



TRUVIEW COMMERCIAL INSPECTION REPORT

60 Merrick Way
Coral Gables, FL 33134

The City of Coral Gables
SEPTEMBER 7, 2023



Inspector

Raymond Granja

Raymond Granja

HI12943

305-908-3835

raymond@truviewinspections.com

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Truview Inspections, Inc. was recently retained to perform visual inspections of the aforementioned property, which are now complete. The inspection was performed by, and information was collected by Luis Perez. Areas of the property accessed for these purposes include the roof, interiors, electrical & storage closets. Methodologies, findings and comments are noted on the following pages. As a routine matter, and in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of our knowledge and ability, this report represents an accurate appraisal of the present condition of the subject components of the building. The inspections performed were done so to the best of our ability and to the degree reasonably possible under the conditions, with limited time constraints and without any invasive or destructive methods

The Following Systems Of The Property Were Inspected:

- Structural Components
- Site Components
- Roof Components
- Electrical Systems
- HVAC & Refrigeration Systems
- Plumbing Systems
- Interior

Repair prices are an order-of-magnitude estimate only. Please do not rely on this estimate. We recommend buyer obtain trade estimates (which will vary) prior to expiration of the due diligence period to determine actual scope, options and costs.

We recommend obtaining trade estimates for all deficiencies noted to determine actual and exact costs. The provided estimates are only budgetary. Additional defects may arise out of repairs or situations not clearly evident at the time of the inspection. This inspection is not intended to be an exhaustive report of every single defect. We also recommend obtaining proof of permits and permit closeout for all the trades and for any work performed or disclosed. Additionally, we recommend consulting the local building and zoning departments, an architect, the fire department and a consultant that specializes in the provisions of the Americans with Disabilities Act if significant renovations, repairs or changes are considered.

No inspection or analysis of the following was performed: inaccessible areas, in-wall components, custom tenant systems, fire extinguisher placement, fire sprinklers, cosmetic features, safety or tempered glass, asbestos survey, phase one environmental survey, radon testing, fire protection, alarm, telephone, cable or television equipment, lead paint testing, public records search, open permit search, zoning or usage compliance search, setback compliance measurements, heat load calculations of HVAC systems, energy calculations, LEED or green building evaluations, interior of storm drainage system, code compliance, soil stability or geotechnical testing, camera scoping of sanitary piping, Indoor environmental evaluation, testing for mold or biological contaminants, infrared camera analysis, potable water quality, engineering calculations or analysis of any type or analysis of smoke evacuation system .

SCOPE OF INSPECTION

Structural-The purpose of the structural inspection is to visually find evidence of abnormal settlement, lateral movement or structural weakness in the accessible load bearing structural components. The foundation of the structure is not visually accessible. The footings, foundation, floor members and bearing walls comprise the structural components of the building.

Roof-The purpose of the roof inspection is to visually find evidence of deterioration and current leakage through the roof coverings, where accessible, from various areas of the structure. We accessed, walked and examined the top surface of all roofs, including roof penetrations and protrusions.

Electrical-The purpose of the electrical inspection is to visually assess the condition of the accessible components of the hardwired systems located within the confines of the structure. We inspected the interiors, exterior areas and rooftop, while opening all accessible panels and gutters.

HVAC-The purpose of the HVAC inspection is to visually assess the condition of the cooling, heating and ventilation operation of the HVAC equipment. The inspections were limited to visual observations of equipment present at the time of our inspection, to the degree reasonably possible within the time constraints of the inspection period. No invasive testing or operation of the equipment was performed.

Plumbing-The purpose of the plumbing inspection is to visually assess the condition and usefulness of the accessible plumbing components of the subject structure. We

inspected all accessible units and exterior plumbing fixtures.

