



National Property Inspections

Sample Report, 151 Sample Report, Miami Beach, Fl, 33139



Wednesday, April 9, 2025

Inspector

Juan Restrepo

305.713.5010

juan.restrepo@npiinspect.com

HI13753

Inspection Date:
04/09/2025

Inspector: Juan Restrepo
Inspector Phone: 305.713.5010

Email: juan.restrepo@npiinspect.com
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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : No	Temperature : 85 F
Estimated Age Of Property : 21 Year(s)	Weather :
Property Faces : <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Sunny
Type of Property :	Soil Conditions :
<input checked="" type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Dry
Primary Construction :	Persons Present :
<input checked="" type="checkbox"/> Block	<input checked="" type="checkbox"/> Buyer <input checked="" type="checkbox"/> Buyer's Agent

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

ACC (ACCEPTABLE)	The item/system was performing its intended function at the time of the inspection.
MAR (MARGINAL)	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NP (NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
RR (REPAIR/REPLACE)	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION :

We wish to remind you that every property requires a certain amount of ongoing maintenance: drains sometimes clog, gutters, downspouts and the grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawlspace; roofs, furnaces, air conditioners and other components require regular maintenance and inspection. This property will be no exception and we strongly suggest that you both expect and budget for regular maintenance/repairs.

The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items, not every item was or could be inspected. Please read the entire report carefully, ask your inspector any questions you might have and obtain estimates or discuss noted items with a contractor before closing.

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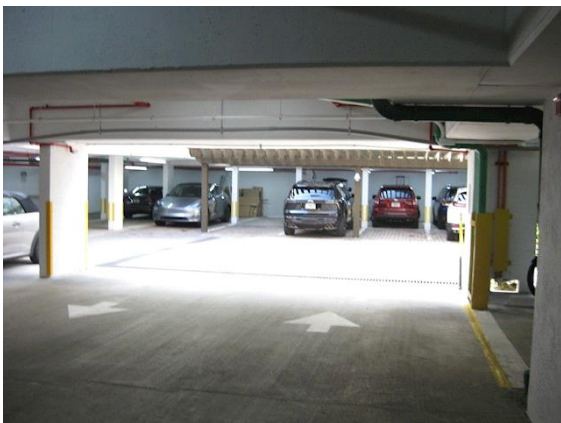
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PARKING LOT / DRIVEWAYS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All driveways and parking lot areas are maintained by the HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA.



BALCONY

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Balcony and all related components appeared to be acceptable at time of inspection.

Balcony fan did not turn on at time of inspection, recommend repair



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Fan did not turn on at time of inspection,
recommend repair



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Fan controller turned on and off however the fan itself did not move at all, recommend repair



Electrical outlet on balcony was function at time of inspection and had proper outlet cover present

EXTERIOR SURFACE

☒ Stucco

	ACC	MAR	NI	NP	RR
SIDING/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All exterior siding/surface appeared in good state of repair at time of inspection with no major defects noted.

Exterior surfaces are maintained by the HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA. While a thorough observation was not performed the siding appeared to be in an good state of repair. Parking lot and building lighting were observed but not seen in operation given the time the inspection was completed.

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WINDOWS

☒ Monitor Condition
☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Metal

☒ General Deterioration

Comments:

All accessible windows were checked for leaks and operation. No leaks or water stains were observed and windows were operating properly.

All windows appeared to be in good repair at time of inspection from the exterior.

General Maintenance Note: Monitor metal surfaces regularly. Seal as required.

General maintenance recommended on windows throughout unit

One of the small windows in bedroom 2 came off its tracks when opened, although the window opened and closed maintenance is recommend to prevent further damage



Window in bedroom 2 showed signs of deterioration, recommend repair for ease of use

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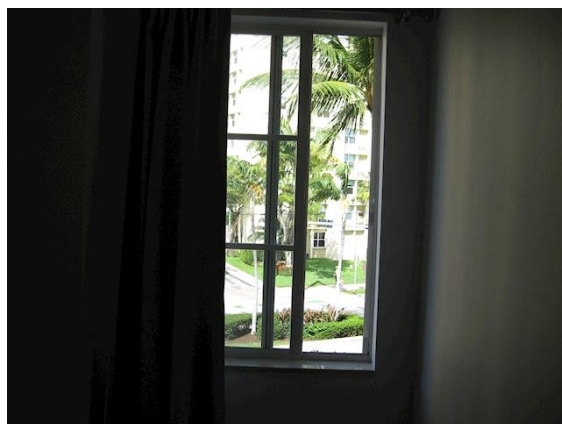
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EXTERIOR DOORS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒Fiberglass

Comments:

Doors appear to be functioning properly and seal properly when closed.

