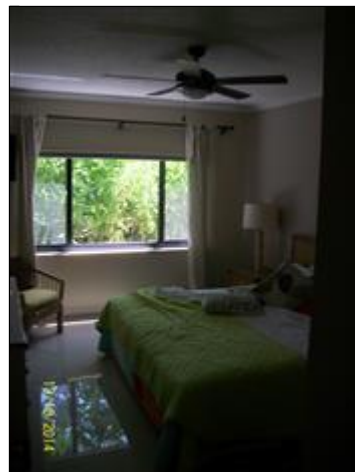




Inspection Report

Property Address:



Cayman Home Inspectors, Ltd.

**Charles Smatt
PO Box 2385
Grand Cayman, KY1-1005
345 925-4825, 345 916-1694**

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Date: 6/18/2014	Time: 11:15 AM	Report ID: 1000-110
Property:	Customer:	Real Estate Professional: Juliette Price Cayman Realty Ltd.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Vacant (inspector only)

Type of building:

Condominium

Approximate age of building:

Over 25 Years

Temperature:

Over 90 (F) = 32.22 (C)

Weather:

Sunny

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Unknown

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings (Visible)	•				Viewed roof covering from: Ground Ladder
1.1	Flashings		•			Visible Roof Covering: 3-Tab fiberglass
1.2	Valley		•			Sky Light(s): None
1.3	Skylights, Chimneys and Roof Penetrations		•			Chimney (exterior): NONE
1.4	Roof Drainage Systems	•				Gutters: Aluminum
1.5	Gutters	•				Downspouts: Aluminum Metal
1.6	Downspouts	•				Flashing: Concealed
1.7	Plumbing Vents	•				Plumbing Vents: 2 PVC
1.8	Attic Vents	•				Attic vent(s): Roof
						Approximate age of roof: 6 - 10 years
						Any Sign of leaks: No

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

1.0 Comment:

3-Tab Shingle is used throughout. The office confirmed that the covering was replaced after Hurricane Ivan in Sept 2004, I estimate this was done in the latter part of 2004 or early 2005.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.

1.5 x



1.5 Picture 1

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim	•				Siding Style: Cement stucco
2.1	Doors (Exterior/Entry)	•				Doors (Exterior/Entry): Wood
2.2	Windows (Prime)	•				Prime Windows: Metal Laminated Glass
2.3	Patio Doors	•			•	Shutters: NONE noted
2.4	Shutters			•		Trim / Facia / Soffit: Wood
2.5	Decks, Balconies, Areaways, Porches, Patio/Cover and Applicable Railings	•				Patio Door: Metal Laminated Glass
2.6	Eaves, Soffits and Fascias	•				Driveway: Asphalt
2.7	Steps, Stoops & Railing	•				Safety reverse stop: yes
2.8	Driveway & Walks	•				Appurtenance: Patio (rear) Walkway
2.9	Vegetation, Grading, Drainage, Patio Floor and Retaining Walls (With respect to their effect on the condition of the building)	•				
2.10	Patio & Deck	•				

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Comments:

2.1 x

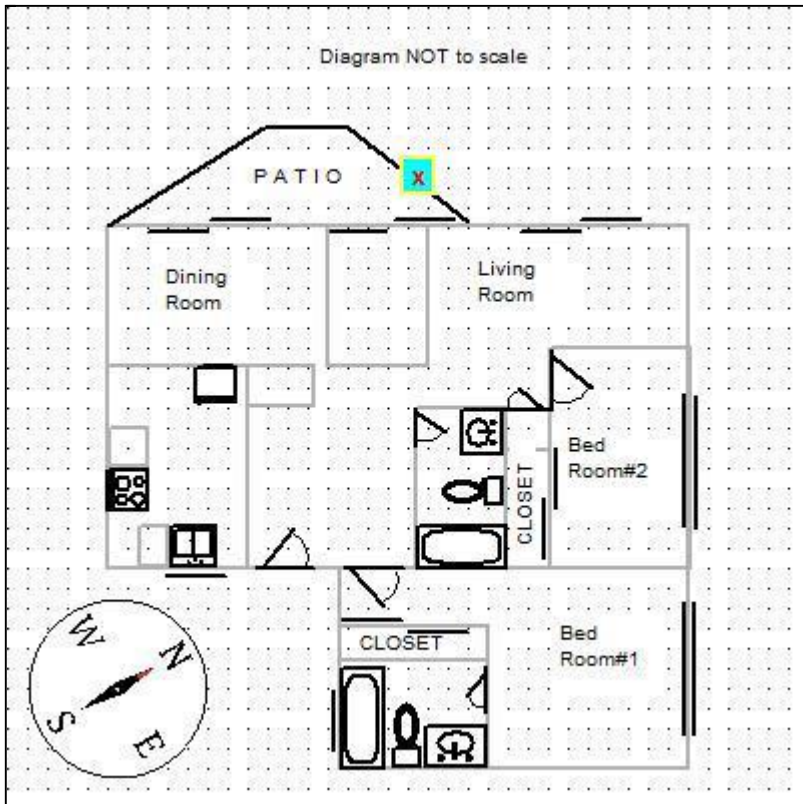


2.1 Picture 1

2.3 Comment:

The wooden frame of the screened patio door is damaged at the bottom (see photo 1-3).

If allowed by the strata, recommended is a door replacement, at best, or 'kick plate' along the lower portion of the inner side of the door.



