

# 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:**

<Property Address>

**Prepared For:**

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

**Inspection Date:**

<Date>

**Inspection & Report by:** David A. Sheingold, E.I.

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<Date>

<Client>

<Client's Address>

<Client's Email>

Dear <Client>:

In accordance with your instructions, the single family residence located at <Property Address>, <Property 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 and 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.**

## INSPECTION RESULTS / COMMENTS

1. There is inadequate hot water supply to the plumbing fixtures throughout the residence. The tankless on-demand electric water heater is located in the laundry room closet and services the entire residence. Hot water to the kitchen sink was delayed several minutes while hot water to the powder room was unobtainable even after 7 minutes of flow. We recommend that additional water heaters be installed throughout the residence. It is also possible that plumbing lines were not properly connected in concealed areas.
2. The crawl space structure consists of reinforced concrete t-beams. Several T-beam webs have been removed at the east end of the north and central crawl space compartments. The webs are integrated into the slab for structural support and have been replaced with structurally inadequate wood posts. Furthermore, the wood boards conceal the slab soffit which may be structurally damaged. Remove all wood materials and reconstruct T-beam webs and slabs as necessary.

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3. The crawl space inspection showed several areas of exposed rebar (spalling) in the north compartment. This compartment corresponds to the rear patio where water has penetrated the surface. We recommend that the patio surface be water proofed or a membrane be installed under the patio tiles to prevent water penetration into the crawl space floor slabs and joists. All damaged concrete members need structural repairs.
4. Elevated humidity levels were noted in the gym and can be attributed to the 2.5 ton air handler unit of which the capacity is too great for the square footage of the room. We recommend that a residential load calculation be conducted in the gym to determine the required size of the a/c system. Typically, a 1.5 ton a/c system will be installed to service an area of 750 square feet. Water stains were noted on the water heater closet ceiling as a result of the excess humidity.
5. The southwest exterior outlet has no power.
6. The a/c condensate line should extent 12 inches from the exterior wall and empty into a dry well.
7. The south exterior distribution panel circuits must all be labeled.
8. Repair the cracked stucco on the south exterior steps adjacent to the distribution panel.
9. A patched stucco section on the north exterior wall was noted; paint for aesthetics.
10. Water stains were noted on the rear patio east exterior wall. The stains appear to be the result of wear on the paint during rainstorms and may continue to become worn until repainting is necessary. This condition may lead to eventual moisture migration through the wall over time.
11. The vertical crack in the east exterior wall needs to be sealed. The crack is likely the result of settlement after the additions were constructed. This area must be monitored after it is sealed to ensure there is no continued settlement.
12. Railings should be installed at all exterior steps and along the front pond bridge for safety.
13. Seal the minor crack in the east exterior wall above the collector box.
14. The east exterior a/c slab is separating from the exterior wall as evidenced by a crack between the slab and wall. Seal the crack and monitor.
15. The garage door sidelight window is cracked and needs replacement.
16. The wall stucco is unfinished adjacent to the front entry steps.
17. The south exterior wall paint is mismatched in several areas.
18. The south exterior outlet has no GFI protection; required for safety.
19. The doorbell and front entry gate controls were not installed at time of inspection.
20. The eave metal along the overhang does not maintain the required ½” spacing from the perimeter fascia.
21. Repair the master bedroom exterior door threshold stucco.
22. The master bathroom bidet water control is poorly installed.
23. Install a light control panel at the north doorway of the master bathroom for convenience.
24. Provide vibration pads between the air handler units and metal stands to reduce noise levels during operation.
25. The gym water heater closet door hits the adjacent light when opened.

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26. The distribution panel located in the master sitting room has defective arc-fault circuits that trip continuously. The affected arc-faults are located at circuits #4 and #6.
27. The second floor southeast bedroom entry door threshold stucco is unfinished.
28. The second floor southeast bathroom shower handheld spray fixture is selected by default. The shower head is typically the default selection.
29. The second floor den air handler closet door is unfinished.
30. The second floor den light switch control adjacent to the bathroom is inoperable.
31. There is no access to the air handler closet located adjacent to the office; the door was locked at time of inspection. Our inspection results exclude all items located in this closet.
32. The audio visual closet door hits the adjacent doorway ceiling when opened.
33. The powder room entry door does not engage the strike plate and needs adjustment.
34. The powder room sink is pre-drilled for the installation of plumbing fixtures. The openings are not in use and should be sealed for aesthetics.
35. A shower door is recommended in the powder room for water retention during operation.
36. The living room sliding glass door lock is poorly installed.
37. The dishwasher kick plates are misaligned.
38. The laundry room closet door needs adjustment.
39. The Maid's Quarters entry door is unfinished. The sliding door lock is operable but should be adjusted. The south door handle and lock are defective.
40. The garage entry door is unfinished. The door must also be self closing and latching as required by fire code.
41. The east family room southwest exterior door fixed side handle lock is defective.
42. The gym entry door fixed door handle is defective.
43. No roof permits were found for the main residence flat cement tile roof. Evidence of previous roof leaks in the form of water stains were noted in the attic but may have since been repaired. The roof has exceeded its typical useful life and repairs have been made to prolong the service life. The roof may require continued repairs in the future until it is replaced.

## GENERAL

1. Verify operation of all appliances prior to closing.
2. Verify operation of the pool equipment and all water features prior to closing.
3. Verify that permits were obtained for all completed work.
4. Any guarantees obtained from the seller must be transferable at closing.
5. The comments noted herein may not coincide with your inspection rights under the terms of the sales agreement.

Very truly yours,

Sheingold & Associates, Inc.

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 A photograph of an attic space showing significant water damage. The wooden joists and rafters are stained and discolored. A large area of yellow insulation is visible, and a piece of cardboard is draped over the top of the structure. A wooden board is leaning against the rafters.	<p>1</p> <p>Water staining in attic</p>
 A photograph showing a close-up of a structural T-beam. The web of the T-beam has been removed, leaving a jagged, broken edge. The surrounding area is filled with debris and insulation.	<p>2</p> <p>Removed T-beam web</p>

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	<p><b>3</b></p> <p>Spalling on slab soffit</p>
	<p><b>4</b></p> <p>Spalling at t-beam web</p>