Entry doors and the associated hardware were tested and operated as intended. The exterior doors are in acceptable condition with no visual flaws or defects.

Doors appear to be functioning properly and seal properly when closed.



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SLIDING GLASS DOORS

- ☒ Monitor Condition
- ☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Metal

☒ Repair / Replace Weather - Strip

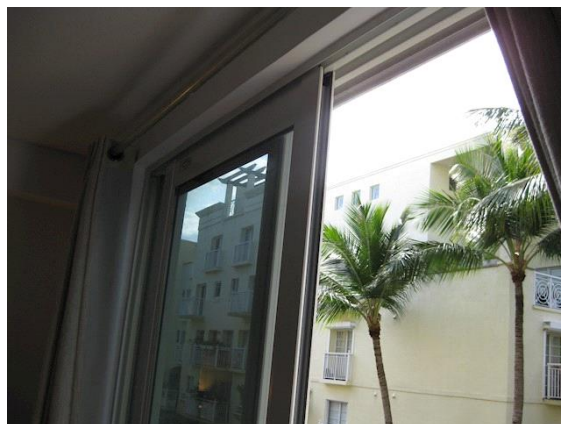
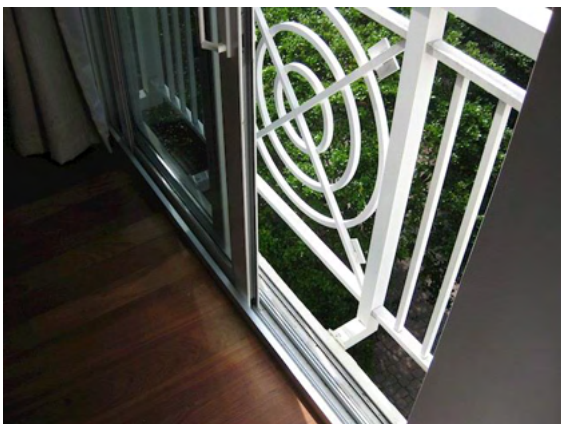
Comments:

Entry doors and the associated hardware were tested and operated as intended. The exterior doors are in acceptable condition with no visual flaws or defects.

Doors appear to be functioning properly

Sliding glass door in main bedroom did not have weather strip present, stagnated water was observed in sliding glass door track area, recommend repair to prevent additional moisture from entering apartment

Recommend further evaluation/repair by qualified contractor(s).



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ELECTRICAL

☒ Monitor Condition

SERVICE SIZE (Main Panel)

☒ 120 / 240 Volt (Nominal) ☒ 200 AMP

	ACC	MAR	NI	NP	RR
SERVICE <input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE <input checked="" type="checkbox"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The electrical service entrance and panel are in good condition and appear to be performing as intended.

A random sampling of electrical outlets and light switches was conducted. All defects may not be identified in this inspection. Only a competent licensed electrician spending considerable time and effort, physically removing receptacles, switches and fixtures, could do a full and complete electrical inspection.

Although smoke detectors were observed, their age was unknown. Recommend that detectors be replaced every ten years.

Main electrical service panel located at the laundry area next to the kitchen.

One of the smoke detectors in the unit did not turn off and had a constant beeping.
Recommend further evaluation/repair by qualified contractor(s).

*Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.

