



# ACCURATE BUILDING INSPECTIONS LLC

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<https://www.accuratebi.com>



## ROOM-BY-ROOM RESIDENTIAL

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Lazaro D Ortega Mendez

02/09/2026



Inspector

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Inspector

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Agent

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REPAIR NEEDED

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## SUMMARY

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- ⊖ 2.1.1 Roof - Coverings: Broken Roof tiles
- ⊖ 4.1.1 Electrical - Service Entrance Conductors: Missing Outlet Plates Throughout
- ⊖ 5.6.1 Kitchen - GFCI: Kitchen outlets Missing GFCI Protection
- ⊖ 6.3.1 Master Bedroom - Floors: 4th Bedroom Conversion – Unfinished Threshold Between Room and Closet
- ⊖ 6.6.1 Master Bedroom - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 12.1.1 Living Room - Doors: Rear French Impact Door – No Lock and Handle Not Closing Properly \$150-450
- ⊖ 12.3.1 Living Room - Floors: Buckling Tongue-and-Groove Floors Upstairs & Missing Stair Bullnose \$4,000-\$10,000

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Client's Agent

**Occupancy**

Furnished

**Temperature (approximate)**

86 Fahrenheit (F)

**Type of Building**

Single Family

**Weather Conditions**

Clear

## 2: ROOF

### Information

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**Inspection Method**

Roof

**Roof Type/Style**

Gable

**Coverings: Material**

Concrete

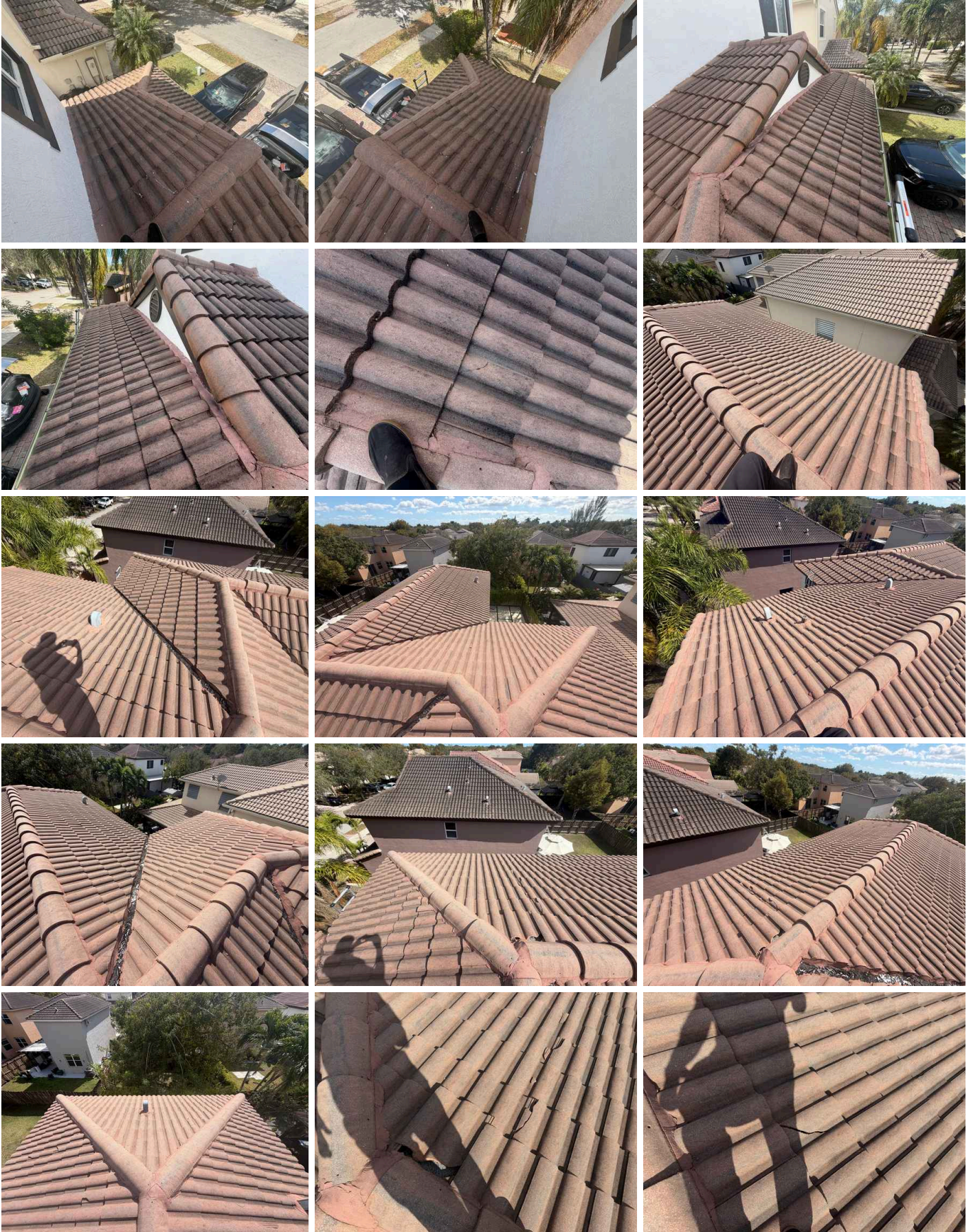
**Roof Drainage Systems: Gutter**

**Material**

Aluminum

### Flashings: Material

Aluminum





## Observations

### 2.1.1 Coverings

#### **BROKEN ROOF TILES**



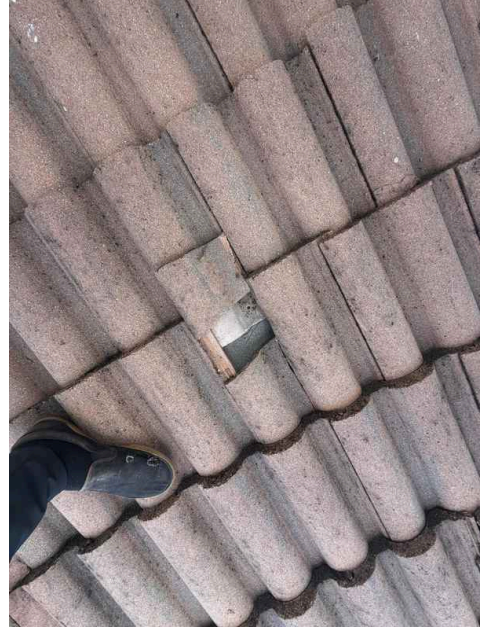
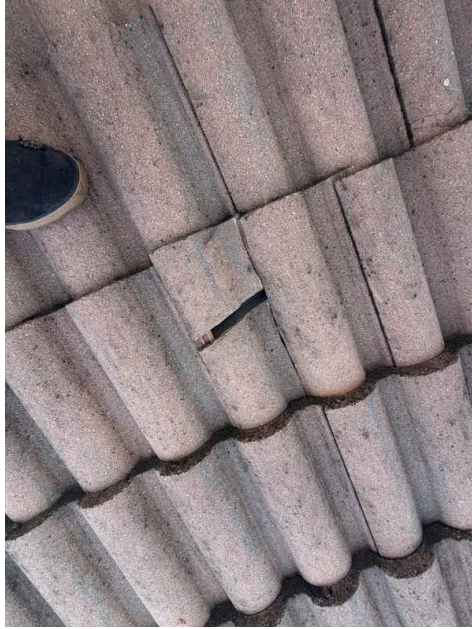
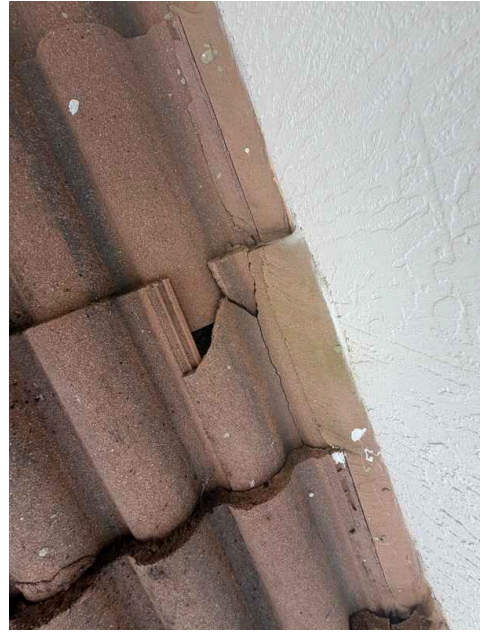
Multiple broken roof tiles observed. Broken tiles compromise weather and water resistance and can lead to leaks if not addressed. Replace broken tiles and inspect adjacent roofing materials. If underlying components or underlayment are damaged, additional repair may be required.

Tile replacement labor + materials: approximately \$60-\$125 per tile (10-12 tiles: \$600-\$1,500+) without underlayment/decking work.

#### Recommendation

Contact a qualified professional.





