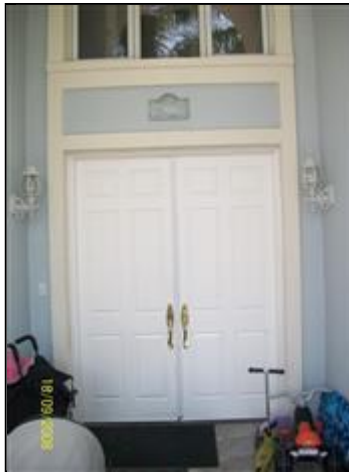




Inspection Report

Mr. and Mrs. John Ebanks

Property Address:
anywhere Grand Cayman
George Town



Cayman Home Inspectors, Ltd.

**Charles Smatt
PO Box 2385
Grand Cayman, KY1-1105
345 925-4825**

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Date: 9/18/2014	Time: 11:30 AM	Report ID: 1000-500
Property: anywhere Grand Cayman George Town	Customer: Mr. and Mrs. John Ebanks	Real Estate Professional:

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:

Seller's Representative

Type of building:

Condominium

Style of Home:

Town home

Approximate age of building:

Over 10 Years

Home Faces:

ESE

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
1.1	Flashings		•			Visible Roof Covering: Tile
1.2	Valley		•			Gutters: Aluminum
1.3	Roof Drainage Systems	•				Downspouts: Aluminum
1.4	Gutters	•				Splash Block: NONE noted
1.5	Downspouts	•				Flashing: Concealed
1.6	Splash Block		•			Plumbing Vents: UNKNOWN
1.7	Plumbing Vents	•				Attic vent(s): Soffit
1.8	Attic Vents	•				Approximate age of roof: 16 - 20 years
						Any Sign of leaks: No

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

Comments:

1.3 Comment:

The guttering drains into a catchment area, suspected to be a cistern for irrigation purposes. This however can be confirmed with the strata manager.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.

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 (Rendered)
2.1	Doors (Exterior/Entry)	•				Siding Material: Cement-Fiber
2.2	Patio Doors	•				Doors (Exterior/Entry): Fiberglass
2.3	Windows (Prime)	•				Prime Windows: Vinyl
2.4	Shutters			•		Shutters: NONE noted
2.5	Decks, Balconies, Areaways, Porches, Patio/Cover and Applicable Railings	•				Trim / Facia / Soffit: Wood
2.6	Eaves, Soffits and Fascias	•				Patio Door: Metal
2.7	Steps, Stoops & Railing	•				Walks: Concrete
2.8	Driveway & Walks	•				Driveway: Pavers
2.9	Vegetation, Grading, Drainage, Patio Floor and Retaining Walls (With respect to their effect on the condition of the building)	•				Safety reverse stop: yes

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

IN NI NP RR

Comments:

2.8 Comment:

The immediate park area is covered with pavers.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



2.8 Picture 1



2.8 Picture 2

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: Sheet Rock
3.1	Ceilings	•				Ceiling Materials: Sheet Rock
3.2	Floors	•				Floor Covering(s): Self adhesive tile
3.3	Steps, Stairways, Balconies and Railings	•				Window Manufacturer: UNKNOWN
3.4	Counters, Cabinets & Shelving	•			•	Window (# of Windows & Types): Casement 11-20
3.5	Doors	•				Window treatment (# of treatment & Type): Shades 11-20
3.6	Windows	•			•	Interior Doors (# of doors & material): Hollow core METAL 11-20
3.7	Window treatment	•				Cabinetry (# of doors & Drawers & Material): WOOD 31-40

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

IN NI NP RR

Countertop:
CORIAN
VINYL
Refrigerator Opening Width:
37 inches
Refrigerator Opening Height:
71 1/2 inches
Steps-Stairway-Balcony-Railing:
Wood

Comments:

3.3 Comment:

THIS IS FOR YOUR INFORMATIONAL PURPOSE



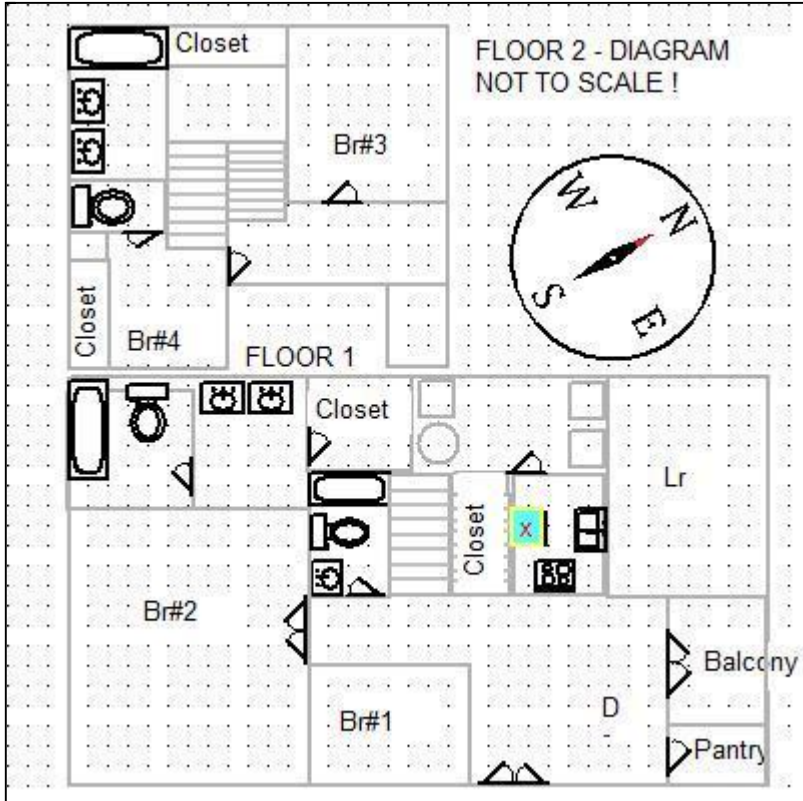
3.3 Picture 1

3.4 Comment:

The double doors over the refrigerator (kitchen area) is mis-aligned. The bathroom medicine cabinet door is pulling away from the base .

Recommendation:

An experienced handy man will be able to do the adjustment of the hinge screws, re-aligning the door & repair the cabinet door.



3.4 Picture 2

3.4 Picture 1



3.4 Picture 3



3.4 Picture 4

3.6 Comment:

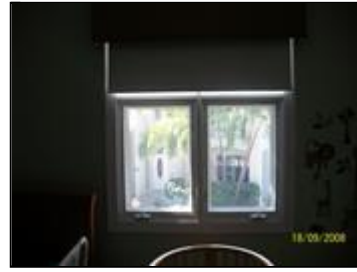
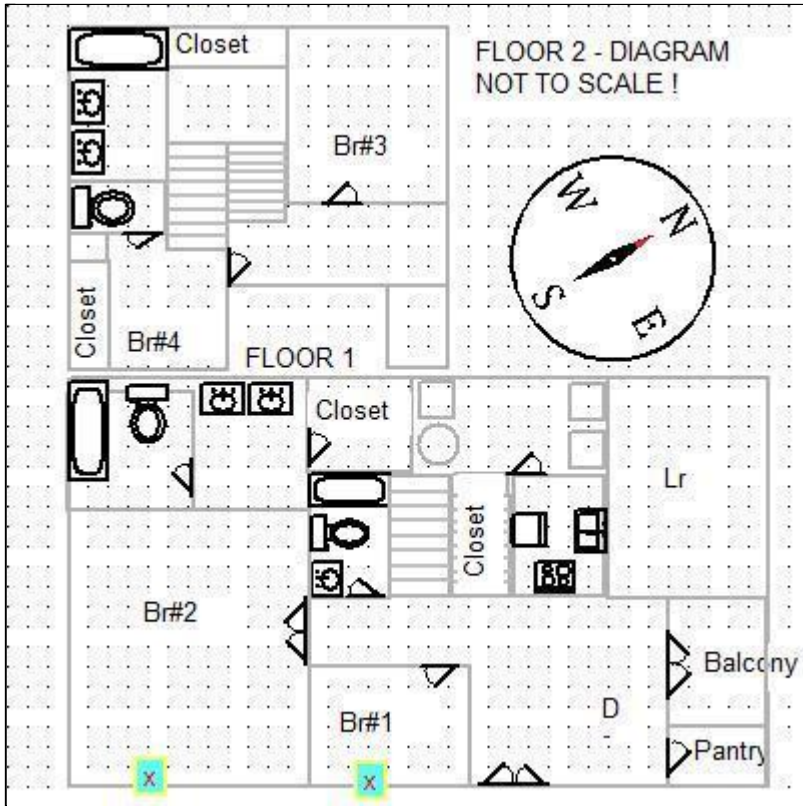
1. Both windows in BR#1 are missing the handles to turn the winder-opening/closing the windows (photo#'s 2&3).
2. The window hardware in BR#2 is disconnected to the window, causing the window not to open/close with the winder (photo# 4).
3. The wooden window frame trim in BR#2 is cracked (photo# 5).

Recommendation:

1. The missing window winder handles are possibly stored somewhere in the unit, the sellers should be able to provide the location of these, however if not, they are replaceable.
2. The window hardware needs to be repaired & possibly replacement of window hardware is needed.
3. The cracked window frame trim is not obstructing the operation of the window, however if repairs are being done consider having this done at the same time when major repairs are carried out.

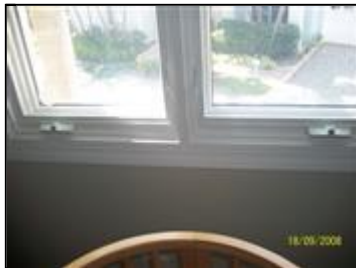
A window professional will be able to assist in finding the matching, or closest match, to the window winders (#1) & provide repair services on (#2). The services of an experienced handy man should be sought in replacing the window trip.

Based on the condition of the window hardware, a full service of all window hardware is recommended.



3.6 Picture 2

3.6 Picture 1



3.6 Picture 3



3.6 Picture 4



3.6 Picture 5

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 Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Slab Floor Structure: Slab Not visible Wall Structure: Concrete Block Columns or Piers: Concrete piers Ceiling Structure: 2X6 Not visible Roof Structure: 2 X 6 Rafters Roof-Type: Hip Method used to observe attic: From entry Attic info: Attic hatch
4.1	Walls (Structural)	•				
4.2	Columns or Piers	•				
4.3	Floors (Structural)	•				
4.4	Ceilings (Structural)	•				
4.5	Roof Structure and Attic	•				

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

Comments:

4.3 Comment:

The floor structure of the 2nd floor was not accessible for observation & evaluation.
 THIS IS FOR YOUR INFORMATIONAL PURPOSE.