SUMMARY



RECOMMENDATION

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- ⊖ 3.2.1 Electrical Systems - Electrical Components: Exposed Wiring
 - ⊖ 3.2.2 Electrical Systems - Electrical Components: Wrong Screws
 - ⊖ 4.5.1 HVAC Systems - HVAC Components: Ducts Damaged
 - ⊖ 4.5.2 HVAC Systems - HVAC Components: Temperature Out Of Vents More Than 60 Degrees
 - ⊖ 4.5.3 HVAC Systems - HVAC Components: Unit Near End Of Life Expectancy; Replacement Anticipated
 - ⊖ 4.5.4 HVAC Systems - HVAC Components: Possible Mold Supply Plenum
 - ⊖ 5.3.1 Plumbing Systems - Plumbing Components: Near End of Life
 - ⊖ 5.3.2 Plumbing Systems - Plumbing Components: Handle Is Broken
 - ⊖ 5.3.3 Plumbing Systems - Plumbing Components: Sink Leaking
 - ⊖ 5.3.4 Plumbing Systems - Plumbing Components: Corroded Supply Pipes
 - ⊖ 5.3.5 Plumbing Systems - Plumbing Components: Cracked Urinal
 - ⊖ 6.2.1 Interior - Interior Components: Cracked Tiles/Floors
 - ⊖ 6.2.2 Interior - Interior Components: Interior Wall Damage
 - ⊖ 6.2.3 Interior - Interior Components: Possible Mold
 - ⊖ 6.2.4 Interior - Interior Components: Exterior Door Failed Seal

1: GENERAL

Information

Number of Stores

1

Year Built

1998

Who Was Present

Clients, Tenants

Exit Signs & Floodlights

Present



Vertical Transportation

None

Number of Cars:

Age of Cars:

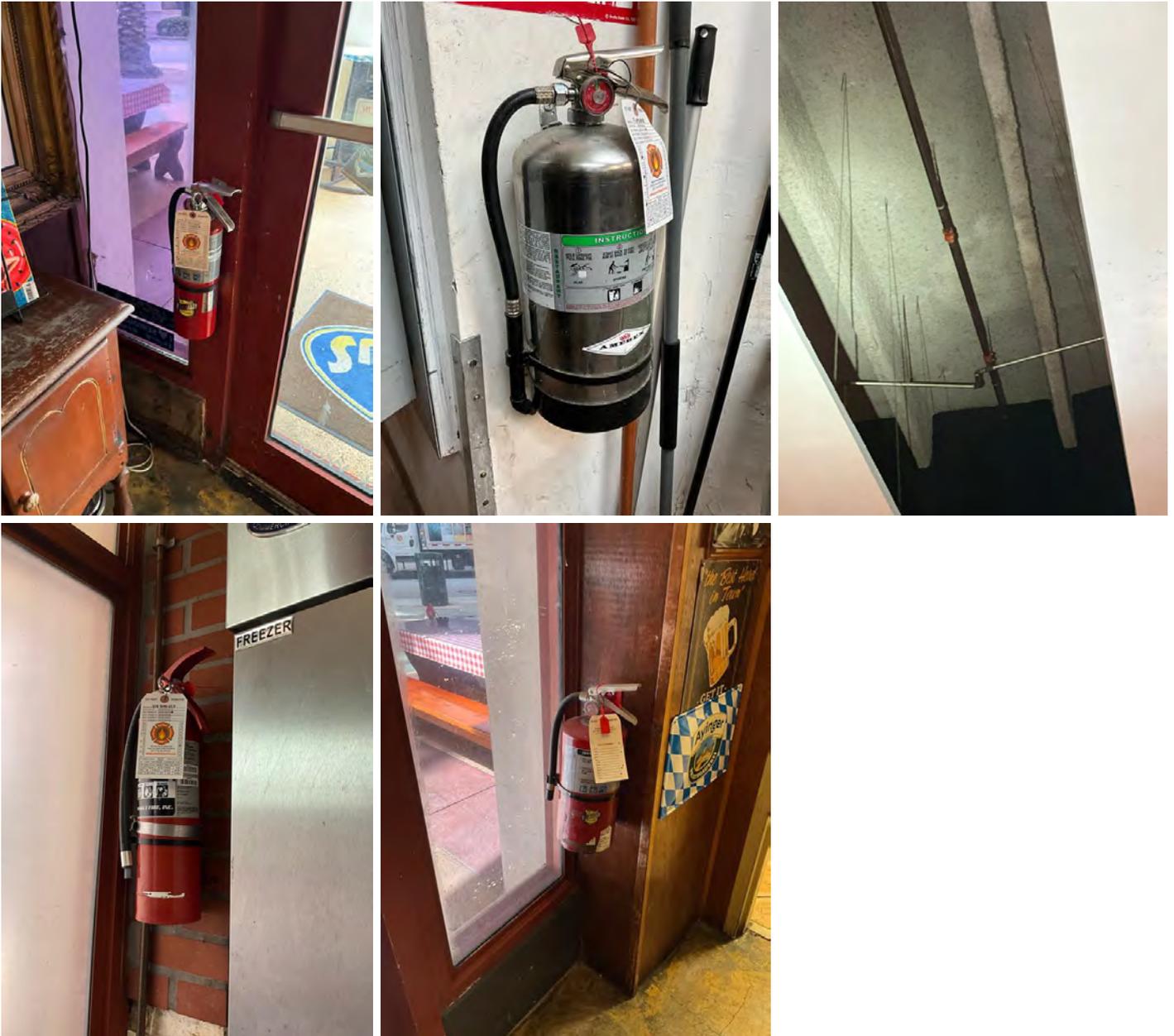
Hydraulic or Weighted:

Last Service Date:

Municipal Inspection/Approved Date:

Fire Protection Type

Fire Sprinkler System (Wet/Dry/Pre-Action/Deluge), Fire Extinguishers



Limitations

Property Information

ADA COMPLIANCE

ADA compliance was not verified. It is recommended the CLIENT hire an ADA specialist for further guidance and conformance with these regulations.

Property Information

SELLERS DISCLOSURE

The sellers or property managers property condition disclosure and maintenance records were not on hand at the time of inspection. It is recommended the buyer be provided these for review.

2: STRUCTURAL COMPONENTS

		IN	NI	NP	I
2.1	Structural Components	X			

IN = Inspected NI = Not Inspected NP = Not Present I = Items Needing Repair/Replacement

Information

Structural Components: Foundation

Monolithic Slab

Structural Components: Site Grading

Sloped Away From Structure

Structural Components: Main Floor Structure

Concrete

Structural Components: Sub-Floors

Concrete

Structural Components: Wall Structure

CBS

Structural Components: Siding

Stucco

Structural Components: Roof Framing

Reinforced Concrete

Limitations

Structural Components

WDO EVIDENCE

At the time of the inspection we performed a visual WDO inspection to what was visible and readily accessible. We are not a pest control company and always recommend that a licensed pest control company perform a more invasive inspection. Pest control companies may perform more invasive measures such a probing, moving insulation, etc. In addition, please be aware that these insects are a swarming animal and can not be present one day and be present the next. They can easily access the property via any opening that allows them to.

3: ELECTRICAL SYSTEMS

		IN	NI	NP	I
3.1	Service Description	X			
3.2	Electrical Components	X			X
3.3	Electrical Panel 1	X			
3.4	Electrical Panel 2	X			

IN = Inspected NI = Not Inspected NP = Not Present I = Items Needing Repair/Replacement