# 3: EXTERIOR

## Information

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**Inspection Method**

Visual

**Foundation: Material**

Concrete

**Siding, Flashing & Trim: Siding Material**

Stucco

**Siding, Flashing & Trim: Siding Style**

N/A

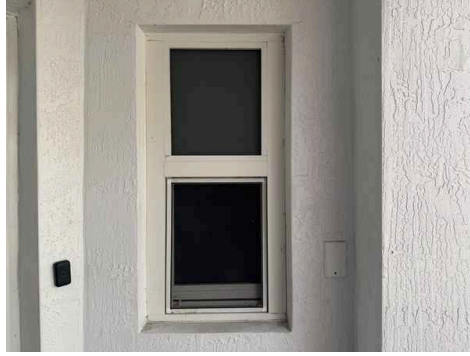
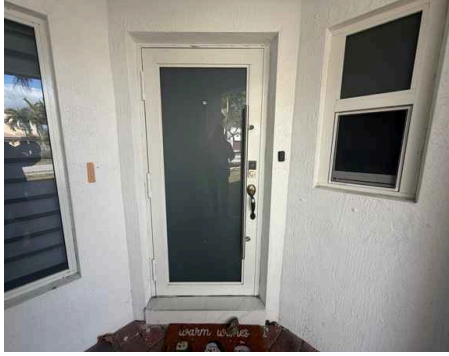
**Exterior Doors: Exterior Entry Door**

Steel, Glass

**Walkways, Patios & Driveways: Driveway Material**

Pavers

### Eaves, Soffits & Fascia: Eaves



# 4: ELECTRICAL

## Information

**Service Entrance Conductors: Electrical Service Conductors**  
Below Ground, Copper

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer**  
Square D

**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP**  
Aluminum, Copper

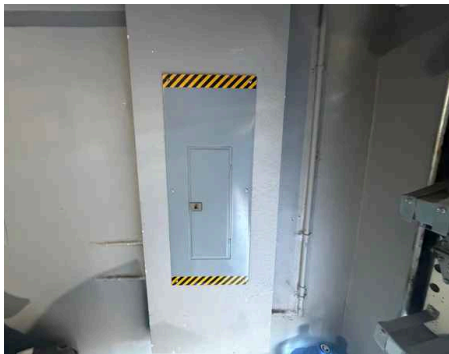
**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
Conduit

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location**  
Garage

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type**  
Circuit Breaker

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity**  
200 AMP

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location**  
N/A



## Observations

4.1.1 Service Entrance Conductors

**MISSING OUTLET PLATES THROUGHOUT**

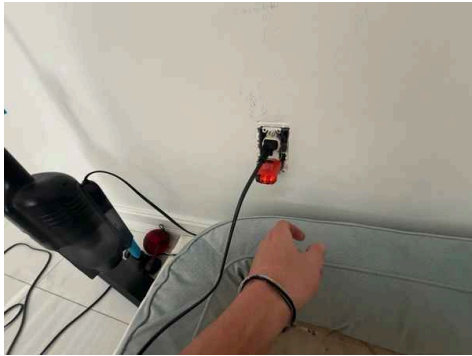
 Repair Needed

Multiple electrical outlet cover plates are missing. Exposed electrical boxes and conductors are a shock hazard and fail to comply with basic electrical safety. Install appropriate outlet cover plates throughout.

Outlet cover plates: \$5-\$15 each

Recommendation

Contact a qualified professional.



# 5: KITCHEN

## Information

### Kitchen

**Range/Oven/Cooktop:**  
**Range/Oven Energy Source**  
Electric

**Garbage Disposal: Garbage disposal**  
Badger

### GFCI: GFCI Outlets

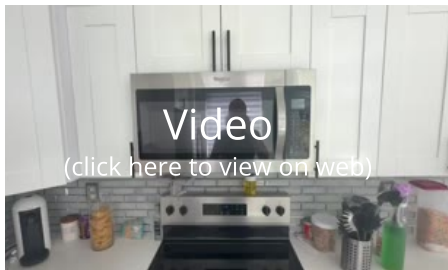
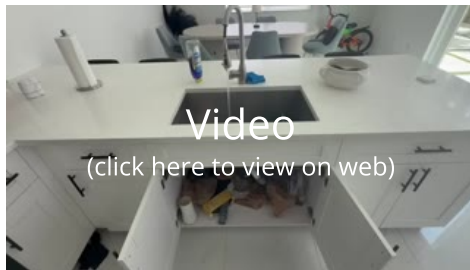
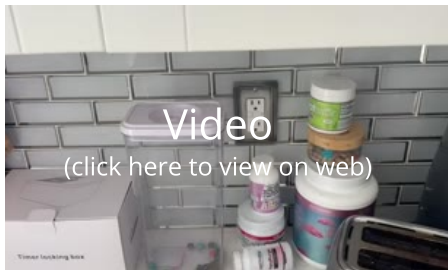
**Dishwasher: Brand**  
N/A

**Range/Oven/Cooktop:**  
**Range/Oven Brand**  
Whirlpool

**Built in microwave : Brand**  
Whirlpool

**Refrigerator: Brand**  
Samsung

**Range/Oven/Cooktop: Exhaust Hood Type**  
Microwave hood



## Observations

### 5.6.1 GFCI

**KITCHEN OUTLETS MISSING GFCI PROTECTION**



Kitchen receptacle(s) lack GFCI protection, required by electrical safety standards near sinks and wet areas. Install GFCI-protected outlet(s) and verify function.

