

Premium Inspection Report



This inspection was conducted on November 10, 2010, at the request of the purchaser, in order to assess the existing construction of a home and other installations completed on a lot in the subdivision known as Las Olas, Dominica, in the district of Ballena, canton of Osa, in the province of Puntarenas, Costa Rica. The residence, located in Phase I of Las Olas, contains 5408 square feet under roof, and is situated on a 6649.14 square meter lot.

Note that the all photos included in this report were taken on the day of the inspection.

This report details the materials and installations inspected on the above date. Items not found in this report should be considered beyond the scope of this inspection or not accessible for inspection at this time.

Principal Findings:

- This is a luxury, custom built home with spectacular ocean and jungle views in the Southern Pacific area of Costa Rica.
- The home is located in a growing region with improved infrastructure.
- Inspection of the exterior structures and foundations of this residence revealed no major defects.

The location of this home is approximately 4 km south of the town of Dominica on the main highway. The entry road is an uphill public, gravel road through the Las Olas subdivision, that as of the inspection day appeared very well maintained. The subdivision is comprised of homes of like size and value. The subdivision is not gated and there is no shared security.

The area of Dominica is located in the Central Pacific Coast Region of Costa Rica, approximately 171 km southwest of the International Airport in San Jose and approximately 297 km southeast of the International Airport in Liberia. Typically warm during the day it is cooled by ocean breezes at night, the average temperature is 28.3 C. Rainy season is usually from May-November and the average annual rainfall is 399 cm.

In the past it has been primarily known as a surfing community and was difficult to reach. To travel there by car you either had to drive over the infamous "Cerro de la Muerte" , through the Talamanca Mountains or down the Pacific coast on the new highway. However, the area has been growing due in part to the stunning ocean views, secluded beaches located in the region and because of the installation of a new highway.

The town itself still retains a sleepy community feeling and offers a range of tourist and resident amenities ranging from high end resort hotels with international cuisine to the typical local soda.

Neighborhood Infrastructure:

In addition to performing a comprehensive inspection of the home that included verification of its physical condition, we also visited and researched the community of Dominical in order to offer an assessment of this location in terms of the availability of public services and amenities.

While the infrastructure of Dominical is growing, it is still a small community and lacks many of the services found in larger Costa Rica towns.

▪ Medical Facilities

The closest major hospitals are found in Quepos and San Isidro del General. A private clinic next to the pharmacy in Pueblo del Rio offers non-emergency care and minor surgery. For all major emergencies, dial 911. Dominical also has several dental offices, a pharmacy and a chiropractic clinic with bilingual staff.

▪ Banking

Currently Bank of Costa Rica is the only full service bank in Dominical, equipped with an ATM machine that accepts VISA ATM cards. The town of Uvita, 17 km south, has a Banco Nacional branch.

▪ Internet

Broadband internet using microwave signals is available throughout the Dominical region; areas along the Pacific Coast highway also have access to high-speed (ISDN) internet. Two Internet cafés offer drop-in service.

▪ Security

There is a small but vigilant police force providing security in Dominical, including a 24-hour checkpoint at the main entrance to town. A permanent police station is located on the main road.

▪ Arts and Culture

Dominical has a selection of arts and culture offerings, including art galleries, movie nights, live music shows and an English-language theater group.

▪ Shopping

The local "Supers" have a limited selection of varied items, include some imported food. There is one liquor store in Dominical and a weekly farmer's market. Other shopping can be found in Uvita to the south or Quepos to the north.

▪ Recycling

There is a growing local recycling program.

▪ **Air Strips**

Dominical is located 45 minutes from the Palma Sur Airport, which is serviced by the two, in-country airlines, Sansa and Nature Air. Most guests prefer this facility as it is accessible via a new paved road. Another airport is located approximately 50 km north in the town of Quepos.

Study of the Legal Registration in the National Registry of Costa Rica

Address: Finca 146789, Las Olas
City/State: Dominica
Owner: DOMINICA, S.A.
Cedula: 3-101-012345
Property Type: Single-family home
Folio Real: 6023456-000
Lot Size: 6649.14 m2
District: 04 Bahia
Canton: 05 Osa
Province: 06 Puntarenas

This single-family, luxury, multi-level home has stunning views of the Pacific ocean and surrounding rainforest and includes many amenities. It is being sold completely furnished with high quality, custom furnishings throughout. It contains 5,408 square feet of construction under roof; including 3 bedrooms, 3 full baths, kitchen, dining room, family room, outdoor living room, laundry room, employee quarters with additional full bath and a two car carport. There is a wrap-around infinity pool located on the rear of the house, small detached gazebo and multi-level teak, viewing/sun decks.

The home was designed by a Costa Rican architect and built in 2006 in "Modern Mexican" architecture from concrete block with steel reinforcement and painted stucco and wood beam finishes. The roof framing structure is galvanized metal with ceramic tile on metal nailers. The home is structurally sound, but in need of repairs and maintenance as noted below.

At the purchaser's request, special attention was given to the following items which are addressed individually in the appropriate sections of this report.

- Crack in swimming pool wall (near pump house)
- Cracks in terrace under palm roof
- Loose floor tiles near entrance (hall/foyer)
- Total house - construction on the hill (is hill stable and house secure)
- Condition of palm roof
- Condition of tile roofs and adjoining walls
- Condition of the door and window hardware (some windows cannot be locked)
- Condition of air conditioning
- Condition of internal plumbing
- Condition of the concrete

- Possibility of making a room on the roof terrace
- Recommendations (with a price indication)

There is a short gravel drive leading to a two car carport with pathway leading to the main entrance of the home. The property is partially fenced to the front with a 5' high bamboo wall, located east of the driveway. There is a 10' high x 33' long x 16" deep concrete block retaining wall at the west end of the property. There are no other walls or fencing evident on the rest of the property, and there are no gates. There is a sign stating the property is protected by "USESA Security", but there is no security or intercom system installed. The home is situated on a 6649.14 square meter, sloped lot with sheer drop offs to the South and West. Decorative landscaping appears professionally done, but in need of maintenance.



To the left of the driveway, facing the road, is an approximately 600 sq. ft. home, done in the same style as the main home. At the request of the client, neither this home, nor the adjacent corrugated metal bodega at the far east end of the property were inspected. The client stated if he were to buy the property, he would have them torn down.

Electrical System Summary:

The electrical service enters the property at the northeast corner. It is fed from an overhead ICE

(public utility) 25 KVA transformer located across the public road.



The wiring travels down a 3" mast to a concrete column containing the electric meter, 225a/240v circuit breaker disconnect and a small sub-panel which feeds the plumbing pressure pump at the community water tank. The service is properly bonded and grounded at this point.

The home's service conductors travel underground approximately 150' from this point through accessible pull boxes to the laundry room area where the main panels are located.

All panels wire gauges correctly correspond to circuit breaker sizes and neutral wires and ground wires are properly separated.