2.3 Picture 2

2.3 Picture 1



2.3 Picture 3



2.3 Picture 4

2.5 Comment:

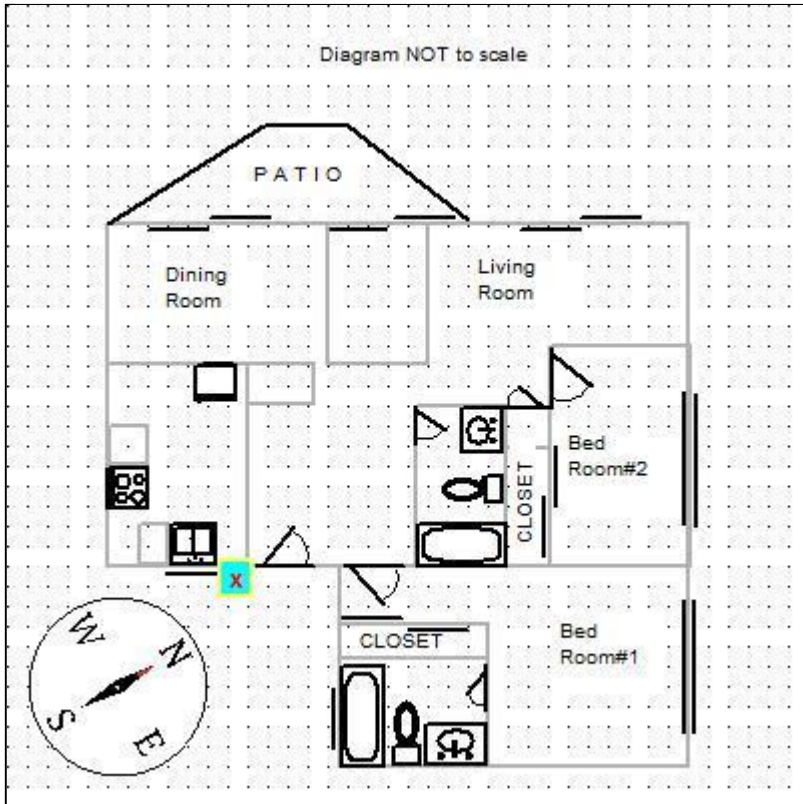
Inspected was the covered/screened patio to the rear of the unit.

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2.7 Comment:

Inspected was the wooden decking & stairway on the exterior of the building, although well maintained, there was an area at the front entrance of the unit (see photo#1 for location & photo#2 for the image) where the wooden beam is splitting, this will be in need of replacement in the future. Usually this is a strata issue.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



2.7 Picture 2

2.7 Picture 1

2.8 x



2.8 Picture 1

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	
3.0	Walls	•				Styles & Materials Wall Material: Concrete Sheet Rock Ceiling Materials: Sheet Rock Floor Covering(s): Tile Window Manufacturer: PGT Window (# of Windows & Types): Horizontal Sliding 1-10 Window treatment (# of treatment & Type): Blinds Courtin 11-20 Interior Doors (# of doors & material): Hollow core Panel-Recessed WOOD 11-20 Cabinetry (# of doors & Drawers & Material): WOOD 21-30 Countertop: GRANITE VINYL Refrigerator Opening Width: 36 inches Refrigerator Opening Height: 73 inches
3.1	Ceilings	•				
3.2	Floors	•				
3.3	Counters and Cabinets	•				
3.4	Doors	•				
3.5	Windows	•				
3.6	Window treatment	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
4.0	Foundations, Basement and Crawlspce (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Slab
4.1	Walls (Structural)	•				Floor Structure: Slab
4.2	Columns or Piers	•				Wall Structure: Concrete Block
4.3	Floors (Structural)	•				Columns or Piers: Masonry block
4.4	Ceilings (Structural)	•				Ceiling Structure: Not visible
4.5	Roof Structure and Attic		•	•		Roof-Type: Hip

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

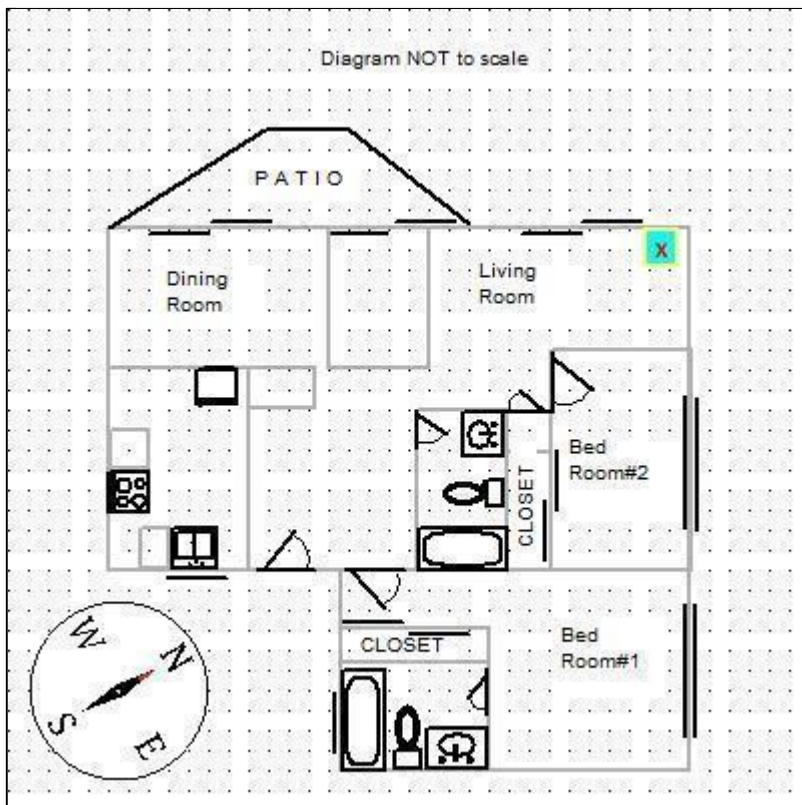
IN NI NP RR

Comments:

4.1 Comment:

There is a **hairline** crack on the living room wall, this is not unusual in older structures, & caused by settlement of the building.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



4.1 Picture 1



4.1 Picture 2

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR
5.0	VISIBLE Plumbing Water Supply, Distribution System and Fixtures	•			
5.1	VISIBLE Plumbing Drain, Waste and Vent Systems	•			
5.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
5.3	Main Water Shut-off Device (Describe location)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Styles & Materials

Water Source:
Public

Water Filters:
(We do not inspect filtration systems)

