

Home Inspection for: JLNR, LLC 3550 NW 8th AVE. Apt. 813 POMPANO BEACH, FL. 33064

Contact: CARLOS KOSLOFF

INSPECTION # 170111 DATE: JAN/11/2017



INSPECTION DOCTOR 277 SW 159th Ter, Sunrise, FL. 33326 contact@inspectiondoctor.net



Inspection #: 170111

Date of Inspection: JAN/11/2017

INSPECTION DOCTOR							
INTERIOR COMPONENT REPORT							
Client's Name:	JLNR, LLC			Contact:	CARLOS KO	SLOFF	
Property Address:		AVE. Apt. 813 EACH, FL. 3306	4	·			
accessibly visible in	some areas due No inspection has	to lack of access been made for si HIS REPORT IS	s, furnishings or c uch structural defe S VALID FOR TH	otherwise being concects as would require 6	ealed, the Inspecto engineering skill pra ROM INSPECTION	or cannot guarantee	as of the interior are not against hidden defects,
		I	NTERIOR CO	MPONENT OBSE	RVATIONS		
CO	NDITION OF C	COMPONENTS	S		CONDITION	OF COMPONE	NTS
ITEM	BELOW AV	AVERAGE	ABOVE AV	ITEM	BELOW AV	AVERAGE	ABOVE AV
Kitchen / Dining				Living Room			
Walls / Ceilings		Х		Walls / Ceilings		Х	
Floor		Х		Floor		Х	
Cabinets		Х		Electrical		Х	
Counters		X		Door / Window		X	
Sink		X		Door / Willdow		Α	
Plumbing	Х	^		Family Room			
_	^	V				NI/A	
Electrical		X		Walls / Ceilings		N/A	
Door / Window		Х		Floor		N/A	
				Electrical		N/A	
Bathrooms				Door / Window		N/A	
Walls / Ceilings		Х					
Vanity / Basin		X		Bedrooms			
Tub / Shower		X		Walls / Ceilings		X	
Toilet		Χ		Floor		X	
Plumbing		Χ		Electrical		Х	
Electrical		Х		Door / Window	Х		
Door / Window		Х					
Floor		Х					
Proper laundry hook-up? Yes No Dryer Gas Electric N/A Are there any signs of leaks or abnormal condensation? Yes No X Do steps, stairs, balconies or railings require repair? Are house / garage /party separation surfaces complete? Yes No X							
Yes No N/A Remarks: Some interior components need repair and/or maintenance at the time of this inspection, please go to							
"ADDITIONAL CO						speetion, piedo	- 3
				ING HAS A LAUND	RY ROOM		
			<u> </u>			that by the size-t	uro barainaftar mada
Inspection Docto	r , is duly bo	und by the t	terms and cor	nditions of the ce	rtification. This re	eport expresses r	ure hereinafter made, no guarantee on the
				ent or prospective, in as of this date is w			er, mortgage or other
Signature of Inspe	ctor:	NV		Date:	.IAN/11/2017		