All circuits in panels are labeled properly with the load being serviced.

Panel A has 1 -240v, 225 amp main breaker which has been

installed upside down.

Panel A holds:

- 26 - 120v, 20 amp circuit breakers
- 1 - 240v, 125 amp breaker
- 5 - 240v, 30 amp breakers
- 1 - 240v, 40 amp breaker

Panel AA holds:

- 1 - 240v, 70 amp breaker
- 1 - 240v, 40 amp breaker
- 3 - 240v, 30 amp breaker

1 - 240v, 20 amp breaker

All circuits are enclosed in conduit with the exception of individual light fixture feeds.

▪ **Recommendations:**

- Panel A should be reinstalled so the main "On" switch is in the upright position.
- Open electrical boxes in the attic mechanical access area should have covers installed.
- Exterior lighting stubbed out wires should have fixtures installed.
- Fix GFI outlet at kitchen counter
- Repair garbage disposal/dishwasher outlet box
- Ground dishwasher
- Ground and bond pool pump
- Repair exposed wires at A/C condensers, pool and pressure pumps
- Install whole house surge protector
- Install light fixture in guest wing foyer ceiling
- Repair electrical receptacle in guest bedroom #1
- Remove guardhouse temporary electric feed

Coaxial – Cable/Telephone/Data Summary:

The home has a Grayfox Systems internet, telephone and cable TV interface panel located in the utility room at the front of the house that is currently not being used. All Voice/Data/Coaxial is installed in conduit.

The home is connected to Sky TV satellite service, which apparently only serves the family room. The house has been wired throughout for CATV, but these cables are not connected and it is uncertain if cable is available in the area yet, so we were unable to verify the system.

Hardwired telephone is not available at this time.

The house has been wired throughout for telephony/voice which is not connected, so we were unable to verify the system.

The home is wired throughout for CAT 5 Ethernet. The network is currently not in use, so we were unable to verify the system.



Plumbing System Summary:

The home's water service is pumped from a community well fed to a large, 20' round x 9' deep water storage tank on the adjoining property below the home to the west. Water from the tank is then pumped and regulated with a ¾ HP pump and 96 gallon pressure tank through a 1" line to the home and guard's residence above.

Adequate isolation valves were installed at areas on the side of the home and all appliances and fixtures have supply shut off valves. The PVC cold water pipe transitions from 1" to ¾" and ¾" to ½" to supply individual fixtures. The home is served by 1-60 gallon 4500 watt, 240 volt Westomatic hot water heater located in the utility closet. All hot water lines leaving the heater are ¾" CPVC (correct pipe), which transitions to ½" CPVC to supply hot water fixtures. The system is properly installed and there is no evidence of leaks.

▪ **Recommendations**

- The water pressure is low, the pump, pressure tank and electrical circuits should be relocated onto the actual property.

Adjust regulator to 60 psi from the current 45 psi to determine if this improves water pressure in the house.

Remove and clean all faucet aerators and shower heads.

If pressure does not improve, install a larger pressure pump.

Install whole house water filter at pressure pump as the community water holding tank has a lot of peeling paint inside.

Turn off and drain water heater of any sediment. Refill and turn back on.

Repair maid's quarters shower head leak.

Remove master bath wood floor and possibly wood tub surround as well to find and repair leak; if desired, remove all wood and replace with tile and shower drain.

Reverse kitchen sink hot/cold water lines.

Replace non-rated gas line with line rated for LP gas.

Septic System Summary:



The black and gray water is a mixed system that drains from all outlets to a septic/settling tank located in the yard adjacent to the front walkway. All sinks, showers and toilets drain well without obstruction and all sinks have installed U traps.

An inspection of the exterior roof revealed no plumbing pipes venting outside that would provide an escape for black water gases and odors. The baths have exterior windows that provide natural ventilation to the outside. This lack of plumbing ventilation is common in Central America, where the climate permits windows to remain open year round.

Numerous accessible covered cleanouts are available to service the system if needed. The in-ground exterior piping is all 4" PVC.

The effluent tank is 5' deep x 3' wide x 3' 6" wide and currently holds 3' 4" of effluent. The drain field slopes Northeast to a landscaped area.

The dual lidded influent tank measures 6' x 3' x 5' deep and is currently $\frac{3}{4}$ full with no solids buildup.

Air Conditioning Systems Summary:



There are 4 split AC systems serving the house. Three are Yamabishi 18,000 BTU 240 watt units with two of these serving the guest bedrooms. The exterior condensing units for these systems are located on the lower path on the south wall of the home. The unit that serves the master suite is not working. The exterior condenser for this unit is located on a shelf above the ceramic tile roof of the family room, which is not an easily serviced location.

The fourth AC system is a larger split system serving the family room and kitchen and dining areas. The fan unit is located in the attic mechanical access above the kitchen pantry and

insulated forced air and return air venting is also located in this space. This unit is controlled with a Trane branded remote control, but there is no brand evident on the unit itself, which is located on the lower path on the south wall of the home. The metal base of this unit is badly corroded. The vent in the dining room exits through the attic mechanical access above the kitchen pantry to

the master bedroom deck. This exit vent is camouflaged with a box made from Fibrolit and exterior Densglas drywall however it is in poor condition due to water infiltration.

All units have wireless remote controls.

▪ Recommendations:

All interior fan units and exterior units need cleaning

The metal base of the largest unit is corroding and should be replaced

Relocate master bedroom condensing unit to a serviceable location

Rebuild exterior venting box between kitchen and dining room or remove if dining room can function without AN A/C vent



Pool Summary

The curved pool has an infinity edge design, is attached to the house structure and runs the entire length of the home on the west side. It measures 50' long x 26' wide at it's elongated end. The depth ranges from 16" to more than 4' at the deepest point. Stairs enter the pool from the outside living area and there is a submerged bench outside the family room.

It has three low voltage lights which are switched from the outside living area.

It is attractively tiled in 1" x 1" blue and dark blue tile with white grout. The water level overflows into a tiled concrete and steel gutter that runs the length of the pool and is then suctioned to the pump filter, then back to the pool. The pool pump is controlled by a programmable timer for filtering. The pool grout is stained blue due to the use of blue colored clarifier and the overflow to the gutter is uneven. A more even overflow can be accomplished by installing a larger pool pump with a greater gallon per minute flow rate.

Roofing System Summary

There are 3 different roofing systems used on the home which are being detailed separately.

1. Clay Tile – the attractive tile roof is attached to metal nailers which are then attached to a 20 gauge corrugated galvanized metal roof. The metal is then attached to steel rafter roof supports.



This roofing covers the guest wing, family room and employee quarters wing. The guest wing is intact with the only issue being a better cap needed to cover the upper edge of the roof adjacent to the entry walkway. It is currently open to wind driven rain as evidenced by 2 small water damage spots, one in each guest bedroom.