Plumbing Waste:
PVC

Plumbing Water Supply (into home):
PVC

Plumbing Water Distribution (inside home):
CPVC
PVC

Washer Drain Size:
Not visible

Water Heater Power Source:
Electric

Water Heater Capacity:
Tankless

Manufacturer:
STIBEL ELTRON

Water Heater: Any Leaks Noted:
No

Water Heater: Unusual Conditions:
No

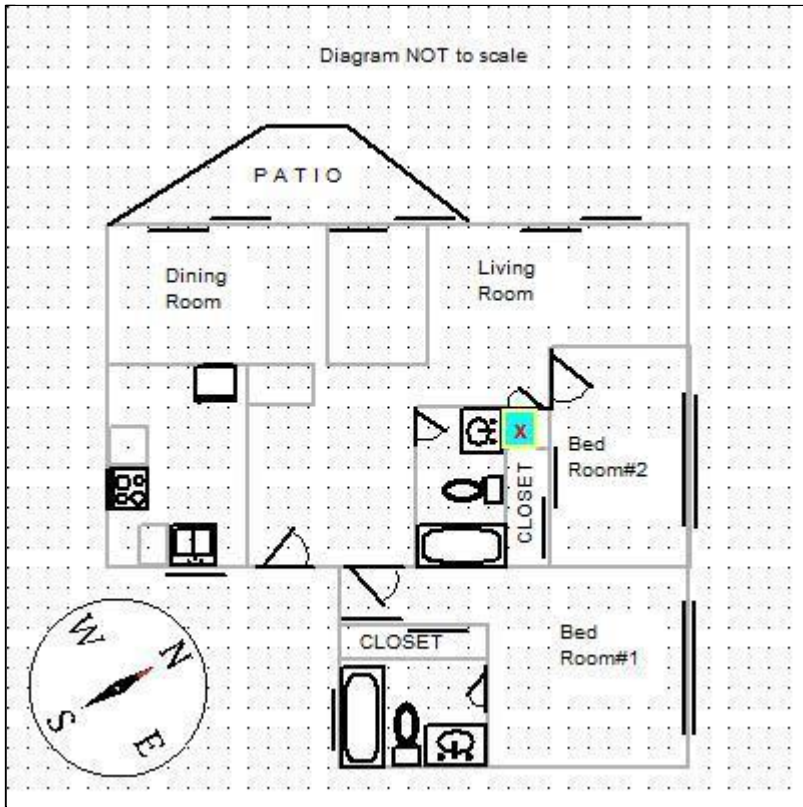
Waste disposal:
Public

Comments:

5.2 Comment:

The Hot Water heater used is the "tankless" type, this is located in a shared closet with the air handler.

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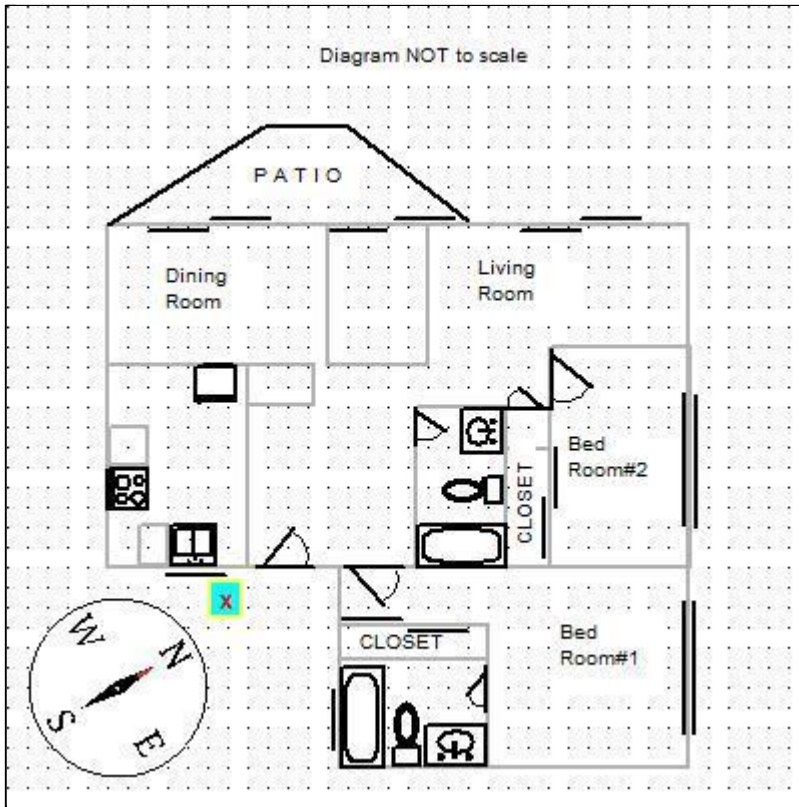
5.2 Picture 2

5.2 Picture 1

5.3 Comment:

The main water meter is located in the outside planter area next to the front door.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



5.3 Picture 2

5.3 Picture 1



5.3 Picture 3

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
6.0	Service Entrance Conductors	•				Electrical Service Conductors: Overhead service
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				Panel capacity: 125 AMP
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				Panel Type: Circuit breakers
6.3	Connected Devices and Fixtures (Observed from a representative # operation of ceiling fans, # lighting fixtures, # switches and # receptacles located inside the house, garage, and on the dwelling's exterior wall)	•				Electric Panel Manufacturer: GENERAL ELECTRIC
6.4	Location of Main Distribution Panel(s)	•			•	Wiring Methods: Romex Conduit
6.5	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				Service entrance: underground Condominium Unit
6.6	Operation of GFCI (Ground Fault Circuit Interrupters)	•				Over Current device: Fuse
6.7	Smoke Detectors	•				Grounding Location: Condominium Unit UNDETERMINED
6.8	Exposed wiring	•				Branch protection: breaker
6.9	Location of Main Meter	•				Branch wire 15/20/30 amp: 20 amp
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	240 volt circuit: Range/Oven: 2 x30 amp 240 volt circuit: Clothes Dryer: 2 x 30 amp 240 volt circuit: Water Heater: 2 x 50 amp 240 volt circuit: Air Conditioning: 2 x 30 amp Sub-panels: No

Comments:

6.2 X



6.2 Picture 1

6.3 Comment:

The on/off switch for the kitchen sink disposal is located on the right upper side of the sink (shown).

