

# *Evolve Property Inspections*

*Confidential -Property Inspection Report - Confidential*



1011 Euclid Ave, Miami Beach, FL 33139  
Inspection prepared for: Jason Saint  
Real Estate Agent: -

Date of Inspection: 10/13/2023 Time: 10:30 AM  
Age of Home: 1959 Size: 0  
Weather: sunny  
unit 1

Inspector: Humberto Suarez  
HI5975  
13335 SW 196 ST, MIAMI, 33177  
Phone: 3054811515  
Email: [humberto@evolveinspections.com](mailto:humberto@evolveinspections.com)



Closet Doors Observation

## Window Condition

Materials:

- Aluminium framed Miami-Dade impact window

Observations:

- Tested windows appeared functional, at time of inspection

## Ceiling Condition

Materials:

- There are Drywall ceilings noted.

Observations:

- No deficiencies observed.

## Ceiling A/C Vents

Observations:

- None present.

## Electrical

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

## Smoke Detectors

Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

## 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..

### Overview



Master Bathroom View

### Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

### Ceiling Condition

Materials:

- There are Drywall ceilings noted.

Observations:

- No deficiencies observed.

### Wall Condition

Materials:

- Drywall walls noted.

Observations:

- No deficiencies observed.

### Floor Condition

Materials:

- Ceramic flooring is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

### Plumbing

Observations:

- No major system safety or function concerns noted at time of inspection.



Under Master Bathroom Sink

## Electrical/Light Fixture

Observations:

- No major system safety or function concerns noted at time of inspection.

## GFCI

Observations:

- Recommend upgrading All receptacle to **GFCI** protection within 6 feet of all potential wet locations.

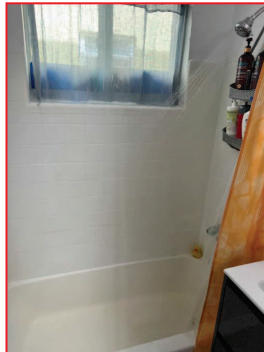
## Bathtub

Materials:

- Ceramic Tile Walls

Observations:

- No deficiencies noted at time of inspection

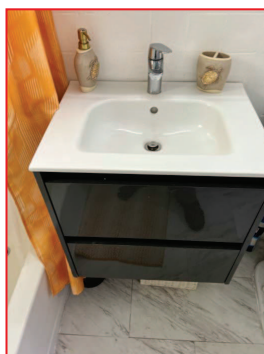


Bathtub view

## Sinks

Observations:

- No deficiencies observed.



Sink Overview

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## 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.

### Overview



Living Room View

### Doors

Observations:

- No deficiencies observed.

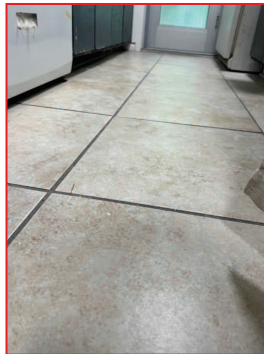
### Floor Condition

Flooring Types:

- Ceramic tile is noted.

Observations:

- No deficiencies observed.



Ceramic Floor Tiles

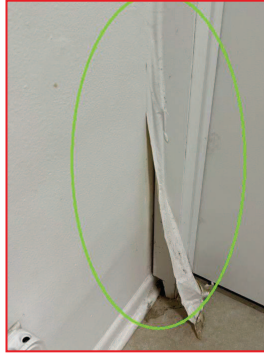
### Wall Condition

Materials:

- Drywall walls noted.

Observations:

- Minor patchwork for drywall is recommended

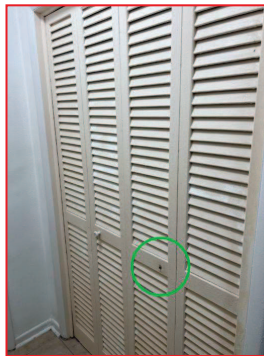


Amateur Drywall Finish

## Closets

Observations:

- The closet door is missing a handle inspector suggest replacement be installed.



Closet Doors Observation

## Window Condition

Materials:

- Aluminium framed Miami-Dade impact window

Observations:

- Tested windows appeared functional, at time of inspection

## Ceiling Condition

Materials:

- There are Drywall ceilings noted.