The family room roof has numerous broken tiles and water has penetrated below, then run down the sealed insulation and caused water damage in the soffit area below. There is also a lot of mold and plant life growing on this roof.

▪ **Recommendations**

Guest Wing - Properly install galvanized flashing or two horizontal rows of tile.
 Family Room – Remove all broken tiles, inspect galvanized roof for penetration, repair and re-tile as needed. Relocate A/C condensing unit.



2. Palm Thatch Roofs – Palm thatch and wood beam roofs are installed above the outside living area, carport and pool swim deck. All have visual openings and obvious water leakage. The outside living area palm roof is covered in plastic tarps and the carport has corrugated metal on top of the thatch to minimize leaks. The wood beam supports appear to be in good condition, with the exception of an active termite tunnel on the southeast support of the carport.

▪ **Recommendations**

Remove all palm roofs and install a series of wood nailers to rafter structure and install cane or bamboo ceiling for an attractive, natural look (similar to the guest wing deck). Then install corrugated, galvanized metal roofs on top with proper flashing, then finish with natural or plastic palm on top of the metal if palm is desired.

Based on the visual evidence of active termites, treat all exposed wood.



2. Flat Roofs – Exposed concrete is the base of the master bedroom, moon and adjoining decks. These roofs are the largest contributor to water problems in the home. The decks do not drain well and where the deck floors intersect the walls, moisture leaks to the exterior walls beneath the finish, separating the cement and stucco paint on both the outside and interior of home. This is evidenced by mold, loose finished surfaces and interior and exterior water stains. There is also a large, flat skylight inset into the concrete wall structure covering the stairwell and guest bathroom. It is framed in wood and made from clear plastic corrugated panels. It has flashing at all edges and drains to the exterior of

the south wall. There is evidence of mold between panel sections and there is a potential for future problems with this design.

▪ **Recommendations**

Remove all exterior flat roof/decks and install waterproof rubber membranes on the concrete. Slightly slope the surfaces to drain and reinstall new tile. This is difficult to accomplish in Costa Rica as the materials and labor skill set are not readily available.

Per client, frame in and roof these areas, diverting water from roofs as necessary. This is a good possible solution as the structure will readily support additional wood construction above as long as practical building methods are applied. An addition with overhanging roof will also divert water away from vertical wall surfaces which in the current design are inundated with water when it rains.

Remove inset skylight and install a gable pitched glass skylight above the walls. This will insure long term service and also cover the block wall tops which are currently exposed to the weather, **see Exterior Finishes Summary.**

Fascia Summary

Fascia is only located where gutters are installed – the family room and the deck of the guest wing. The fascia is constructed of ½" Fibrolet and painted white. It is in good condition with the exception of a 2' area above the guest wing deck. This area is water stained due to a gutter drainage problem, which is addressed in the gutter summary.

▪ **Recommendations**

Repair gutter, repaint fascia

Soffit Summary

There is one soffit on the exterior of the family room that extends 3' out from the structure. It is metal framed and covered in ½" Fiberglass exterior drywall. The soffit has 3-16" x 4" louvered vents for the interior roof area which is insulated and contains an A/C fan unit. This soffit shows signs of water damage due to the damaged roof above, leaking water onto the insulation and the water following the insulation to the soffit area.

▪ **Recommendation**

Repair roof as described in Roofing System Summary and repair and paint soffit after roof repairs.

Gutter Summary

Gutters are located at the family room and guest wing roofs only. The gutters are constructed of painted, galvanized metal and measure 7" wide by 8" deep. There is no flashing present between the roof and the gutter. The gutters are sturdy and adequately sized.

The guest wing gutter is clogged with debris from the surrounding trees and does not have adequate pitch to the downspouts. The downspouts are 4" PVC and descend underground to down hill slopes, and the system has adequate in-ground cleanout boxes.

▪ **Recommendation**

Clean guest wing gutters and cut back vegetation where practical. Pitch the gutters 1/8" per foot.

Window and Door Summary

All sliding doors are of high quality and move easily and the door handles and locksets are also of high quality construction. During the inspection I was able to open, close, latch and lock all sliding glass doors.

All operable sliding windows and screens move freely. The lock and latch hardware on the windows is of standard grade. I was able to latch and lock all windows in the home, but many need multiple attempts pushing and lifting to do so. This standard hardware is not very ergonomic and is prone to fall out of adjustment.

All hinged wooden doors are of high quality solid wood and have Schlage leverset hardware. All doors opened, closed, latched and locked easily.

- **Recommendation**

Hire a professional to adjust all catches and locks or replace with higher grade hardware if desired.

4. General

- **Recommendation**

Consideration should be given to covering the main walkway from the carport to the front of the house with a complementary roofing material. As it is currently designed, there is no way to enter the home from the carport in the rain without getting wet.

Carport:

The 23' x 21'7" square foot carport faces a 7' long x 7' 6" high x 10" deep decorative stone wall dividing it from the guest wing of the house. It is constructed from 4 concrete columns and has a post and thatch roof with a 12' to 10' pitch which needs repair.

The thatch is currently covered by galvanized metal to prevent leakage, (**see Roofing System Summary**).

The floor is soft tan brick pavers in an attractive, decorative pattern. The carport is lit by 4 floodlights with a switch in the entryway, one on each column and there are two working electric outlets rated for outdoor use.



Fontal Access to the Residence:

The driveway has a gentle slope up the to a two-car carport, allowing for drainage to the street. The concrete pathway to the house is on the same elevation as the carport, and there is one concrete step at the entryway to a small, flagstone tiled patio and step at the front door to enter the home.

Frontal Exterior of the Residence:



From the carport, there is a 54' long x 5' 10" wide concrete walkway leading to the main entry of the house covered with decorative wood beams supported by wood columns set into decorative concrete bases. There is no roofing structure, leaving the pathway from the car to the house open to the rain during rainy season. To the left, facing the front door is the wall of the guest wing and to the right, landscaping leading to the street.

The frontal exterior of the home is concrete block with soft tan, painted stucco finish in a modern Mexican style. To the right of the entryway, there are three, decorative wood and iron window covers with unused wiring for

light fixtures, which have been covered in black plastic sheeting and hidden behind each cover. The entryway exterior stucco and interior soffit show evidence of water damage from the bath tub/shower in the master bath. The entryway is lit by a recessed light and there is a hanging, manual brass bell to the right. The front door is a high quality, solid wood and iron inlay double door with working floor and jamb pins, fitted with Emteck hardware and Bommer USA hinges. The home has high quality, dark brown aluminum windows with glass panes throughout.

Attached Improvements:

The attached improvements include a curved infinity edge, tiled swimming pool encircling the rear of the home with a glass walled teak deck, a small gazebo and a teak deck running the entire length of the south side of the home.

Structural Integrity of Exterior and Foundations:

The exterior of the home was inspected first. The inspection began at the south side of the house and circled the entire exterior of the residence.