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



6.3 Picture 1

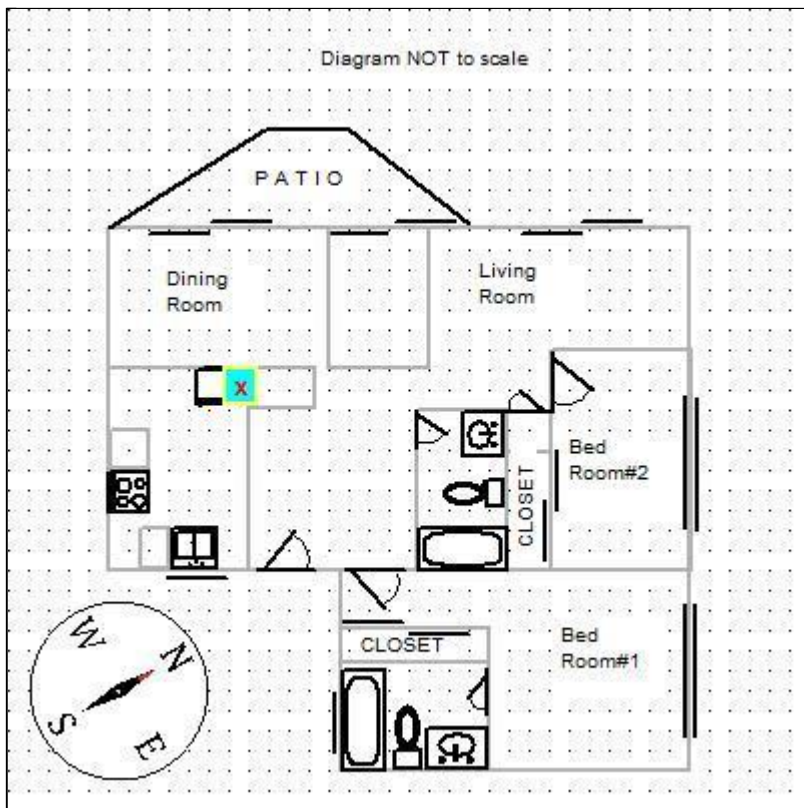
6.4 Comment:

The electrical panel box is located in the Kitchen area beside the refrigerator (see photo#1 for location).

1. The panel box is obstructed from opening freely by the refrigerator, this is a potential safety & fire hazard.
2. On both the right & left side of the breakers, there are double wired breakers (photo#'s 4-6). Over time the wire can work loose
from where it is secured & resulting in irregular current flow to the outlets supplied, overload the circuit breaker & possible FIRE.

Recommendation:

1. The electric panel box should be easily accessible & adequate space to service the panel, should the need arise; either re-location
of the panel box, by a licensed electrician or the refrigerator or clothes washer/dryer is advised.
2. Regarding the "*double wired*" breakers these can be re-wired, allowing 1 wire to be connected to the breaker.

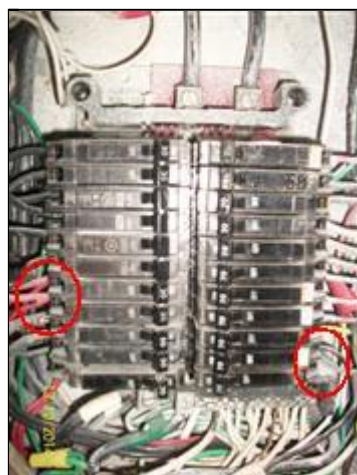


6.4 Picture 2

6.4 Picture 1



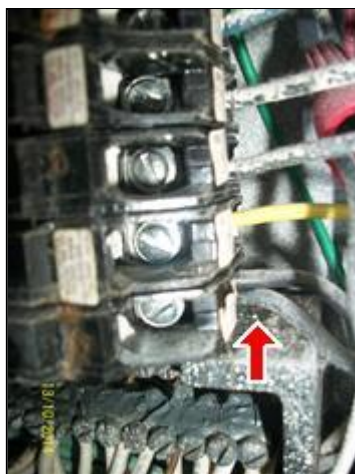
6.4 Picture 3



6.4 Picture 4



6.4 Picture 5



6.4 Picture 6

6.7 Comment:

There are 2 smoke detectors on the interior of the unit (see photo#1 for location).

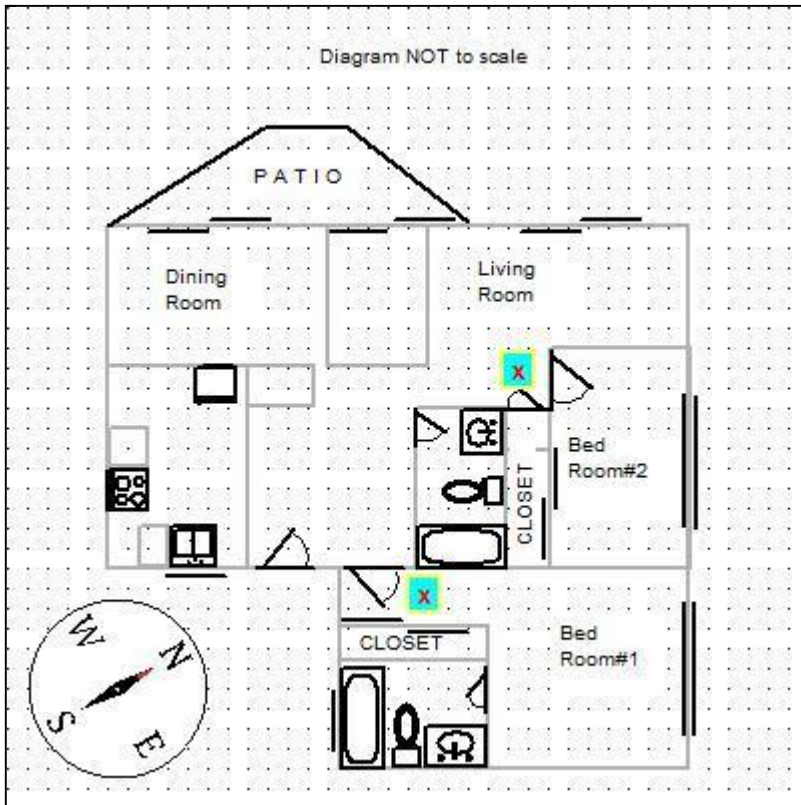
THIS IS FOR YOUR INFORMATIONAL PURPOSE.



6.7 Picture 1



6.7 Picture 2



6.7 Picture 3

6.9 Comment:

The Main Electrical Meter is located in a meter room along the walkway between the buildings of the unit & the neighbouring building.