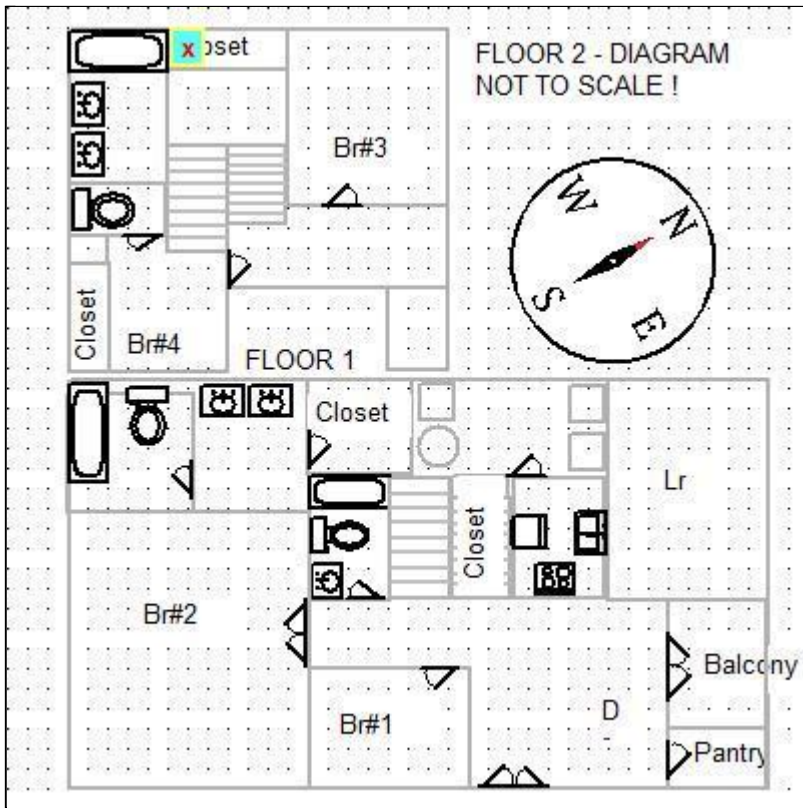
4.4 Comment:

The ceiling structure of the 1st floor was not accessible for observation & evaluation.
 THIS IS FOR YOUR INFORMATIONAL PURPOSE.

4.5 Comment:

An Attic access is located above BR#3's closet (photo# 2), the only attic area visible is over BR#3, however I suspect attic area above BR#4 as well. In the visible area the rafters are secured with metal plates (photo#'s 4&5).

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



4.5 Picture 2

4.5 Picture 1



4.5 Picture 3



4.5 Picture 4



4.5 Picture 5

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:
None

Plumbing Waste:
PVC
Sewer

Plumbing Water Supply (into home):
CPVC
PVC

Plumbing Water Distribution (inside home):
PEX

Washer Drain Size:
2" Diameter

Water Heater Power Source:
Electric

Water Heater Capacity:
80 Gallon (plenty)

Manufacturer:
U.S CRAFTMASTER

Water Heater Pressure Relief Valve:
Yes

Water Heater: Any Leaks Noted:
No

Water Heater: Unusual Conditions:
No

Waste disposal:
Public

Comments:

5.0 Comment:

There is a "lock-off" valve in the laundry room on the 1st floor controlling the water going to the 2nd floor (photo#'s 2&3).

Bth#1: The face basin's "drain stop" lever will not keep the drain stop in the closed position & the CLD water "lock-off" valve does not stop the water fully (photo# 3).

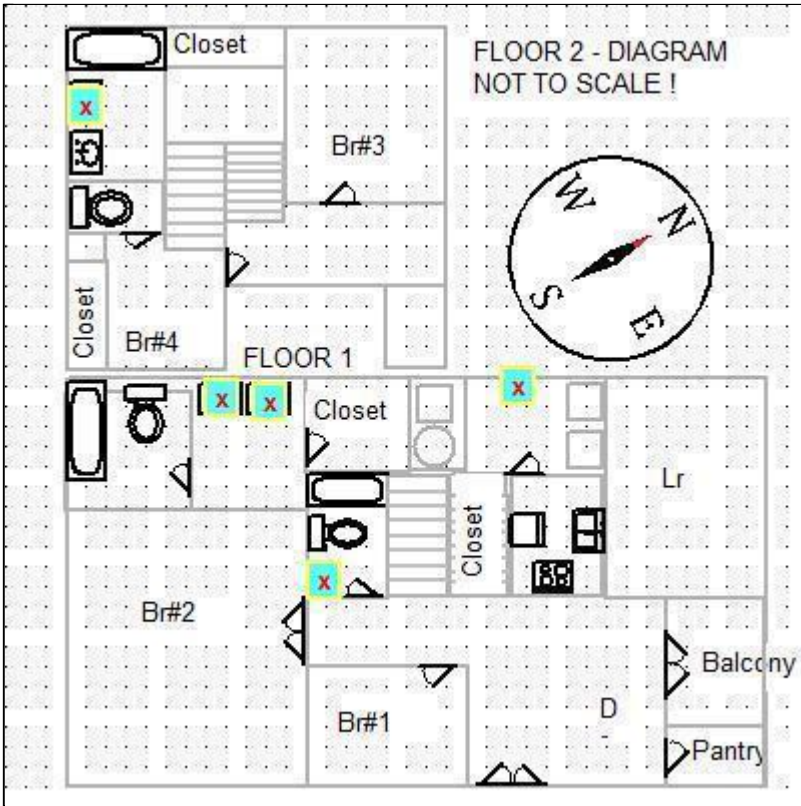
Bth#2: The LEFT face basin's CLD water "lock-off" valve does not stop the water fully & the RIGHT face basin's CLD water "lock-off" valve leaks when turned on/off (photo#4).

Bth#3: The RIGHT face basin's "lock-off" valve does not stop the water fully & the drain stop does not stop the water from leaking out of the basin.

Recommendation:

Over time the lock-off valves loses their ability to perform their intended purpose (stop water flow), due to mineral build-up deposits from the water flowing through the plumbing lines; & replacement is necessary. At the time of inspection only the valves pointed out is in need of replacement however at some point in the future all valves will need replacement.

Replacement of these can be done by an experienced handy man, at minimum.



5.0 Picture 2

5.0 Picture 1



5.0 Picture 3



5.0 Picture 4

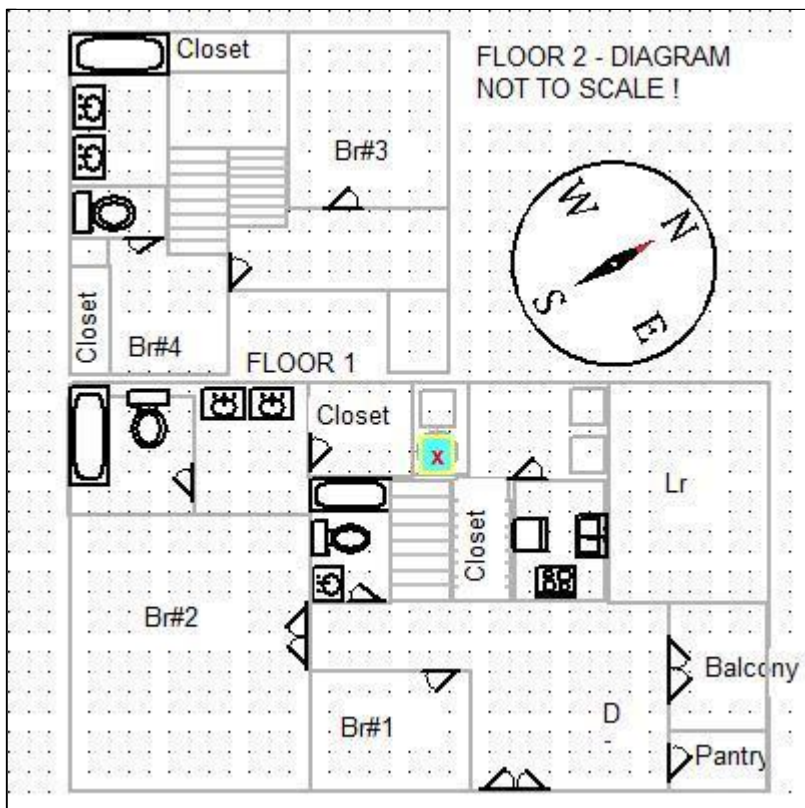


5.0 Picture 5

5.2 Comment:

The Hot Water heater is located in the laundry room area.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



5.2 Picture 2

5.2 Picture 1



5.2 Picture 3

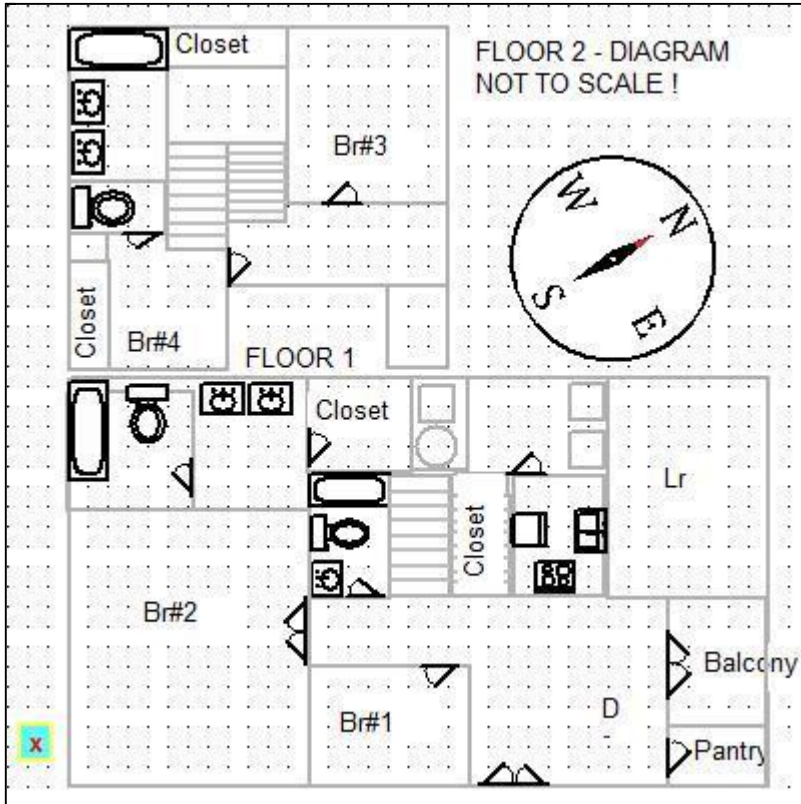


5.2 Picture 4

5.3 Comment:

The water meter is located at the exterior SOUTH side of the building on the ground floor. Without information of the meter# I was unable to ID the exact meter.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



5.3 Picture 2

5.3 Picture 1

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.