This inspection found no structural deficiencies with the exception of the west pool retaining wall.



All walls are straight and plumb with no signs of movement and all block cells appeared to be filled with concrete. After a thorough examination, no structural cracks were found anywhere on the property with the exception of a 10" long horizontal crack located in the south west end of the pool retaining wall. The crack is 6" below the bottom of the pool floor and is a serious structural defect in the retaining wall that should be addressed.

Upon excavation of a 3" diameter area at the midpoint of the crack, moist cement and loose rock aggregate were discovered. A 3/4" wide, 12" long chisel easily penetrated the crack 8" deep. No structural steel was located. The

excavation was limited due to not wanting to cause cosmetic damage to the surface.

My opinion is this crack is due to improperly mixed and cured concrete. No surface area wet spots were located in the area that would indicate a pool leak.

▪ Recommendation

Drain the pool and excavate all loose material, verify structural reinforcing steel and re-pour concrete in the affected area. Remove the pool piping located in the front of the existing wall,

install footing, pour a 12" deep x 2' high concrete wall in front, utilizing #4 reinforced steel to mechanically tie it into the existing wall.



While the pool is drained, work required on the west end of the home's exterior can be more readily accomplished and the pool can also be acid washed to remove the blue stain from the grout, if desired.

All structural columns were also found to be straight and plumb with no noticeable voids or movement. One exposed column footing is 39" square and extends down to an unknown depth. It would be assumed that all other concrete footings on the architectural print have the same specifications, including depth.

Per the client's request, special attention was paid to the southern wall base and deck columns under the guest wing. Upon excavation of these areas the concrete is in good condition. Slag cement products left over from construction and soil erosion give the appearance of structural shift. See Drainage System Summary for erosion mitigation.

Exterior Finishes:

Walls

All exterior block and concrete walls are finished with concrete plaster (commonly used in Costa Rica), with painted stucco on top. The plaster has not held up well over much of the exterior surface and has separated in multiple areas from the base structure.

This is due to improper application and curing of the plaster. The product must be applied according to manufacturer's recommendations and typically must cure slowly while being kept moist.

This system was also unfortunately used horizontally on the tops of walks exposed to the rain, most notably on the master bedroom and third story moon deck and on the top of the stairwell walls. Water has seeped behind the plaster which has streamed vertically down the fine crazing and veins caused by the improper curing. This has led to mold and peeling of the stucco paint on the home's exterior walls.

Mold is also growing on the exterior walls in a number of shaded areas.

▪ Recommendations

Repair all roofs as detailed in Roofing System Summary. Upon completion, remove all loose paint/stucco and concrete topping compound and repair all affected areas per product manufacturer's specifications. Ideally this should be done in the dry season so sub-surface water has time to evaporate.

Power wash all walls and recoat with a high quality stucco/paint mix with anti-mold additive.

Clearing vegetation away from home where practical will prevent mold growth.

Walkways

The concrete walk at the main entry is in good condition, the river stone and concrete pathway to the north is cracked in multiple places. The cracks are due to the lack of installation of relief

joints, poor concrete mix and a narrow width. The use of the river stone may have played a role as well.

Ground settling is normal and without relief joints concrete will always crack where it is weakest.

- **Recommendations**

Leave as is or remove/replace with subsurface preparation and correct materials.

Wood

All wood exterior structures and finishes appear to be in good condition with the exception of the termite tunnel noted on the carport column and addressed below.

Window Sills

All window sills where not covered and protected from rain are deteriorating. The exposed sills in front of the window tracks are not angled to shed water build up. Water collects there causing mold growth and seeps behind the stucco paint and concrete topping compound.

- **Recommendation**

Design a sloped surface using either a cement product or aluminum to angle water off the exposed sills. Make sure that the design does not block the window track drains.

Water Drainage and Erosion

The home is situated well on the property with a downward, gradient at all sides allowing for rainwater drainage without obstruction.

The south and west sides of the property immediately adjacent to the home and pool show signs of erosion and soil is pulling away from the south foundation wall and deck columns.

Recommendation



Grade soil on south and west areas and install landscape net covering. Plant with foliage and grasses recommended for erosion control.

South Side:

This side encompasses the guest room wing and borders the outdoor living and pool areas. Real access is currently only through the house, however, a rough path already leads from the carport and could be improved for easier access from that side. The wood deck, which appears to be crafted entirely of teak, is set on concrete column and wood posts on steel joists. It measures 6' 3" wide x 28' feet long and has a wood banister with post supports and an attractive natural cane ceiling. There are a total of 4 working, 5 bladed ceiling fans with post mounted controls. Three working electrical receptacles are located on this side. There are 4 doors leading from the deck to various interior rooms, described in the interior section of the report. Directly outside the guest bedroom suite, next to the door leading to the bathroom is an outdoor shower area that measures 6' x 4' with a concrete and wood floor and high quality chrome fixtures. The shower has hot and cold water, though the hot water pressure is poor. There are exposed electrical wires and evidence of mold in the shower area, **see**

Plumbing and Electrical System Summaries.



The capped flashing on the guest wing is in good condition, but there is potential for rain infiltration under the tile roofing in heavy rains.

The long gutter on this area is clogged and has a poor pitch with standing water, **see Roofing Systems Summary**. The 9" x 12" side wall flashing is in good condition.



The lower, south side exterior has multiple areas of water infiltration and stucco separation due to drainage issues from the deck above.

A narrow, part gravel and dirt and part concrete path leads along a sharp drop off to mechanical systems and pool mechanical room under the deck. Retention landscaping and/or a retention wall was not installed in this area and it is rapidly eroding, **see Water Drainage Summary**.



Dual Yamabishi 18,000 BTU 1950 watt A/C condensing units are set on a concrete slab under the deck midway along the lower wall. A little further along a large A/C unit with no brand evident is also on a concrete slab under the deck. **See A/C System Summary**.

There is a pathway here running down the side of the property into the jungle that has eroded and is not usable.



The concrete mechanical room is located on the Southwest corner directly under the pool. It has louvered, painted metal locking doors and a single light with wall switch. It holds an Astral Pool Millennium sand filter, a 1HP Hayward Max-Flo pump which is not grounded, low voltage lighting transformers, pool equipment subpanel, a pool timer and pool related valves. There is a 1 1/4" water main running from the back of the house to the guard's residence with an unplumbed fill line and electric lines running to the guard's residence are hanging from nailed board supports. **See Electrical and Plumbing System Summaries.**

West Side:



This is comprised of a concrete support wall for the pool, a concrete sidewalk running the length of the side, a small strip of grass and the back property retaining wall. The concrete wall supporting the pool was closely inspected and the area of concern noted by the client was determined to be below the pool floor. In the picture to the right, the tool is marking where the bottom of the pool is in relation to the concrete damage. **See Structural Integrity Summary.**

In viewing the house from this angle, it was noted that there are exposed electrical wires hanging outside the family room over the pool, **see**

Electrical System Summary.