Observations:

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## Ceiling A/C Vents

Observations:

- None present.

## Electrical

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

## Smoke Detectors

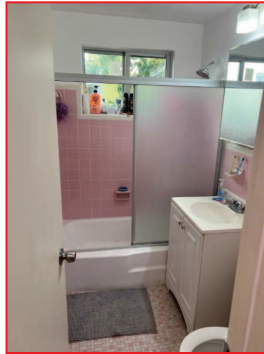
Observations:

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## Bathrooms

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### Overview



Master Bathroom View

### Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

### Ceiling Condition

Materials:

- There are Drywall ceilings noted.

Observations:

- No deficiencies observed.

### Wall Condition

Materials:

- Drywall walls noted.

Observations:

- No deficiencies observed.

### Floor Condition

Materials:

- Ceramic flooring is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

### Plumbing

Observations:

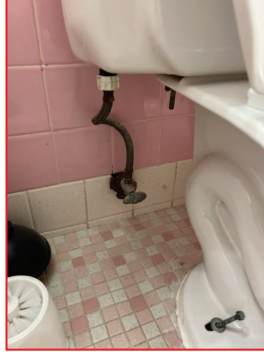
- No major system safety or function concerns noted at time of inspection.



## Toilets

Observations:

- No major system safety or function concerns noted at time of inspection.



Toilet Valve

## Window Condition

Materials:

- Aluminium framed Miami-Dade impact window

Observations:

- The windows that were tested, are functional.

## Kitchen

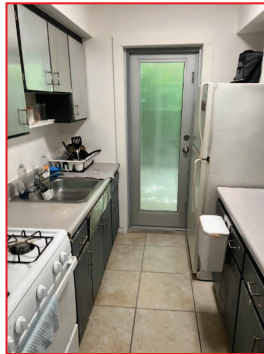
The Inspector Shall observe: Counters, a representative sample of cabinets, brief operation of fixed or attached appliances, lights and outlets, walls, floor and ceiling. Appliances are not moved.

NOTICE: No appliance warranty is expressed or implied.

DISCLAIMER: The following items are EXCLUDED from this report:

- A. Portable appliances.
- B. Appliances timers & thermostats.
- C. Water filtration devices. ice makers and instant hot water makers.
- D. Areas concealed by cabinet storage or appliances.
- E. The functional evaluation of fixtures or appliances that are "shut-down" is undetermined and EXCLUDED from this report

### Overview

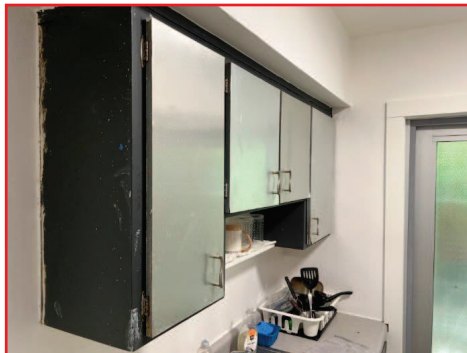


Kitchen View

### Cabinets

Observations:

- **DEFERRED COST:** The cabinets are older. Consider upgrade.



Cabinets Overview

### Refrigerator

Observations:

- The Refrigerator appears to be an older unit, and may have reached the end of its useful life. We make no guarantee, warranty or estimate of how long the unit will continue to function to its full capacity.



Refrigerator Observation



Refrigerator Data

## Oven & Range

Observations:

- **DEFERRED COST:** The oven and range appears to be an older unit, and may have reached the end of its useful life. We make no guarantee, warranty or estimate of how long the unit will continue to function to its full capacity.



Oven and Range Observation



Oven and Range Data

## Plumbing

Observations:

- No deficiencies noted at time of inspection



Under Kitchen Sink

## Kitchen Electrical

Observations:

- Outlet apparently inoperable when tested recommend electrician to further evaluate.

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## Bathrooms

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### Overview



Master Bathroom View

### Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

### Ceiling Condition

Materials:

- There are Drywall ceilings noted.

Observations:

- No deficiencies observed.

### Wall Condition

Materials:

- Drywall walls noted.
- Tiled walls noted.