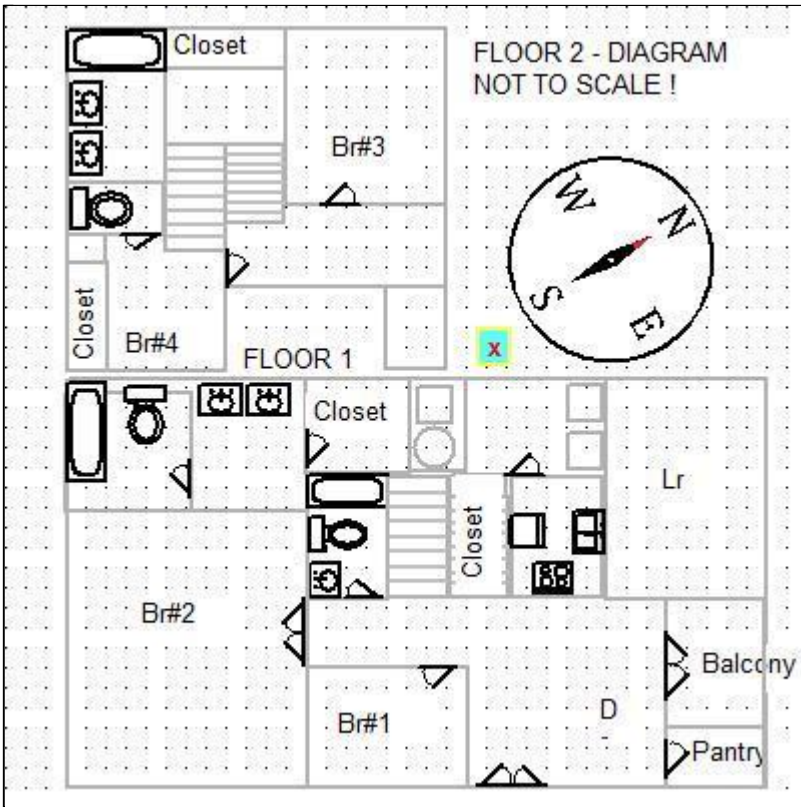
		IN	NI	NP	RR	Styles & Materials
6.0	Service Entrance Conductors	•				Electrical Service Conductors: Below ground
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				Panel capacity: 200 AMP
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility 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: SQUARE D
6.4	Location of Main Distribution Panel(s)	•				Wiring Methods: 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
6.6	Operation of GFCI (Ground Fault Circuit Interrupters)	•				Grounding Location: Condominium Unit UNDETERMINED
6.7	Smoke Detectors	•				Branch protection: breaker
6.8	Exposed wiring	•				Branch wire 15/20/30 amp: Copper 15 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 X 60 amp
						240 volt circuit: Clothes Dryer: 2 x 30 amp
						240 volt circuit: Water Heater: 2 x 30 amp
						240 volt circuit: Air Conditioning: 2 x 40 amp 2 x 50 amp
						Sub-panels: Yes

Comments:

6.1 Comment:

The service panel is located on the ground floor in a room on the Exterior NORTH, WEST side of the building.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



6.1 Picture 2

6.1 Picture 1

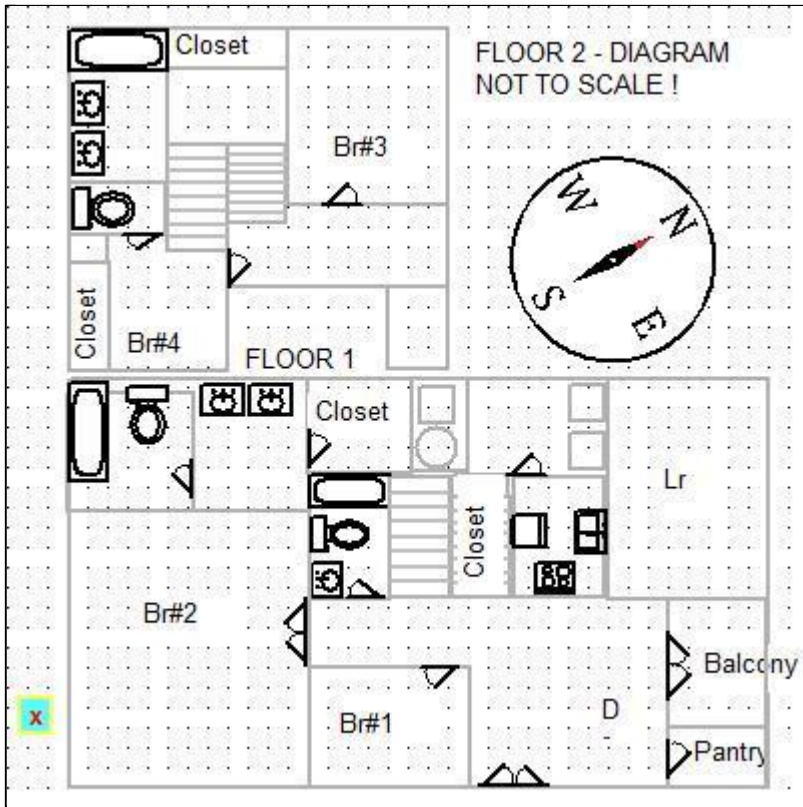


6.1 Picture 3

6.2 Comment:

The power source is located on exterior SOUTH side of the building on the ground floor (same side as the water meters).

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



6.2 Picture 2

6.2 Picture 1

6.3 Comment:

-Tested were 6 Ceiling Fans, 48 light fixtures, 41 switches & 96 outlets.

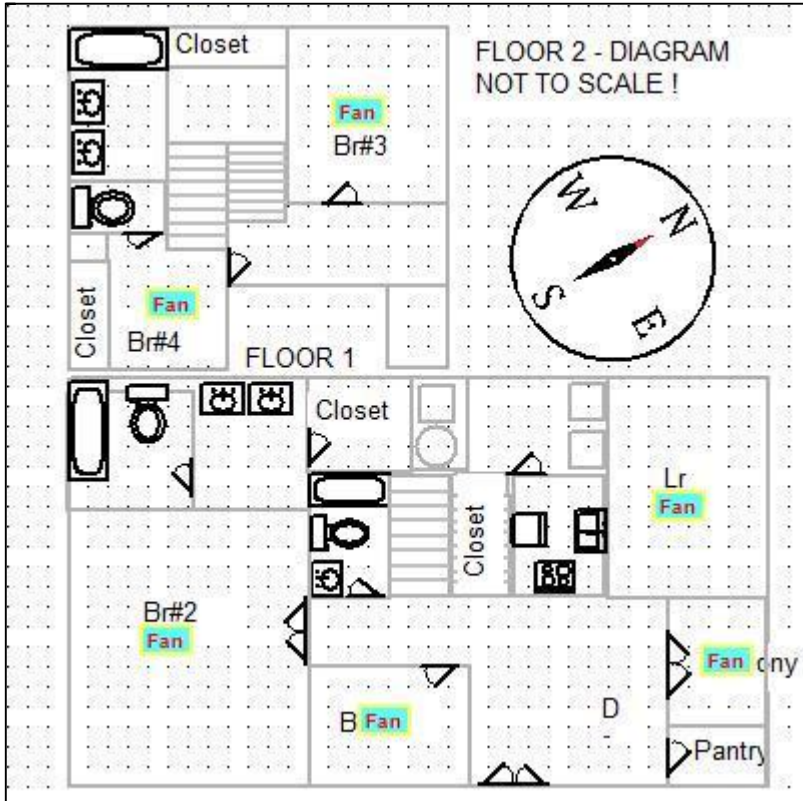
-The fan in BR#2 hums periodically when in use.

-In Bth.rm.#2, the middle switch of the set of 3 switches across from the shower is unknown. I suspect that switch controls the light in the shower & the fixture does not illuminate.

-I was unable to test all the outlets in BR#4, as boxes are stored in the room (photo 2).

Recommendation:

The only concern that of the ceiling fan in BR#2 & Bth. rm.#2's shower light fixture. Servicing or replacement of the ceiling fan & replacement of the shower bulb and/or fixture should remedy those issues.



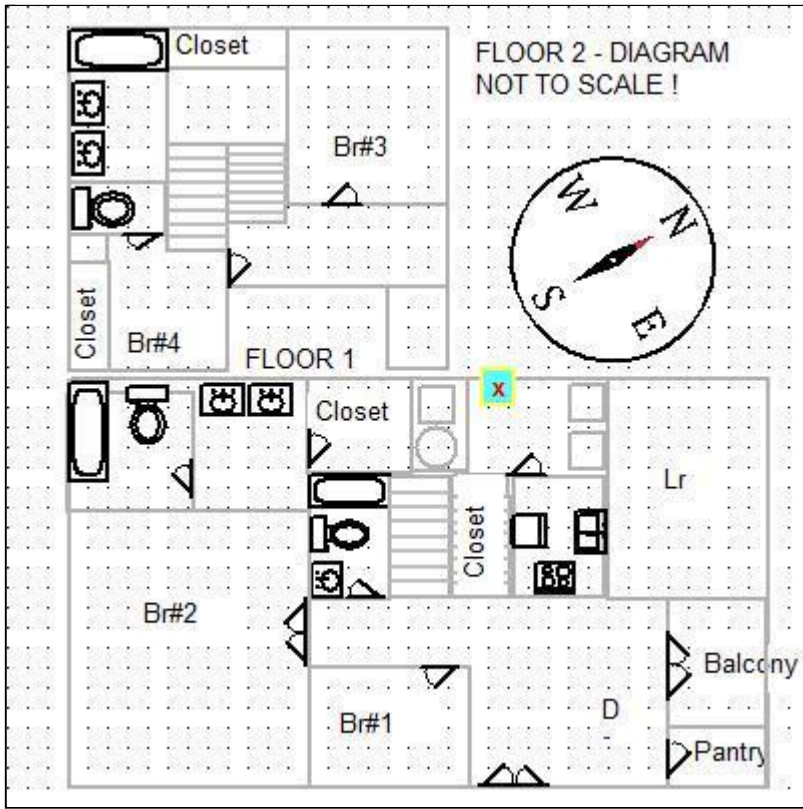
6.3 Picture 2

6.3 Picture 1

6.4 Comment:

The panel box is located in the LAUNDRY ROOM on the interior of the unit. There no issues found.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



6.4 Picture 2

6.4 Picture 1



6.4 Picture 3



6.4 Picture 4

6.6 Comment:

GFCI plugs are located within close proximity of water usage areas (bathrooms & kitchen).

