



"Let Us Look Before You Leap"

Inspector: Alison Rolfs

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This report is the exclusive property of **Rolfs Inspections LLC** and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

- INSPECTOR agrees to perform an inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
 - Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
 - The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
 - INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims for damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
 - INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:
- In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.
 - The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.
 - If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.
 - Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

Name of Client:	Cleven Brown		
Address:	1843 NW 107 ST, MIAMI, FL 33167		
ID#:	30-2134-010-0250		
Date:	August 25, 2026		
Type of Inspection:	Seller's Pre-Sale Inspection		
Cost:	\$200.00		
Start Time:	12:00 PM	End Time:	12:30 PM
Weather:	Warm & Sunny		

Type of Structure:	Detached Single Family	Year:	1946	Occupied:	Yes
Foundation Type	Slab on Grade	Structure Type	Concrete Block	# of Floors	1
Square Footage:	1,434	# of Beds:	3	# of Baths:	2

Items Assessed in This Report May Be Labeled As

***Satisfactory** = Acceptable Condition ***Marginal** = Requires Minor Repairs ***Unsatisfactory** = Requires Major Repairs/Replacement

PROPERTY INFORMATION ⓘ

Folio: 30-2134-010-0250

Sub-Division:
LITTLE RIVER TRS

Property Address
1843 NW 107 ST

Owner
CLEVEN BROWN

Mailing Address
1843 NW 107 ST
MIAMI, FL 33167

PA Primary Zone
0100 SINGLE FAMILY - GENERAL

Primary Land Use
0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

Beds / Baths / Half 2 / 1 / 0

Floors 1

Living Units 1

Actual Area 1,434 Sq.Ft

Living Area 1,434 Sq.Ft

Adjusted Area 1,266 Sq.Ft

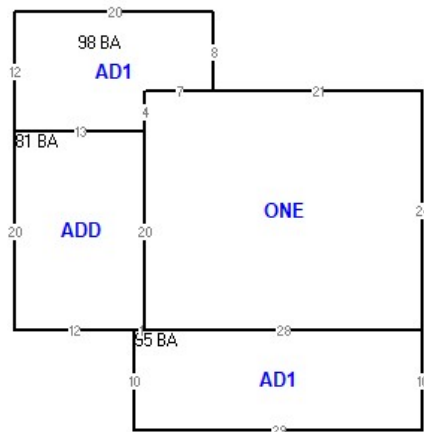
Lot Size 13,900 Sq.Ft

Year Built Multiple (See Building Info.)



BUILDING INFORMATION ⓘ

Building Number	Sub Area	Year Built	Actual Sq.Ft.
1	1	1946	672
1	2	1981	260
1	3	1995	290
1	4	1998	212



Permit Number:	2019073243	Issue Date:	08/13/2019	Permit Number:	2019053545	Issue Date:	05/22/2019
Process Number:	C2019012624	CO/CC Release Date:		Process Number:	C2018203568	CO/CC Release Date:	
Permit Type:	BLDG	Master Permit Number:	0	Permit Type:	BLDG	Master Permit Number:	0
Building Code:	FBC 2017	Bldg CO Release Date:		Building Code:	FBC 2017	Bldg CO Release Date:	
Categories:	SINGLE ENTRANCE DOOR			Categories:	FENCE		
Address:	1843 NW 107 ST			Address:	1843 NW 107 ST		
Owner's Name:	YASNIEL ULLOA			Owner's Name:	YASNIEL ULLOA		
Folio Number:	30-2134-010-0250			Folio Number:	30-2134-010-0250		
Proposed Use:	SINGLE FAM RES-CLUST-ZERO LOT-TOWN			Proposed Use:	SINGLE FAM RES-CLUST-ZERO LOT-TOWN		
Contractor:	OWNER			Contractor:	OWNER		
Tradesman:				Tradesman:			
Permit expired (Y/N):	N	Expiration Date:		Permit expired (Y/N):	N	Expiration Date:	
New Issue Date:		Revision Date:		New Issue Date:		Revision Date:	
Extension Date:		Last Inspection Date:	10/22/2019	Extension Date:		Last Inspection Date:	10/22/2019
Inspection Type:	FINAL	Inspection Disposition:	APPROVED	Inspection Type:	FINAL	Inspection Disposition:	APPROVED
Request Date:	10/21/2019	Inspection Date:	10/22/2019	Request Date:	10/21/2019	Inspection Date:	10/22/2019
Last Approved Inspection Date:	10/22/2019			Last Approved Inspection Date:	10/22/2019		
Inspection Comments:				Inspection Comments:			