THIS IS FOR YOUR INFORMATIONAL PURPOSE



6.9 Picture 1

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
7.0	Heating and/or Cooling Equipment	•				Type of cooling: electrical split system
7.1	Normal Operating Controls	•				Cooling Equipment Type: Air conditioner unit (Central Air)
7.2	Automatic Safety Controls	•				Central Air Manufacturer: LENNOX
7.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				Approximate Age of Central Air Unit(s): 7-10 years
7.4	Air Handler Equipment	•				Approximate capacity: UNKNOWN
7.5	Presence of Installed Cooling Source in Each Room	•				Number of AC Units on site: 1 (One)
7.6	Air conditioning system cooling/return values (Temps at diffuser, return & thermostat setting)	•				Air Handler capacity: 2.5 Ton
						Filter Type: Washable
						Filter Size: 15.00 x 20.00 inches
						Energy Source: Electric
						Distribution: Undetermined: Condo unit
						Functioning: Yes
						Adequate cooling: Yes
						Unusual conditions: No

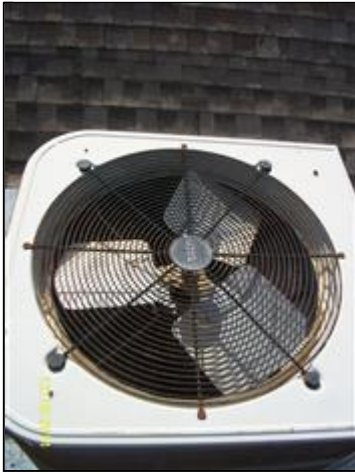
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

7.0 Comment:

The Air conditioning compressor is located on roof of the building; the unit corresponding to unit 1 is left rear (facing the sea).

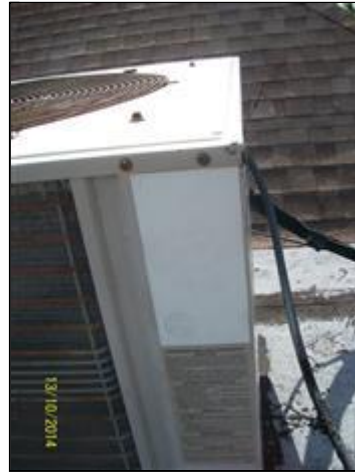
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7.0 Picture 1



7.0 Picture 2



7.0 Picture 3

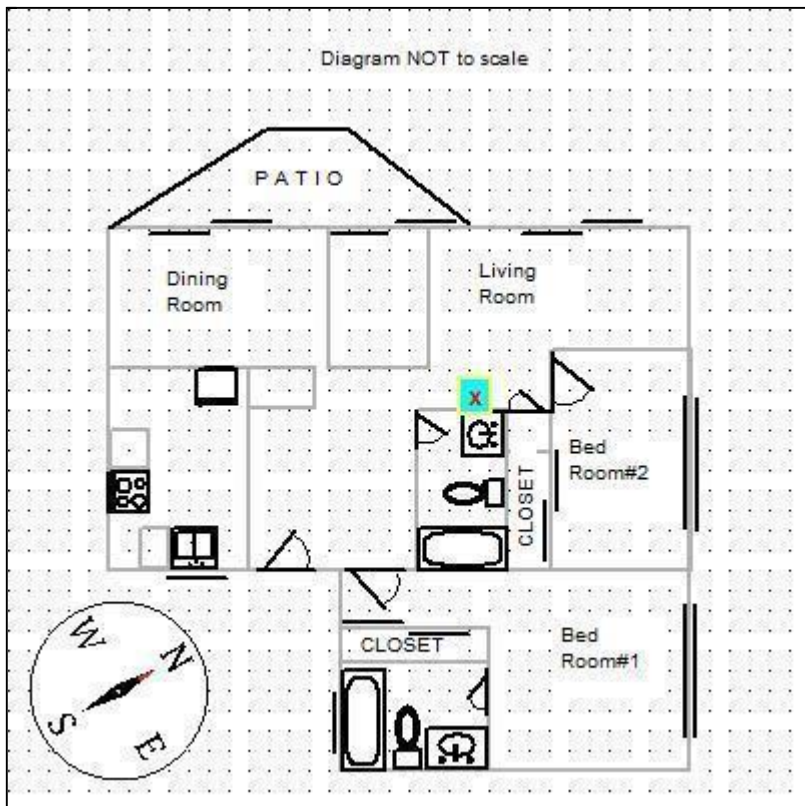


7.0 Picture 4

7.1 Comment:

There is 1 digital thermostat operating the air conditioning system, this is located on the Living Room wall (see photo#1 for location).

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



7.1 Picture 2

7.1 Picture 1

7.2 Comment:

The air conditioning compressor safety disconnect fuse is located on the roof, in the same area of the compressor.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.

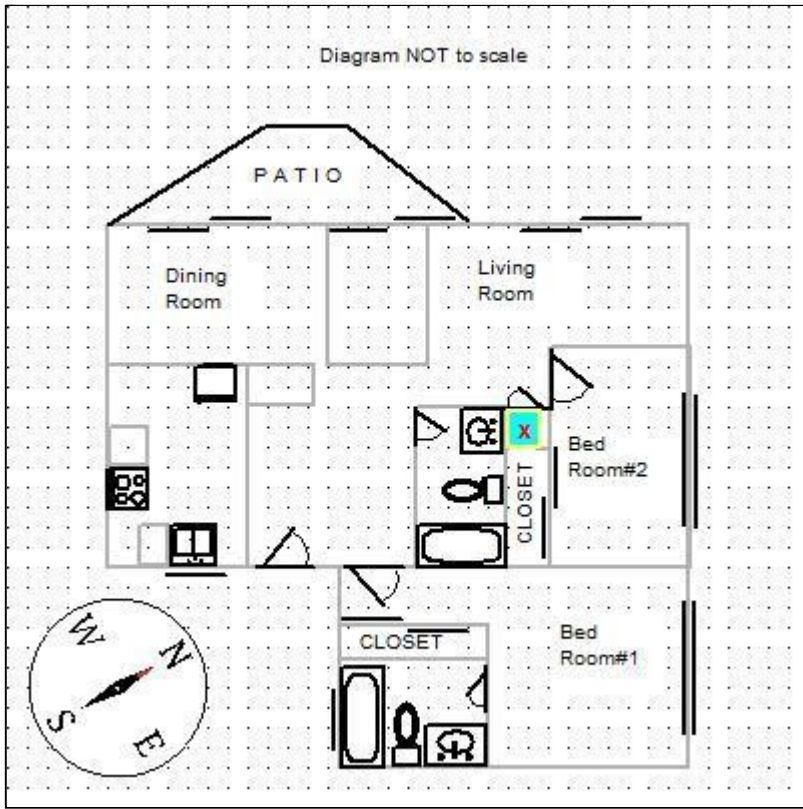


7.2 Picture 1

7.3 Comment:

The air conditioning system air filter is located underneath the air handler unit (see photo#1 for location).