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			EXTERIOR	CC	OMPONENT REPORT		
Client's Name:	JLNR, LLC				Contact:	CARLOS KO	SLOFF
5	0550 101 04						
Property Address:		AVE. Apt. 813 ACH. FL. 3306	`4		•		
	POMPANO BE	ACH, FL. 3300)4				
This is a vanera made to	a the best of our ob	ility and professi	anal baliat an	. Also	aviating conditions of the	autoriar aamaaan	a As all areas of the systemic are not
					-	·	s. As all areas of the exterior are not s, structural damage or repairs. No
inspection has been ma			-		-		3
	T	0.00001101	(ALID FOD :	-	TV (00) DAVO EDOM IN	IODEOTION DAT	_
	IHI	SREPORTIS	VALID FOR	I HII	RTY (30) DAYS FROM IN	NSPECTION DAT	Ξ.
		EXT	ERIOR CO	MP	ONENT OBSERVATION	ONS	
Wall cladding	metal	vinyl	wood	Х	masonry		
Trim / fascia / soffit	metal	vinyl	wood		other	X N/A	
Entry doors	X metal	wood	steel		aluminum & glass		
Prime windows	X metal	vinyl	wood	Х	single glass	double glass	
Balcony doors	X metal	vinyl	wood	Х	single glass	double glass	N/A
Garage doors	metal	wood	fiberglass		fiberboard	X N/A	
Shutters	panels	= =	roll up	Х	<u>1</u>	none	
Shutters	parieis	wood A	I Toll up		Danama	lione	
COI	NDITION OF CO	MPONENTS					
ITEM	BELOW AV	AVERAGE	ABOVE A	١V	Wood deterioration at:		
Wall cladding		Х					
Trim / fascia / soffit		N/A					
Entry doors		X					
Prime windows Balcony doors		X	+		Vegitation		
Garage doors		N/A			Limits View	Yes	XNo
Shutters		Х					
Driveway / walks		Х			Adequate drainage	XYes	No
Steps / railings		X			0		□N. N/A
Porch / balcony Deck / patio		X N/A	<u> </u>		Garage door opener	Yes	No N/A
Retaining walls		N/A			Safety reverse stop	Yes	No N/A
3					,		
-							
Remarks:							ever some repairs are needed: # IS DAMAGED (EXHIBIT 1)
							OT EASY TO OPEN AND CLOSE
						,	
I certify that I am a	uthorized to sign	this inspectio	n report on	beh	alf of Inspection Docto	r, and that, by t	he signature hereinafter made,
							no guarantee on the exterior
							oker, mortgage or other party
involved in the trans	saction. Only the	ondition of the	system as of	this	date is warranted by this	inspection.	
Signature of Inspector	r: () ! P	F			Date:	JAN/11/2017	



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		AIR (G COMPONENT REPORT	Т		
		All	ONDITION	G COMI ONLIN REI ON			
Client's Name:	JLNR, LLC			Contact: C	CARLOS K	OSLOFF	
Property Address:	: 3550 NW 8th A	\/F Ant 813					
r roporty riddress.		ACH, FL. 33064	4	•			
		7.6,	<u>: </u>	• •			
This is a report we	to the best of	-1-10ty and n	Carrieral haliaf	the existing conditions of the	i- oondi	·	to As all arose of the
				on the existing conditions of thack of accessibility, insulation of			
• ,	•			made for such structural defects a		•	•
	THIS	REPORT IS V	ALID FOR THII	RTY (30) DAYS FROM INSPE	CTION DA	TE.	
		AIR CON	DITIONING C	OMPONENT OBSERVATI	IONS		
Type of Cooling	X electrical split s	vetem	water-cooled H	VAC unit	combo w/ he	oot numn	
Type or Cooming	A electrical spirt s	ystem	Water-cooled in	VAC unit	CONTIDU W/ IN	eat hamb	
Type of Fuel	X electric	gnd water	nat. gas	other			
Distribution	X ductwork	metal	fiberglass	flexible			
		· —		•			
Heat strip	X none	yes kw		_			
COI	NDITION OF CO	MPONENTS					
ITEM	BELOW AV	AVERAGE	ABOVE AV	Make of Units (GOODMAN		
Exterior casing	<u> </u>	Х		· · · · · · · · · · · · · · · · · · ·	15 YEARS		
Exterior fins	<u> </u>	X		Approximate capacity 2	2.5 TONS		
Refrigerant lines	<u> </u>	X				—	
Insulation	 	X		Functioning? X	Yes	No	
Interior ducts	<u> </u>	X				—	
Condensate drain		X		Adequate Cooling? X	Yes	No	
Thermostat	<u> </u>	X			,	1 	
Elect. Disconnect		Х		Unusual Conditions?		X No	LINIT O
				Tomp @ Difusor	UNIT 1 58°F		UNIT 2 N/A
	 	 		Temp @ Difuser _	22ºF		N/A N/A
				Temp @ Return_	22°F		N/A
				Δ Temperature	36ºF		N/A
	•			<u>-</u>			
Remarks:	A/C system ap	pears to be in	a good conditi	on at the time of this inspec	tion and re	esponding a	dequately to
normal operating co	ontrols; however, l	ike any machir	ne it could stop	working anytime. We stron	gly recomr	nend a gene	eral check up
by a certified technic	cian in order to be	sure all its co	mponents are	fine.			
I somifice that I am a	therized to pigr	this inapaction			! that by	41- a aignotur	- I-reineffer made
-	~	•	•	nalf of Inspection Doctor , and of the certification. This rep	-	-	
•	•	•		ent or prospective, in the pro	•	ū	
• .		-	•	em as of this date is warranted			roker, mortgage or
Other party involved	III tile transaction	. Only the cond	illoi oi trio oyot	cill as of this date is warranted	u by uno mo	pection.	
Signature of Inspecto	ır:			Date: J	JAN/11/201	7	