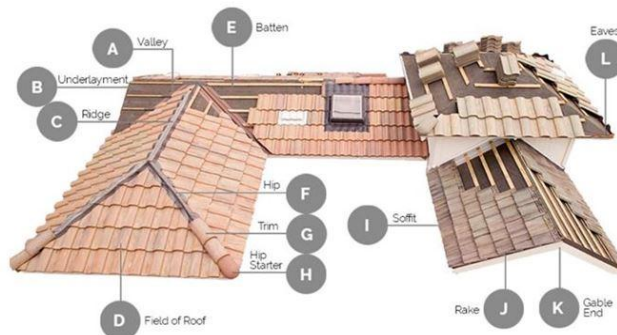
Permit Number:	1995081613	Issue Date:	09/28/1995
Process Number:	C1995118189	CO/CC Release Date:	
Permit Type:	ELEC	Master Permit Number:	1995081556
Building Code:	SFBC	Bldg CO Release Date:	
Categories:	BURGLAR ALARM		
Address:	1843 NW 107 ST		
Owner's Name:	CASANDRA REDDICK		
Folio Number:	30-2134-010-0250		
Proposed Use:	POSTCARD PERMIT		
Contractor:	EF0000100	ADT SECURITY SYSTEMS, MID INC S.	
Tradesman:	KNIGHTON WILLIAM		
Permit expired (Y/N):		Expiration Date:	
New Issue Date:		Revision Date:	
Extension Date:		Last Inspection Date:	
Inspection Type:	POST CARD WORKLOG RECEIVED	Inspection Disposition:	
Request Date:		Inspection Date:	09/12/1995
Last Approved Inspection Date:			
Inspection Comments:			

- There are only three (3) permits on file for this home, entrance door, fence, and burglar alarm. There are no searchable permits for the roof, plumbing, new electric panels, or second bathroom addition.

ROOF

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights, or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts, and extensions performed adequately or were leak-free.

A. Valley Internal angle formed by the intersecting planes of a roof.	G. Trim/Hip Tile A tile shaped so as to cover the hip of a hip roof
B. Underlayment Material installed between the roof deck and roof covering.	H. Hip Starter The inclined external angle formed by the intersection of two sloping roof planes
C. Ridge The horizontal top area where two sloped roof areas meet.	I. Soffit The enclosed underside of any exterior overhanging section of a roof eave
D. Field of Roof The central or main portion of a roof.	J. Rake The sloped edge of a roof at or adjacent to the first or last rafter
E. Batten A cap or cover usually set in or over the structural deck	K. Gable End The end point of the upper portion that comes to a triangular point at the ridge of a roof
F. Hip The inclined external angle formed by the intersection of two sloped roof planes	L. Eaves The projecting edge of a roof that extends beyond the supporting wall.