Both upper level decks are located on the west side of the house.

Master Bedroom Deck:



Accessible only through the master bedroom, this 12' 10" x 14' 2" deck is tiled with 12" x 12" slate tile and has a concrete post and wood rail with front glass panel for an unobstructed view. It has a decorative wood post and beam top, making it fully exposed to rain. There is wiring on two of the concrete posts for outdoor lighting, but no fixtures and the wiring is currently covered with black plastic. There are also two electric receptacles which are fully exposed to the elements but are not rated for outdoor use. It was raining during the inspection and standing water was evident on the tile. There is a single tube drain installed into the stucco which cannot handle a large amount of water and it is assumed that this is part of the

water leakage problems the house is having. **See Roofing System Summary.**

Third Level "Moon" Deck:

This deck is reached from the staircase to the third floor and measures 19' 7" x 14' 3". To the Northwest is a lower level area one step down that measures an additional 9' 4" x 5' 4' and to the Northeast is a side area that measures an additional 7' 6" x 13' 6". This area includes a small, oval stainless sink wet bar area in a concrete countertop with cold running water and a hose outlet below, as well as built in wood shelves for plants. The floor is 16" square beige ceramic tile and all areas of the deck are encircled by a concrete post and wood rail. There are two floodlights and 3 receptacles rated for outdoor use. The main part and step down areas of the deck are completely open, the side area has a decorative post and beam covering and the entire deck is exposed to rain. A pool of standing water was evident in the center when we first arrived at the house, prior to our inspection and prior to that day's rainfall. During the actual inspection, it was raining and water was puddled a minimum 1/2" deep in some areas. There are three grated drains on the deck, but the roof deck is completely flat so drainage is not efficient. **See Roofing System Summary.**



Other:

Directly below the property line on the Northwest side of the property are two structures that were inspected. These are reached by a steep dirt pathway. The first is an unused, 8' x 8' concrete block well house with concrete roof and metal door, possibly for pressuring entire system in the future.. The door was locked so access could not be gained.

The second is a 3' x 7 1/2' corrugated tin and board structure set on a 20' round concrete base. This holds a 3/4 HP pump and 86.7 gal. pressure tank. The pressure relay is slightly corroded. The pump does not have a electrical disconnect switch, **see Plumbing System Summary.** Directly in front of the structure is a 9' deep concrete underground water holding tank with metal access cover.

Also on the property is a 100 amp electrical service from the street, **see Electrical System Summary**, and 2 large, underground valves, not readily accessible but assumed that one is for the water tank fill and the other for tank discharge.

As we were inspecting these structures, a security guard came by and stated that while the pump and pressure tank were for the house, the actual land was not part of the property and the cistern is shared with the property or properties below.

This was confirmed upon a study of the property plat map and should be addressed, **see Plumbing System Summary.**

North Side:

A 225 amp ICE overhead service from the street comes in at the NW corner of the property with a 20 amp, 240v sub-panel for the pressure system below, **see Electrical System Summary.**



On the north side of the property is a 12' x 9' foot covered wood gazebo with wood and concrete supports and thatched roof, 7 1/2' x 7 1/2' attached wood deck over the pool and a bamboo border. The thatched roof needs repair. A large concrete rainwater drain with metal grate is adjacent to the gazebo, as is a working outlet junction box.

The oval shaped side yard has a 87' x 21" wide stone and concrete pathway encircling the yard. This is located directly outside the family room and there is an unused satellite base on the NW side of the oval.

Looking out from the house, the water main valve is located to the left of the family room entrance, and a gray water cleanout is located to the right. Both have sets of two metal covers. The larger one we were able to remove both covers to examine, the smaller one the second cover was hermetically sealed and could not be removed. Because it is inline with the larger cleanout, it is assumed the smaller one is a gray water "T".

Located along the side of the house are two propane tanks with a non-rated hose and regulator leading to the kitchen through the attic mechanical area.

A 24' stone and concrete pathway leads to an 8' x 8' concrete shower pad, then curves to connect to the main concrete walkway at the front of the house. **See Exterior Finishes Summary.**

At the shower area there is currently just a hose, but it appears there had been a showerhead installed at one time. This is the only exterior hose valve on the main level of the property. An obvious repair has been done to the concrete and stone work where the main path turns to go to the shower, **See Exterior Finishes Summary.** To the right of the shower, close to the property line is a DirecTV branded (now Sky TV) satellite dish on 6' post.

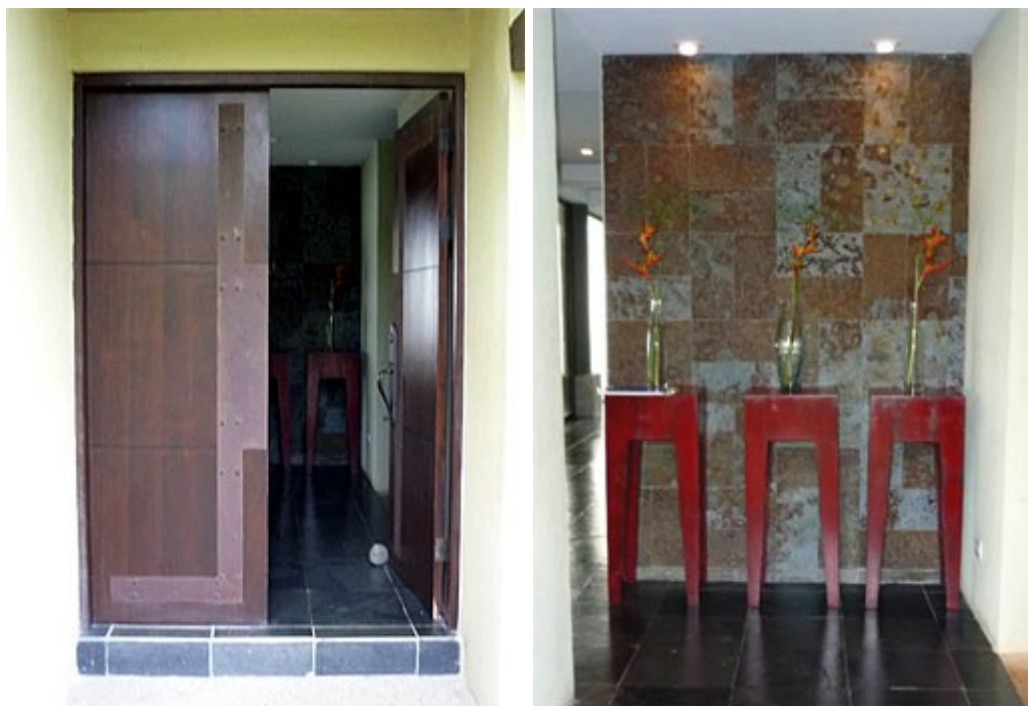
The northeast area of the house contains an underground electrical pull point with metal cover.