Observations:

- No deficiencies observed.

### Floor Condition

Materials:

- Ceramic flooring is noted.

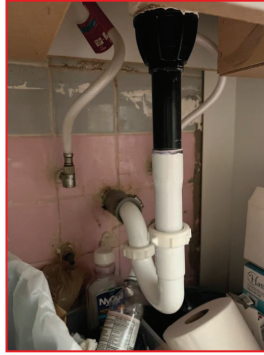
Observations:

- No major system safety or function concerns noted at time of inspection.

### Plumbing

Observations:

- No major system safety or function concerns noted at time of inspection.



Under Master Bathroom Sink

## Electrical/Light Fixture

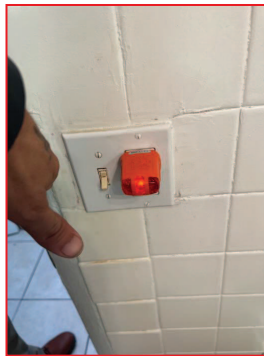
Observations:

- No major system safety or function concerns noted at time of inspection.

## GFCI

Observations:

- Recommend upgrading All receptacle to **GFCI** protection within 6 feet of all potential wet locations.
- Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection.



Open Ground Outlet

## Toilets

Observations:

- Mold and bio-growth noted at caulked seal at the base of the toilet recommend to be scraped and re caulked



Toilet Valve



Possible mold noted

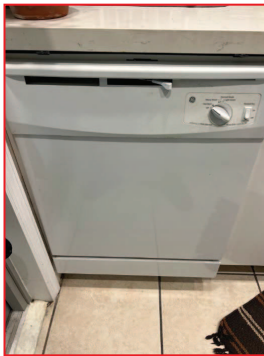


Counters Overview

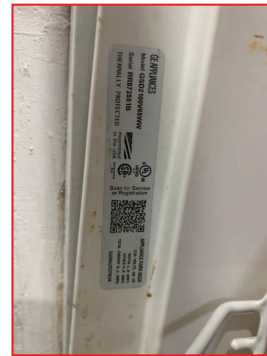
## Dishwasher

Observations:

- No discrepancies noted at time of inspection.



Dishwasher Observation



Dishwasher Data

## Refrigerator

Observations:

- No discrepancies noted at time of inspection.



Refrigerator Observation



Refrigerator Data

## Microwave

Observations:

- No discrepancies noted at time of inspection.

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Age of Home: 1959 Size: 0  
Weather: sunny  
unit 4

Inspector: Humberto Suarez  
HI5975  
13335 SW 196 ST, MIAMI, 33177  
Phone: 3054811515  
Email: [humberto@evolveinspections.com](mailto:humberto@evolveinspections.com)



## 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.

### Overview



Studio Bedroom View

### Floor Condition

Flooring Types:

- Ceramic tile is noted.

### Wall Condition

Materials:

- Drywall walls noted.

Observations:

- No deficiencies observed.

### Closets

Observations:

- No deficiencies observed.

### Window Condition

Materials:

- Aluminium framed Miami-Dade impact window

Observations:

- Tested windows appeared functional, at time of inspection.

## 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..

### Overview



Master Bathroom View

### Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

### Ceiling Condition

Materials:

- There are Drywall ceilings noted.

Observations:

- No deficiencies observed.

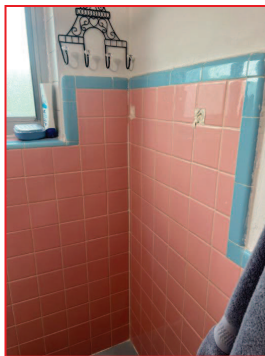
### Wall Condition

Materials:

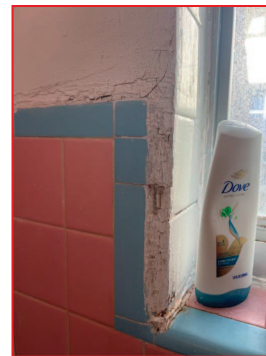
- Drywall walls noted.
- Tiled walls noted.

Observations:

- Minor patchwork for Tile wall in shower recommended.
- Minor drywall damage noted.