GFCI outlet installation: \$75-\$150 per outlet installed.

Recommendation

Contact a qualified professional.



## 6: MASTER BEDROOM

### Information

**General:** Master bedroom

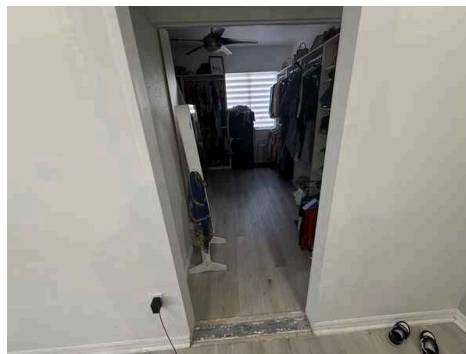
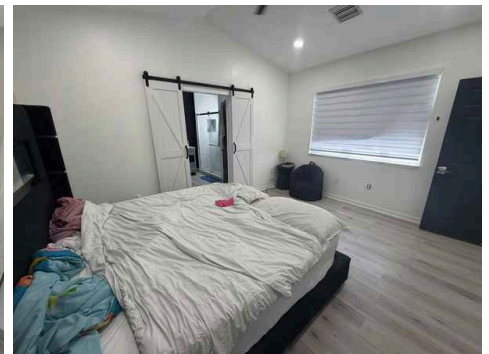
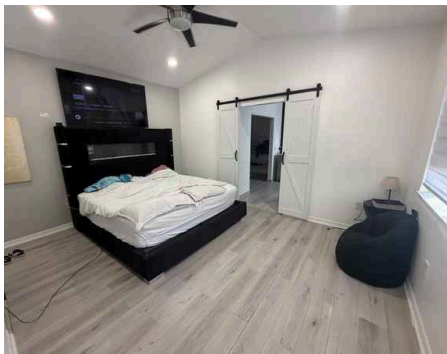
**Windows:** Window Type  
Sliders

**Floors:** Floor Coverings  
Vinyl

**Walls:** Wall Material  
Drywall

**Ceilings:** Ceiling Material  
Sheetrock

**GFCI & AFCI:** Outlets



### Observations

#### 6.3.1 Floors

#### **4TH BEDROOM CONVERSION – UNFINISHED THRESHOLD BETWEEN ROOM AND CLOSET**

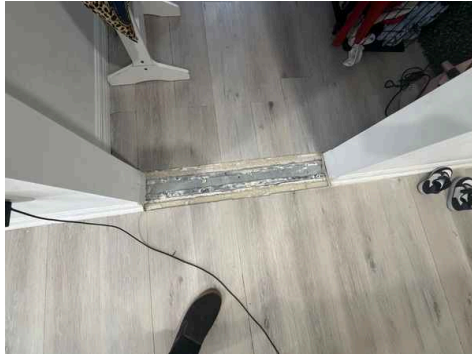
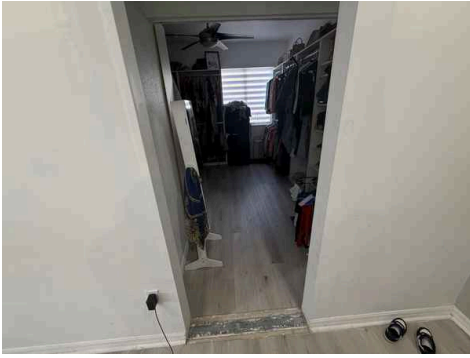
 Repair Needed

The conversion of the 4th bedroom to a closet resulted in an unfinished threshold—unsealed edges create a trip hazard and may allow pests/dust. Install finished transition/threshold trim to meet minimum safety standards.

Threshold/transition installation: approximately \$80–\$250 depending on materials and labor.

Recommendation

Contact a qualified professional.



6.6.1 GFCI & AFCI

**NO GFCI PROTECTION INSTALLED**

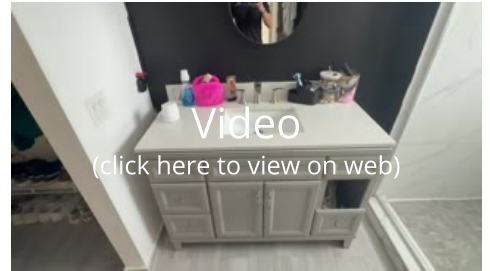
No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