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		INSULATI		ATION COMPONENT F	REPORT
Client's Name:	JLNR, LLC			Contact:	CARLOS KOSLOFF
				-	
Property Address:				_	
	POMPANO BE	ACH, FL. 3306	4	-	
·		•		· ·	e insulation and ventilation components. As all areas of wise being concealed, the Inspector cannot guarantee
		-		s as would require engineering	
	THIS	REPORT IS V	ALID FOR THI	RTY (30) DAYS FROM INS	SPECTION DATE.
	II.	SULATION (& VENTILATION	ON COMPONENT OBS	ERVATIONS
Visible insullation	cellulose	fiberglass	foam	Amount in inche	es
How applied	roll / batt	loose fill	rigid	other	
Visible vap Barrier	paper	_	foil	other	
rioisie vap zamer	Праро.		J] ee.	
				_	
	NDITION OF COI		1		
ITEM	BELOW AV	AVERAGE	ABOVE AV	Is there any reason to sus	spect inadequate ventilation?
Insulation Attic vents		N/A N/A		-	Yes X No
Foundation vents		N/A		Are vapor barriers / insula	ation missing or improperly installed?
Kitchen fans		Χ] [Yes No N/A
Bath fans		Х]	
Dryer vent		N/A		Is there any exposed pap	
				-	YesNo N/A
				Comments:	
				d	
Remarks:				od condition at the time o	of this inspection. Due to the type of property
some insulation and	l ventilation comp	onents are not	t present.		
I certify that I am a	authorized to sign	this inspection	n report on bel	half of Inspection Doctor	, and that, by the signature hereinafter made,
	-		•	•	s report expresses no guarantee on the
					ective, in the property, buyer, seller, broker,
mortgage or other	party involved in the	ne transaction.	Only the condit	tion of the system as of this	date is warranted by this inspection.
Signature of Inspector	$\sim 10^{\circ}$			Date:	JAN/11/2017
orginature of mopector	· ·			Date.	VAIN 1 1/2011