Wall Tile Damaged



Drywall Damaged

## Kitchen

The Inspector Shall observe: Counters, a representative sample of cabinets, brief operation of fixed or attached appliances, lights and outlets, walls, floor and ceiling. Appliances are not moved.

NOTICE: No appliance warranty is expressed or implied.

DISCLAIMER: The following items are EXCLUDED from this report:

- A. Portable appliances.
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- D. Areas concealed by cabinet storage or appliances.
- E. The functional evaluation of fixtures or appliances that are "shut-down" is undetermined and EXCLUDED from this report

### Overview



Kitchen View

### Cabinets

Observations:

- No deficiencies observed.

### Counters

Observations:

- No discrepancies noted.

### Dishwasher

Observations:

- No discrepancies noted at time of inspection.



Dishwasher Observation



Dishwasher Data

### Refrigerator

Observations:

- No discrepancies noted at time of inspection.

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unit 4

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## 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..

### Overview



Master Bathroom View

### Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

### Ceiling Condition

Materials:

- There are Drywall ceilings noted.

Observations:

- No deficiencies observed.

### Wall Condition

Materials:

- Drywall walls noted.
- Tiled walls noted.

Observations:

- No deficiencies observed.

### Floor Condition

Materials:

- Ceramic flooring is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

### Plumbing

Observations:

- No major system safety or function concerns noted at time of inspection.

## Toilets

Observations:

- No major system safety or function concerns noted at time of inspection.



Toilet Observation

## Window Condition

Materials:

- Aluminium framed Miami-Dade impact window

## Kitchen

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## Cabinets

Observations:

- DEFERRED COST: The cabinets are older. Consider upgrade.



Cabinets Overview



Cabinets Overview

## Counters

Observations:

- DEFERRED COST: The counters are older. Consider upgrade.

## Refrigerator

Observations:

- No discrepancies noted at time of inspection.



Refrigerator Observation

## Oven & Range

Observations:

- DEFERRED COST: The oven and range appears to be an older unit, and may have reached the end of its useful life. We make no guarantee, warranty or estimate of how long the unit will continue to function to its full capacity.

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### Overview



Master Bathroom View

### Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

### Ceiling Condition

Materials:

- There are Drywall ceilings noted.

Observations:

- No deficiencies observed.

### Wall Condition

Materials:

- Drywall walls noted.
- Tiled walls noted.

Observations:

- No deficiencies observed.

### Floor Condition

Materials:

- Ceramic flooring is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

### Plumbing

Observations:

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### Overview



Kitchen View

### Cabinets

Observations:

- No deficiencies observed.



Cabinets Overview



Cabinets Overview

### Counters

Observations:

- No discrepancies noted.

### Refrigerator

Observations:

- No discrepancies noted at time of inspection.

## Heat/AC

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.

### Air Handler Condition

Location:

- Air Handler / Interior

System Type:

- has a split system unit

Observations:

- No deficiencies noted at time of inspection.



Air Handler

### Condenser Unit Condition

Compressor Type:

- Electric

Location:

- The compressor is located on the roof.

Observations:

- Appeared functional at the time of inspection.

### Overall HVAC/AC Condition

HVAC Age:

- Condenser Unit 2020 (3 years old)

HVAC Life Expectancy:

- 2020 HVAC unit has 8-10 Years of Life Span.

Observation:

- No deficiency noted at time of inspection.

## Electrical

**Electric:** Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

### Electrical Panel

Location:

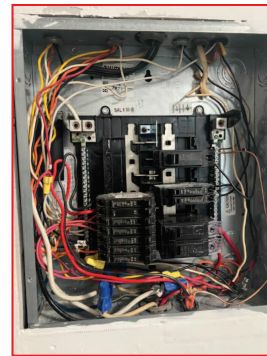
- Exterior of structure

Location:

- Located in the Interior,



Electrical Panel, Cover On



Electrical Panel, Cover Off

### Main Amp Breaker

Observations:

- Unknown

### Cable Feeds

Observations:

- There is an overhead service drop noted.

### Breakers

Materials: [Copper non-metallic sheathed cable noted.](#)

Observations:

- **Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician.**

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### Overview



Living Room View

### Doors

Observations:

- No deficiencies observed.