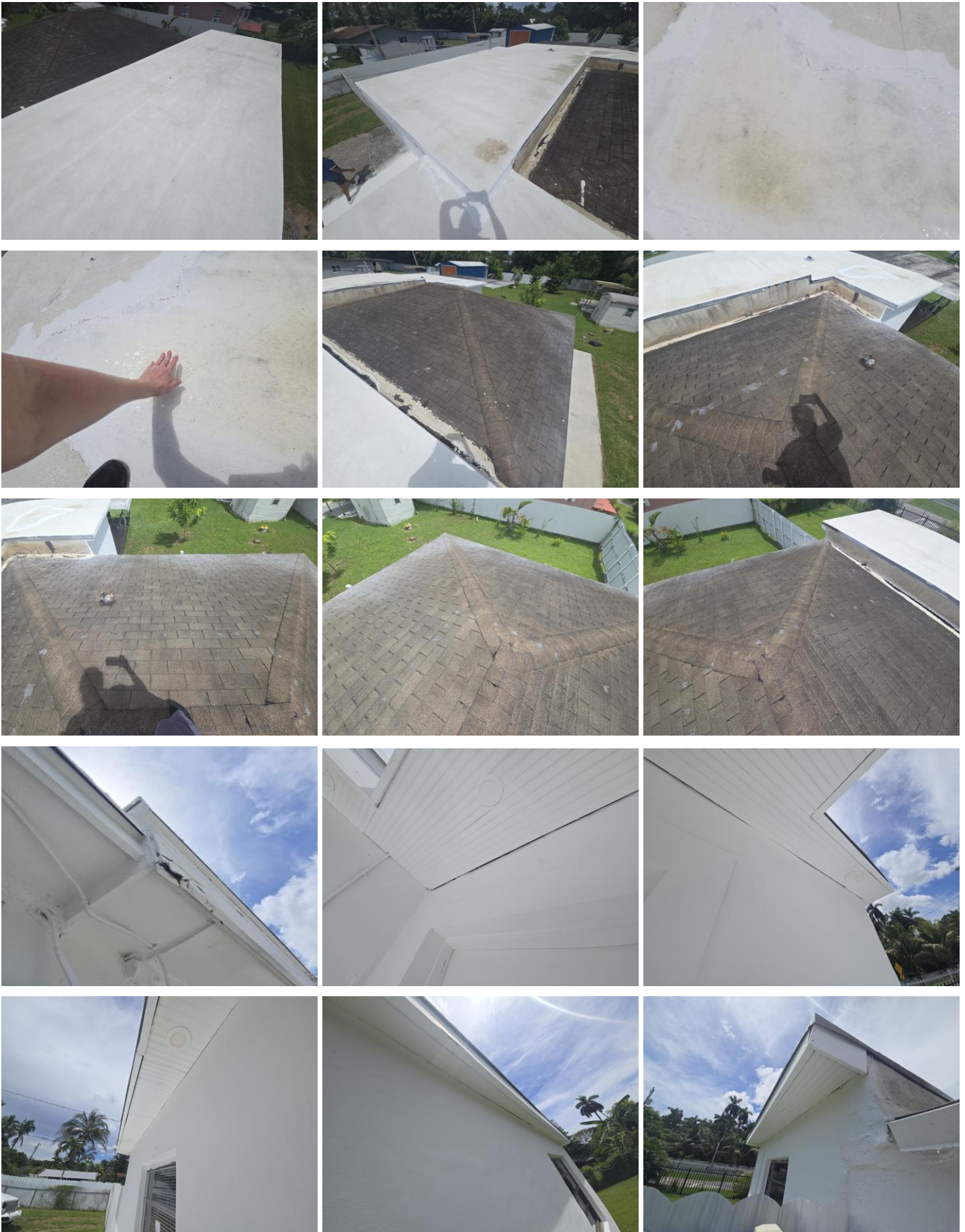


The average expected useful life of a 3-Tab Shingle roof and a Modified Bitumen roof in South Florida is 15-20 years. Many factors can contribute to the useful life of a roof system including but not limited to:

- | | | |
|-------------------------------|----------------------|-------------------------------------|
| ✓ <u>Materials Used</u> | ✓ <u>Ventilation</u> | ✓ <u>Maintenance</u> |
| ✓ <u>Installation Methods</u> | ✓ <u>Insulation</u> | ✓ <u>Age</u> |
| ✓ <u>Slope</u> | ✓ <u>Color</u> | ✓ <u>Weather & Sun Exposure</u> |

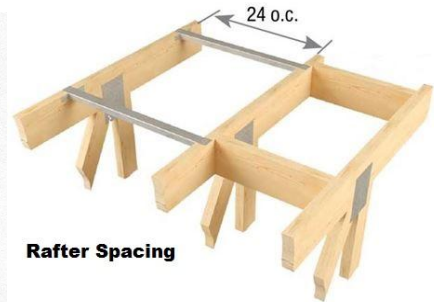
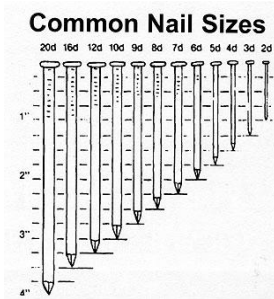
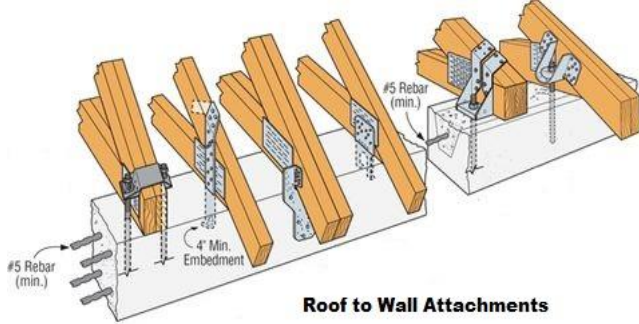
Regular check-ups and maintenance is suggested to optimize the useful life of any roof system. Budget for future repair/maintenance/replacement accordingly.