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		F	PLUMBING C	OMPONENT REPORT		
Client's Name	: JLNR, LLC			Contact:	CARLOS K	(OSI OEE
Ciletit 5 Name	. JLINK, LLC			Contact.	CARLOS	OSLOFF
Property Address	: 3550 NW 8th A	VF Ant 813				
1 Topolty / tagrood		ACH, FL. 3306	4	_		
		,		- -		
						omponents. As all areas of the plumbing
•	·				_	the Inspector cannot guarantee against
nidden defects, damag	je or repairs. No inspe	ction has been m	ade for such struc	ctural defects as would require	engineering sk	iii practices.
	THIS	S REPORT IS V	ALID FOR THI	RTY (30) DAYS FROM INS	SPECTION DA	ATE.
		PLUI	MBING COMP	PONENT OBSERVATION	NS	
Visible supply lines	X copper	plastic	lead X	galvanized		
Visible waste lines	copper X	plastic	lead	galvanized		
Water heater	X electric	gas	oil	other		
		-	. <u>L</u>			
Waste disposal	X sewer	septic				
				-		
	NDITION OF CO	T		Water Heater		
CO	NDITION OF CO	MPONENTS AVERAGE	ABOVE AV	Water Heater Make of Unit	RHEEM	
	•	AVERAGE X	ABOVE AV		RHEEM 1 YEAR	
ITEM Supply lines D / W / V lines	•	X X	ABOVE AV	Make of Unit	1 YEAR	NS
ITEM Supply lines D / W / V lines Pressure	•	X X X X	ABOVE AV	Make of Unit Approximate age Approximate capacity	1 YEAR 28 GALLO	
ITEM Supply lines D / W / V lines Pressure Drainage	•	X X X X	ABOVE AV	Make of Unit Approximate age	1 YEAR 28 GALLO	NS No
Supply lines D / W / V lines Pressure Drainage Exterior faucets	•	X X X X X	ABOVE AV	Make of Unit Approximate age Approximate capacity Pressure relief valve?	1 YEAR 28 GALLO	No
Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump	•	X X X X X N/A	ABOVE AV	Make of Unit Approximate age Approximate capacity	1 YEAR 28 GALLO	
Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump Fuel supply / lines	•	X X X X X X N/A	ABOVE AV	Make of Unit Approximate age Approximate capacity Pressure relief valve? Any leaks noted?	1 YEAR 28 GALLO X Yes	No X No
Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump Fuel supply / lines Fuel lines	•	X X X X X X N/A N/A	ABOVE AV	Make of Unit Approximate age Approximate capacity Pressure relief valve?	1 YEAR 28 GALLO X Yes	No
Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump Fuel supply / lines Fuel lines Chimney connect	•	X X X X X X N/A N/A N/A	ABOVE AV	Make of Unit Approximate age Approximate capacity Pressure relief valve? Any leaks noted? Unusual Conditions?	1 YEAR 28 GALLO X Yes	No X No
Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump Fuel supply / lines Fuel lines Chimney connect Casing	•	X X X X X X N/A N/A N/A N/A X	ABOVE AV	Make of Unit Approximate age Approximate capacity Pressure relief valve? Any leaks noted?	1 YEAR 28 GALLO X Yes	No X No
Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump Fuel supply / lines Fuel lines Chimney connect Casing Tank bottom	•	X X X X X X N/A N/A N/A	ABOVE AV	Make of Unit Approximate age Approximate capacity Pressure relief valve? Any leaks noted? Unusual Conditions?	1 YEAR 28 GALLO X Yes	No X No
Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump Fuel supply / lines Fuel lines Chimney connect Casing	•	X X X X X X N/A N/A N/A N/A N/A N/A N/A	ABOVE AV	Make of Unit Approximate age Approximate capacity Pressure relief valve? Any leaks noted? Unusual Conditions?	1 YEAR 28 GALLO X Yes	No X No
Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump Fuel supply / lines Fuel lines Chimney connect Casing Tank bottom	•	X X X X X X N/A N/A N/A N/A N/A N/A N/A	ABOVE AV	Make of Unit Approximate age Approximate capacity Pressure relief valve? Any leaks noted? Unusual Conditions?	1 YEAR 28 GALLO X Yes	No X No
Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump Fuel supply / lines Fuel lines Chimney connect Casing Tank bottom	BELOW AV	X X X X X X N/A N/A N/A N/A X X X X		Make of Unit Approximate age Approximate capacity Pressure relief valve? Any leaks noted? Unusual Conditions?	1 YEAR 28 GALLO X Yes Yes Yes	No X No X No
Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump Fuel supply / lines Fuel lines Chimney connect Casing Tank bottom Temp control	BELOW AV Most of plumb	X X X X X X N/A N/A N/A N/A X N/A X Oing componer	nts appear to b	Make of Unit Approximate age Approximate capacity Pressure relief valve? Any leaks noted? Unusual Conditions? Comments:	1 YEAR 28 GALLO X Yes Yes Yes	No X No X No
Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump Fuel supply / lines Fuel lines Chimney connect Casing Tank bottom Temp control Remarks 1 DISPOSAL DAM	BELOW AV Most of plumb AGED, NEEDS TO	X X X X X X N/A N/A N/A N/A X N/A Sing componer	nts appear to b	Make of Unit Approximate age Approximate capacity Pressure relief valve? Any leaks noted? Unusual Conditions? Comments:	1 YEAR 28 GALLO X Yes Yes Yes	No X No X No inspection.
ITEM Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump Fuel supply / lines Fuel lines Chimney connect Casing Tank bottom Temp control Remarks 1 DISPOSAL DAM 2 IN KITCHEN, TH 3 FAUCETS OF SI	: Most of plumb AGED, NEEDS TO ERE US A LEAK UN	AVERAGE X X X X X N/A N/A N/A N/A N/A N/A Sing componer BE REPLACED DER THE SINK EAKING WHE	nts appear to b O (EXHIBIT 2) C, THE CABINE N OPEN, WE S	Make of Unit Approximate age Approximate capacity Pressure relief valve? Any leaks noted? Unusual Conditions? Comments: e in good condition at the	1 YEAR 28 GALLO X Yes Yes Yes e time of this	INO X NO X NO X NO inspection. TO WATER (EXHIBIT 3) FOR INTERNAL LEAKS (EXHIBIT 4)