Entry Door impact

### Floor Condition

Flooring Types:

- Floating laminate type flooring noted.

Observations:

- No deficiencies observed.

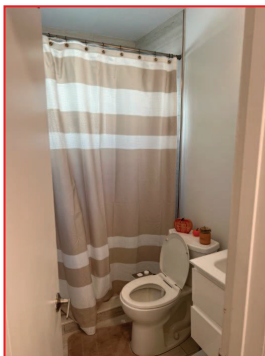


Laminated Wood Flooring

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### Overview



Master Bathroom View

### Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

### Ceiling Condition

Materials:

- There are Drywall ceilings noted.

Observations:

- No deficiencies observed.

### Wall Condition

Materials:

- Drywall walls noted.
- Tiled walls noted.

Observations:

- No deficiencies observed.

### Floor Condition

Materials:

- Ceramic flooring is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

### Plumbing

Observations:

- No major system safety or function concerns noted at time of inspection.



Counters Overview

## Dishwasher



Dishwasher Observation



Dishwasher Data

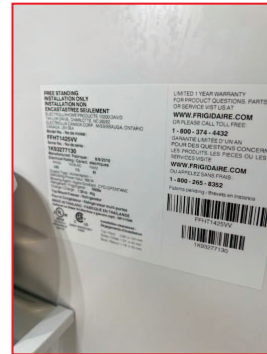
## Refrigerator

Observations:

- No discrepancies noted at time of inspection.



Refrigerator Observation



Refrigerator Data

## Microwave



Microwave Observation



Microwave Data



## Oven & Range

Observations:

- **DEFERRED COST:** The oven and range appears to be an older unit, and may have reached the end of its useful life. We make no guarantee, warranty or estimate of how long the unit will continue to function to its full capacity.



Oven and Range Observation



Oven and Range Data

## Sinks

Observations:

- No deficiencies observed.



Sink Observation

## Plumbing

Observations:

- No deficiencies noted at time of inspection



Under Kitchen Sink

## Kitchen Electrical

Observations:

- **Hot-neutral reversed outlets present.** This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices.

# *Evolve Property Inspections*

*Confidential -Property Inspection Report - Confidential*



1011 Euclid Ave, Miami Beach, FL 33139  
Inspection prepared for: Jason Saint  
Real Estate Agent: -

Date of Inspection: 10/13/2023 Time: 10:30 AM  
Age of Home: 1959 Size: 0  
Weather: sunny  
unit 8

Inspector: Humberto Suarez  
HI5975  
13335 SW 196 ST, MIAMI, 33177  
Phone: 3054811515  
Email: [humberto@evolveinspections.com](mailto:humberto@evolveinspections.com)

## 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.

### Overview



Master Bedroom View

### Floor Condition

Flooring Types:

- Floating laminate type flooring noted.

Observations:

- No Deficiencies Observed.

### Wall Condition

Materials:

- Drywall walls noted.

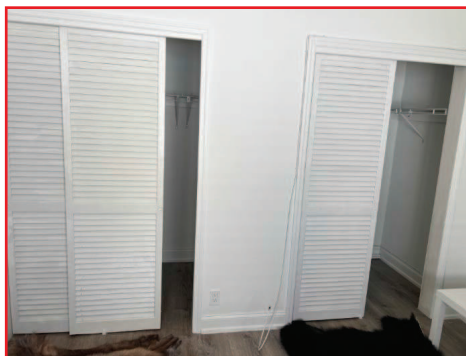
Observations:

- No deficiencies observed.

### Closets

Observations:

- No deficiencies observed.



Closet Doors Observation

### Window Condition

Materials:

- Aluminium framed Miami-Dade impact window

Observations:

- Tested windows appeared functional, at time of inspection.

## 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..

### Overview



Master Bathroom View

### Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

### Ceiling Condition

Materials:

- There are Drywall ceilings noted.

Observations:

- No deficiencies observed.

### Wall Condition

Materials:

- Drywall walls noted.
- Tiled walls noted.

Observations:

- No deficiencies observed.

### Floor Condition

Materials:

- Ceramic flooring is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

### Plumbing

Observations:

- No major system safety or function concerns noted at time of inspection.