 Repair Needed



# 7: BEDROOM 2

## Information

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**General: Bedroom 2**

**Windows: Window Type**  
Sliders

**Floors: Floor Coverings**  
Vinyl

**Walls: Wall Material**  
Drywall

**Ceilings: Ceiling Material**  
Sheetrock

**GFCI & AFCI: Outlet**



# 8: BEDROOM 3

## Information

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**General: Bedroom 3**

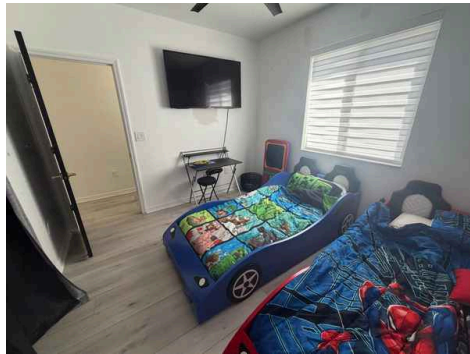
**Windows: Window Type**  
Sliders

**Floors: Floor Coverings**  
Vinyl

**Walls: Wall Material**  
Drywall

**Ceilings: Ceiling Material**  
Sheetrock

**GFCI & AFCI: Outlets**

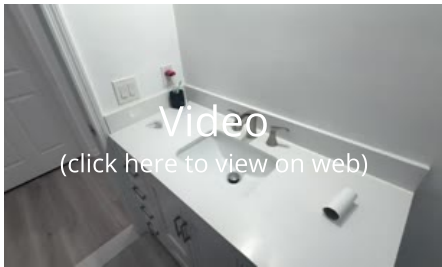


# 9: BATHROOM 1

## Information

### Master bathroom

**GFCI & AFCI:** GFCI outlet

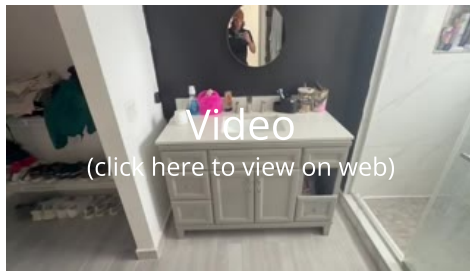
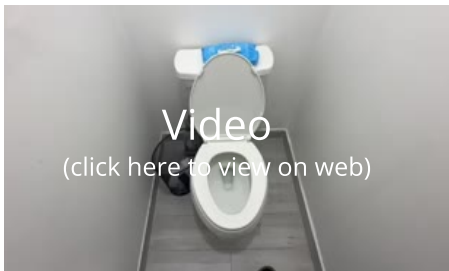
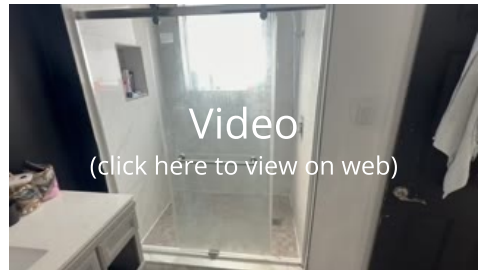
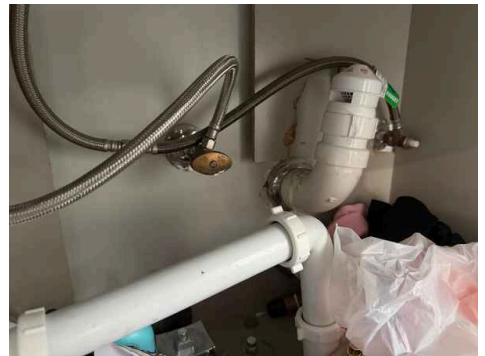
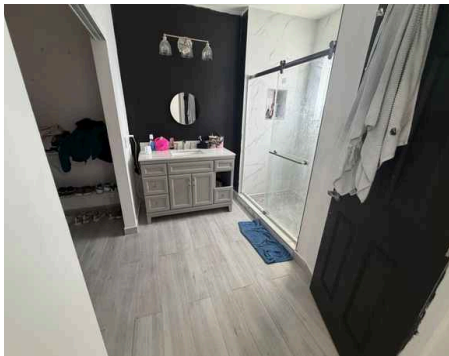