East Side:

This is where the front main entry of the house is located. To the right of the entryway there are 2 water valves and an unused underground electrical service pull box.

Towards the carport, to the right facing the house, there are a series of metal lidded, black water tanks. **See Plumbing System Summary.**

From the carport, facing the house, the guest wing is located to the left. This area has 7" wide x 8" deep painted, galvanized metal gutters. There is no flashing at the gutters and there is a 3" roof overhang. There is water damage to the soffit along the length of this area due to roof tile damage. **See Roofing Systems Summary.**



Interior Living Areas:

The current condition of all exterior surfaces, windows, drainage, roofing and flashing installations has been detailed in other parts of this report. In this section, I will describe each interior living area, including measurements, and offer an assessment of the current condition of the electrical, plumbing and finish installations.

All interior doors are attractive, high quality, solid wood with high quality Schlag hardware unless otherwise mentioned. All bathrooms have appropriate wall mounted mirrors, high quality chrome towel bars and toilet paper holders unless otherwise noted. All walls are cream painted stucco and all flat ceilings are 9' high, white painted drywall unless otherwise noted. 3 and 4 way light switches are installed throughout where appropriate.

Some of these installations have issues or could be improved; these are noted in the narrative and suggestions are included in the specific summary recommendations sections.

The front entrance was used to inspect the interior installations of the home.

Foyer:

The 11' 6" x 5' foyer floor has attractive, 16" x 16" dark gray flagstone tile, and directly across from the front door is a striking decorative slate wall in multi shades of brown and cream. This wall separates the foyer from the main living areas of the home. The other walls are block and stucco and painted a soft cream, as are the rest of the interior walls unless otherwise noted. There are 5 recessed lights and light switches for the entryway and exterior lighting.

The flagstone tile floor has evidence of voids when tapped. These appear to have occurred during installation. There is no evidence of movement and the grout is all intact.

To the immediate right of the foyer is a hallway with attractively stained concrete floor leading to a small utility room, laundry room and maid's quarters. To the left is a small hall area leading to the stairway for the upper levels, the guest wing and open entry to the kitchen, outdoor living room, formal dining room and family room.

Utility Room:

The 6' x 6' utility room has a single, solid wood door from the small hallway, stained concrete floors and stucco walls. It holds a working, 60 gal. Westomatic, 4500 watt hot water heater, **see Plumbing Systems Summary** and a Grayfox Systems internet, telephone and cable TV interface panel, **see Coaxial Summary**. This panel has wires pulled to it but is currently not being used. There is an attic scuttle access in the ceiling, which leads to the A/C systems for the maid's quarters and kitchen and roof insulation.

Laundry Room:

The laundry room is separated from the foyer hallway by a single, solid wood door and measures 4' 4" x 12' 7". It has a stained concrete floor, stucco walls and one 18" x 18" aluminum frame, louvered glass window with fixed screen. It is lit by a 2 lamp, 48" fluorescent light controlled by a wall switch and has 1 - 240v laundry service and 3 - 120v wall receptacles. There is a large, double concrete sink running the length of the left wall, with two brass faucets with cold water only. The sink is impressive and drains well.

To the right are a working White-Westinghouse washer with hot and cold water and a working Whirlpool dryer vented to the outside that appears new. Due to the narrow size of the room, the washer is situated in front of the dryer, instead of side by side. This has been done without blocking dryer access.

There are two breaker panels (A & AA) located in the laundry room, **see Electrical Service Summary**.

Maid's Quarters:

Access to the maid's quarters is only through the Laundry Room, separated by a single, solid wood door. It measures 8' x 9' 2" and has a stained concrete floor and stucco walls. There is a working, 5 blade ceiling fan with 3 lights operated by a wall switch and there are two wall receptacles. On the right wall are two 18" x 18" aluminum frame, louvered glass windows with fixed screen. On the front wall is a 47" x 57" aluminum frame sliding glass window with sliding screen. To the left is a single, solid wood door leading to the maid's private bath.

Maid's Bath:

This 8' 9" x 8' room is entered only through the Maid's Quarters. It has a combination of painted, concrete floor and stucco walls and 16" x 16" beige tile on the walls in the shower and on part of the bathroom floor. The floor of the shower and the area around the toilet is stained concrete. It has an American Standard sink set into a 20" x 45" concrete counter and American Standard low flow toilet. All sink and shower fixtures are simple chrome with a maker's mark of "FV". There is hot and cold running water in both the sink and the shower. The toilet flushes and the sink and shower drain well, but it should be noted that the shower head leaks. There is a 29" x 24" aluminum frame sliding window with fixed screen.

Small Hall to Kitchen, Staircase and Guest Wing Bath:

There is a 6' x 5' 4" hall to the left of the foyer leading to the living space. It has 16" x 16" dark gray flagstone tile and stucco walls and painted, drywall ceiling. Entering from the foyer, to the left is the stairwell, directly ahead is a single, solid wood door leading to the guest bath and guest suites and diagonally to the right is the open living area. Directly to the right is the kitchen. There is one recessed light in this section.



Kitchen:

The 18' 4" x 15' 2" gourmet kitchen is bordered by the open air living room and the formal dining room, with an expanse of light and glass and spectacular ocean views. To the left, 2 sets of high quality aluminum double framed glass with screens doors and fixed pane glass panels above lead to the open living space. The doors measure 9' 7" wide x 8' 4" tall and 9' 10" x 8' 4" respectively. Directly in front is the glass-walled dining room and to the right is a 4 foot partition wall to the family room.

The kitchen features a large, curved black granite countertop with dark brown wood breakfast bar and six high quality wood and cane chairs. This acts as a separator for the space. The remaining countertops are also black granite and the numerous, high quality, solid wood cabinets are crafted from the same wood. The sink, all appliances and cabinet fixtures are all stainless. There is a 4 burner gas cooktop (no brand evident), a double sink with hot and cold water and high-end Hansgrohe chrome fixtures, a garbage disposal, a Frigidaire dishwasher, side by side Frigidaire refrigerator with water and ice maker in the door, a Frigidaire convection oven and a Whirlpool "Gold" microwave. Everything is in working condition with the following notations –

- Poor water pressure at the kitchen sink and the hot and cold water is reversed
- Dishwasher works, but is not properly grounded and the unit is not currently attached to the cabinetry.
- The outlet that serves the dishwasher and garbage disposal needs repair.

The floor is the same dark gray slate as the foyer and hallway.

A section of the kitchen ceiling has peeling drywall from water damage, **see Roofing System Summary.**

There are 3 GFI receptacles, two are working properly, however, the third does not trip when tested. There are 9 eyeball lights on 2 wall switches.

The split system air conditioner is controlled by a remote control, which also controls the A/C vents in the dining and family rooms.