Counters Overview

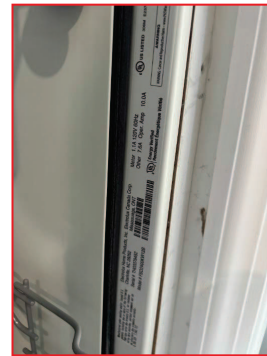
## Dishwasher

Observations:

- No discrepancies noted at time of inspection.



Dishwasher Observation



Dishwasher Data

## Refrigerator

Observations:

- No discrepancies noted at time of inspection.



Refrigerator Observation



Refrigerator Data

## Microwave

Observations:

- No discrepancies noted at time of inspection.

# *Evolve Property Inspections*

*Confidential -Property Inspection Report - Confidential*



1011 Euclid Ave, Miami Beach, FL 33139  
Inspection prepared for: Jason Saint  
Real Estate Agent: -

Date of Inspection: 10/13/2023 Time: 10:30 AM  
Age of Home: 1959 Size: 0  
Weather: sunny  
unit 9

Inspector: Humberto Suarez  
HI5975  
13335 SW 196 ST, MIAMI, 33177  
Phone: 3054811515  
Email: [humberto@evolveinspections.com](mailto:humberto@evolveinspections.com)

## Window Condition

Materials:

- Aluminium framed Miami-Dade impact window

Observations:

- Tested windows appeared functional, at time of inspection



Impact Windows Noted

## Ceiling Condition

Materials:

- There are Drywall ceilings noted.

Observations:

- No deficiencies observed.

## Ceiling A/C Vents

Observations:

- None present.

## Electrical

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

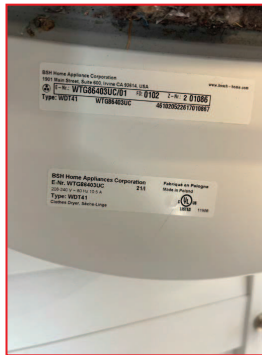
## Washer Dryer

Observations:

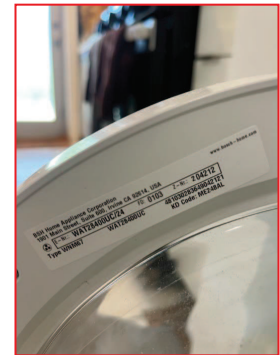
- No deficiency noted at time of inspection.



Washer and Dryer Observation



Dryer Data

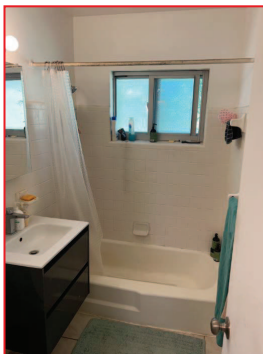


Washer Data

## 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..

### Overview



Master Bathroom View

### Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

### Ceiling Condition

Materials:

- There are Drywall ceilings noted.

Observations:

- No deficiencies observed.

### Wall Condition

Materials:

- Drywall walls noted.
- Tiled walls noted.

Observations:

- No deficiencies observed.

### Floor Condition

Materials:

- Ceramic flooring is noted.

Observations:

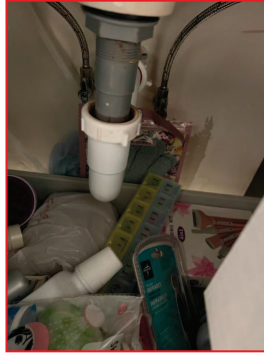
- No major system safety or function concerns noted at time of inspection.

### Plumbing

Observations:

- No major system safety or function concerns noted at time of inspection.





Under Master Bathroom Sink

## Electrical/Light Fixture

Observations:

- No major system safety or function concerns noted at time of inspection.

## GFCI

Observations:

- Recommend upgrading All receptacle to **GFCI** protection within 6 feet of all potential wet locations.

## Bathtub

Materials:

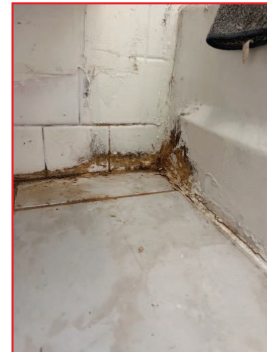
- Ceramic Tile Walls

Observations:

- We recommend sealing around tub perimeter to keep water from infiltrating the walls.
- The tubs finish is stained. Suggest repair or refinish.