THIS IS For YOUR INFORMATIONAL PURPOSE.

6.7 Comment:

There are a total of 3 smoke detectors in the unit-2 on the 1st floor & 1 on the 2nd floor.

THIS IS FOR YOUR INFORMATINAL PURPOSE.



6.7 Picture 1



6.7 Picture 2



6.7 Picture 3

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: UNKNOWN
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: 2 (Two)
7.6	Air conditioning system cooling/return values (Temps at diffuser, return & thermostat setting)	•				Air Handler capacity: 2.5 Ton 4 Ton
						Filter Type: Washable
						Filter Size: 13.75 x 14.00 inches 17.50 x 22.75 inches 20.75 x 21.75 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:

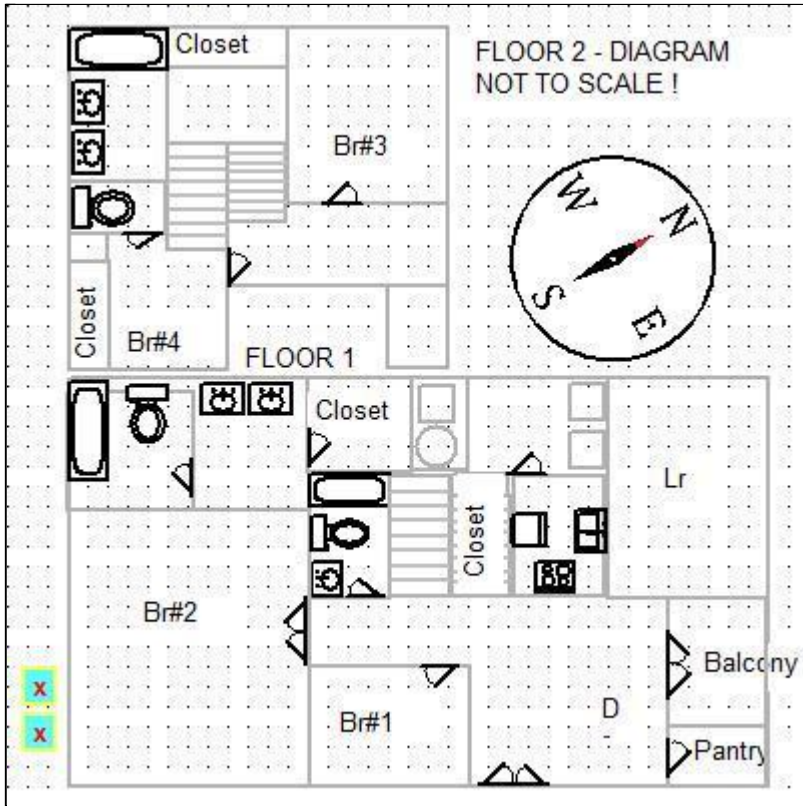
7.0 Comment:

There are 2 compressors located on the exterior SOUTH side of the building, servicing this unit-1 for the 1st Floor & the other for the 2nd Floor-with 2 separate brakers for each of the units. The 1st Floor unit uses a double 50amp breaker, while the 2nd Floor uses a double 40amp breaker.

These compressors appear to be older, approximately 7-10 years old; the exact size of the units are unknown, as the ID labels were faded beyond readability. However based on the size of the Air Handlers, which are performing properly, are 4.0 Ton on the 1st Floor & 2.5Ton on the 2nd Floor.

Judging from the visual condition of the units, they are serviced on a regular basis.

THIS IS FOR YOUR INFORMATIONA PURPOSE.



7.0 Picture 2

7.0 Picture 1



7.0 Picture 3



7.0 Picture 4



7.0 Picture 5

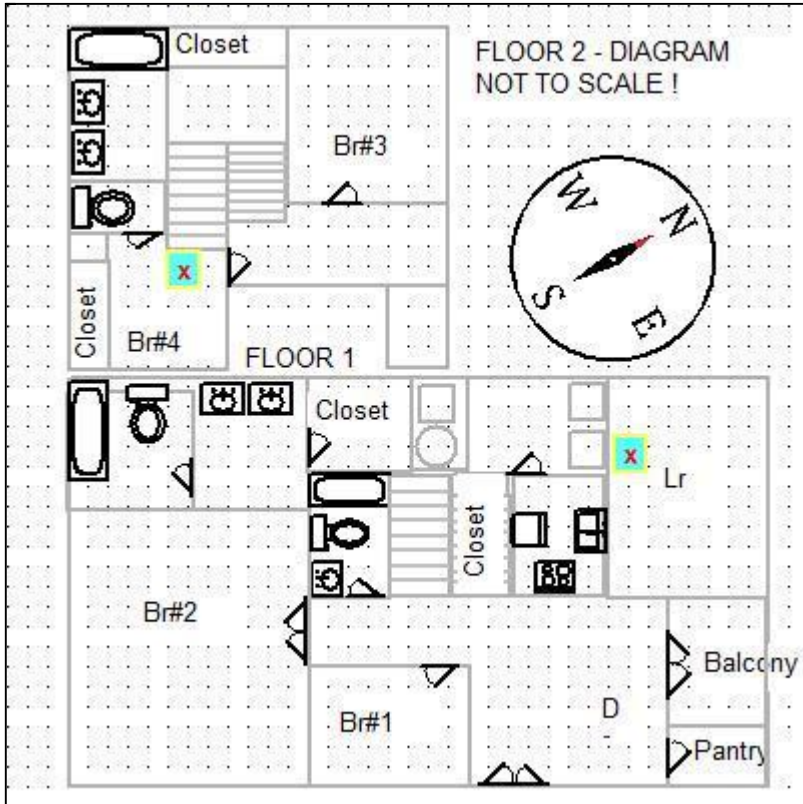


7.0 Picture 6

7.1 Comment:

A thermostat is located on each of floor controlling the respective unit. On the 1st Floor the the thermostat is located on the walls between the kitchen & the Living Room. On the 2nd Floor, the thermostat is located in Bed Room#4.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



7.1 Picture 2

7.1 Picture 1



7.1 Picture 3

7.2 Comment:

The safety brakers are located behind the compressor units on the exterior.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



7.2 Picture 1



7.2 Picture 2

7.3 Comment:

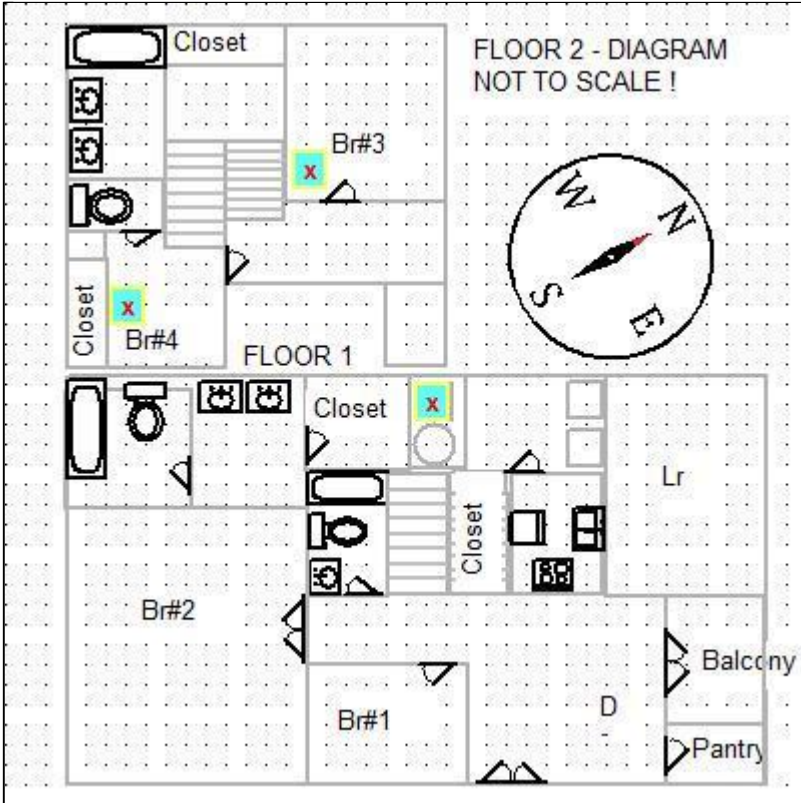
The Air Filter for the 1st Floor is located at the bottom side of the Air handler in the laundry area closet. At the time of inspection, the 1st Floor filter was excessively dirty.

The Air filters on the 2nd Floor are located in each of the bedrooms, these were acceptable at the time of inspection.

There are 3 filters needed in this unit, the sizes are as follows: 20.75" x 21.75" (1st Floor), 17.50" x 22.75", 13.75" x 14.00" (2nd Floor).

Recommendation:

Clean & replace the 1st floor filter, & contact the Ac service co. (stickers on the Air handlers) & inquire the last service date & cycle.