Information

Service Description: Overcurrent Protection Type
Breakers

Service Description: Wiring Type
Copper

Electrical Components: Interior Fixtures
Satisfactory

Electrical Components: Exterior Fixtures
Satisfactory

Electrical Components: Outlets
Satisfactory

Electrical Components: GFCI's
Satisfactory

Electrical Components: Circuit Breaker
Satisfactory

Electrical Components: Fuse Box
N/A

Electrical Components: Fire Alarm
Satisfactory

Electrical Components: Weatherhead & Drip Loop
Satisfactory

Electrical Components: Service
Satisfactory

Electrical Components: HVAC Disconnects
Satisfactory

Electrical Components: Wiring
Satisfactory

Electrical Components: Exhaust Fans
N/A

Electrical Panel 1: Panel Capacity
400



Electrical Panel 1: Panel Manufacturer
Murray

Electrical Panel 1: Panel Type
Circuit Breaker

Electrical Panel 2: Panel Capacity
250



Electrical Panel 2: Panel Manufacturer
Murray

Electrical Panel 2: Panel Type
Circuit Breaker

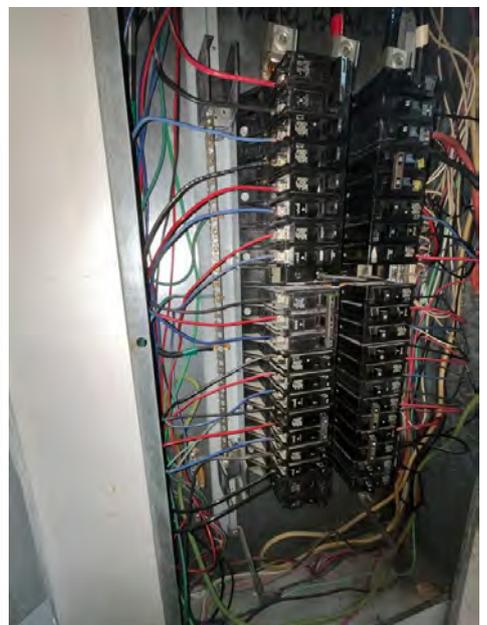
Service Description: Service Size
650



Electrical Panel 1: Panel Location
Kitchen



Electrical Panel 2: Panel Location
Kitchen





Limitations

Service Description

TESTING OF SMOKE DETECTORS NOT INCLUDED IN THIS INSPECTION

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 standards of a home inspector. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

Items needing repair/replacement

3.2.1 Electrical Components

EXPOSED WIRING

Exposed wiring observed at the property. A licensed electrician should be hired to make proper repairs.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$200 - \$400



Kitchen

3.2.2 Electrical Components

WRONG SCREWS

Panel has self-tapping/pointy screws and it is recommended that they be replaced.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$10 - \$50



Panel One

4: HVAC SYSTEMS

		IN	NI	NP	I
4.1	HVAC System Description		X		
4.2	Cooling Unit 1	X			
4.3	Cooling Unit 2	X			
4.4	Cooling Unit 3	X			
4.5	HVAC Components	X			X

IN = Inspected NI = Not Inspected NP = Not Present I = Items Needing Repair/Replacement

Information

Cooling Unit 1 : Unit Type

Central Split System

Cooling Unit 1 : Brand

Unknown

Cooling Unit 2: Brand

FHP



Cooling Unit 2: Air Handler Unit

Age

2008

Cooling Unit 3: Brand

FHP

Cooling Unit 3: Air Handler Unit

Age

2008

HVAC Components: Thermostats

Satisfactory

HVAC Components: Air Flow

Satisfactory

HVAC Components: Air Handler Units

Marginal

HVAC Components: Condensing Units

N/A

HVAC Components: Refrigerant Lines Insulation

Satisfactory

HVAC Components: Ductwork

Repair

HVAC Components: Filters

Replace

HVAC Components: Rooftop Package Units

N/A

Cooling Unit 2: Unit Type

Central Split System



Cooling Unit 3: Unit Type
Central Split System

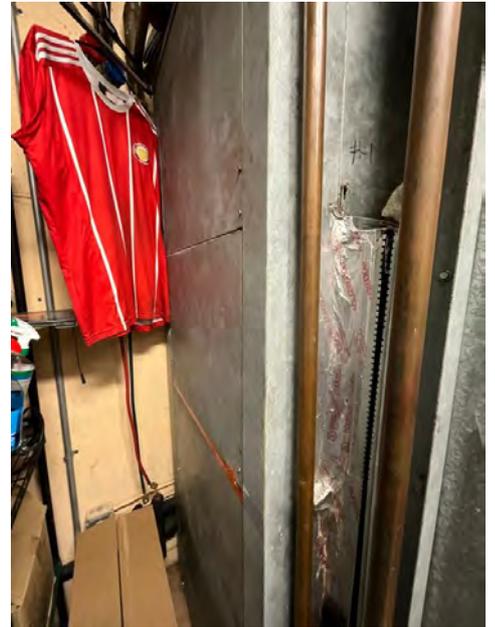


Limitations

HVAC System Description

LABEL NOT LEGIBLE

Inspector is unable to determine age and size of unit due to unit identification label not being legible.