Tub needs sealing

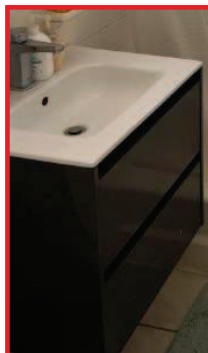


Tub Rusted

## Sinks

Observations:

- No deficiencies observed.



Sink Overview



Counters Overview

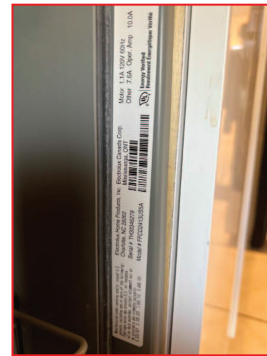
## Dishwasher

Observations:

- No discrepancies noted at time of inspection.



Dishwasher Observation



Dishwasher Data

## Refrigerator

Observations:

- No discrepancies noted at time of inspection.



Refrigerator Observation



Refrigerator Data

## Microwave

Observations:

- No discrepancies noted at time of inspection.

# *Evolve Property Inspections*

*Confidential -Property Inspection Report - Confidential*



1011 Euclid Ave, Miami Beach, FL 33139  
Inspection prepared for: Jason Saint  
Real Estate Agent: -

Date of Inspection: 10/13/2023 Time: 10:30 AM  
Age of Home: 1959 Size: 0  
Weather: sunny  
unit 10

Inspector: Humberto Suarez  
HI5975  
13335 SW 196 ST, MIAMI, 33177  
Phone: 3054811515  
Email: [humberto@evolveinspections.com](mailto:humberto@evolveinspections.com)

## Inspection Details

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

### Attendance

- Client present
- Buyer Agent present
- Selling Agent present

### Residence Type/Style

- Apartment Building
- Unit 10

### Garage/Carport

- NO Garage

### Front of the Building

- The Main Entrance Faces: South

### Occupancy

- Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

### Bedroom(s) and Bathroom(s)

- Studio

### Services

- The utilities were on at the time of inspection.

## 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..

### Overview



Master Bathroom View

### Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

### Ceiling Condition

Materials:

- There are Drywall ceilings noted.

Observations:

- No deficiencies observed.

### Wall Condition

Materials:

- Drywall walls noted.
- Tiled walls noted.

Observations:

- No deficiencies observed.

### Floor Condition

Materials:

- Ceramic flooring is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

### Plumbing

Observations:

- No major system safety or function concerns noted at time of inspection.



Under Master Bathroom Sink

## Electrical/Light Fixture

Observations:

- No major system safety or function concerns noted at time of inspection.

## GFCI

Observations:

- Recommend upgrading All receptacle to **GFCI** protection within 6 feet of all potential wet locations.

## Bathtub

Materials:

- Ceramic Tile Walls

Observations:

- No deficiencies noted at time of inspection

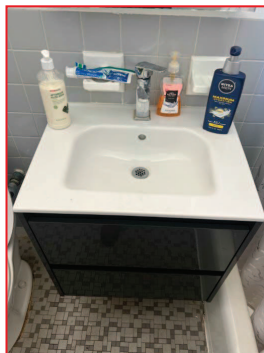


Bathtub view

## Sinks

Observations:

- No deficiencies observed.



Sink Overview

## Electrical

**Electric:** Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

### Electrical Panel

Location:

- Exterior of structure

Location:

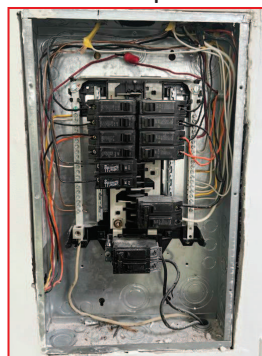
- Located in the Interior,

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



Electrical Panel, Cover On



Electrical Panel, Cover Off

### Main Amp Breaker

Observations:

- Unknown

### Cable Feeds

Observations:

- There is an overhead service drop noted.