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Smoke detector had a constant beeping observed, recommend repair

TESTED ELECTRICAL OUTLETS

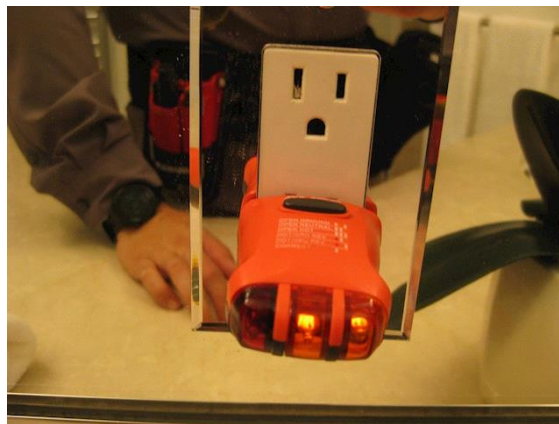
ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

A random sampling of electrical outlets and light switches was conducted. All defects may not be identified in this inspection. Only a competent licensed electrician spending considerable time and effort, physically removing receptacles, switches and fixtures, could do a full and complete electrical inspection.



Electrical outlet in main bedroom was acceptable at time of inspection



Electrical outlet in main bathroom was acceptable at time of inspection

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Electrical outlet in kitchen was acceptable at time of inspection



Electrical outlet in living/dining room was acceptable at time of inspection



Electrical outlet in bedroom 2 was acceptable at time of inspection



Electrical outlet in bathroom 2 was acceptable at time of inspection



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Electrical outlet in bedroom 3 was acceptable at time of inspection



Electrical outlet in bathroom 3 was acceptable at time of inspection

PLUMBING

Water Service

☒ Water Public

Sewage Service

☒ Sewage Public

☒ Monitor Condition
☒ Recommend Repairs

		ACC	MAR	NI	NP	RR
SUPPLY	<input checked="" type="checkbox"/> CPVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/> PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EJECTOR PUMP		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

No defects aside from the main bathroom shower not draining were found pertaining to the main plumbing system at time of inspection.

Not all plumbing leaks or moisture can be found as it is sometimes hidden in wall cavities or beneath the floor. A regular check of all fixtures and plumbing components is recommended. Inspecting plumbing components in hidden areas such as in walls, ceilings, and underground is beyond the scope of this general home inspection.

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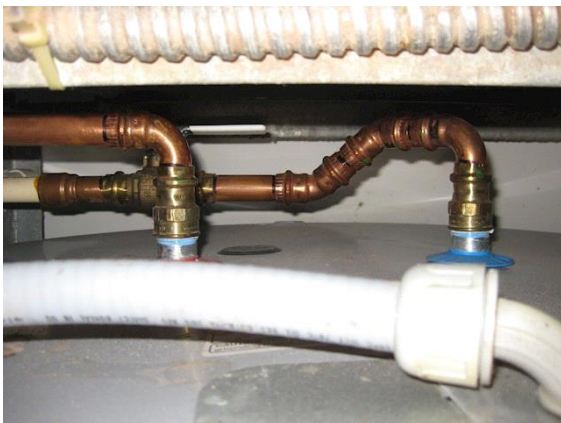


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The shower in the main room bathroom did not drain at time of inspection, this is an issue that should be addressed as it may lead to more serious issues such as water intrusion
Recommend further evaluation/repair by qualified contractor(s).

Main utility line, septic systems and gray water systems are excluded from this Inspection.



When jetted tub was turned on and filled the water was seen to be cloudy at time of inspection, this may due to lack of use and maintenance.

Recommend regular maintenance of unit to allow for comfort of use and prevent deterioration

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Shower in main room bathroom did not drain at time of inspection, recommend repair





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WATER HEATER

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Lochinvar
Design Life: 10-15 Year(s)

Model: LES-40 100
SerialNo: 2422139342944

Size: 38 Gallons

Age: 1 Year(s)

☒ Electric

Comments:

The operation and installation of the water heater appeared to be satisfactory at time of inspection. Routine maintenance such as draining the water heater could prolong its lifespan. Always refer to manufactures' specifications before doing any maintenance on your water heater.

Recommend the water heater be flushed twice a year to reduce sedimentation and maximize efficiency.



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LAUNDRY FACILITIES

☒ Monitor Condition

Location: Closet Next to Kitchen

	ACC	MAR	NI	NP	RR
UTILITY HOOKUPS <input checked="" type="checkbox"/> Electric (Dryer)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAUNDRY TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DRAIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL TRIM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The washer was run through a short cycle to test the drain capability. There were no issue at the time of the inspection. The dryer was tested and ran and vented properly at the time of the inspection. All components in laundry room were acceptable at time of inspection.