Items needing repair/replacement

4.5.1 HVAC Components

DUCTS DAMAGED

Ducts were observed to be damaged at the time of inspection; repair/replacement is recommended.

Recommendation

Contact a qualified heating and cooling contractor

Estimated Cost

\$200 - \$300



Center

4.5.2 HVAC Components

TEMPERATURE OUT OF VENTS MORE THAN 60 DEGREES

The air conditioner was functional but did not produce cold enough air. Normally an A/C system must produce a minimum of 60 degrees out of the vents and in this case it did not. It is recommended that a licensed HVAC contractor evaluate **(see video attached)**.

Recommendation

Contact a qualified heating and cooling contractor



Left Bar



Right Kitchen



Center Area

4.5.3 HVAC Components

UNIT NEAR END OF LIFE EXPECTANCY; REPLACEMENT ANTICIPATED

Air conditioning systems have an average lifespan of 12-15 years. Once a unit is in that timespan then you should anticipate replacement in the near future. Sometimes well maintained units last even longer but unfortunately we are not able to tell you how long the A/C will last.

Recommendation

Contact a qualified heating and cooling contractor

Estimated Cost

\$5,000 - \$8,000



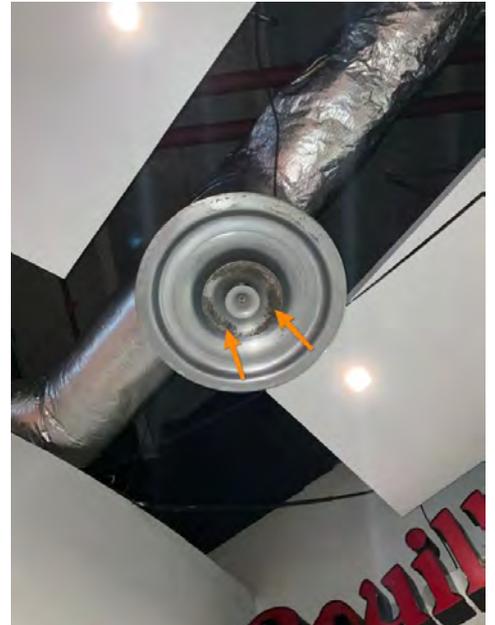
4.5.4 HVAC Components

POSSIBLE MOLD SUPPLY PLENUM

Observed possible mold on supply plenum. We are not able to confirm if it is mold or the extent unless testing is performed. Testing is always recommended at your discretion.

Recommendation

Contact a qualified mold inspection professional.



Kitchen Area

5: PLUMBING SYSTEMS

		IN	NI	NP	I
5.1	Plumbing Systems Description	X			
5.2	Water Heater	X			
5.3	Plumbing Components	X			X

IN = Inspected NI = Not Inspected NP = Not Present I = Items Needing Repair/Replacement

Information

Plumbing Systems Description:
Water Service Supply
 Public

Plumbing Systems Description:
Drain Pipes
 Unknown

Plumbing Systems Description:
Sanitary Sewage
 Municipal

Plumbing Systems Description:
Water Heater Type
 Tank

Plumbing Systems Description:
Water Heater Fuel/Energy Source
 Electric

Plumbing Systems Description:
Number of Water Heaters
 1

Plumbing Systems Description:
Backflow Prevention
 Not Present

Water Heater: Water Heater brand
 AO Smith

Water Heater: Water Heater Size
 50 Gallons

Water Heater: Water Heater Age
 1998

Plumbing Components: Main Shut Off Valve
 At Meter

Plumbing Components: Clean Outs
 Satisfactory

Plumbing Components: Supply Pipes
 Marginal

Plumbing Components: Drain Pipes
 Satisfactory

Plumbing Components: P-Traps
 Repair

Plumbing Components: Drainage Speed
 Satisfactory

Plumbing Components: Faucets
 Satisfactory

Plumbing Components: Toilets
 Satisfactory

Plumbing Components: Bathroom Sinks
 Satisfactory

Plumbing Components: Kitchen Sinks
 Satisfactory

Plumbing Components: Functional Flow of Water
 Satisfactory

Plumbing Components: Sprinkler System
 N/A

Plumbing Components: Water Heater(s)
 Marginal

Plumbing Systems Description: Supply Pipes
 Copper





Water Heater: Water Heater Location
Kitchen



Items needing repair/replacement

5.3.1 Plumbing Components

NEAR END OF LIFE

Based on the age, the water heater is over 15 years old. Water heaters typically last 15-20 so please keep in mind that it might need replacement in the near future.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$600