**Toilet:** Toilet

**Water Supply, Distribution Systems & Fixtures:** Distribution Material  
PVC

**Shower:** Shower

**Water Supply, Distribution Systems & Fixtures:** Water Supply Material  
Copper



# 10: BATHROOM 2

## Information

**General:** Guest bathroom

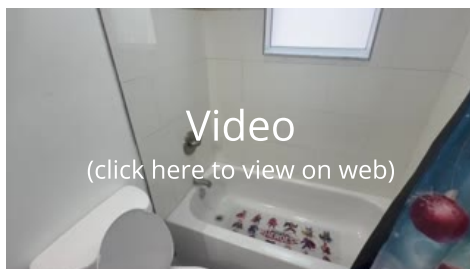
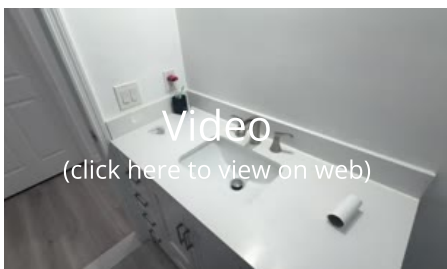
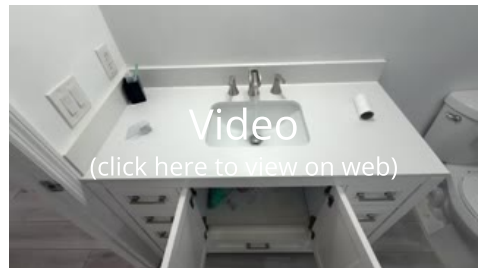
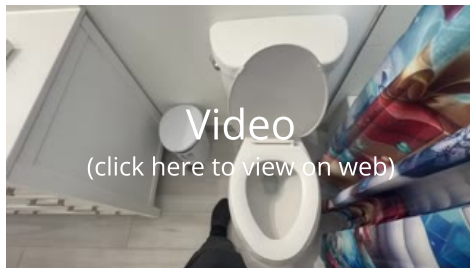
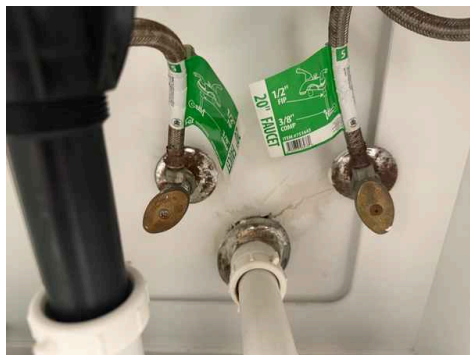
**GFCI & AFCI:** GFCI

**Shower:** Shower

**Toilet:** Toilet

**Water Supply, Distribution Systems & Fixtures:** Distribution Material  
PVC

**Water Supply, Distribution Systems & Fixtures:** Water Supply Material  
Copper



# 11: BATHROOM 3

## Information

**General: Powder Bathroom**

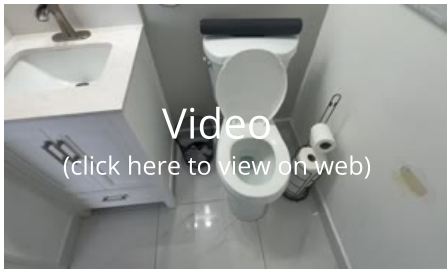
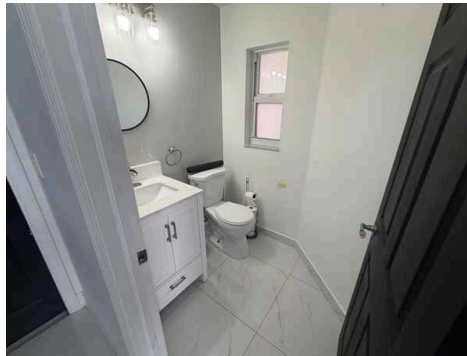
**Toilet: Toilet**

**Water Supply, Distribution Systems & Fixtures: Distribution Material**

PVC

**Water Supply, Distribution Systems & Fixtures: Water Supply Material**

Copper



# 12: LIVING ROOM

## Information

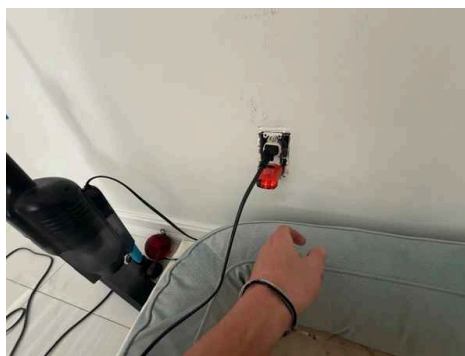
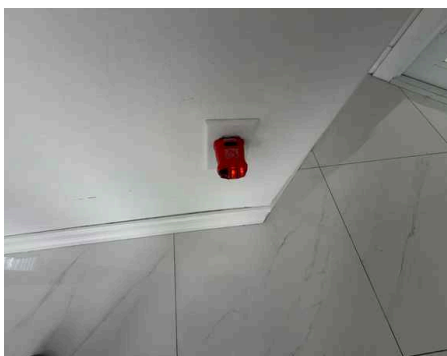
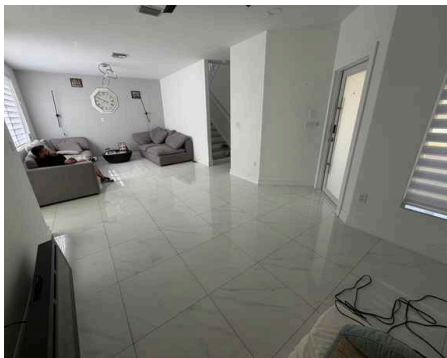
### Living room

**Windows: Window Type**  
Single Pane, Sliders

**Floors: Floor Coverings**  
Tile

**Walls: Wall Material**  
Drywall

**Ceilings: Ceiling Material**  
Sheetrock



## Observations

### 12.1.1 Doors

 Repair Needed

#### **REAR FRENCH IMPACT DOOR – NO LOCK AND HANDLE NOT CLOSING PROPERLY \$150-450**

The rear impact-rated French door does not have a functional lock/handle and does not close properly. This condition is a security hazard and may compromise hurricane protection requirements in Miami-Dade. Install proper lockset/handle and adjust or repair door for proper closure. If the door is significantly damaged or misaligned, full replacement of the impact door assembly is recommended.