Light switch in laundry area was missing cover, recommend replacement to prevent any damage to electrical fixture. Recommend further evaluation/repair by qualified contractor(s).

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Light switch in laundry area was missing cover, recommend replacement to prevent any damage to electrical fixture

COOLING

Brand: Rheem
SerialNo: N061200452

Model: RBHP-21J07SH2

Age: 13 Year(s)

Design Life: 15 Year(s)

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Electric

☒ Central Air

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Comments:

The air conditioning system responded to the controls and appeared to operate in a satisfactory manner. All visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection.

Adequate air flow was present. Recommend bi-annual cleaning of ductwork in order to maintain proper operation and to extend life expectancy of unit.

Recommend repair/regular service to maintain peak performance.



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KITCHEN

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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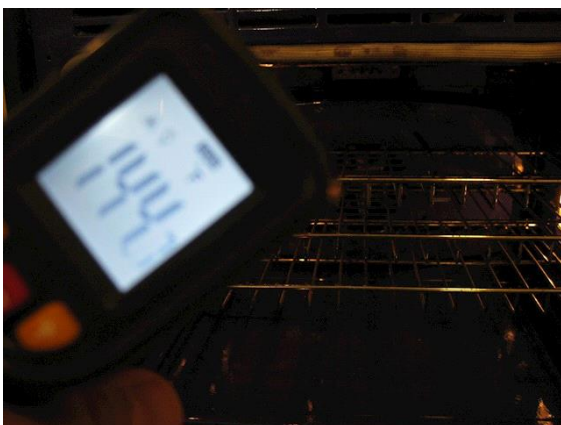
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

All components in kitchen were acceptable at time of inspection.

Maintenance recommended on door of dishwasher as the door was missing its slow-open function, this may cause advanced deterioration

Recommend further evaluation/repair by qualified contractor(s).



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MAIN ROOM BATHROOM

☒ Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Shower area did not drain regularly

Jetted tub was turned on however the water was noted to be cloudy, recommend general maintenance.

Recommend further evaluation/repair by qualified contractor(s).



Shower area did not drain at time of inspection, recommend repair

Inspection Date:
04/09/2025

Inspector: Juan Restrepo
Inspector Phone: 305.713.5010

Email: juan.restrepo@npiinspect.com
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BATHROOM 2

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All components in bathroom were acceptable at time of inspection.

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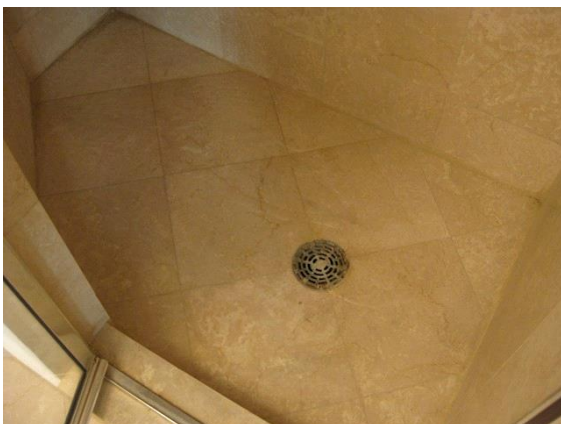
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BATHROOM 3

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All components in bathroom were acceptable at time of inspection.



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MAIN ROOM

☒ Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.

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Baseboards near sliding glass doors was seen to have evidence of moisture intrusion, area was tested with contact humidity meter and no elevated levels of humidity were noted at time of inspection, monitor area

Some cabinets and closet doors did not have the slow-close function, recommend repair to prevent damage on cabinet fixtures

Electrical switch trim showed signs of damage

Vinyl flooring showed signs of separation at time of inspection

Recommend further evaluation/repair by qualified contractor(s).



