page 16 Item: 10	Electrical	• loose outlets / switches noted in master bathroom, replace \$30-40
Page 17 Item: 13	Plumbing	• lose shower handles noted on both bathrooms, adjust \$10-15
Page 20 Item: 16	Bath Tubs	• spa tub operated but system needs cleaning, \$40-50
KITCHEN		
Page 24 Item: 12	Cabinets	• water damage under the sink, this may have an effect on cabinet structure. Recommend removing base for further evaluation
Page 26 Item: 15	Plumbing	• leaks observed at time of inspection, repair on cold water side \$50-75
LAUNDRY		
Page 39 Item: 8	Electrical	• replace broken / missing outlet cover \$10-20

INTERIOR AREAS

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall

Observations: no major defects observed



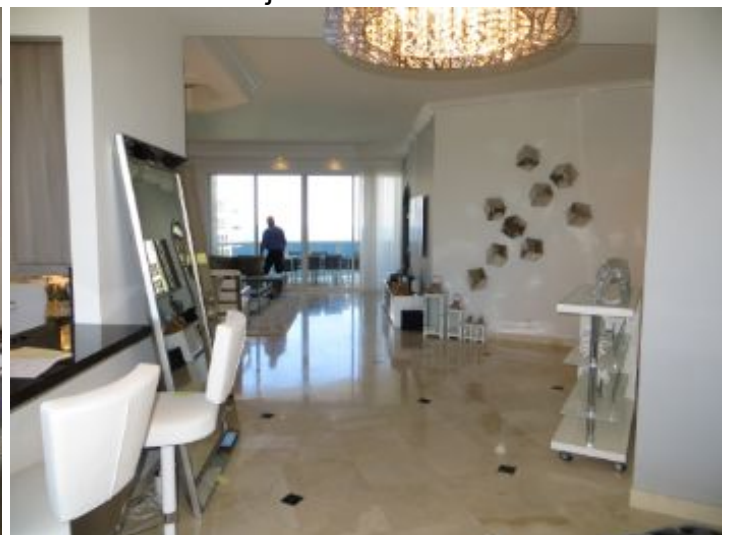
no major defects observed



no major defects observed



no major defects observed



no major defects observed

INTERIOR AREAS Continued



no major defects observed

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall • Concrete

Observations: no major defects observed • missing fixtures noted around 5 fire suppression system heads • **missing fixtures noted around 5 fire suppression system heads, replace \$20-25**



missing fixtures noted around 5 fire suppression system heads

3. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Tile

Observations: normal wear

INTERIOR AREAS Continued



normal wear

4. Window Condition

Good	Fair	Poor	N/A	None
				X

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional



functional

6. Sliding Doors

Good	Fair	Poor	N/A	None
X	X			

Observations: functional • lubrication is recommended for optimal operation

INTERIOR AREAS Continued



lubrication is recommended for optimal operation

7. Screen Doors

Good	Fair	Poor	N/A	None
				X

8. Closets

Good	Fair	Poor	N/A	None
X				

Observations: functional

9. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: functional

10. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

11. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations: did not test. Control by **HOA**

12. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

13. Door Bell

Good	Fair	Poor	N/A	None
				X

14. Fireplace

Good	Fair	Poor	N/A	None
				X

INTERIOR AREAS Continued

15. Balcony/porch condition

Good	Fair	Poor	N/A	None
X				

Observations: Present, functional • some loose stucco noted in east side building wall, recommend contacting HOA for repair



Present, functional



Present, functional



some loose stucco noted in east side building wall, recommend contacting HOA for repair

BEDROOMS

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master Bedroom • Bedroom 1

2. Wall Condition

Good Fair Poor N/A None

X				
---	--	--	--	--

Materials: Drywall

Observations: no major defects observed



no major defects observed



no major defects observed



no major defects observed



no major defects observed

3. Ceiling Condition

Good Fair Poor N/A None

X				
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Materials: concrete

Observations: no major defects observed

BEDROOMS Continued

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood type
Observations: normal wear



normal wear



normal wear



normal wear

5. Window Condition

Good	Fair	Poor	N/A	None
				X

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional

BEDROOMS Continued



functional

7. Closets

Good	Fair	Poor	N/A	None
X	X			

Observations: functional • doors in bedroom 1 need adjustment • doors in bedroom 1 need adjustment \$20-30



8. Sliding Doors

Good	Fair	Poor	N/A	None
X	X			

Observations: functional • lubrication is recommended for optimal operation

BEDROOMS Continued



functional



lubrication is recommended for optimal operation

9. Screen Doors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. Electrical

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: functional

11. Ceiling Fans

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. Balcony condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Present, functional



Present, functional



Present, functional

BEDROOMS Continued

BATHROOMS

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • 1/2 Bath • Bathroom # 1

2. Wall Condition

Good Fair Poor N/A None

X				
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Materials: Drywall • Tiles