Lockset/handle installation: typically \$150-\$450+ depending on hardware quality.

Recommendation

Contact a qualified professional.



12.3.1 Floors

Repair Needed

**BUCKLING TONGUE-AND-GROOVE FLOORS UPSTAIRS & MISSING STAIR BULLNOSE \$4,000-\$10,000**

Buckling of tongue-and-groove hardwood floors observed upstairs—indicates possible moisture intrusion or subfloor/joist issues. Additionally, the bullnose stair nose on the last step at the top is missing, creating a trip hazard. Evaluate the source of buckling (moisture/structural) and repair or replace affected boards. Install missing bullnose stair trim.

Luxury Vinyl Plank (LVP) or Vinyl Flooring

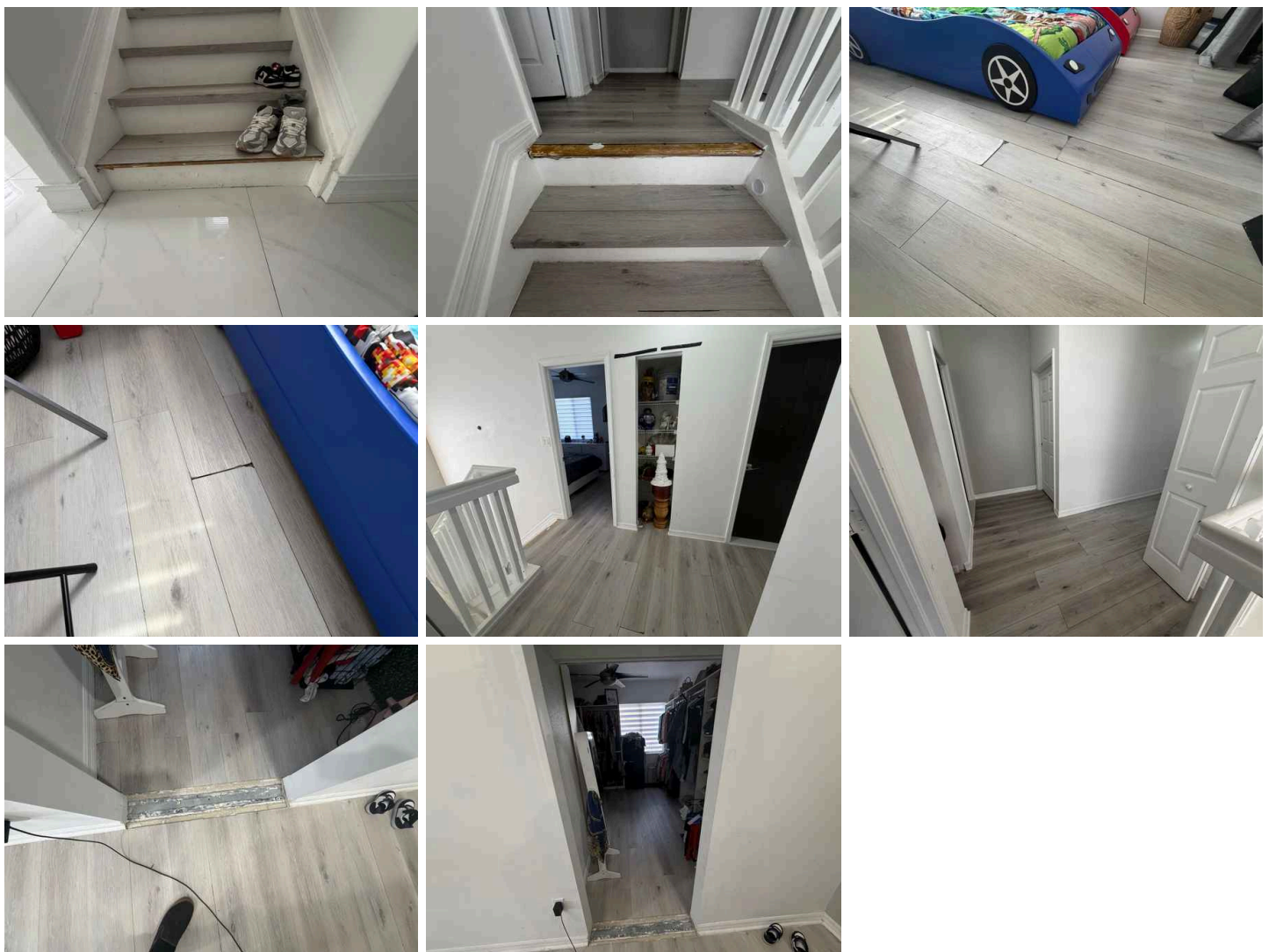
Typical Installed Cost Range:  
Approximately \$5 - \$12 per sq ft installed for quality LVP or vinyl flooring.