ITEM Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump Fuel supply / lines Fuel lines Chimney connect Casing Tank bottom Temp control Remarks 1 DISPOSAL DAM 2 IN KITCHEN, TH 3 FAUCETS OF SI	: Most of plumb AGED, NEEDS TO BREISA LEAK UN HOWER/TUB ARE L uthorized to sign t	AVERAGE X X X X X N/A N/A N/A N/A N/A N/A Sing componer BE REPLACED DER THE SINE EAKING WHE	nts appear to b O (EXHIBIT 2) C, THE CABINE N OPEN, WE S report on beha	Make of Unit Approximate age Approximate capacity Pressure relief valve? Any leaks noted? Unusual Conditions? Comments: e in good condition at the TBELOW HAS BEEN DA TRONGLY RECOMMEND of Inspection Doctor,	1 YEAR 28 GALLO X Yes Yes Yes e time of this TO CHECK I and that, by	INO X NO X NO Inspection. TO WATER (EXHIBIT 3) FOR INTERNAL LEAKS (EXHIBIT 4) the signature hereinafter made,
ITEM Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump Fuel supply / lines Fuel lines Chimney connect Casing Tank bottom Temp control Remarks 1 DISPOSAL DAM 2 IN KITCHEN, TH 3 FAUCETS OF SH I certify that I am a Inspection Doctor,	: Most of plumb AGED, NEEDS TO ERE IS A LEAK UN thorized to sign to is duly bound by	X X X X X X N/A N/A N/A N/A N/A N/A Ening componer BE REPLACED DER THE SINE Chis inspection by the terms	nts appear to b O (EXHIBIT 2) C, THE CABINE N OPEN, WE S report on beha and condition	Make of Unit Approximate age Approximate capacity Pressure relief valve? Any leaks noted? Unusual Conditions? Comments: e in good condition at the TBELOW HAS BEEN DA TRONGLY RECOMMEND If of Inspection Doctor, s of the certification. Thi	1 YEAR 28 GALLO X Yes Yes Yes O TO CHECK I and that, by s report ex	INO X NO X NO X NO TO WATER (EXHIBIT 3) FOR INTERNAL LEAKS (EXHIBIT 4) the signature hereinafter made, presses no guarantee on the
ITEM Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump Fuel supply / lines Fuel lines Chimney connect Casing Tank bottom Temp control Remarks 1 DISPOSAL DAM 2 IN KITCHEN, TH 3 FAUCETS OF SI I certify that I am a Inspection Doctor, plumbing compone	E Most of plumb AGED, NEEDS TO BEELOW AV MOST OF Plumb AGED, NEEDS TO BEELOW AV BEELOW AV AGED, NEEDS TO BEELOW AV BEELOW	X X X X X X N/A N/A N/A N/A N/A X N/A Sing componer BE REPLACED DER THE SING EAKING WHE this inspection by the terms by that I have	nts appear to b O (EXHIBIT 2) C, THE CABINE N OPEN, WE S report on beha and condition no interest, pre	Make of Unit Approximate age Approximate capacity Pressure relief valve? Any leaks noted? Unusual Conditions? Comments: e in good condition at the TRONGLY RECOMMEND of Inspection Doctor, s of the certification. Thi esent or prospective, in terms	1 YEAR 28 GALLO X Yes Yes Yes OTO CHECK I and that, by s report exhe property,	INO X NO X NO X NO X NO TO WATER (EXHIBIT 3) FOR INTERNAL LEAKS (EXHIBIT 4) the signature hereinafter made, presses no guarantee on the buyer, seller, broker, mortgage
ITEM Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump Fuel supply / lines Fuel lines Chimney connect Casing Tank bottom Temp control Remarks 1 DISPOSAL DAM 2 IN KITCHEN, TH 3 FAUCETS OF SI I certify that I am a Inspection Doctor, plumbing compone	E Most of plumb AGED, NEEDS TO BEELOW AV MOST OF Plumb AGED, NEEDS TO BEELOW AV BEELOW AV AGED, NEEDS TO BEELOW AV BEELOW	X X X X X X N/A N/A N/A N/A N/A X N/A Sing componer BE REPLACED DER THE SING EAKING WHE this inspection by the terms by that I have	nts appear to b O (EXHIBIT 2) C, THE CABINE N OPEN, WE S report on beha and condition no interest, pre	Make of Unit Approximate age Approximate capacity Pressure relief valve? Any leaks noted? Unusual Conditions? Comments: e in good condition at the TBELOW HAS BEEN DA TRONGLY RECOMMEND If of Inspection Doctor, s of the certification. Thi	1 YEAR 28 GALLO X Yes Yes Yes OTO CHECK I and that, by s report exhe property,	INO X NO X NO X NO X NO TO WATER (EXHIBIT 3) FOR INTERNAL LEAKS (EXHIBIT 4) the signature hereinafter made, presses no guarantee on the buyer, seller, broker, mortgage
ITEM Supply lines D / W / V lines Pressure Drainage Exterior faucets Sump pump Fuel supply / lines Fuel lines Chimney connect Casing Tank bottom Temp control Remarks 1 DISPOSAL DAM 2 IN KITCHEN, TH 3 FAUCETS OF SI I certify that I am a Inspection Doctor, plumbing compone	EELOW AV BELOW AV Most of plumb AGED, NEEDS TO ERE IS A LEAK UN HOWER/TUB ARE L uthorized to sign t is duly bound to ents. I further certif lived in the transact	X X X X X X N/A N/A N/A N/A N/A X N/A Sing componer BE REPLACED DER THE SING EAKING WHE this inspection by the terms by that I have	nts appear to b O (EXHIBIT 2) C, THE CABINE N OPEN, WE S report on beha and condition no interest, pre	Make of Unit Approximate age Approximate capacity Pressure relief valve? Any leaks noted? Unusual Conditions? Comments: e in good condition at the TRONGLY RECOMMEND of Inspection Doctor, s of the certification. Thi esent or prospective, in terms	1 YEAR 28 GALLO X Yes Yes Yes OTO CHECK I and that, by s report exhe property,	inspection. TO WATER (EXHIBIT 3) FOR INTERNAL LEAKS (EXHIBIT 4) the signature hereinafter made, presses no guarantee on the buyer, seller, broker, mortgage inspection.