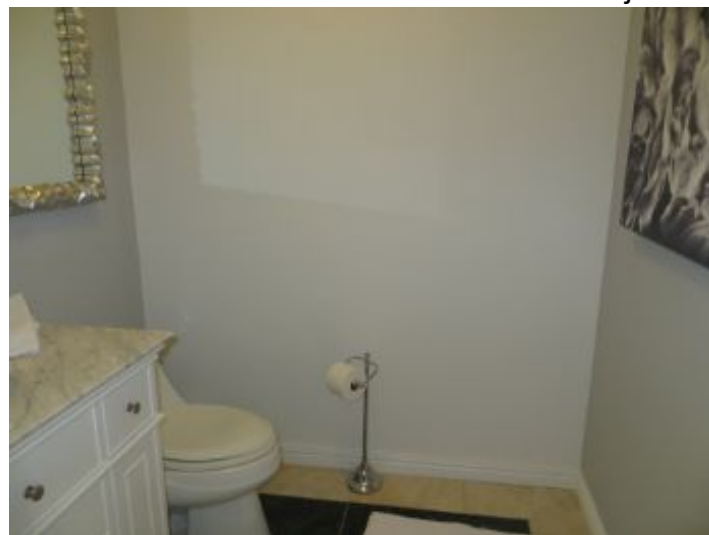
Observations: no major defects observed



no major defects observed



no major defects observed



no major defects observed

BATHROOMS Continued

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete

Observations: no major defects observed

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Tile

Observations: normal wear



normal wear



normal wear

5. Window Condition

Good	Fair	Poor	N/A	None
				X

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional

7. Closets

Good	Fair	Poor	N/A	None
				X

8. Cabinet and Counter

Good	Fair	Poor	N/A	None
X	X			

Observations: normal wear

BATHROOMS Continued



normal wear



normal wear

9. Sink

Good	Fair	Poor	N/A	None
X				

Observations: normal wear

BATHROOMS Continued



normal wear



normal wear



normal wear



normal wear

10. Electrical

Good	Fair	Poor	N/A	None
X	X			

Observations: functional • loose outlets / switches noted in master bathroom

- loose outlets / switches noted in master bathroom, replace \$30-40

BATHROOMS Continued



loose outlets / switches noted in master bathroom, replace \$30-40

11. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: tested

12. Exhaust Fan

Good	Fair	Poor	N/A	None
X	X			

Observations: operated

13. Plumbing

Good	Fair	Poor	N/A	None
X	X			

Observations: no leaks observed at time of inspection • lose shower handles noted on both bathrooms • **lose shower handles noted on both bathrooms, adjust \$10-15**