There is a walk-in pantry with single, solid wood door that measures 6' x 2' 6". This contains four built in shelves, 1 recessed light, 1 receptacle and ceiling access to the attic mechanical area. Note that this section of the mechanical area contains a non-rated gas line leading to propane tanks outside.



Dining Room:

The striking formal dining room extends out from the rest of the house. It measures 14' 1" x 14' 6" and has 8' glass walls in aluminum frames with concrete columns. It appears to float in the air above the pool and has 180 degree ocean views. It too has dark gray slate floor and has a painted, coffered ceiling with recessed lights that are controlled from the kitchen. There are two receptacles. The custom-designed dining table and 8 matching chairs appear to be made from exotic wood and with the exception of two large glass floor vases, are the only furnishings, making the view the centerpiece of this room.

That said, the room does have issues. The glass walls are leaking at the base from the sill, there are water stains at the right concrete column and there is a water leak in the ceiling at the A/C vent. **See Windows and Doors and Roofing Summaries.**



Outdoor Living Room:

The outdoor living space is one step down from the kitchen/dining area of the house. It has a total of 30' x 29' square feet under roof, has large, pitched, thatch roof with wood post trusses and concrete and wood columns. The floor is concrete stained in a decorative pattern in the

center, with a border surround of natural stone tile. There are 4 ceiling fans and a total of 8 spotlights and 2 recessed lights. Facing the room from the kitchen, there is a brick red painted stucco wall with an attractive, exotic wood panel to the left. All of the fan and light switches, 3 receptacles and two data outlets are located on this wall and the ceiling in this section only is drywalled. Directly ahead is the teak deck leading to the guest wing. The railing around the living area is two foot glass panels with wood posts set into decorative concrete bases. The view is of the jungle. To the right is the pool area, with a deck bump out measuring 7' 6" x 6' and ocean view. The thatched roof is in poor condition, and has been covered with plastic, which is torn. **See Roofing System Summary.**

Along the west side of the outdoor living room are numerous cracked tiles appearing along the line where the foundation wall meets the concrete floor slab. This is most likely due to slight settling and the slab not being tied to the foundation wall. Both surfaces are level to each other and the foundation wall is straight and solid with no evidence of defect. To repair, remove all tile along the floor/wall joint and retile to edge of deck slab. Tile the portion above the wall separately as a border and use the new grout line as a separation point.



Family Room:

The 14' 3" x 15' 10" family room is reached through an open doorway from the kitchen/dining area. A 4 foot partition wall separates it from the kitchen. It has a stained concrete floor, painted stucco walls and coffered, drywall ceiling. There is a 5 blade ceiling fan with no lights, a total of 8 recessed lights and a modern 3 light hanging fixture. There are wall switches for the fan and lights as well as a switch for 3 exterior flood lights. There are 7 electrical receptacles and 3 coaxial and 3 data/phone receptacles. There is a 7' 1" high x 9' 4" wide sliding glass window with screen and ocean view leading to the pool and a 6' 6" wide x 5' 10" sliding window with one operable screen leading to the side yard. There is a 33" solid wood door with glass leading to the side yard as well.

Guest Bath #1:

The first guest bathroom is accessible from the small hallway by the staircase, from a 33" exterior solid wood door leading from the deck and from the smaller of the two guest bedrooms. All the entry doors are high quality, solid wood. Irregular in shape, it measures 4' 6" x 12' 2" x 6" x 3' 6". There is an enclosed toilet stall that measures 2' 8" x 4' 11", also with a solid wood door and with a 30" x 20" aluminum frame window with screen. It holds an American Standard low flow toilet. The bathroom has a large, Deca brand square single sink with high quality chrome Helvex fixtures mounted in a concrete countertop and an unusual 6' 5" x 3' 7" x 19" deep concrete tub with concrete faucet. The lower half of the wall the sink is mounted on is 1" x 1" beige tumbled stone tiles and the top half is painted stucco. There are 2 GFI receptacles at the sink and 1 receptacle in the toilet stall. The tub is set under a 3 story ceiling with 16 square windows in the

sides of the walls and a skylight at the top. The tub enclosure is a combination of 1" x 1" tumbled stone tile, changing midway to natural gray stone and then ending in painted stucco. The hand shower and fixtures are all Helvex chrome and there is an unusual concrete "waterfall" shower. The client states that when in use, the waterfall shower leaks and is extremely noisy. It was noted that the skylight was moldy, so there may be some water leakage issues, **see Roofing System Summary.**

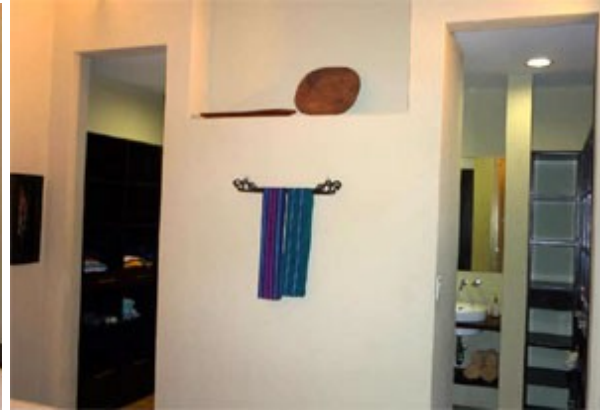
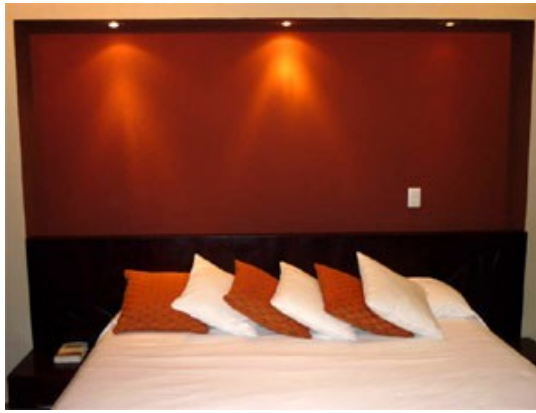


Guest Bedroom:

This 14' x 14' room is reachable directly from the deck through a set of 12' high quality sliding glass/screen doors with full length fabric curtains, through a small foyer dividing the two guest bedrooms with a solid wood entry door also leading to the deck and through the guest bath. It has an attractive stained concrete floor in a diamond shaped pattern, vaulted ceiling, an operable 5 blade ceiling fan, an operable Yamashibi split A/C system, built in wood closets and 5 wall sconces with 4-way switches and dimmer. There is a 10" x 30" fixed pane, 2 light window to the top of the painted stucco wall above the matched set of double sleigh beds. There are 5 electrical receptacles with one needing repair and 2 telephone and 2 data receptacles. Full length curtains cover the sliding glass doors. Water damage was noted above the window, **see Roofing System Summary.**

Guest Wing Foyer:

This small foyer separates the two guest bedrooms and has a high quality solid wood double door leading to the deck. It measures 4' 6" x 5', has a stained concrete floor and painted stucco walls. There are no fixtures or receptacles.