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



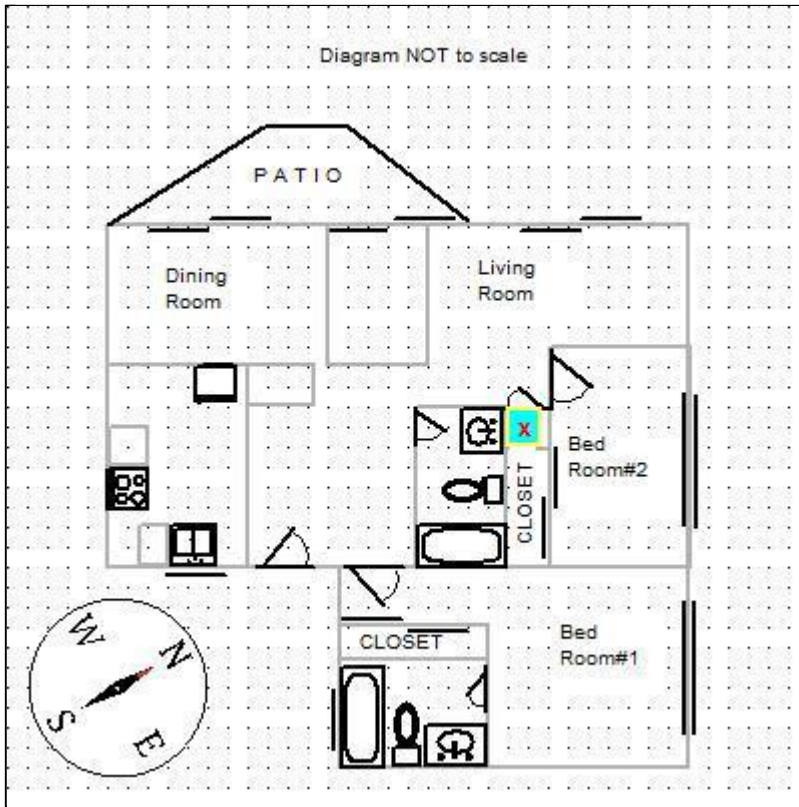
7.3 Picture 2

7.3 Picture 1

7.4 Comment:

The air handler is in a shared closet with the tankless water heater (see photo#1 for location).

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



7.4 Picture 2

7.4 Picture 1

7.6 Comment:

The ratio between the diffuser & the return was 14pts. This is acceptable for a existing unit, it is providing adequate cooling.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR
8.0	VISIBLE Venting Systems (Kitchens, Baths and Laundry)	•			
8.1	Dryer Ventilation	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Styles & Materials
Exhaust Fans (bathroom):
 FAN ONLY
Exhaust Fan (kitchen):
 Hood (extractor)
Dryer Power Source:
 220 Electric
Dryer Vent:
 Flexible Foil
Is there any reason to suspect inadequate ventilation:
 No

Comments:

8.0 Comment:

Each of the bathrooms has functioning exhaust fan. The kitchen exhaust over the cooktop is equipped with a filter where the air passes through.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



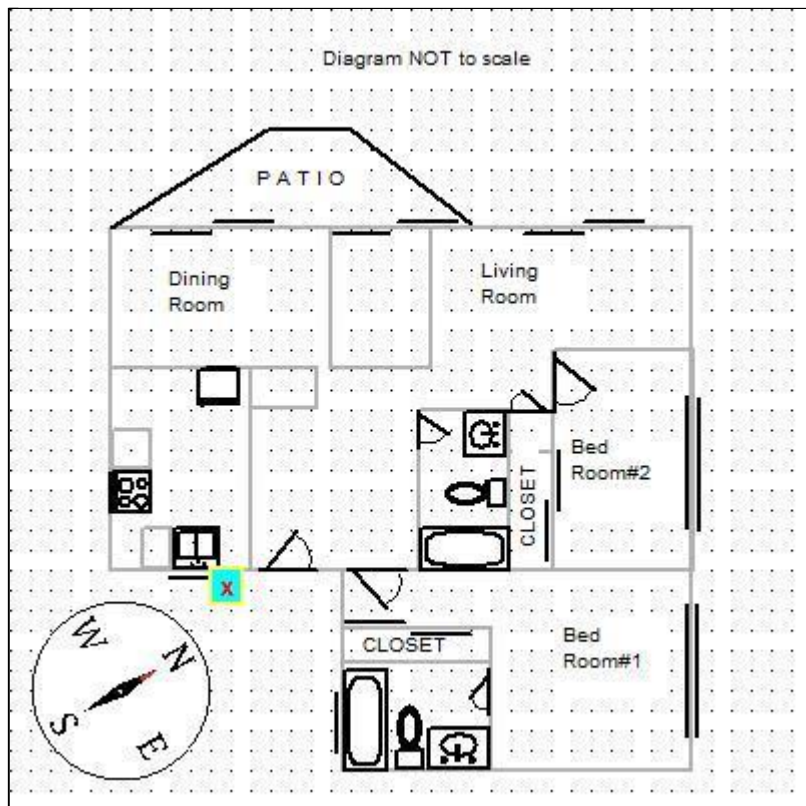
8.0 Picture 1

8.1 Comment:

This dryer exhaust to the front of the building. When tested the air expelled from the exhaust was not forceful, this could possibly be related to the distance the air has to travel to reach the vent.

Recommendation:

This should be examined further and rectify if a ventilation issue exists.



8.1 Picture 2

8.1 Picture 1



8.1 Picture 3

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
9.0	Refrigerator	•				Refrigerator: WHIRLPOOL
9.1	Ice Maker (Kitchen)	•				Cook Top: WHIRLPOOL
9.2	Cook Top/Range	•				Oven: WHIRLPOOL
9.3	Oven	•				Built in Microwave: WHIRLPOOL
9.4	Microwave Cooking Equipment	•				Exhaust/Range hood: UNKNOWN BRAND
9.5	Range Hood (s)	•				Dishwasher Brand: WHIRLPOOL
9.6	Dishwasher	•				Disposer Brand: WASTE KING
9.7	Food Waste Disposer	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.0 Comment:

Model#: WRF560SEYM00

Serial#: VS32556421

THIS IS FOR YOUR INFORMATIONAL PURPOSE.

9.1 Comment:

The Ice Maker is in the freezer section of the refrigerator.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.