Vinyl flooring showed signs of separation at time of inspection, recommend repair



Inspection Date:
04/09/2025

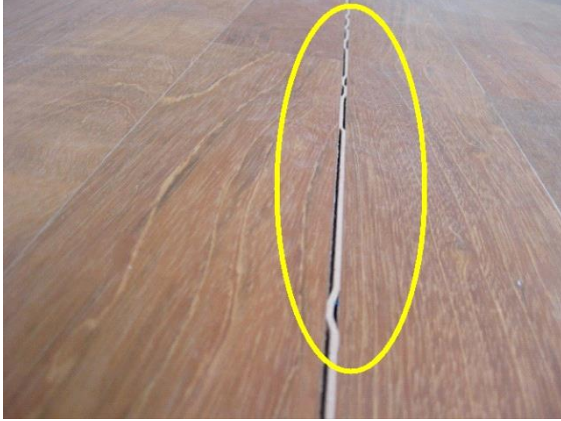
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Vinyl flooring showed signs of separation at time of inspection, recommend repair



Electrical switch trim showed signs of damage, recommend repair



Some cabinets and closet doors did not have the slow-close function, recommend repair to prevent damage on cabinet fixtures



Area was seen to have evidence of moisture intrusion, area was tested with contact humidity meter and no elevated levels of humidity were noted at time of inspection, monitor area



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BEDROOM 2

☒ Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ceiling and walls were free of cracks. Windows functioned properly and seals were acceptable. Receptacles and lights were wired correctly.

Window in bedroom 2 showed signs of deterioration, recommend repair for ease of use
Recommend further evaluation/repair by qualified contractor(s).



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Window in bedroom 2 showed signs of deterioration, recommend repair for ease of use

BEDROOM 3

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection Date:
04/09/2025

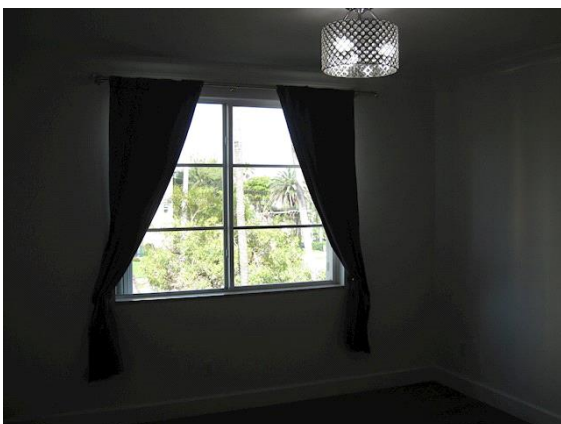
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LIVING/DINING ROOM

☒ Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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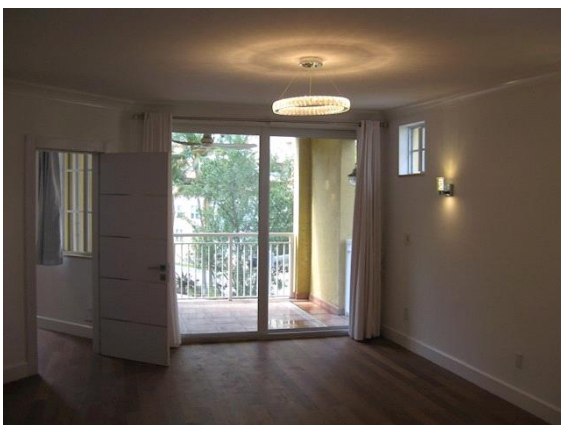
Comments:

Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.

Sliding glass doors functioned properly and seals were acceptable.

Vinyl flooring showed signs of separation at time of inspection, recommend repair

Recommend further evaluation/repair by qualified contractor(s).



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Vinyl flooring showed signs of separation at time of inspection, recommend repair

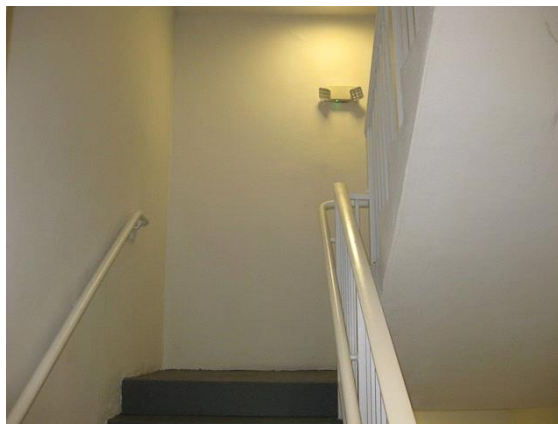
STAIRS / RAILINGS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Stairs and Railings were acceptable at time of inspection

Stairs/railings are maintained by the HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA.