7.3 Picture 2

7.3 Picture 1



7.3 Picture 3

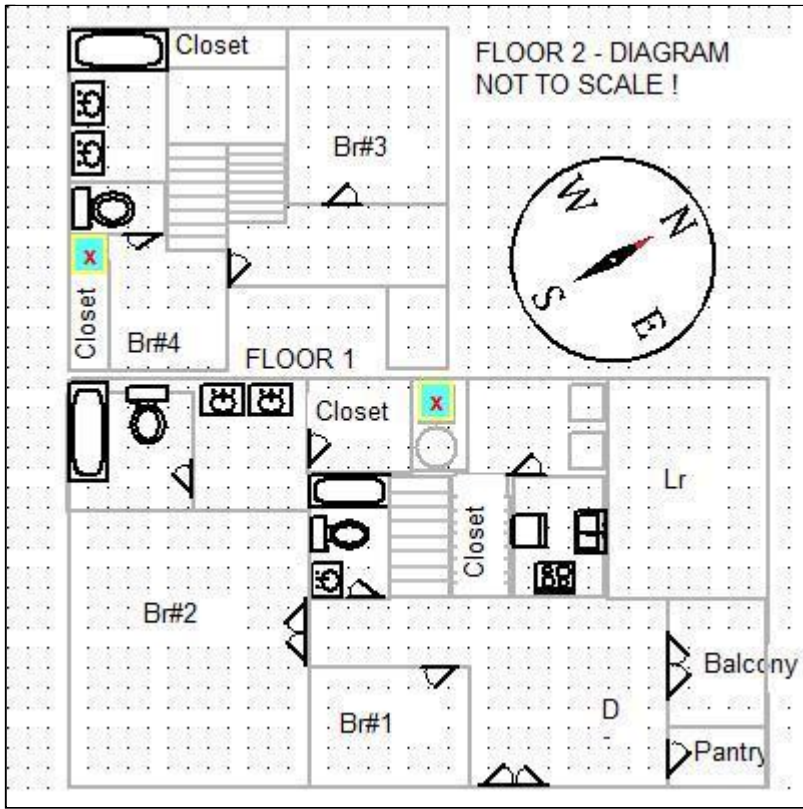


7.3 Picture 4

7.4 Comment:

There are 2 Air Handlers on the interior of the unit, 1 on the 1st Floor & the other on the 2nd Floor (see photos).

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



7.4 Picture 2

7.4 Picture 1



7.4 Picture 3

7.6 Comment:

The values returned for the units while in operation are 22pts. on the 1st Floor & 18pts. on the 2nd Floor, indicating that the performance of both units are ABOVE AVERAGE.

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 Insulation in Attic	•			
8.1	VISIBLE Ventilation of Attic	•			
8.2	VISIBLE Venting Systems (Kitchens, Baths and Laundry)	•			
8.3	Dryer Ventilation	•			

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

IN NI NP RR

IN NI NP RR

Styles & Materials
Attic Insulation:
 Blanket
Exhaust Fans (bathroom):
 FAN ONLY
Exhaust Fan (kitchen):
 MicroWave Hood Filter
Dryer Power Source:
 220 Electric
Dryer Vent:
 Flexible Foil
Floor System Insulation:
 UNKNOWN
Attic Ventilation:
 Soffit
Is there any reason to suspect inadequate ventilation:
 No
Are vapor barriers/insulation missing or improperly installed:
 No
Is there any exposed paper or foam:
 No

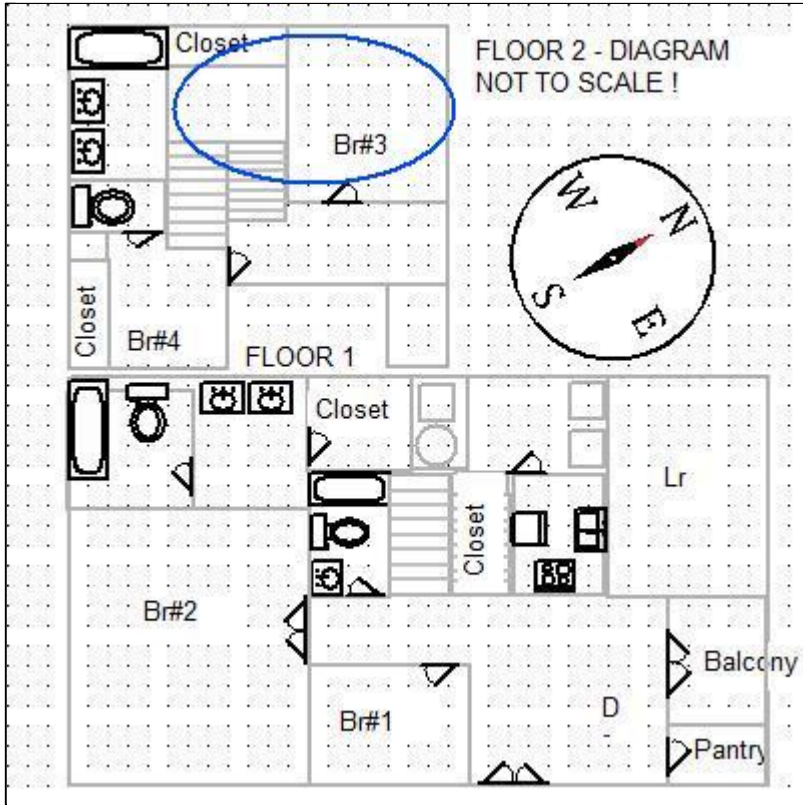
Comments:

8.0 Comment:

Access to the attic area is gained through a trap door in bedroom 3's closet. I was only able to view the portion of the attic above bedroom 3, There was a firewall blocking access over the bathroom on the 2nd floor.

Not withstanding that, the visible portion does have insulation.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



8.0 Picture 2

8.0 Picture 1



8.0 Picture 3



8.0 Picture 4

8.2 Comment:

All 3 bathrooms are equipped with exhaust vents. The vents lead to the exterior.

THIS IS FOR YOUR INFORMATIONAL PURPOSE.



8.2 Picture 1



8.2 Picture 2

8.3 x



8.3 Picture 1

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)	•			•	Range: JENN-AIR
9.2	Cook Top/Range	•				Built in Microwave: WHIRLPOOL Gold
9.3	Microwave Cooking Equipment	•				Exhaust-MicroWave: WHIRLPOOL Gold
9.4	Dishwasher	•				Dishwasher Brand: KITCHEN AID
9.5	Trash Compactor		•			Trash Compactors: KITCHEN AIDE
						Ice Maker: IN REFRIGERATOR.

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

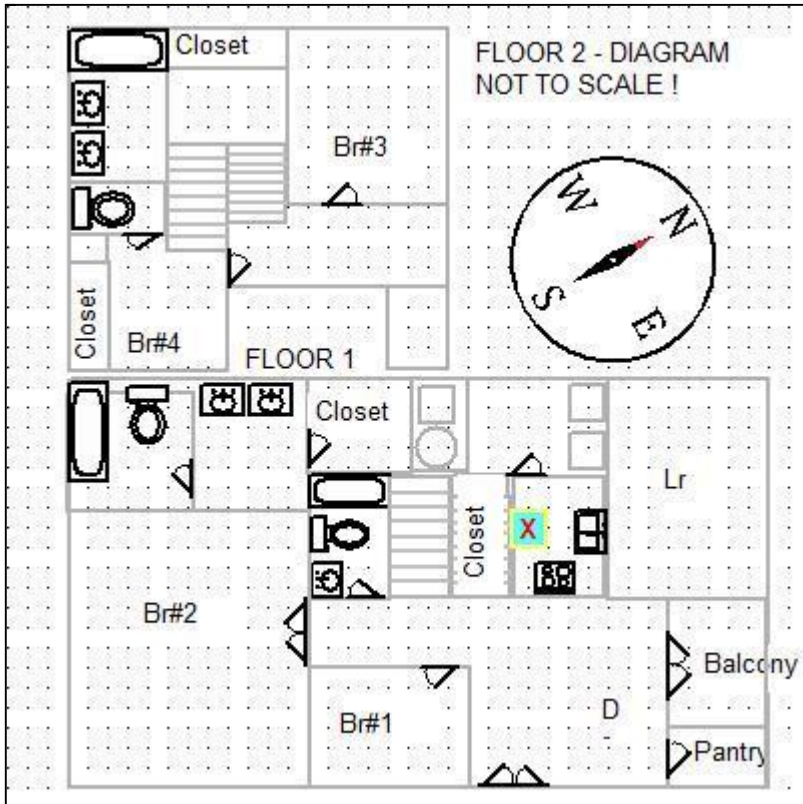
IN NI NP RR

Comments:

9.0 Comment:

Model#: ED250FXHW0G

Serial#: BK0447093



9.0 Picture 1



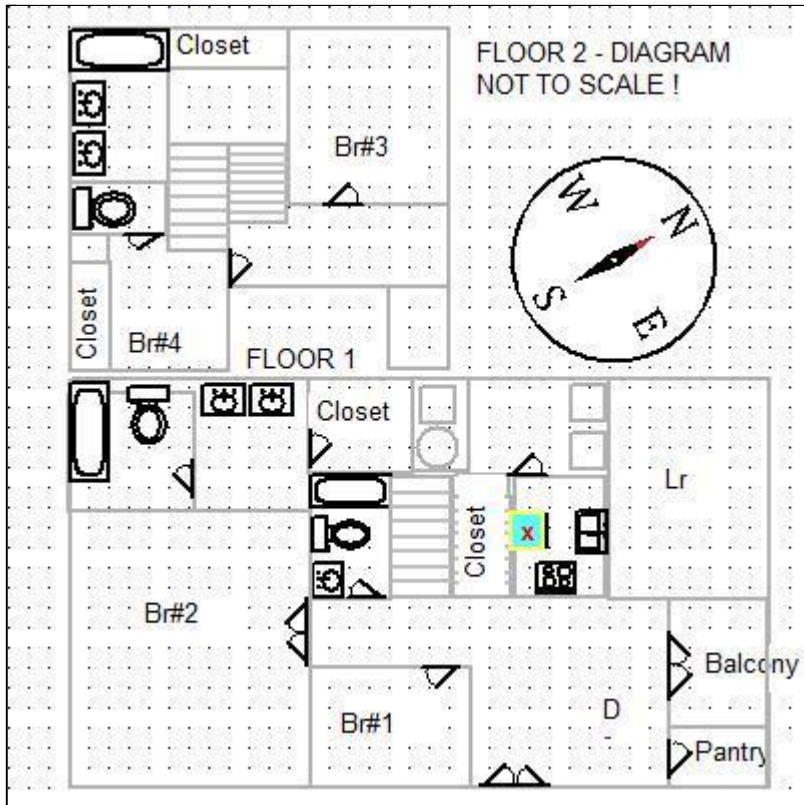
9.0 Picture 2

9.1 Comment:

The ice maker is in the refrigerator, however the ice making unit was not making ice. I was able to confirm the ice making unit was not functioning.

Recommendation:

Further evaluation required by an experienced Appliance repair specialist.