no leaks observed at time of inspection



no leaks observed at time of inspection

BATHROOMS Continued



lose shower handles noted on both bathrooms



no leaks observed at time of inspection



lose shower handles noted on both bathrooms,
adjust \$10-15



no leaks observed at time of inspection

14. Shower Wall / Floor

Good	Fair	Poor	N/A	None
X				

Observations: normal wear

BATHROOMS Continued



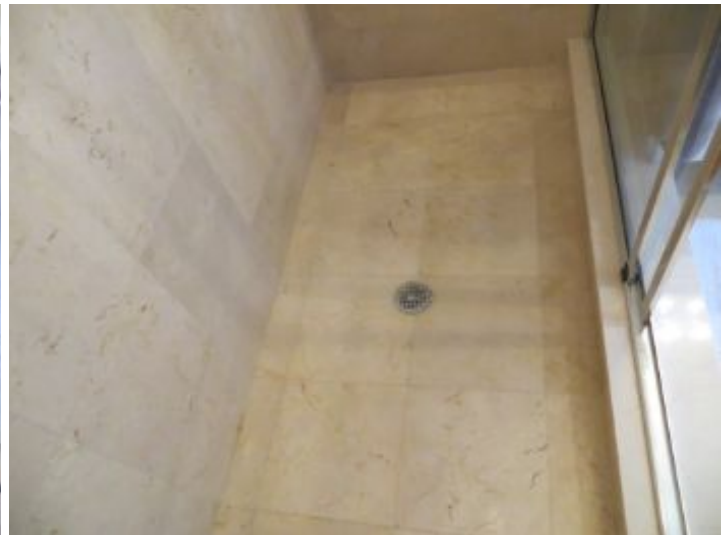
normal wear



normal wear



normal wear



normal wear

15. Shower Doors

Good	Fair	Poor	N/A	None
X				

Observations: normal wear

BATHROOMS Continued



normal wear

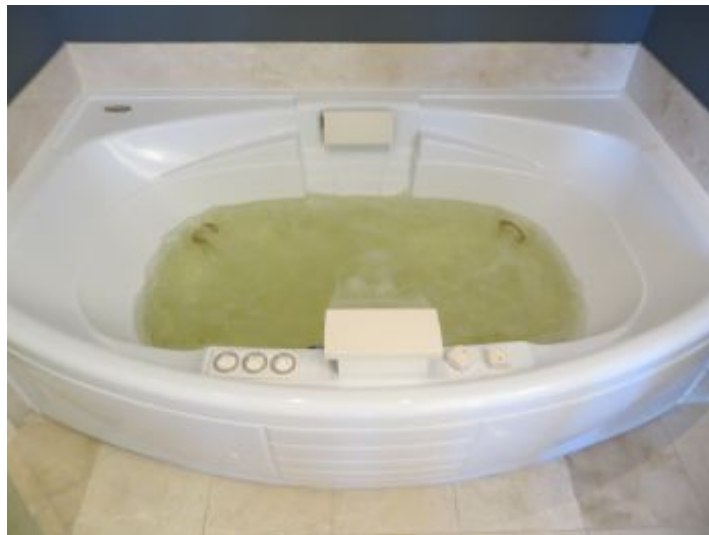


normal wear

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations: normal wear • spa tub operated but system needs cleaning •
 spa tub operated but system needs cleaning, \$40-50



spa tub operated but system needs cleaning, \$40-50

17. Toilets

Good	Fair	Poor	N/A	None
X				

Observations: No leaks observed at time of inspection

BATHROOMS Continued



No leaks observed at time of inspection



No leaks observed at time of inspection



No leaks observed at time of inspection

18. Bidets

Good	Fair	Poor	N/A	None
X				

Observations: no leaks observed at time of inspection

BATHROOMS Continued



no leaks observed at time of inspection

KITCHEN

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall

Observations: no major defects observed



no major defects observed

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete

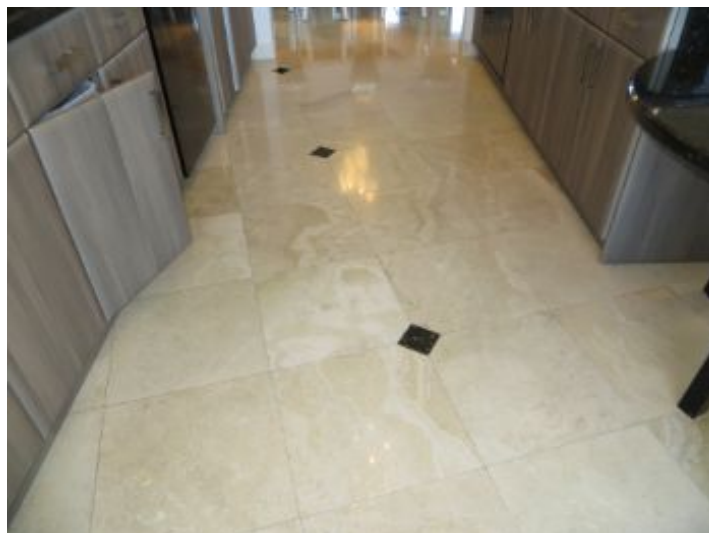
Observations: no major defects observed

3. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Tile

Observations: normal wear



normal wear

KITCHEN Continued

4. Window Condition

Good	Fair	Poor	N/A	None
				X

5. Doors

Good	Fair	Poor	N/A	None
				X

6. Sliding Doors

Good	Fair	Poor	N/A	None
				X

7. Screen Doors

Good	Fair	Poor	N/A	None
				X

8. Closets

Good	Fair	Poor	N/A	None
				X

9. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: functional

10. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test/operated

11. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

12. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: functional • evidence of water damage noted under sink • mildew like stains present- recommend further test • **water damage under the sink, this may have an effect on cabinet structure. Recommend removing base for further evaluation**

KITCHEN Continued



functional



functional



evidence of water damage noted under sink



water damage under the sink, this may have an effect on cabinet structure. Recommend removing base for further evaluation

13. Counters

Good	Fair	Poor	N/A	None
X				

Observations: normal wear

KITCHEN Continued



normal wear

14. Sinks

Good	Fair	Poor	N/A	None
X				

Observations: functional



functional

15. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations: leaks observed at time of inspection • worn fixtures • **leaks observed at time of inspection, repair on cold water side \$50-75**

KITCHEN Continued



leaks observed at time of inspection, repair on cold water side \$50-75

16. Garbage Disposal

Good	Fair	Poor	N/A	None
	X			

Observations: present • functional



functional

17. Dishwasher

Good	Fair	Poor	N/A	None
X	X			

Observations: present • functional

KITCHEN Continued



present



functional

18. Cook top condition

Good	Fair	Poor	N/A	None
X	X			

Observations: present • functional



functional

19. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations: functional

KITCHEN Continued



functional

20. Vent Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

21. Microwave

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: present • functional • older unit



functional

22. Refrigerator

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: present • functional

KITCHEN Continued



present



functional



functional

ELECTRICAL

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Materials: Utility Room
Materials: Laundry
Observations: functional