### Breakers

Materials: [Copper non-metallic sheathed cable noted.](#)

Observations:

- All of the circuit breakers appeared serviceable.

# *Evolve Property Inspections*

*Confidential -Property Inspection Report - Confidential*



1011 Euclid Ave, Miami Beach, FL 33139  
Inspection prepared for: Jason Saint  
Real Estate Agent: -

Date of Inspection: 10/13/2023 Time: 10:30 AM  
Age of Home: 1959 Size: 0  
Weather: sunny  
unit 11

Inspector: Humberto Suarez  
HI5975  
13335 SW 196 ST, MIAMI, 33177  
Phone: 3054811515  
Email: [humberto@evolveinspections.com](mailto:humberto@evolveinspections.com)



## 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.

### Floor Condition

Flooring Types:

- Floating laminate type flooring noted.

Observations:

- No Deficiencies Observed.

### Wall Condition

Materials:

- Drywall walls noted.

Observations:

- No deficiencies observed.

### Closets

Observations:

- No deficiencies observed.

### Window Condition

Materials:

- Aluminium framed Miami-Dade impact window

Observations:

- Tested windows appeared functional, at time of inspection.

## 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..

### Overview



Master Bathroom View

### Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

### Ceiling Condition

Materials:

- There are Drywall ceilings noted.

Observations:

- No deficiencies observed.

### Wall Condition

Materials:

- Drywall walls noted.
- Tiled walls noted.

Observations:

- Normal wear and tear in the interior walls. Suggest interior walls to be repainted.



Painted Tile Peeling

### Floor Condition

Materials:

- Ceramic flooring is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

# *Evolve Property Inspections*

*Confidential -Property Inspection Report - Confidential*



1011 Euclid Ave, Miami Beach, FL 33139  
Inspection prepared for: Jason Saint  
Real Estate Agent: -

Date of Inspection: 10/13/2023 Time: 10:30 AM  
Age of Home: 1959 Size: 0  
Weather: sunny  
unit 12

Inspector: Humberto Suarez  
HI5975  
13335 SW 196 ST, MIAMI, 33177  
Phone: 3054811515  
Email: [humberto@evolveinspections.com](mailto:humberto@evolveinspections.com)

## 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..

### Overview



Master Bathroom View

### Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

### Ceiling Condition

Materials:

- There are Drywall ceilings noted.

Observations:

- No deficiencies observed.

### Wall Condition

Materials:

- Drywall walls noted.
- Tiled walls noted.

Observations:

- No deficiencies observed.

### Floor Condition

Materials:

- Ceramic flooring is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

### Plumbing

Observations:

- No major system safety or function concerns noted at time of inspection.

## Toilets

Observations:

- No major system safety or function concerns noted at time of inspection.



Toilet Valve

## Window Condition

Materials:

- Aluminium framed Miami-Dade impact window

Observations:

- The windows that were tested, are functional.

## Kitchen

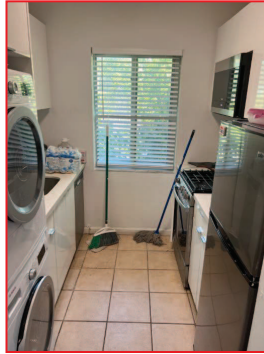
The Inspector Shall observe: Counters, a representative sample of cabinets, brief operation of fixed or attached appliances, lights and outlets, walls, floor and ceiling. Appliances are not moved.

NOTICE: No appliance warranty is expressed or implied.

DISCLAIMER: The following items are EXCLUDED from this report:

- A. Portable appliances.
- B. Appliances timers & thermostats.
- C. Water filtration devices. ice makers and instant hot water makers.
- D. Areas concealed by cabinet storage or appliances.
- E. The functional evaluation of fixtures or appliances that are "shut-down" is undetermined and EXCLUDED from this report

### Overview



Kitchen View

### Cabinets

Observations:

- No deficiencies observed.



Cabinets Overview



Cabinets Overview

### Counters

Observations:

- No discrepancies noted.

### Dishwasher

Observations:

- The dishwasher appears to be installed in a manner where the door cannot be opened due to amateur sealing of baseboard under the dishwasher recommend a plumber evaluates and fixes the situation.