Guest Bedroom Suite:

This attractive room measures 14' x 12' 8" and is reachable through the guest wing foyer, as well as through a set of 12' double sliding glass and screen doors with full length fabric curtains to the deck and an exterior door through the private bath. The dark wood king bed is inset into a recessed nook painted a burnt orange, which contrasts attractively with the cream painted stucco walls and bed. The floor is stained concrete. The room is lit by 6 attractive chrome spot light fixtures, and three recessed lights over the bed, all on 4-way dimmers. There is a vaulted ceiling with 5 blade ceiling fan and there is a working Yamabishi split A/C system. From the entry foyer, the wall facing directly ahead has an inset shelf at the top for decorative items and an open entry way on both sides to a dressing area space with high quality built in wood shelves, drawers and closets. This area measures 7' x 14' 6" and in addition to the closets and shelves has two high quality round AMS brand sinks with high quality chrome fixtures mounted in wood counters with a shelf underneath. The floor is artistically stained concrete with natural stone accents. There are 3 compact fluorescent recessed lights with a 3-way switch in this area and a GFI receptacle at each sink.

Adjacent to the dressing area through an open entryway is a 6' 2" x 6' bath area which holds a 5' x 3' acrylic tub with armrests in a beige tiled enclosure with a rounded glass shower divider and high quality chrome fixtures. There is poor water pressure at this tub. There is a 6' x 5' 2" aluminum sliding window with one screen directly above the tub. This area has one square light fixture and one recessed light and the floor is the same attractively stained concrete and stone. To the left, though a high quality solid wood door is a 3' 4" x 5' 8" toilet enclosure with an American Standard low flow toilet with one recessed light and one outlet. There is also ceiling access to the attic mechanical area. To the right is an exterior solid wood door with frosted glass panel leading to the deck and outdoor shower. The glass panel is cracked and should be replaced.



Staircase #1:

The cantilevered concrete stairway appears to float to the upper levels. There is a 6' x 7' foot decorative area underneath with a Japanese-style rock garden. To the 2nd level, there are two flights of stairs, each with a set of 3 footlights and a decorative glass wall scone separated by a 6' x 3' concrete landing. The ceiling is a wood-framed skylight at the top level of the house. There is a second landing at the top, leading to a storage area and the master bedroom suite. One stair located second from the top on this level has a hairline crack. It is not deep, but should be monitored. There are no banisters or handrails.

Second Level Storage Area:

This room measures 5' 10" x 7' 1" and has a solid wood door. It has a stained gray concrete floor, one light switch and one recessed light. There are no outlets.



Master Bedroom Suite:

Entry to the master bedroom suite is through a solid wood door from the staircase landing directly into the dressing area. To the right are the dressing and bath areas and to the front is the bedroom area. The floor is stained concrete.

Once in the master bedroom, directly ahead are 2 - 90" x 40" sliding glass doors with screens with 2 - 10" x 7" fixed pane windows above. These lead to a deck and provide an outstanding ocean view from the bed.

To the left is a recessed window nook that measures 6' 6" x 3' with a concrete window seat and a 6' 6" x 6' 5" double sliding screened window with jungle view. To the right is a raised, 5' 4" x 9' 4" area with desk, reachable by a 16" step. This area has a 4' 6" x 3' 6" fixed window with ocean view and a 9' 4" x 3' 6" single sliding window with screen with side yard view. There is water damage evident in the corner of the ceiling and one wall of this area, **see Roofing System Summary**.

Window treatments throughout this room are high quality wood shades and full length curtains on the sliding glass doors. The blinds on the window above the window seat in the recessed nook are not operable.

There are a total of 4 electric, 4 data and 3 coaxial receptacles and a 5 blade ceiling fan and 6 recessed lights. There are a total of 4 wall switches. There is a Yamabishi split A/C system that is not currently working, **see AC System Summary for detail**.



Master Dressing/Bath Area:

The dressing area is reached either through the main room entrance or through an open doorway to the left of the bed. Similar in design to the first level guest suite, the 5' 2" x 14' 2" area has built in wood shelving, drawers and closets and two high quality round AMS brand sinks with high quality chrome fixtures mounted in wood counters with a shelf underneath. There are 6 recessed lights, two switches and a GFI receptacle at each sink. The floors throughout this area are stained concrete.

From the dressing area, a 4' 4" x 7' 2" hallway with additional wood shelves leads to a toilet enclosure and bath. The hallway has a recessed light and 38" x 30" aluminum framed sliding, screened window.

To the right, a 28 1/2" solid wood sliding door with frosted glass pane leads to the toilet enclosure, which measures 3' x 4' 6" and holds an American Standard low flush toilet, one recessed light and one outlet.

Directly ahead is the tub area, with a 25 1/2" solid wood sliding door with frosted glass pane. This area measures 7' 5" x 5' 10" and holds an acrylic tub with chrome fixtures in a wood surround raised on a 4" concrete slab. There is 1 square light fixture, 1 recessed light and 1 GFI outlet as well as a 38" x 30" aluminum framed sliding, screened window in this room. The floor of this room is wood slats on top of a concrete floor, making it look similar to a sauna. 8" x 8" tumbled stone tiles reach 5' up the walls, which then change to painted stucco. Directly to the right of the tub is a shower area with high quality chrome fixtures mounted on two tiles that extend from the rest of the tile up the wall. The shower is unusual in that the water drains directly into the wood slat floor, onto the concrete and then into a drain. It has been determined that somewhere in the drain process there is a leak that is causing damage to the outside area directly below, **see Plumbing System Summary.**

Staircase #2:

An identical staircase to staircase #1 leads to the third level. There is evidence of water seepage on the wall on the first landing. At the top landing are a total of 15 - 8" x 8" porthole windows on the right wall. To the left is a 5' 8" x 7' 1" open concrete storage area with two additional

portholes, an unused electrical opening and stained concrete floor. Directly in front is entry to the "moon" deck, through a sliding glass and screen door.

Conclusion:

This magnificent home and property needs repairs to make it the jewel it should be. The majority of the repairs are due to water related issues and when properly completed should make this home virtually faultless for years to come.

Cost Estimate of Repairs:

It is almost impossible to give a specific estimate of repair costs until qualified tradesmen are located and are able to inspect each construction item that is in need of repair. Likewise, specific materials and equipment will need to be sourced and priced and the equipment will vary based on where they are available for purchase. Items such as electric, plumbing and roofing repairs will need to be sub-contracted to qualified tradesmen with years of experience.

The recommended repairs detailed above should be able to be completed with the proper construction materials and labor for no more than \$20,000. The tile and palm roof work should cost \$33,000. In order to construct ranchos on the decks, plan on spending \$40,000.