9.2 Comment:

Model# is not visible.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



9.2 Picture 1



9.2 Picture 2

9.3 Comment:

Model#: W0C95EC0AS00

Serial#: D31892603

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



9.3 Picture 1

9.4 Comment:

Model#: SAME AS 9.3

Serial#: SAME AS 9.3

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



9.4 Picture 1

9.5 Comment:

Model#: UXT4230AYS0

Serial#: XH22304751

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



9.5 Picture 1



9.5 Picture 2



9.5 Picture 3

9.6 Comment:

Model#: GU1500XTLS2

Serial#: FP2501429

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



9.6 Picture 1

9.7 Comment:

Model#: 2600 SERIES

Serial#: NONE

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



9.7 Picture 1

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Laundry Appliances

		IN	NI	NP	RR
10.0	Clothes Washer	•			
10.1	Clothes dryer	•			
		IN	NI	NP	RR

Styles & Materials

Washer:
WHIRLPOOL
Dryer:
WHIRLPOOL

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.0 Comment:

Model#: WET3300XQ0

Serial#: M30201211

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



10.0 Picture 1

10.1 Comment:

Model#: SEE 10.0

Serial#: SEE 10.0

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



10.1 Picture 1

General Summary



Cayman Home Inspectors, Ltd.

**PO Box 2385
Grand Cayman, KY1-1005
345 925-4825, 345 916-1694**

Customer

Address

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior



2.3 Patio Doors

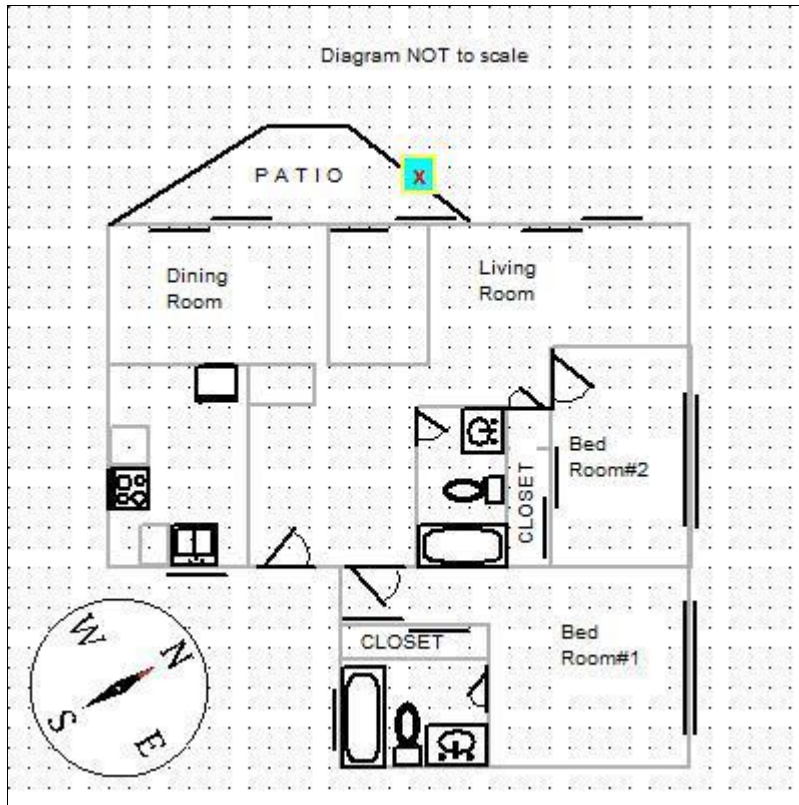
Inspected, Repair or Replace

Comment:

The wooden frame of the screened patio door is damaged at the bottom (see photo 1-3).

If allowed by the strata, recommended is a door replacement, at best, or 'kick plate' along the lower portion of the inner side of the door.

2. Exterior



2.3 Picture 1



2.3 Picture 2



2.3 Picture 3



2.3 Picture 4

6. Electrical System

6.4 Location of Main Distribution Panel(s)

Inspected, Repair or Replace

Comment:

The electrical panel box is located in the Kitchen area beside the refrigerator (see photo#1 for location).

1. The panel box is obstructed from opening freely by the refrigerator, this is a potential safety & fire hazard.

6. Electrical System

2. On both the right & left side of the breakers, there are double wired breakers (photo#'s 4-6). Over time the wire can work loose

from where it is secured & resulting in irregular current flow to the outlets supplied, overload the circuit breaker & possible FIRE.

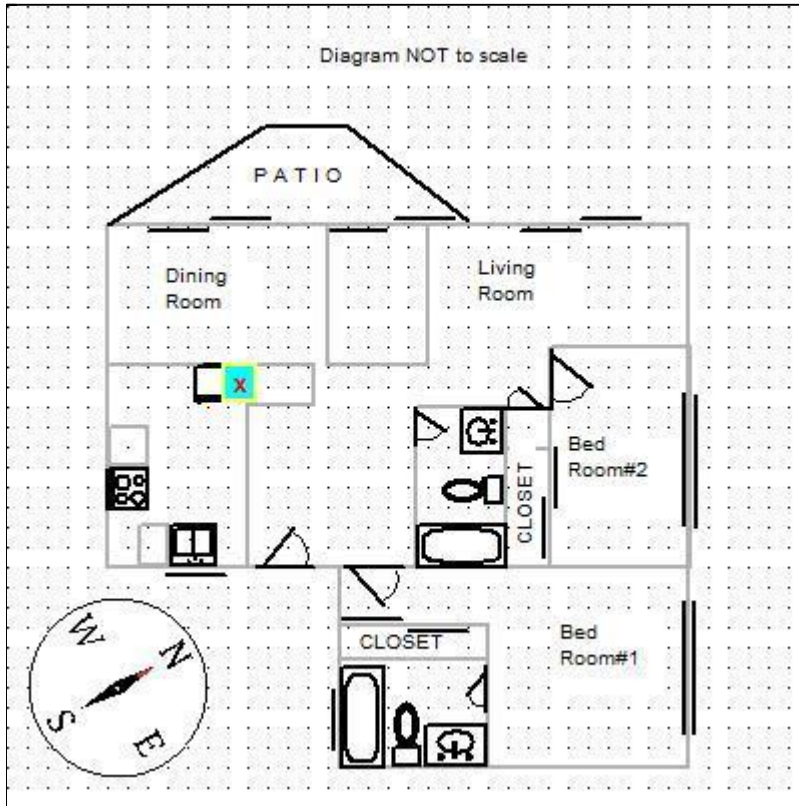
Recommendation:

1. The electric panel box should be easily accessible & adequate space to service the panel, should the need arise; either re-location

of the panel box, by a licensed electrician or the refrigerator or clothes washer/dryer is advised.