Estimated Total for 800 sq ft:  
\$4,000 - \$9,600+

Bullnose stair molding installation: typically \$50-\$200+

Recommendation

Contact a qualified professional.



# 13: LAUNDRY ROOM

## Information

### Water Source

Public

### Dryer Power Source

220 Electric

### Dryer Vent

Metal (Flex)

### Dryer

GE

### Washer

GE

### Main Water Shut-off Device:

#### Location

Exterior right wall

### Drain, Waste, & Vent Systems:

#### Drain Size

2"

### Drain, Waste, & Vent Systems:

#### Material

PVC

### Hot Water Systems, Controls,

#### Flues & Vents: Power

#### Source/Type

Electric

### Hot Water Systems, Controls,

#### Flues & Vents: Capacity

50 gallons

### Hot Water Systems, Controls, Flues & Vents: Manufacturer

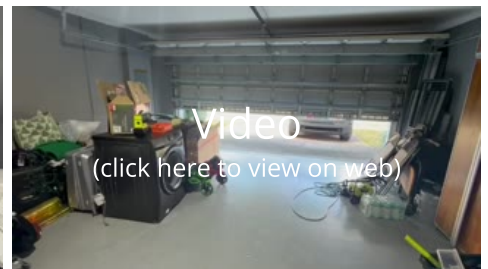
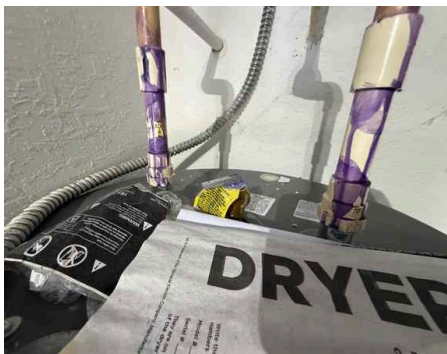
Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

### Hot Water Systems, Controls, Flues & Vents: Location

Garage



# 14: UTILITY ROOM

## Information

**Cooling Equipment: Brand**  
Goodman

**Cooling Equipment: Energy Source/Type**  
Central Air Conditioner, Electric

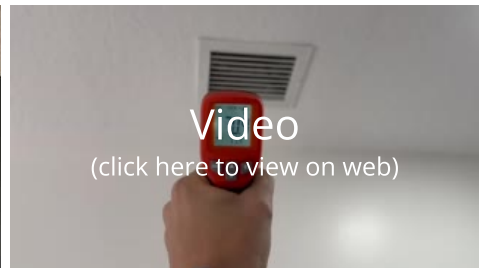
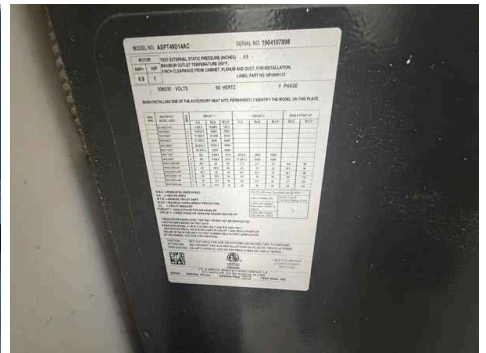
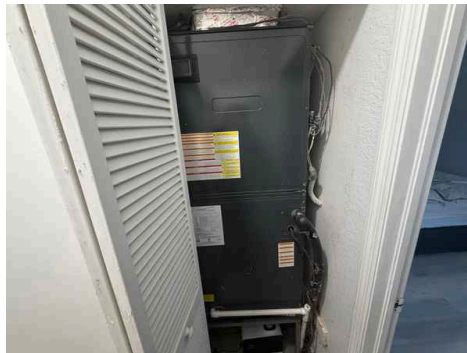
**Cooling Equipment: Location**  
AC closets

**Cooling Equipment: Tons**  
4 ton

**Cooling Equipment: Year**  
2019

**Distribution System: Ductwork**  
Insulated

**Distribution System: Configuration**  
Central



# 15: ATTIC

## Information

**Attic Insulation: R-value**  
R-30

**Attic Insulation: Insulation Type**  
Batt

**Ventilation: Ventilation Type**  
Soffit Vents, Gable Vents



# STANDARDS OF PRACTICE

## Inspection Details

### Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

### Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carpports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

### Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

### Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights,

door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

**Attic**

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.