

SHEINGOLD & ASSOCIATES, INC
Professional Building Inspectors

12420 S.W. 75th Ave
Pinecrest, FL 33156

Tel: (305) 378-1244
Cell: (305) 370-4306

Building Inspection Report



| | |
|---|---|
| Property Inspected: | <Address> |
| Prepared For: | <Client's Name> <Client's Address> <Client's Email> |
| Inspection Date: | <Date> |
| Inspection & Report by: David A. Sheingold, E.I. | |

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<Date>

<Client's Name>
<Client's Address>
<Client's Email>

Dear <Client's Name>:

In accordance with your instructions, the single family residence located at <Address>, <City>, was inspected on <Date>. The inspection consisted of a visual examination of the structure. No destructive or environmental testing was performed, nor were any walls or ceilings opened for inspection where access was not already in place. Septic tanks, common areas, or other concealed structures are specifically excluded from the inspection.

In order to avoid any possible misunderstanding, we wish to specifically advise that nothing in this report should be construed, either directly or indirectly, as a guarantee of condition of any portion of the structure. To the best of our knowledge and professional ability, this report represents an accurate appraisal of the present physical condition of the property, based on a visual examination of the observed conditions to the extent reasonably possible. **The report excludes conclusions concerning the adequacy of the components nor can we be responsible for any latent defects that may arise in the future. Estimates of repair should not be relied on exclusively and additional estimates should be obtained from licensed contractors. Our extent of liability is limited to the amount of the inspection fee. In accepting this report, the client agrees to be bound by the conditions of the inspection.**

STRUCTURE

The structure consists of a reinforced concrete foundation, masonry exterior walls with stucco veneer, and a conventionally framed wood roof. The interior flooring consists of wood on wood floor joists and reinforced concrete with terrazzo overlay. The property was constructed in 1959 and has since been remodeled. There have been several additions since original construction. There is an attached single car garage.

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1. The attic inspection showed the roof structure to be in satisfactory condition overall. Rafters are secured to the perimeter tie beam with clips on every other rafter. Although new codes require every rafter to be secured to the tie beam with straps, the existing clips are consistent with building practices at time of construction. **New Florida code states that straps must be installed on every rafter upon the next roof replacement after 2008; the value of such retrofitting is limited to 15% of the roof replacement cost.**
2. Water stains were noted on the wood sheathing throughout the attic in several locations but may predate the existing roof installation. The roof inspection showed damage in a number of areas that may allow recent water penetration. Please see roof section for additional comments and necessary repairs.
3. The crawl space inspection showed the floor structure to be in satisfactory condition at this time. Evidence of white fungal growth was noted on the sub-floor below the bathroom and should be treated with a boric acid solution to prevent wood decay over time. The fungal growth may be the result of concealed plumbing leaks. 800.00
4. The front porch iron railing is corroded and needs to be wire brushed and painted. Repair the southeast concrete corner at the railing anchorage. 450.00
5. Cracks in the front porch landing at the front door were noted as a result of minor settlement. Replace the cracked tiles and re-grout joints as necessary. Monitor the area to ensure the cracks do not reopen. 275.00
6. Seal the crack where the front porch small wall is detaching from the residence exterior wall. The opening may allow water to penetrate over time. 100.00
7. Seal the hairline cracks on the west exterior wall and at the southwest exterior corner with a non-shrinking elastomeric material. 175.00
8. Replace the missing jalousie panel at the west exterior door. 25.00
9. Replace the missing screw at the west exterior awning side panel.
10. The rear concrete clothes line post is damaged and needs removal or reconstruction. 375.00
11. The atrium enclosure screens are torn or missing. 550.00
12. The fascia is damaged in several locations as a result of water penetration and termites. The termite damaged areas have been concealed with painting. Replace all damaged sections. 750.00
13. There are no vents in the garage for carbon monoxide emissions. Vents can be installed in the existing garage door within 7 inches of the floor. 125.00
14. The garage attic access hatch is not fire rated and must be replaced or sealed. 200.00

