

Joe Aguiar

HOUSEMASTER -MIAMI AND FLORIDA KEYS

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Over 26 years serving South Florida

Florida Licensed Home Inspector HI-914

Florida Licensed Mold Assessor MSRA 1159

Florida Association of Building Inspectors RPI 0773

National Institute of Building Inspector (since 1992) RT-50393

Citizen Wind Mitigation Inspections Authorized Provider

TOP FRANCHISE OFFICE -JAMES DOYLE CUP WINNER

Proposal –Bay Winds CDD Att/ Luis Hernandez GSM	Joe Aguiar Off:305-220-3900 Cell:786-287-0973	
Type: Building Inspection Buyer's Name: same as above Address: 520 NE 37 Ave Homestead , FL 33033	Year Built:2016 SQ. FT : 4560 Utilities: yes Occupied: yes	Additional Info: -one Story clubhouse for residential community

Items included in your inspection:

- 1- **Roof:** Includes Fascia, Soffit, Vent Stacks, Water Damage and Flashings.
- 2- **Electrical System:** Includes Service Lines, Main breakers, Electrical Room panels, Main Disconnects, Distribution Panels, switches, and outlets.
- 3- **Plumbing System/Bathrooms:** Includes all accessible and visible drain and water lines, Bathroom's fixtures and Visual Water Penetration Evaluation.

- 4- **Foundation/Structural System:** Includes all visible and accessible Foundation walls, supporting partition/bearing walls, wood or concrete /floating slabs.

- 5- **Interior Elements Evaluation-**Includes all ceilings, walls, floors, windows and interior doors. In addition inspection will include the evaluation of all the Bay's individual access metal doors.

- 6-**HVAC-**Air conditioning systems inspection. Includes exterior installed condenser/compressor units and interior installed Air Handlers plus air flow and visible ductwork system. Wall units if applicable.
- 7-**Exterior Building Components Evaluation-**Includes exterior walls, windows, and access and egress doors.
- 8-**Water Heater-**Includes evaluation of the water heater tank and components (if applicable).
- 9-**In Ground Main Pool & Kiddy Pool-**Includes visual evaluation of all pool equipment and components.
- 10-**Site Elements-**Visual Evaluation of all site elements such as parking areas, walkways, self-standing structures.

Inspection Includes:

- \$1 million- Liability Insurance Coverage.

We need for Inspection:

- Water and Electricity On.
- All areas need to be accessible.
- Order Agreement Signature Required.

<p style="text-align: center;">Other Optional Services (can be added at time of inspection to benefit from special pricing)</p> <p>Air Mold test-Includes visual evaluation by mold assessor and written report by fully accredited laboratory. Test helps determine any evidence of mold toxic or allergenic spores inside the apartment and/or contamination issues. Service is offered at a <u>discounted FEE</u> at time of inspection only.</p> <p>Wind Mitigation --Ask inspector onsite to find out if house qualifies for insurance discounts and how to lower to yearly premiums.</p> <p>WOOD DESTROYING ORGANISM INSPECTION (TERMITES) ---- (need to contact our office if this service is wanted before 2 pm as this service is provided by an outside vendor).</p>	<p>Building Inspection Fee *Includes all items listed from 1 thru 10</p>	<p>\$2367.00 (courtesy fee)</p>