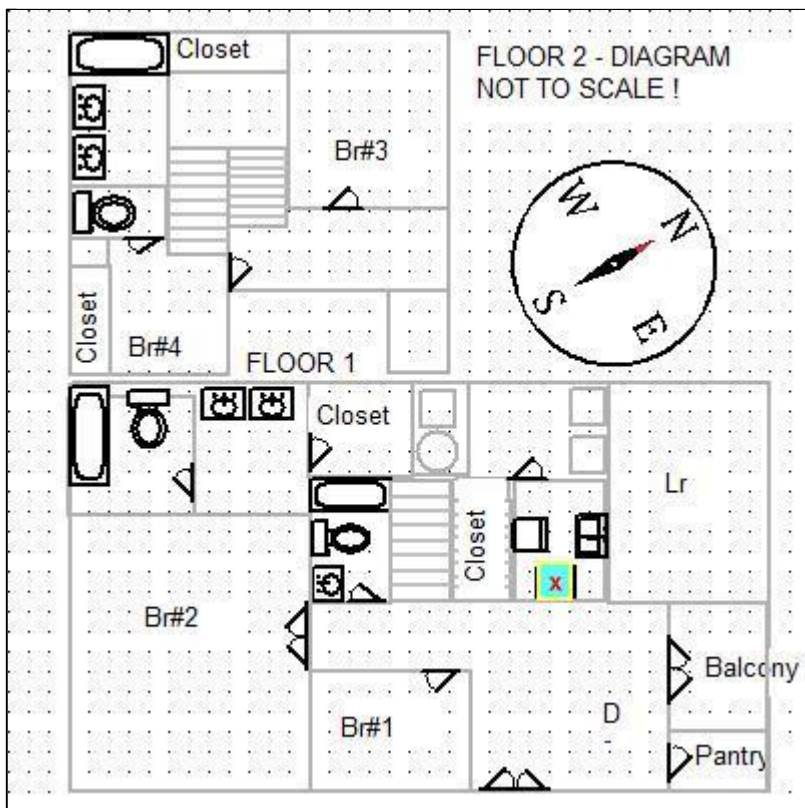


9.1 Picture 1

9.2 Comment:

Model#: SVE 47600W

Serial#: 21453444WY



9.2 Picture 2

9.2 Picture 1

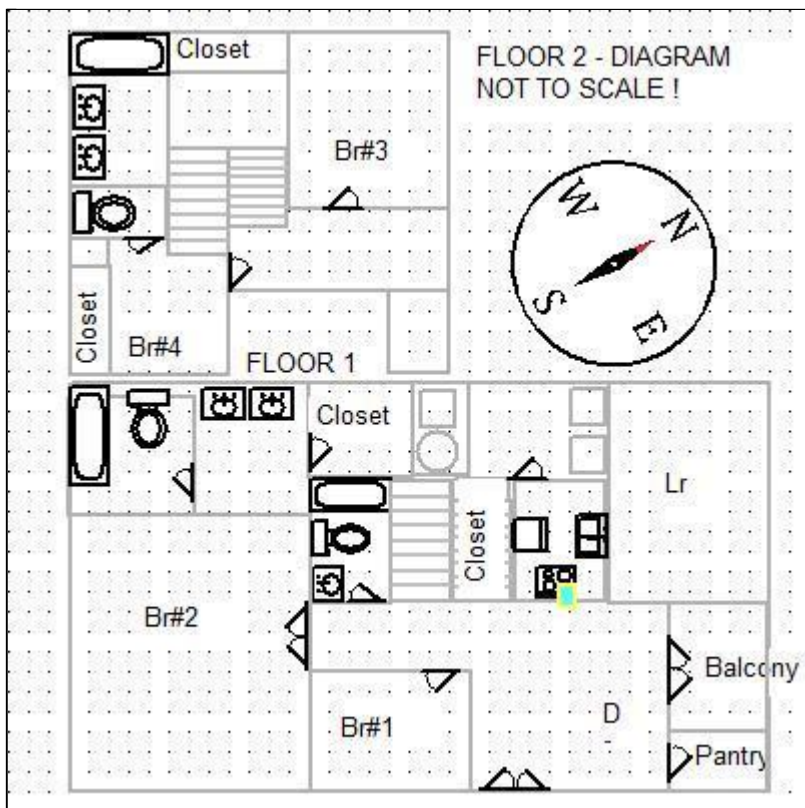


9.2 Picture 3

9.3 Comment:

Model#: -----

Serial#: XC K 2218865



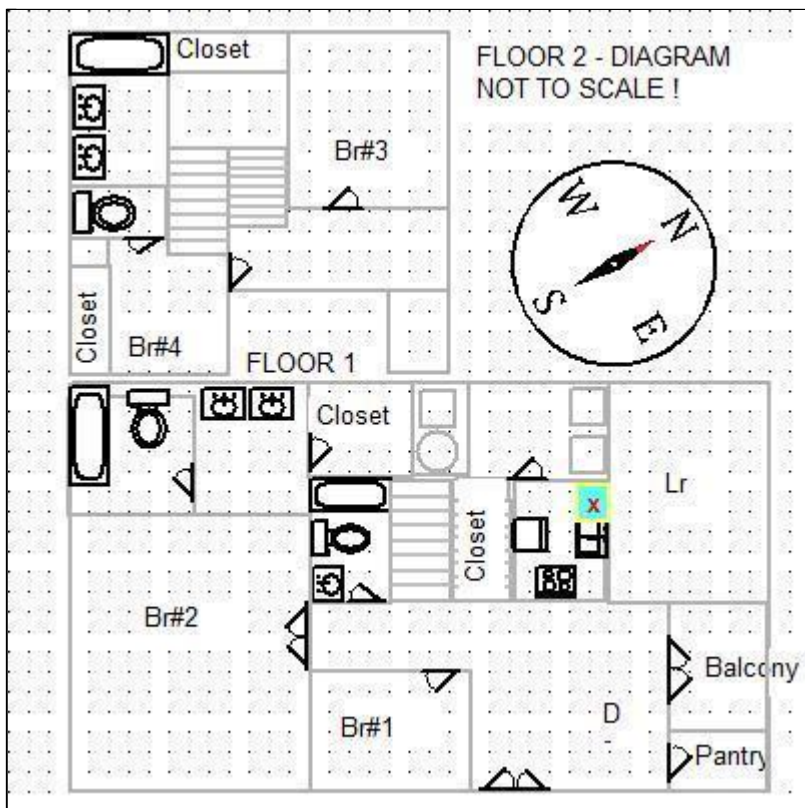
9.3 Picture 2

9.3 Picture 1

9.4 Comment:

Model#: KUDS25SHWH1

Serial#: FK1139898



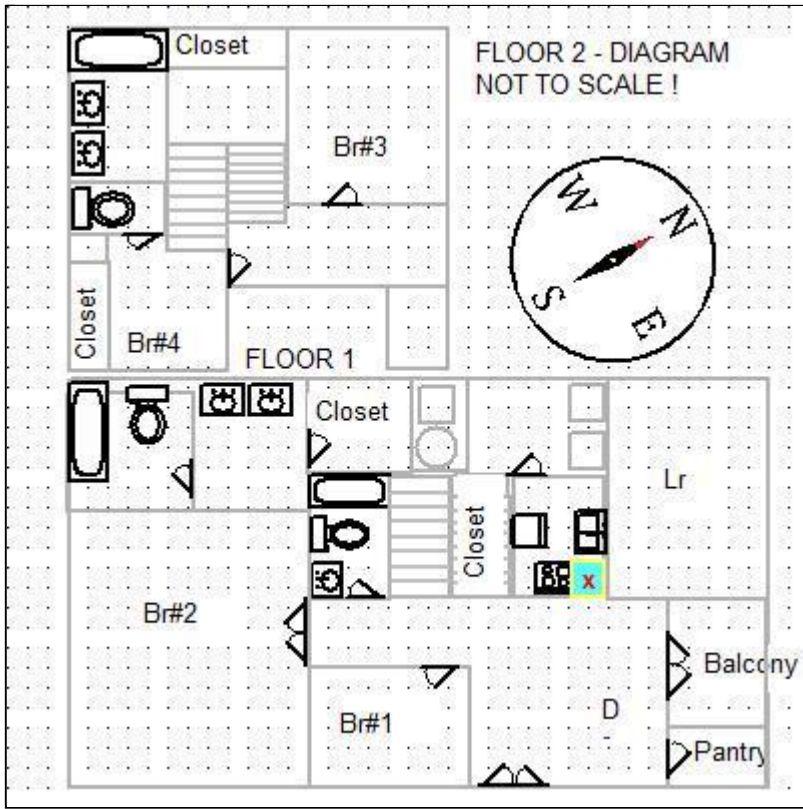
9.4 Picture 2

9.4 Picture 1

9.5 Comment:

Model#: *UNABLE TO OPEN DRAWER REVEALING THE MODEL#.*

Serial#:



9.5 Picture 2

9.5 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 Imperial
Dryer: WHIRLPOOL Imperial

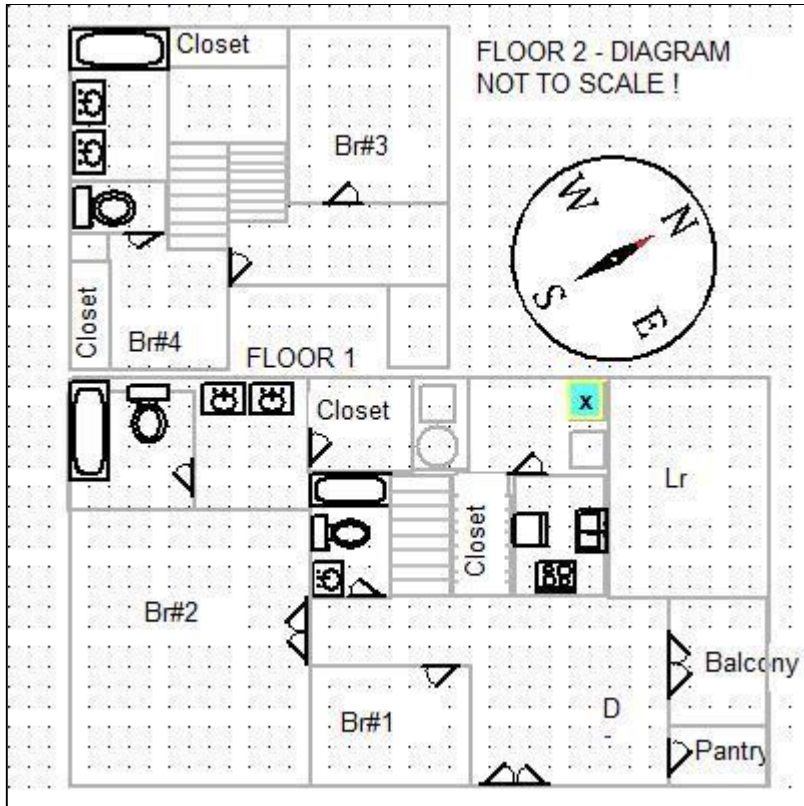
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.0 Comment:

Model#: *LSN2000JQ0*

Serial#: *CK3607245*



10.0 Picture 1

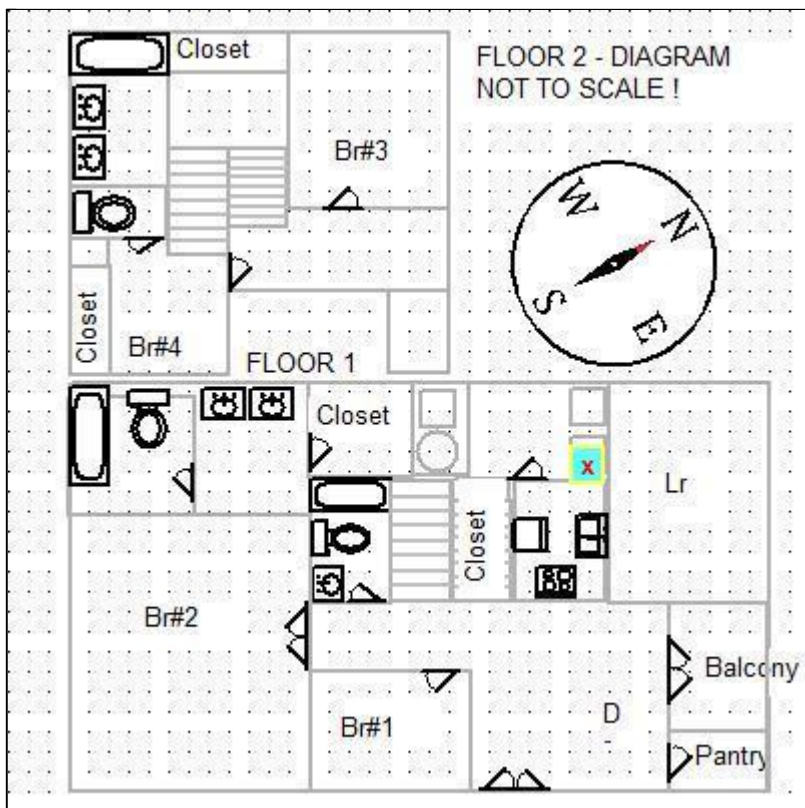


10.0 Picture 2

10.1 Comment:

Model#: LEN2000JQ0

Serial#: MK3620903



10.1 Picture 2

10.1 Picture 1

General Summary



Cayman Home Inspectors, Ltd.

**PO Box 2385
Grand Cayman, KY1-1105
345 925-4825**

Customer

Mr. and Mrs. John Ebanks

Address

anywhere Grand Cayman
George Town

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.

3. Interiors

3.4 Counters, Cabinets & Shelving

Inspected, Repair or Replace

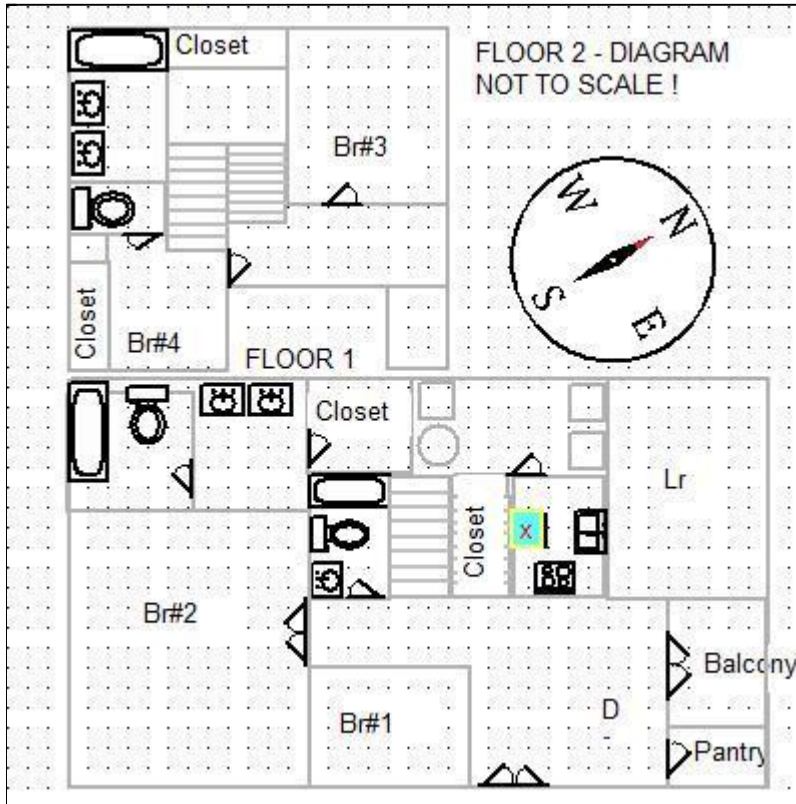
Comment:

The double doors over the refrigerator (kitchen area) is mis-aligned. The bathroom medicine cabinet door is pulling away from the base .

Recommendation:

An experienced handy man will be able to do the adjustment of the hinge screws, re-aligning the door & repair the cabinet door.

3. Interiors



3.4 Picture 1



3.4 Picture 2



3.4 Picture 3



3.4 Picture 4

3.6 Windows

Inspected, Repair or Replace

Comment:

1. Both windows in BR#1 are missing the handles to turn the winder-opening/closing the windows (photo#'s 2&3).
2. The window hardware in BR#2 is disconnected to the window, causing the window not to open/close with the winder (photo# 4).
3. The wooden window frame trim in BR#2 is cracked (photo# 5).

Recommendation:

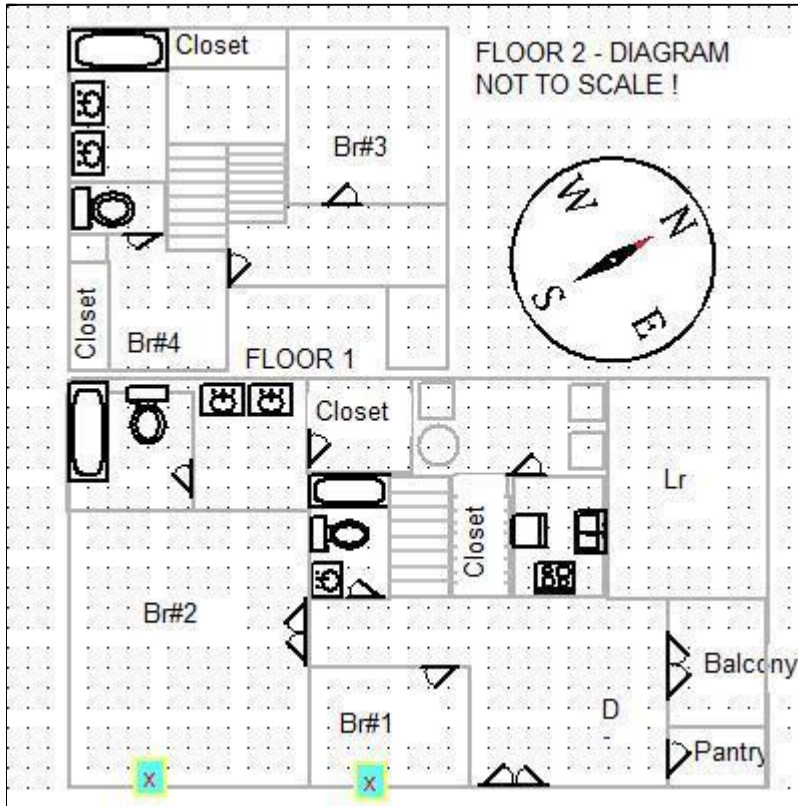
3. Interiors

1. The missing window winder handles are possibly stored somewhere in the unit, the sellers should be able to provide the location of these, however if not, they are replaceable.
2. The window hardware needs to be repaired & possibly replacement of window hardware is needed.
3. The cracked window frame trim is not obstructing the operation of the window, however if repairs are being done consider having this done at the same time when major repairs are carried out.

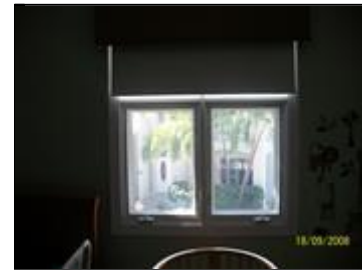
A window professional will be able to assist in finding the matching, or closest match, to the window winders (#1) & provide repair services on (#2). The services of an experienced handy man should be sought in replacing the window trip.

Based on the condition of the window hardware, a full service of all window hardware is recommended.

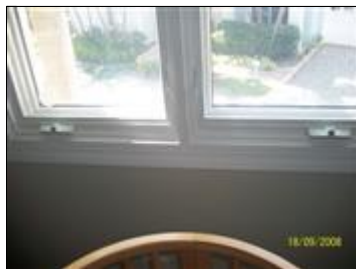
3. Interiors



3.6 Picture 1



3.6 Picture 2



3.6 Picture 3



3.6 Picture 4

3. Interiors



3.6 Picture 5

5. Plumbing System

5.0 VISIBLE Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

Comment:

There is a "lock-off" valve in the laundry room on the 1st floor controlling the water going to the 2nd floor (photo#'s 2&3).

Bth#1: The face basin's "drain stop" lever will not keep the drain stop in the closed position & the CLD water "lock-off" valve does not stop the water fully (photo# 3).

Bth#2: The LEFT face basin's CLD water "lock-off" valve does not stop the water fully & the RIGHT face basin's CLD water "lock-off" valve leaks when turned on/off (photo#4).