- The flat roof has been coated with roof paint to extend its life. The flat roof also has a repair; this area has ponding water. It may continue to need this type of repair if water continues to pond on top of it.
- The shingle roof appears old as it has significant granular loss.
- The fascia boards are rotted in some areas.
- The soffit boards are not flush with the wall resulting in large gaps.



ATTIC & ROOF STRUCTURE

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

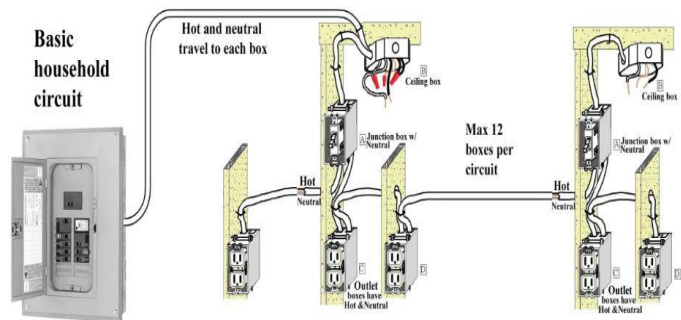
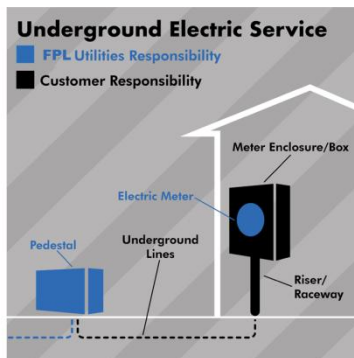
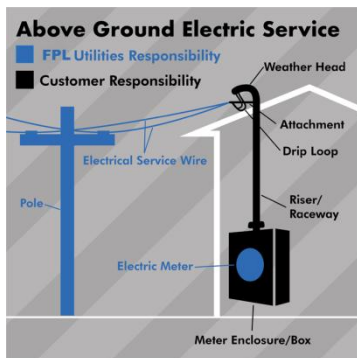