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					OMPONENT REPO	ORT		
Client's Name	e: JLNR, LLC				Contac	ct: CARLOS KO	OSLOFF	
Gilotti o Hamo	. OLIVIC	<u>, </u>			Comac	<u>- 0/11/2007/</u>	002011	
Property Address: 3550 NW 8th AVE. Apt. 813 POMPANO BEACH, FL. 33064								
are not accessibly vis	sible in some ar ion has been mad	reas due to covi le for such structu	erings, plaster o ıral defects as wo	or painti ould requ		ot guarantee again ctices.	st hidden	all areas of the structure defects, structural damage
		ST	RUCTURAL	COMF	PONENT OBSERVA	ATIONS		
Wall	X concrete	C.M.U.	wood		olaster & wood	other		
Floors	X concrete	wood	plywood		T & G decking	other		
Joists	2 x 10	timbers	pre-cast		trusses	Xother		
Beams	wood	timbers	steel	X	concrete	other		
Columns	steel	wood	X concrete		other			
Roof	gable	hip	shed	X	flat	other		
Sheathing	plywood	gypsum	O.S.B.		T & G decking	Xother		
CC	NDITION OF	COMPONEN	TS		Approximate age of bu	uilding	47 \	YEARS
ITEM	BELOW A	V AVERAC	GE ABOVE	AV		_		
Foundation	Ţ <u> </u>	X			Requires	repairs	repla	acement
Floors		X			Other			
Walls	_	X					—	
Columns	+	X		———	Crawlspace entered	Yes	No	N/A
Beams	+	N/A N/A	-		Attic entered	□vos	Пыс	N/A
Joists Ceilings	+	X		1	aut chicheu	Yes	No	IN/A
Rafters	†	N/A			Condensation?	Yes	X No	
Trusses		N/A				_		
Sheathing		Х			Water penetration?	Yes	X No	
Remarks		components	appear to be	in go	od condition at the	time of inspec	tion. There	e is no evidence of
presence of chinese	e arywaii.							
Inspection Doctor,	is duly boun	nd by the te	rms and cond	ditions	of Inspection Docto of the certification. nt or prospective, in	This report exp	resses no	guarantee on the
or other party invo	lved in the trar	nsaction. Only t	the condition of	the sys	stem as of this date is	warranted by this	inspection.	
Signature of Inspecto	or.		M	J	Dat	e: JAN/11/201	7	