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BUILDING COMMON AREAS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Building amenities are maintained by the HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA

All common areas were found acceptable at time of inspection



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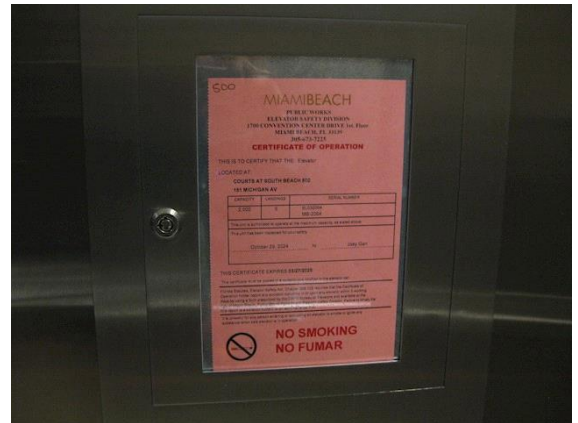
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ELEVATOR ACCESS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Elevator access was acceptable at time of inspection, maintained by HOA.



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HUMIDITY THROUGHOUT PROPERTY

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Overall no damaging levels of humidity were detected throughout property upon random sampling with a noninvasive moisture meter. Water intrusion evidence was found in bedroom 2 next to the large window however they proved to be dry upon further analysis. Monitor area. For detailed explanation refer to picture of water damage in the report



Humidity reading taken in main bedroom along west facing wall



Humidity reading taken in main room bathroom

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Humidity reading taken in bathroom 2 ceiling



Humidity reading taken in main bedroom along baseboards near sliding glass door, areas was dry at time of inspection.
Baseboards were seen separated from themselves most likely due to elevated humidity in the area as the sliding glass door does now have a weather strip

CORRIDOR ACCESS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Corridor access to units is acceptable at time of inspection.



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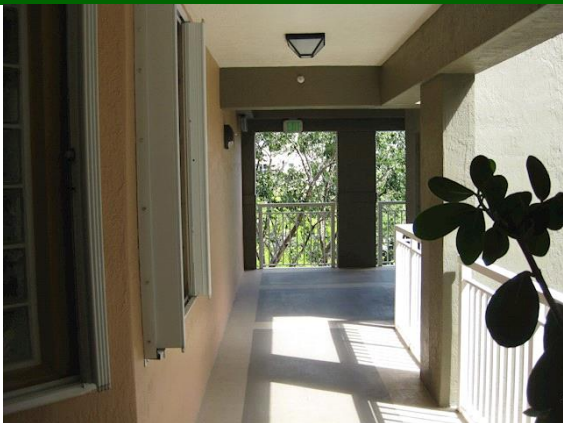
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FIRE AND EMERGENCY EXIT SIGNAGE

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Fire and emergency exit signage properly posted throughout

Fire Suppression System maintained by HOA and appear acceptable at time of inspection.



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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

1 BALCONY

MARGINAL

Balcony fan did not turn on at time of inspection, recommend repair



Fan did not turn on at time of inspection, recommend repair



Fan controller turned on and off however the fan itself did not move at all, recommend repair

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2 WINDOWS

MARGINAL

General maintenance recommended on windows throughout unit

One of the small windows in bedroom 2 came off its tracks when opened, although the window opened and closed maintenance is recommend to prevent further damage



Window in bedroom 2 showed signs of deterioration, recommend repair for ease of use

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3 SLIDING GLASS DOORS

MARGINAL

Sliding glass door in main bedroom did not have weather strip present, stagnated water was observed in sliding glass door track area, recommend repair to prevent additional moisture from entering apartment

Recommend further evaluation/repair by qualified contractor(s).



Sliding glass door did not have weather strip present, stagnated water was observed in sliding glass door track area, recommend repair to prevent additional moisture from entering apartment

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4 ELECTRICAL

Smoke Detectors*

MARGINAL

One of the smoke detectors in the unit did not turn off and had a constant beeping.
Recommend further evaluation/repair by qualified contractor(s).