2. Main Amp Capacity

Good	Fair	Poor	N/A	None
X				

Observations: 150 amp service panel



150 amp service panel

3. Breakers

Good	Fair	Poor	N/A	None
X				

Observations: functional

ELECTRICAL Continued



functional

AC/HEAT (HVAC)

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels or wood. The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. AC Compressor / Air Handler Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Electric unit • Unit operates on a Water Tower system

Materials: N/A

Observations: Unit age / Make = 2010 - First Co. • operated, Room temp (73°) Cold side, (55°) • coils are clean



Unit age / Make = 2010 - First Co.



Unit age / Make = 2010 - First Co.



coils are clean



operated, Room temp (73°) Cold side, (55°)

AC/HEAT (HVAC) Continued



operated, Room temp (73°) Cold side, (55°)

2. Refrigerant Lines and Insulation

Good	Fair	Poor	N/A	None
			X	

Observations: unit operates on water tower



unit operates on water tower

3. Thermostat Condition

Good	Fair	Poor	N/A	None
X	X			

Observations: functional

AC/HEAT (HVAC) Continued



functional

4. Filters

Good	Fair	Poor	N/A	None
X				

Materials: Inside **A/C**
Observations: functional

5. Registers / Return

Good	Fair	Poor	N/A	None
X				

Observations: functional

WATER HEATER/PLUMBING CONDITION

1. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Electric Unit

Materials: Coset

Observations: Unit age / Make = 1997 - Rheem • operated, (123°)
recommend lowering temperature to between 110°-120° to prevent scalding •
older unit



Unit age / Make = 1997 - Rheem



operated, (123°) recommend lowering
temperature to between 110°-120° to prevent
scalding

2. Number of Gallons

Good	Fair	Poor	N/A	None
X				

Observations: 47 gallons



47 gallons

WATER HEATER/PLUMBING CONDITION Continued

3. Overflow Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Copper
Observations: present

4. Plumbing Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Copper
Observations: no leaks observed at time of inspection



no leaks observed at time of inspection

LAUNDRY

1. Locations

Materials: Hall area

2. Wall Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Drywall

Observations: no major defects observed • small damaged area noted under cabinet due to an old liquid product leak (cosmetic)



no major defects observed



small damaged area noted under cabinet due to an old liquid product leak (cosmetic)

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete

Observations: no defects observed

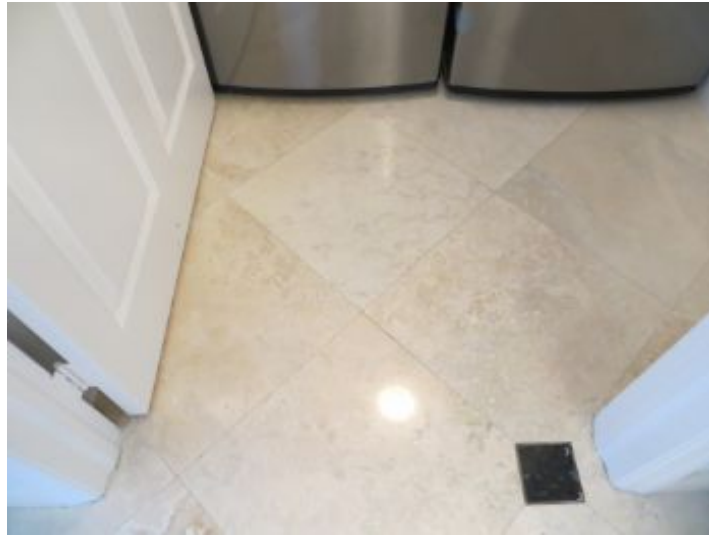
4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Tile

Observations: normal wear

LAUNDRY Continued



normal wear

5. Window Condition

Good	Fair	Poor	N/A	None
				X

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional

7. Closets

Good	Fair	Poor	N/A	None
				X

8. Electrical

Good	Fair	Poor	N/A	None
X	X			

Observations: functional • replace broken / missing outlet cover \$10-20



replace broken / missing outlet cover \$10-20

LAUNDRY Continued

9. GFCI

Good	Fair	Poor	N/A	None
				X

10. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

11. Plumbing

Good	Fair	Poor	N/A	None
X	X			

Observations: no leaks observed at time of inspection



no leaks observed at time of inspection

12. Washer

Good	Fair	Poor	N/A	None
X	X			

Observations: present • functional



present



functional

LAUNDRY Continued

13. Dryer

Good	Fair	Poor	N/A	None
X	X			

Observations: present • functional



present



functional

14. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations: functional

15. Wash Basin

Good	Fair	Poor	N/A	None
				X

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
HOA	Home Owners Association