- The attic access is tucked in a bedroom closet and is mostly inaccessible



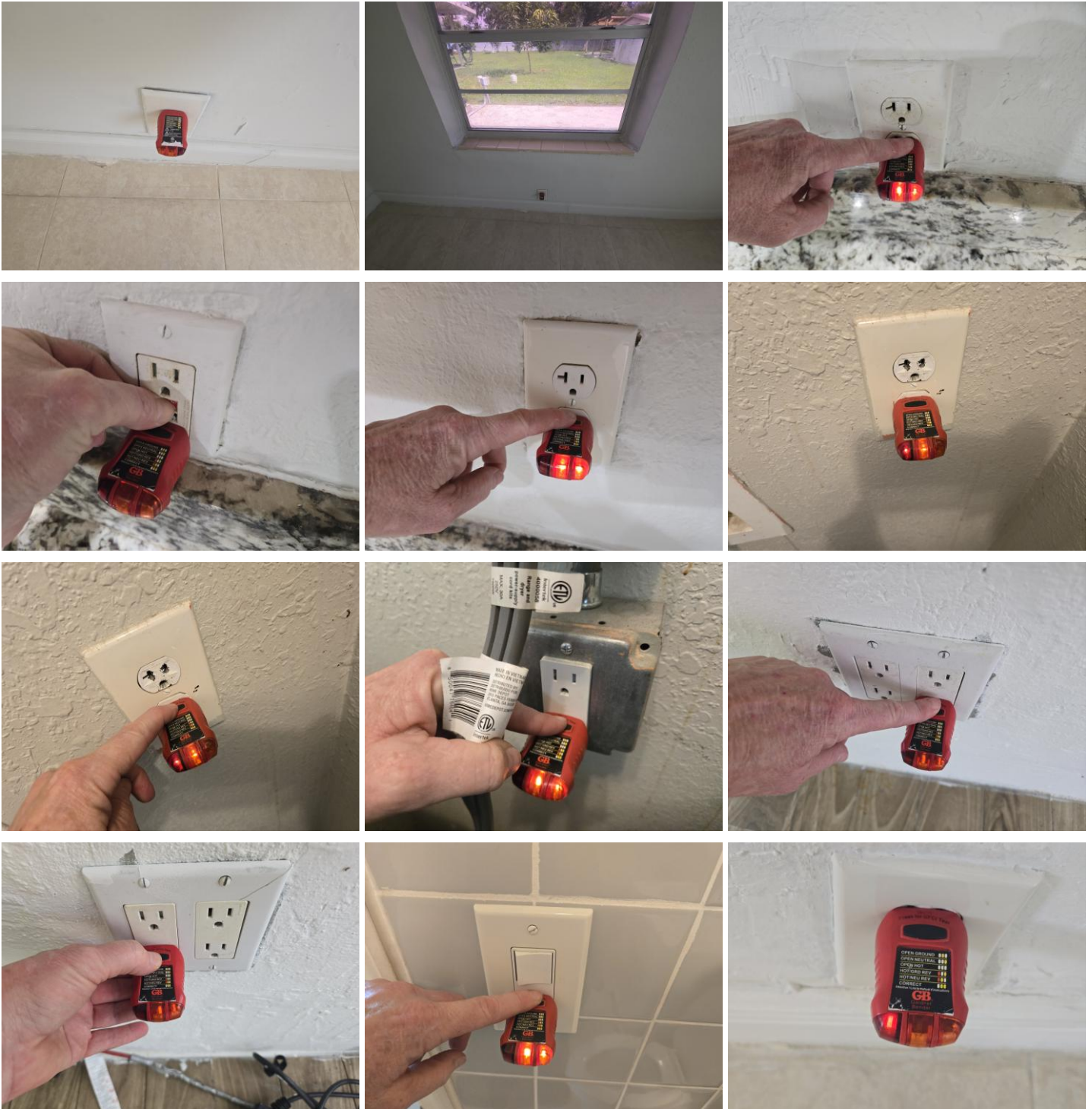
ELECTRIC

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110-volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.



- The outlets in the primary kitchen, laundry area, rear patio, and efficiency bathroom do not have GFCI protection.
- One of the outlets in the primary living room area is not wired correctly and the other outlet is not secured to the wall.

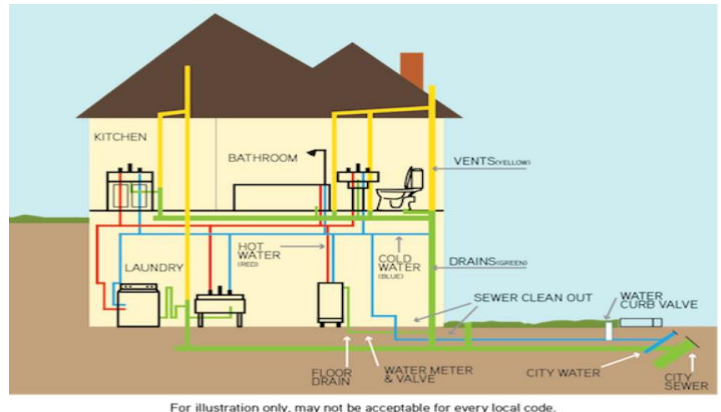
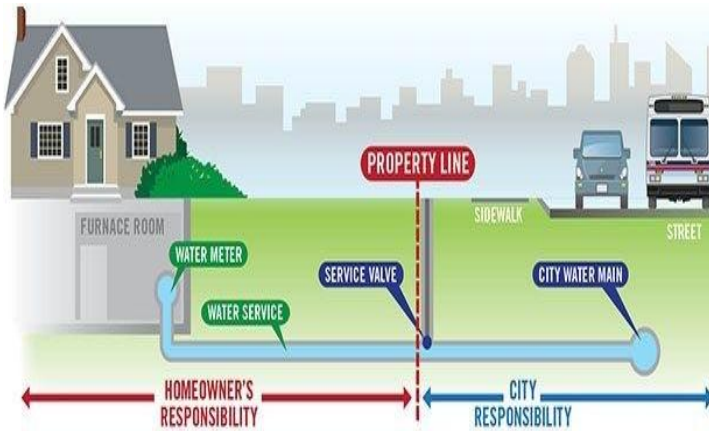
- There are exposed wire connections in the Laundry room, these connections must be housed in a junction box, and the front porch light is missing.





PLUMBING

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.



- Flex-pipes are used at the sinks, all waste lines should be a smooth hard pipe like PVC.
- One of the vent stacks on the roof has been sealed shut, this is not standard, as the vent stacks ensure waste can flow freely down the drains and toilets. The other stack is sealed with foil tape, this is a temporary seal, not a permanent one.