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15. The garage entry door to the residence is self closing but must be fire rated. There are no markings on the door to indicate a fire rating. A metal skin can be secured to the garage side of the door. 350.00
16. The southeast bedroom entry door sticks when closed and needs adjustment. The closet pocket door rubs against the frame and needs adjustment. 110.00
17. The southeast bathroom mirror is becoming desilvered and needs replacement. 400.00
18. The southeast bathroom sink cabinet bottom panel is damaged; likely from a previous plumbing leak that has since been repaired. No active water leaks were noted at time of inspection. The damaged panel should be replaced. 150.00
19. The east bedroom entry door sticks when closed. 55.00
20. The hallway bathroom window does not close completely. 65.00
21. All security bars should be removed or modified for emergency egress. 800.00+
(depends on extent of labor required and damage sustained during removal)
22. The air handler wood platform is water damaged and has deflected under load. 100.00
23. The front entry and den exterior doors have a double cylinder dead bolt locks; keys must be accessible at all times for emergency egress.
24. Discoloration was noted on the dining room ceiling and is likely the result of a previous roof leak. Please see roof section for additional comments. The ceiling should be painted for aesthetics. 250.00
25. There are no tempered etchings on the den sliding glass doors. The plate glass doors should be replaced with tempered panels or a safety film can be applied to the panels to prevent shattering upon impact. 1250.00
26. The living room east sliding glass door is inoperable. 150.00
27. Water stains were noted on the living room terrazzo floor, ceiling panel, and wall above the south sliding glass door. The stains are the result of a roof leak. The listing agent states that repairs were completed in this area. Please see roof section for additional comments.

ROOF

The roof consists of foam set S-Tile on a mineral slate underlayment on wood sheathing. The roof was installed in 2002 as stated by the listing agent. The flat roof consists of a modified bitumen membrane on wood sheathing. The eave and valley flashing is galvanized.

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1. Approximately 240 tiles were found to be crushed, cracked, or chipped throughout the entire roof. This is typical of damage sustained during fumigation tenting. A section of tiles at the center vent stack were found to be unsecured and out of position.
2. Blisters and uneven sections of the flat roof were noted throughout. The blisters were found to be stiff, indicative of several installed roof membranes. It is possible that the existing flat roof is a recovery roof over one or more previous layers. The membrane has deteriorated as a result of water ponding at the center of the roof. All flat roof layers need to be removed and replaced to provide a smooth and adequately sloped surface.

Estimate to repair roofs ... \$9,000.00

PLUMBING

The plumbing system consists of city water, PVC and cast iron waste and vent pipe, and copper and galvanized water distribution lines. There is a 4 year old, 40 gallon electric water heater located in the garage. The water heater was in working order at time of inspection. Plumbing fixtures have normal wear and tear. Water pressure was satisfactory overall. A sprinkler system is installed with timer, pump, and zone valve.

1. The water meter was inspected and showed no concealed leaks in the system at this time.
2. All exterior hose connections must be equipped with backflow preventer fittings as required by code. 75.00
3. Replace the south exterior hose connection valve handle. Replace the main water supply shutoff valve handle. 90.00
4. The water heater pressure relief line is not installed. The pressure relief line should terminate outside the structure. 125.00
5. Copper water distribution lines were noted throughout the residence; however, there may still be galvanized water lines in concealed areas. Galvanized water lines have a typical useful service life of 50 years after which water pressure may decrease from interior deposits; however, water pressure was satisfactory at this time.
6. Hot and cold copper water lines were found to be in direct contact in the crawl space. Install a spacer between the pipes. 50.00
7. The southeast bathroom toilet water supply shutoff valve is frozen and needs replacement. The toilet tank lid is cracked and needs replacement. Please note that a matching tank lid may not be available. 425.00 (estimate includes toilet replacement)

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8. Water supply shutoff valves should be provided for all sinks to isolate the fixtures for service or replacement. 150.00 per sink (hot and cold valves).
9. Replace the southeast bathroom shower head. Caulk the tub rim and shower fixtures. 225.00
10. The hallway bathroom sink aerator should be replaced. The toilet tank leaks at the water line connection. Caulk the shower fixtures. 140.00
11. The kitchen sink faucet leaks at the base flange during operation. The sink water supply shutoff valves are frozen; there is no shutoff valve for the hot water supply. 200.00
12. The powder room toilet water supply shutoff valve is frozen. The sink hot water shutoff valve is frozen. 150.00

ELECTRICAL

The electrical system consists of overhead service to a meter located on the north exterior. The distribution panel is located in the garage with an integrated 200 amp main circuit breaker disconnect. There is a 100 amp main disconnect feeding the sub-panel located in the kitchen. There is a sealed junction box adjacent to the main panel. Circuits are circuit breaker controlled and wiring is copper in conduit and romex. Wall outlets are three prong grounded type. GFI protection is **not** provided. Service capacity is adequate for the current load.

