



**REAL SHIELD**

# **INSPECTION REPORT**

***Prepared by:***  
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***Project No. DT-15803***

***JANUARY 20<sup>th</sup>, 2023***

**REAL SHIELD GROUP**

Inspection report

Project No: DT-158038

**PROPERTY LOCATED :**  
**103 White Marsh Ln, Rotonda West, FL 33947**

**PREPARED FOR: GUS BISTAS & ALLAINCE**

**PREPARED BY: REAL SHIELD GROUP**

**General Information**

1) Budget Analysis and Recommendations.

- 1.1 General Requirement
- 1.2 Existing Conditions
- 1.3 Roofing System
- 1.4 Exterior and Exterior Finishes
- 1.5 Electrical & Mechanical

## General Information

Real Shield Builders has conducted this Report Study (DT) on behalf Gus Bista. (Client) to assist the Association in their due diligence transition on inspect physically the damages on the property above. The purpose of this study was to assess and maintain the construction of the property in accordance with Florida Statute of Limitations and regulations with the intent to reasonably identify and describe “construction damages”.

## General Facts:

Weathering the Storm when **Hurricane Damage** Leads to **Construction** Defect Claims. With recent decades bringing an uptick in **hurricane** activity and increasingly strengthening storms, builders must brace for a swell of claims. Insurers typically anticipate the traditional claims for property **damage** caused by wind and water. However, such weather events may spin off a host of other concerns for builders who are already struggling with storm-related delays and labor shortages.

What is a casualty or insurable event? “Casualty” is defined as “something out of the usual course of events, and which happens suddenly and unexpectedly and without design of the person injured.”

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Although this report may not disclose all “construction defects,” every reasonable attempt has been made to do so within the scope of work agreed upon by Real Shield and the Client. This report has been prepared in accordance with generally accepted engineering practices and within the scope and limitations referenced in the professional service agreement between the Consultant and the Client.

No warranty, expressed or implied, is provided with this report.

The findings and recommendations contained herein are based upon site visits conducted on January 8th, 2023 along with information provided . The discovery of any additional information concerning the components evaluated may be forwarded to our firm for review. If necessary, we will reassess the potential impact and modify our opinions as needed.

As a conclusion, if the house suffers damage due to a hurricane or another storm event, owner will need to consult with its insurance agent and its legal counsel to determine if the damage suffered was due to a casualty, or insurable event, and thereafter decide who will need to repair

The damage and pay for the costs of such repair. Prompt action must be taken to protect the condominium property and the association. If your association needs further guidance on this issue, it should consult with its attorney.

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**EXHIBIT I - PHOTOGRAPHS**

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**SHINGLES FALL APART ALL OVER THE ROOF**

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**SHINGLES FALL APART ALL OVER THE ROOF**  
**PAINTING NEEDED**



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**INEXISTENT ROOF ALUMINIUM  
SCREENS DAMAGE**



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**FAN CEILING MISSING**  
**EXTERIOR PAINTING**

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**ALUMINIUM ROOF**  
**STRUCTURAL DAMAGE POOL CAGE**



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**INEXSTENT ROOF ALUMINIUM**

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**MOLD, HUMIDITY ON WALLS AND INSULATION**  
**A/C DUCTS COMPROMIZED**



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## MOLD, HUMIDITY ON WALLS AND INSULATION

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**FIXTURE REPLACEMENT**  
**EXTERIOR PAINTING**



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**POOL CAGE AND LEFT SIDE DOOR**

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**CARPET INSTALLATION ALL (3) BEDROOMS**



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## HUMIDITY AND CRAKS ON CEILINGS