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						<u></u>		
ELECTRICAL COMPONENT REPORT								
Client's Name:	ient's Name:JLNR, LLC				Contact: CARLOS KOSLOFF			
-	NA/ O							
Property Address:		8th AVE. Apt. 81 BEACH, FL. 3						
	PUIVIFAINO	BEAUN, FL. 3	3004					
•		-		-			nponents. As all areas of the not guarantee against hidden	
damage or repairs. No	•			_		•	ol guarantee agamst muuch	delecis,
,								
		THIS REPORT	IS VALID FOR	THIRTY (30) DA	AYS FROM I	INSPECTION DA	TE.	
	_	FI	ECTRICAL C	CHECKENT	222EDVA	TIONO		
		EL	ECTRICAL C	OMPONENT	OBSERVA	HONS		
Service entrance	overhead	Xundergrou	nd					
Overcurrent device	fuse	X breaker						
Grounding location	waterpipe	rod	X power com	npany				
Branch protection	fuse	X breaker	Wire Type	e: X copper		Xaluminum		
120 volt circuits:	4 x 15amp	8 x 20amp	0 x 25amp	2 x 30amp	0 x 40amp	1 x 50amp	0 x 60amp	
240 volt circuits:	range	50 amp	dryer	NA amp		water heater	20 amp	
	* 10	24						
	A/C	30 amp						
COI	NDITION OF	COMPONEN'	TS					
ITEM	BELOW A			AV				
Service entry		Х						
Meter		Х	<u> </u>					
Main conductor		Х		GFC	l's functionin	g Yes	No N/A	
Main panel		Х						
Main disconnect		Х		Alu	ıminum wirin	g X Yes	No	
Grounding		Х					<u> </u>	
Bushing / knockout		Х		Knob	& tube wiring	g Yes	X No	
Branch circuits		Х					— —	
Exterior electrical		Х			Sub-panel		X No	
Exposed wiring		Х			Comments	s:		
Garage electrical		N/A						
D I .						• •••		
Remarks:	Electrical	components w	ere in good co	ndition at the t	ime of this i	inspection.		
							he signature hereinafter mad	
Inspection Doctor, is duly bound by the terms and conditions of the certification. This report expresses no guarantee on the								
							uyer, seller, broker, mortga	age
or other party involve	ved in the tran	saction. Only t	he condition of	the system as of	this date is	warranted by this	inspection.	
Signature of Inspector	. NV				Date	e· JAN/11/201	7	