1. All outlets in exterior locations, the kitchen, bathrooms, the garage, and in areas within 5 feet of water must have GFI protection for safety. 75.00 each
2. The south exterior outlet should be in a weather proof plastic bubble style enclosure. 90.00
3. The northwest exterior floodlight bulbs are missing; replace and re-test. 25.00
4. The exposed wires connected to the a/c condenser should be in protective conduit. 90.00
5. The exposed wires connected to the sprinkler pump need to be concealed for safety. 90.00
6. The garage automatic door opener power cord has been spliced and extended; not allowed by code. A dedicated outlet must be installed within 6 feet of the unit and the power cord must be continuous. The power cord plug from the existing unit has been severed where spliced; the unit may need replacement if a new power cord cannot be installed. 150.00 – 350.00
7. The garage automatic door opener should have a safety reverse feature.

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8. Install hard wired smoke detectors in all bedrooms for safety. The smoke detectors should also be interconnected so that all alarms sound when one is activated. 375.00
9. The southeast bathroom ceiling fixtures are inoperable. 275.00
10. The hallway bathroom ceiling light and vanity light fixture are inoperable. Repair and verify operation. 175.00
11. The hallway ceiling lights are inoperable; replace bulbs and re-test. 10.00
12. The kitchen cooktop exhaust fan is inoperable. 150.00
13. The garbage disposal motor is frozen and needs replacement. 175.00
14. The refrigerator ice dispenser and light are inoperable. 125.00 – 225.00
15. The den northwest outlet has no power and needs minor rewiring. 55.00
16. Several switches throughout the residence have functions for which could not be determined. Verify operation of all lights and switches prior to closing.
17. There is no outlet in the powder room; one is required by code. 125.00

MECHANICAL

The air conditioning system consists of a single central split unit with 5 ton capacity, installed in 2008. The air handler is located in the hallway closet, installed in 1990. The units were in partial working order at time of inspection. Ducting is fiberglass, fiberboard, and sheet metal throughout. A wall mounted a/c unit is installed and in working order.

1. The sheet metal ducts should be replaced as excess condensation may lead to corroded ducts. The corroded metal particles can then be dispersed throughout the residence and pose a potential health hazard. 1750.00
2. The air handler heating function was inoperable at this time
3. The air handler unit has exceeded its typical useful service life of 12 years after which replacement is recommended. Both the air handler and exterior condenser should be replaced in sets to ensure compatible operating pressures. 2000.00
4. Install a line switch on the air handler to prevent flooding by turning off the unit if the condensate drain line becomes restricted. 200.00
5. The exterior condenser should be anchored to the platform to prevent damage during strong winds. 125.00
6. The condensate drain line needs to extend at least 12 inches from the exterior wall and empty into a dry well. 100.00
7. Install insulation on the Freon suction line. 75.00

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8. The small section of flexible fiberglass ducting was noted in the garage where penetrating the wall. The flexible fiberglass ducts are not allowed in the garage and must be replaced with rigid fiberboard. 120.00
9. A laundry dryer vent must be connected and terminate outside the residence. 125.00
10. The garage refrigerator was not in working order.
11. At least 10 inches of insulation is required in the attic. Contact FPL for efficient energy rebates.
12. The abandoned metal duct above the air handler unit in the attic should be removed. 275.00
13. The dishwasher "light china" button is frozen and could not be selected.

GENERAL

1. Appliances were tested and found to be in working order except where noted above. The kitchen and laundry appliances have exceeded their typical useful life and replacement is recommended. Verify operation of all appliances again prior to closing.
2. Verify that permits were obtained for all completed work.
3. Any guarantees obtained from the seller must be transferable at closing.
4. The comments noted herein may not coincide with your inspection rights under the terms of the sales agreement.

Very truly yours,

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PHOTOS



1

Main water supply shutoff valve.



2

Damaged fascia and atrium screen enclosure.

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3

Exposed wires at sprinkler system pump.



4

Missing water heater pressure relief line.

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|  | <p>5</p> <p>Water stains on sheathing.</p> |
|  | <p>6</p> <p>Attic access from garage (not fire rated). Flexible fiberglass ducts where penetrating wall.</p> |

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7

Insulated sheet metal duct.



8

Water staining on wall above living room sliding glass door.

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9

Crushed and cracked tiles throughout roof. Some repairs noted.



10

Blisters, undulations, and degranulation of the flat roof membrane.

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Fungal growth and water stains on the sub-floor below the bathroom. (viewed from within the crawl space)