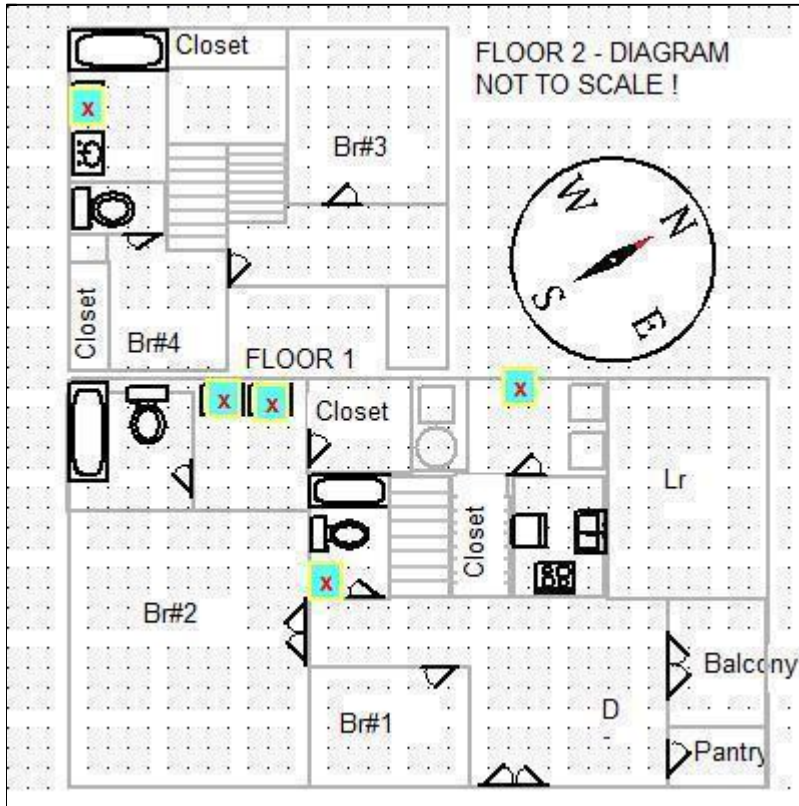
Bth#3: The RIGHT face basin's "lock-off" valve does not stop the water fully & the drain stop does not stop the water from leaking out of the basin.

Recommendation:

Over time the lock-off valves loses their ability to perform their intended purpose (stop water flow), due to mineral build-up deposits from the water flowing through the plumbing lines; & replacement is necessary. At the time of inspection only the valves pointed out is in need of replacement however at some point in the future all valves will need replacement.

Replacement of these can be done by an experienced handy man, at minimum.

5. Plumbing System



5.0 Picture 1



5.0 Picture 2



5.0 Picture 3



5.0 Picture 4

5. Plumbing System



5.0 Picture 5

6. Electrical System

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)

Inspected, Repair or Replace

Comment:

-Tested were 6 Ceiling Fans, 48 light fixtures, 41 switches & 96 outlets.

-The fan in BR#2 hums periodically when in use.

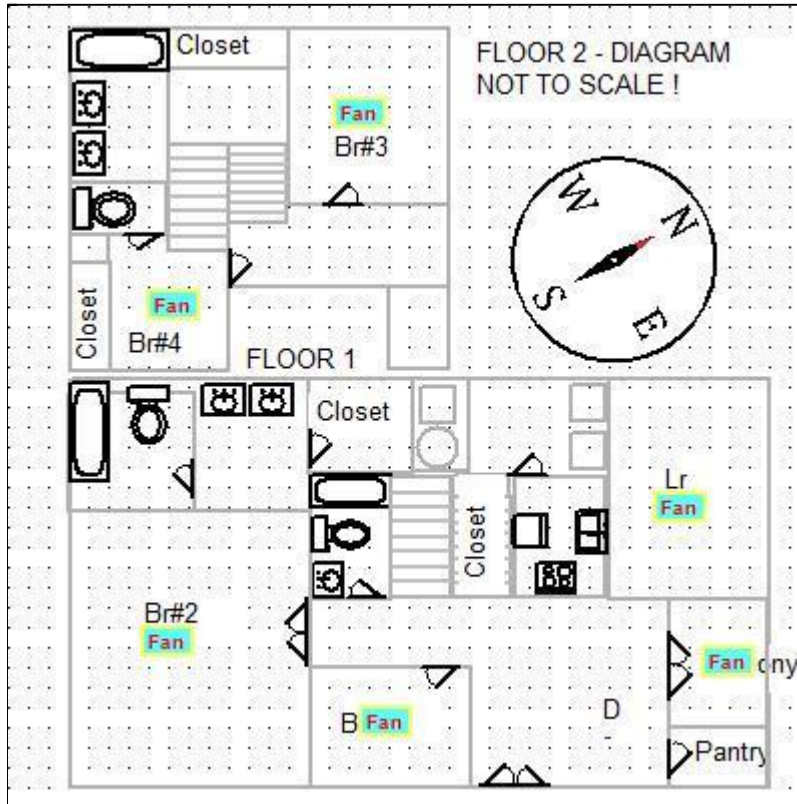
-In Bth.rm.#2, the middle switch of the set of 3 switches across from the shower is unknown. I suspect that switch controls the light in the shower & the fixture does not illuminate.

-I was unable to test all the outlets in BR#4, as boxes are stored in the room (photo 2).

Recommendation:

The only concern that of the ceiling fan in BR#2 & Bth. rm.#2's shower light fixture. Servicing or replacement of the ceiling fan & replacement of the shower bulb and/or fixture should remedy those issues.

6. Electrical System



6.3 Picture 1



6.3 Picture 2

7. Heating / Central Air Conditioning

7.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

Comment:

The Air Filter for the 1st Floor is located at the bottom side of the Air handler in the laundry area closet. At the time of inspection, the 1st Floor filter was excessively dirty.

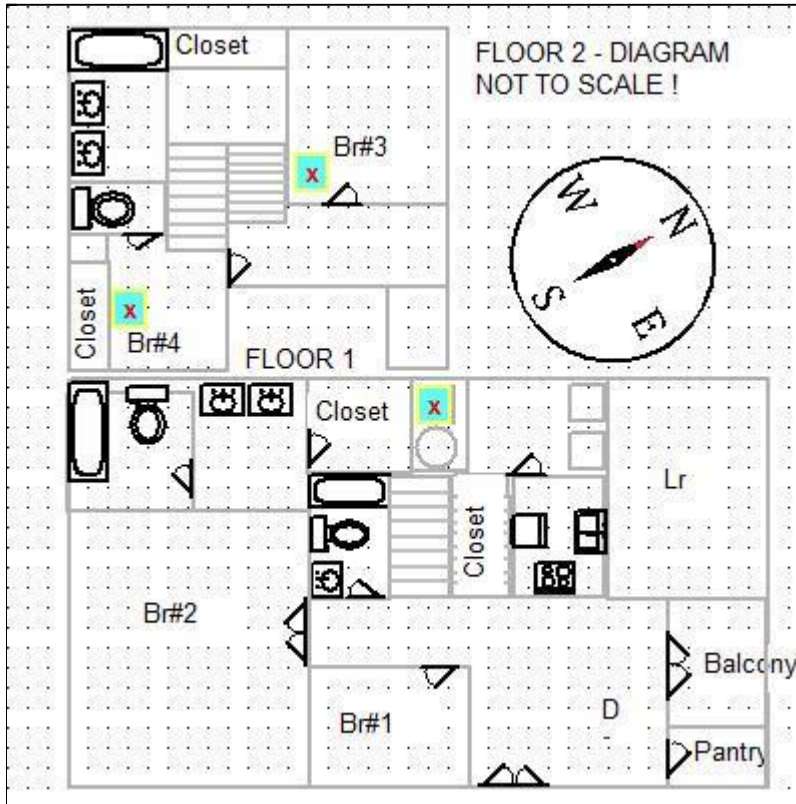
The Air filters on the 2nd Floor are located in each of the bedrooms, these were acceptable at the time of inspection.

There are 3 filters needed in this unit, the sizes are as follows: 20.75" x 21.75" (1st Floor), 17.50" x 22.75", 13.75" x 14.00" (2nd Floor).

Recommendation:

Clean & replace the 1st floor filter, & contact the Ac service co. (stickers on the Air handlers) & inquire the last service date & cycle.

7. Heating / Central Air Conditioning



7.3 Picture 1



7.3 Picture 2



7.3 Picture 3



7.3 Picture 4

9. Built-In Kitchen Appliances

9.1 Ice Maker (Kitchen)

Inspected, Repair or Replace

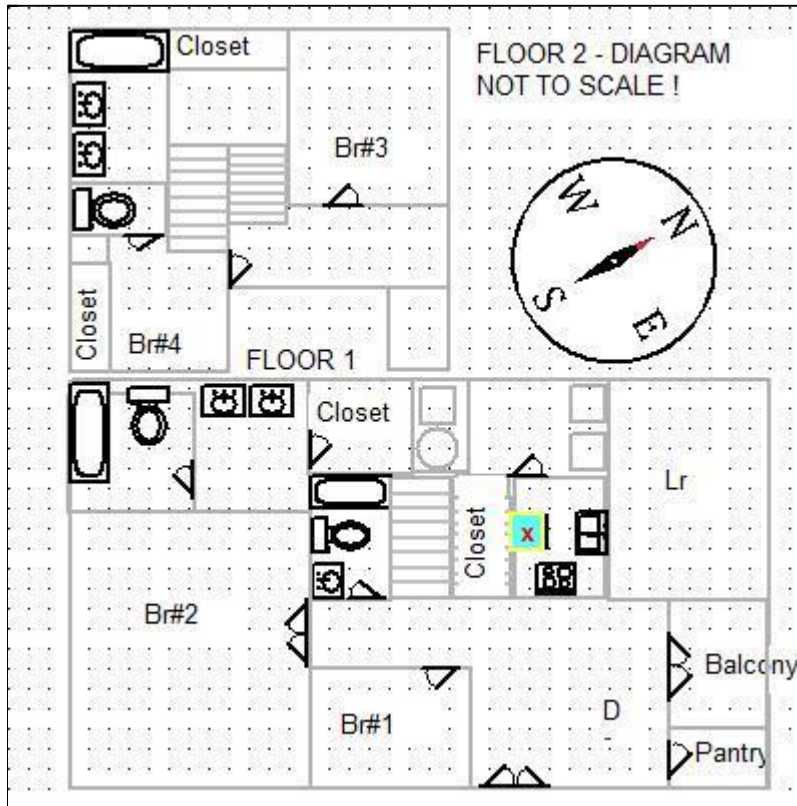
Comment:

The ice maker is in the refrigerator, however the ice making unit was not making ice. I was able to confirm the ice making unit was not functioning.

Recommendation:

9. Built-In Kitchen Appliances

Further evaluation required by an experienced Appliance repair specialist.



9.1 Picture 1

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, KY1-1105
345 925-4825
Inspected By: Charles Smatt

Inspection Date: 9/18/2014
Report ID: 1000-500

Customer Info:	Inspection Property:
Mr. and Mrs. John Ebanks P.O. Box xxxxxxxxxx	anywhere Grand Cayman George Town
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note:

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 John Ebanks,

Address anywhere Grand Cayman

MLS no 123456