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Inspection #:	170111
Date of Inspection:	JAN/11/2017

ROOF REPORT						
Client's Name	: JLNR, LLC				Contact: CARLOS KC	SLOFF
Property Address	Property Address: 3550 NW 8th AVE. Apt. 813 POMPANO BEACH, FL. 33064					
THIS IS A ROOF REPORT NOT A ROOF GUARANTEE This is a report made to the best of our ability and professional belief on the existing conditions of the roof coverings. As all areas of the roof and attic are not accessibly visible, and the roof membranes are not visible in some areas due to coverings such as tiles, shingles, and other coatings. The contractor cannot guarantee against hidden defects, future leaks or repairs. No inspection has been made for such structural defects as would require engineering skill practices. THIS REPORT IS VALID FOR THIRTY (30) DAYS FROM INSPECTION DATE.						
			ROOF COMP	ONENT OBSER	VATIONS	
Inspection method	X on roof	at eaves	ground	drone	other	not inspected
Visible coverings	tile	shingle		X roll roofing		∐N/A
Gutters	aluminum	copper _		X none		
Flashing		X asphalt	rolled	concealed	_	∐N/A
Chimneys	0 #	metal	masonry	wood	wire / stucco	X N/A
Plumbing vents	? #	plastic	lead	X galvanized	cast iron	□N/A
Attic vents	soffit	roof	ridge	gable	other	X N/A
	NDITION OF CO	MPONENTS		Approx. age	of roof: 47 YEARS	
ITEM	BELOW AV	AVERAGE			011001. 47 TEARS	
#1 Roof Covering		Х			Needs: Repair	Replacement
#2 Roof Covering		N/A			_	_
#3 Roof Covering		N/A			Other:	
Valleys		N/A				
Gutters		N/A N/A		_		
Downspouts Splashblocks		N/A N/A	+	-		
Flashing		X	+	Any sign (of leaks? Yes	X No
Skylights		N/A		, any origin c	51 loaks1 oc	<u> </u>
Chimney		N/A	1	Co	mments: Most of roof	components were not present
Plumbing vents		Х		due to the type		•
Ventilation		Х				
Remarks: Roof components were in good condition at the time of this inspection.						
I certify that I am authorized to sign this inspection report on behalf of Inspection Doctor, and that, by the signature hereinafter made, Inspection Doctor, is duly bound by the terms and conditions of the certification. This report expresses no guarantee on the roof components. I further certify that I have no interest, present or prospective, in the property, buyer, seller, broker, mortgage or other party involved in the transaction. Only the condition of the system as of this date is warranted by this inspection. Signature of Inspector: Date: JAN/11/2017						



Inspection #: 170111

Date of Inspection: JAN/11/2017

OTLIED	ADDIT	IAMAI	COM	MENIT	_
OTHER	AUUII	IONAL		VIEN I	3

Client's Name:	JLNR, LLC	Contact:	CARLOS KOSLOFF
Property Address:	3550 NW 8th AVE. Apt. 813	_	
_	POMPANO BEACH, FL. 33064		
		i a a a distance of the	A " t pagagible visible
due to lack of access of		guarantee against hidden de The costs shown below should	
	ADDITIONAL COMM	THE AND ORSEDVA	TIONE
1 THERE WERE SIG		ENTS AND OBSERVAT INSPECTION. A PIECE OF	F WOOD INSIDE CLOSET OF SECOND BEDROOM
HAD DAMAGE DUE T	O SOME WDO, POSSIBLE TERMITES. WE AR	E NOT A WDO CERTIFIEI	D, SO WE RECOMMEND TO HIRE A CERTIFIED
COMPANY TO DETER	RMINE IF THERE ARE LIVE WDO ORGANISMS	(EXHIBIT 5)	
2 - THE RANGE HOO!	D HAD NO FILTER INSTALLED (EXHIBIT 6)		
Z. IIII WATER TO	STAD ITO TIETE ITO THE TENED.		
	COSTS OF R	EPAIRS	
	REPAIR / MAINTAIN WINDOWS		\$400.00
	PLUMBING REPAIRS (INCL. NEW DISPOSA		\$500.00
	OTHER REPAIRS (INCL. REP. KITCHEN CA	BINET)	\$400.00
	TOTAL		\$1,300.00
			¥ -3,
Inspection Doctor, is of the subject propert	thorized to sign this inspection report on behalf is duly bound by the terms and conditions ty's components. I further certify that I have rother party involved in the transaction. Only the	s of the certification. This no interest, present or p	s report expresses no guarantee on the prospective, in the property, buyer, seller,



EXHIBIT 1



EXHIBIT 2



EXHIBIT 3



EXHIBIT 4



EXHIBIT 5



EXHIBIT 6