5.3.2 Plumbing Components

HANDLE IS BROKEN

Shut off valve handle is broken; replacement recommended.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

5.3.3 Plumbing Components

SINK LEAKING

Observed leaking sink at the home; it is recommended that the leak be repaired.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$100 - \$200



Kitchen

5.3.4 Plumbing Components

CORRODED SUPPLY PIPES

Supply pipe(s) observed corroded. This could be an indication that a leak is or was present. A licensed plumbing contractor is recommended for further evaluation.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$400 - \$600



Bathroom



Kitchen

5.3.5 Plumbing Components

CRACKED URINAL

Cracked Urinal observed.

Recommendation

Contact a qualified professional.



Men's Bathroom

6: INTERIOR

		IN	NI	NP	I
6.1	Interior Description	X			
6.2	Interior Components	X			X

IN = Inspected NI = Not Inspected NP = Not Present I = Items Needing Repair/Replacement

Information

Interior Description: Interior

Doors

Wood

Interior Description: Steps, Stairways, & Railings

Not Present

Interior Components: Windows

Satisfactory

Interior Components: Kitchen Cabinets

Marginal

Interior Description: Exterior Doors

Metal

Interior Description: Interior

Walls

Drywall

Interior Components: Interior Doors

Satisfactory

Interior Components: Interior Walls

Marginal

Interior Components: Baseboards

Marginal

Interior Description: Flooring

Concrete

Interior Components: Exterior Doors

Satisfactory

Interior Components: Flooring

Marginal

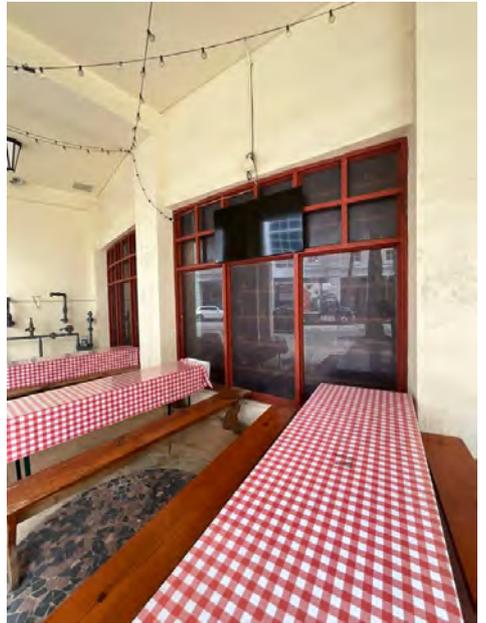
Interior Components: Bathroom Stalls

Marginal



Interior Description: Windows

Fixed



Interior Description: Interior Photos





Items needing repair/replacement

6.2.1 Interior Components

CRACKED TILES/FLOORS

Cracked tile/flooring are present at time of inspection; repairs are recommended.

Recommendation

Contact a qualified professional.



Kitchen



Dining



Dining

6.2.2 Interior Components

INTERIOR WALL DAMAGE

Damage observed on interior walls. It is recommended that a handyman/painter repair walls.

Recommendation

Contact a qualified handyman.



Kitchen



Kitchen

6.2.3 Interior Components

POSSIBLE MOLD

Possible mold observed on interior walls. We are not able to confirm if it is mold or the extent unless testing is performed. Testing is recommended at your discretion.

Recommendation

Contact a qualified mold inspection professional.



Kitchen

6.2.4 Interior Components

EXTERIOR DOOR FAILED SEAL

Exterior door failed seal.

Recommendation

Contact a qualified professional.

Estimated Cost

\$150 - \$200



Kitchen



Dining