2. Regarding the "*double wired*" breakers these can be re-wired, allowing 1 wire to be connected to the breaker.

6. Electrical System



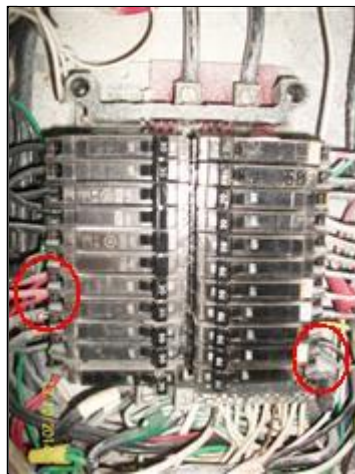
6.4 Picture 1



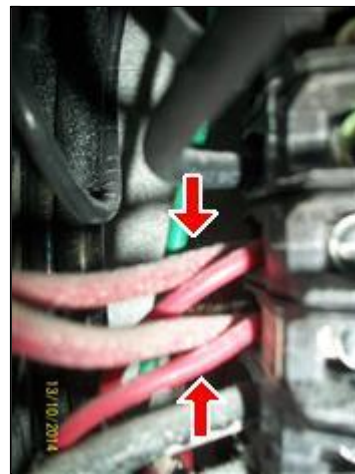
6.4 Picture 2



6.4 Picture 3

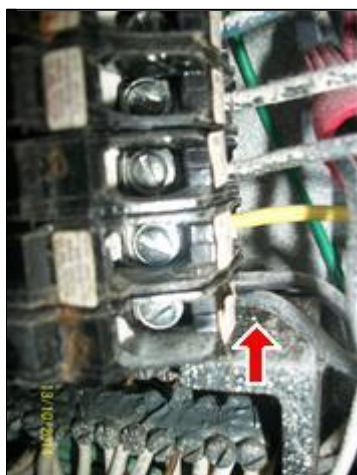


6.4 Picture 4



6.4 Picture 5

6. Electrical System



6.4 Picture 6

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Charles Smatt



INVOICE

Cayman Home Inspectors, Ltd.
PO Box 2385
Grand Cayman, KY1-1005
345 925-4825, 345 916-1694
Inspected By: Charles Smatt

Inspection Date: 6/18/2014
Report ID: 1000-110

Customer Info:	Inspection Property:
<p>Customer's Real Estate Professional: Juliette Price Cayman Realty Ltd.</p>	

Inspection Fee:

Service	Price	Amount	Sub-Total
Sq Ft 1,499 (up to CONDO-Interior ONLY)	375.00	1	375.00
Over 10 Years Old (+ \$0.11 per Sq Ft)	147.84	1	147.84
Discount	-100.00	1	-100.00
Express Report	100.00	1	100.00

Tax \$0.00
Total Price \$522.84

Payment Method: Upon Delivery

Payment Status: Pending

Note: All prices in CI\$, or exchanged at .82 for US\$ equivalent

THE CLIENT AND THE INSPECTOR ACKNOWLEDGE AND AGREE AS FOLLOWS :

(1) The Client hereby requests that the inspector perform an Inspection of the Subject Property and prepare a written report thereof subject to the following limitations and conditions, each of which are acknowledged, understood and accepted by the Client;

- a. The inspection shall be performed in accordance with the accepted Standards and Practices within the industry.
- b. The inspection report constitutes an opinion of the present condition of the property based on a visual inspection of the readily accessible and visible major systems, components and equipment of the Primary Residence on the Property;
- c. The Inspection and Inspection Report do not constitute a guarantee, warranty or an insurance policy.
- d. The Client is encouraged to participate in the visual inspection process and accepts responsibility for the consequences of electing not to do so, i.e. incomplete information being available to the inspector. The Client's participation shall be at the Client's own risk of injuries, falls, property damage, etc.;
- e. The conditions of certain system, components and equipment will be randomly sampled by the inspector. Examples of such systems, components and equipment are window/door operation, hardware and screens, electrical receptacles, switches and lights, cabinet/countertop mounts and functions, insulation depth, mortar, masonry, paint and caulking integrity and roof covering material;
- f. Weather conditions may limit the extent of the inspection process; the Client hereby realizes and waives any claim it may have against the Inspector for omissions or inaccuracies in the Inspection Report arising as a result of weather conditions existing at the time of inspection;
- g. The inspection report is for the confidential use of the Client only and will not be disclosed to third parties such as real estate agents, sellers, buyers, or lenders without the expressed written consent of the inspector. The Client shall protect and indemnify the inspector from and against any claim against the inspector by any such third party arising from the disclosure of the Inspection Report thereto;
- h. The Client and the Inspector hereby agree that all disputed arising in relation to the inspection and Inspection Report shall be referred to and resolved by binding arbitration pursuant to the applicable laws of the Cayman Islands;
- i. In the event the Client claims damages against the inspector and does not prove those damages. The Client shall pay all legal fees, attorney's fees, legal expenses and costs incurred by the inspector in defense of the claim;
- j. The Inspector shall not be liable to the client for the cost of any repairs to or replacement of any system, component, or equipment undertaken by the Client without prior consultation of the Inspector;
- k. The inspector's total liability to the client for mistakes, errors or omissions in the Inspection and Inspection Report shall be limited to the amount of the fee paid for the inspection.

(2) By signing the property Inspection Contract the Client acknowledges, covenants and agrees that :

- a. The Client understands and agrees to be bound by each and every provision of this contract;
- b. The Inspector had not made any representations or warranties other than those contained in this Contract;
- c. The Client has had such legal advice as the Client desires in relation to this Contract on the Client's legal rights;
- d. The Client shall pay the fees herein before described to the Inspector upon completion of the on-site inspection, without set-off or deduction. 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, third party or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

(3) Time limits for legal action :

(4) The client acknowledges and agrees that the time limit for commencement of legal proceedings by the client against the inspector for damages suffered by the client as a result of alleged negligence or breach of contract by the inspector shall be not later than (1) year from the date of the inspection reports herein before described. From and after the expiry of one (1) year from the date of the said inspection report any claim of the client against the inspector and or the inspectors' employees, agents and servants arising from or in relation to this contract and or the services provided hereunder shall expire and cease to exist for all purposes and the clients right to commence proceedings against the inspector and or the inspections employees, agents and servants shall thereupon be barred and ceased to exist for all purposes.

Buyer ,

Address

MLS no