Smoke detector had a constant beeping observed,
recommend repair



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5 PLUMBING

Drains

MARGINAL

The shower in the main room bathroom did not drain at time of inspection, this is an issue that should be addressed as it may lead to more serious issues such as water intrusion
Recommend further evaluation/repair by qualified contractor(s).



When jetted tub was turned on and filled the water was seen to be cloudy at time of inspection, this may due to lack of use and maintenance.

Recommend regular maintenance of unit to allow for comfort of use and prevent deterioration



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6 LAUNDRY FACILITIES

Electrical Trim

MARGINAL

Light switch in laundry area was missing cover, recommend replacement to prevent any damage to electrical fixture

Recommend further evaluation/repair by qualified contractor(s).



Light switch in laundry area was missing cover, recommend replacement to prevent any damage to electrical fixture



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7 KITCHEN

Interior Doors/Hardware

MARGINAL

Maintenance recommended on door of dishwasher as the door was missing its slow-open function, this may cause advanced deterioration
Recommend further evaluation/repair by qualified contractor(s).



Maintenance recommended on door of dishwasher as the door was missing its slow-open function, this may cause advanced deterioration

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8 MAIN ROOM BATHROOM

Tub/Shower

MARGINAL

Water Pressure/Flow/Drainage

MARGINAL

Shower area did not drain regularly

Jetted tub was turned on however the water was noted to be cloudy, recommend general maintenance.

Recommend further evaluation/repair by qualified contractor(s).



Shower area did not drain at time of inspection, recommend repair

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9 MAIN ROOM

Floor/Finish

MARGINAL

Interior Doors/Hardware

MARGINAL

Baseboards near sliding glass doors was seen to have evidence of moisture intrusion, area was tested with contact humidity meter and no elevated levels of humidity were noted at time of inspection, monitor area

Some cabinets and closet doors did not have the slow-close function, recommend repair to prevent damage on cabinet fixtures

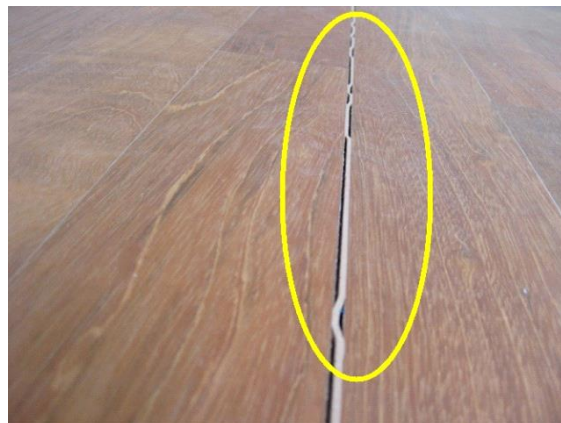
Electrical switch trim showed signs of damage

Vinyl flooring showed signs of separation at time of inspection

Recommend further evaluation/repair by qualified contractor(s).



Vinyl flooring showed signs of separation at time of inspection, recommend repair



Vinyl flooring showed signs of separation at time of inspection, recommend repair



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Electrical switch trim showed signs of damage, recommend repair



Some cabinets and closet doors did not have the slow-close function, recommend repair to prevent damage on cabinet fixtures



Area was seen to have evidence of moisture intrusion, area was tested with contact humidity meter and no elevated levels of humidity were noted at time of inspection, monitor area

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10 BEDROOM 2

Windows/Trim

MARGINAL

Floor/Finish

MARGINAL

Window in bedroom 2 showed signs of deterioration, recommend repair for ease of use
Recommend further evaluation/repair by qualified contractor(s).



Window in bedroom 2 showed signs of deterioration, recommend repair for ease of use

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National Property Inspections

Sample Report, 151 Sample Report, Miami Beach, Fl, 33139

11 LIVING/DINING ROOM

Floor/Finish

MARGINAL

Vinyl flooring showed signs of separation at time of inspection, recommend repair
Recommend further evaluation/repair by qualified contractor(s).



Vinyl flooring showed signs of separation at time of inspection, recommend repair

MAR (MARGINAL)

The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.

RR (REPAIR/REPLACE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

Inspection Date:
04/09/2025

Inspector: Juan Restrepo
Inspector Phone: 305.713.5010

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