

# FELDI'S BUILDING INSPECTIONS

SERVING SOUTH FLORIDA SINCE 1989  
INSPECTION REPORT

123 SAMPLE REPORT  
CONDO #207  
BOCA RATON FL

BUYER: SMITH

INSPECTION DATE:



## APPLIANCES:

REFRIGERATOR: WORKING  
ICE-MAKER: **(see below)**  
GARBAGE DISPOSAL: WORKING  
RANGE: ALL FOUR BURNERS WORKING  
EXHAUST FAN: WORKING  
HOOD LIGHT: WORKING  
OVEN: WORKING  
DISHWASHER: NONE  
WASHER: NONE  
DRYER: NONE

**ITEMS REQUIRING ATTENTION:**

1. THE ICE MAKER COULD NOT BE TESTED AS IT IS NOT CONNECTED TO A WATER LINE. ALSO, THE ICE MAKER BEEN IS MISSING. APPROXIMATE HOOKUP COST. \$100 – \$150 APPROXIMATE BEEN REPLACEMENT COST. \$35 – \$45 APPROXIMATELY ICE MAKER REPAIR COST IF NECESSARY. \$150 – \$450



**AIR-CONDITIONING:** NOT COOLING PROPERLY, SERVICING NECESSARY

THE AIR-CONDITIONING HAD ONLY A 10 DEGREE TEMPERATURE DIFFERENTIAL. A 80 DEGREE READING WAS TAKEN AT THE RETURN AIR GRILL AND A 70 DEGREE READING AT THE DIFFUSER. THE REPAIRING CONTRACTOR SHOULD CHECK FOR A POSSIBLE REFRIGERANT LEAK. ALSO, THE THERMOSTAT ITSELF IS DEFECTIVE DUE TO A LEAKING BATTERY AND NEEDS TO BE REPLACED. APPROXIMATE ANTICIPATED REPAIR COST. \$700 – \$2200 (note, the air conditioning system was manufactured in 2017 the normal maximum life air conditioning system, is 13 to 15 years. The photo below right is the exterior condensing unit located in the rear.)



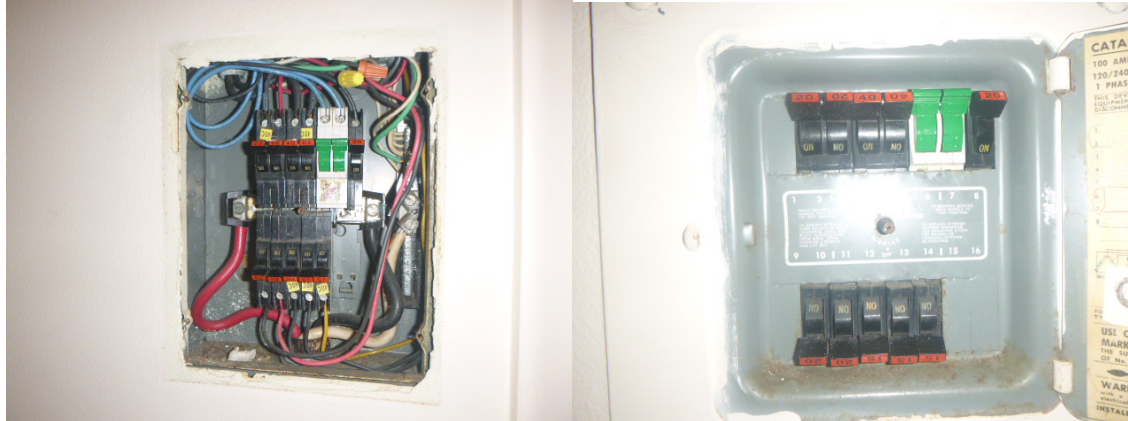
**HEAT:** ELECTRIC HEAT STRIP TYPE: WORKING

**HEAT STRIP SIZE:** 5 KW



**ELECTRICAL:** ITEMS REQUIRING ATTENTION:

1. THE INTERIOR ELECTRICAL PANEL WAS MANUFACTURED BY FEDERAL PACIFIC. THIS PARTICULAR BRAND PANEL IS DEEMED EFFICIENT AND UNSAFE, REPLACEMENT IS NECESSARY. APPROXIMATE REPLACEMENT COST. \$1200 – \$1600



2. WATER HEATER CORD IS NOT CLAMPED WHERE IT ENTERS THE WATER HEATER, IN ADDITION THE COVER IS NOT PROPERLY SECURED. APPROXIMATE REPAIR COST. \$45 – \$65



3. BATHROOM GFCI OUTLET HAS REVERSED POLARITY. APPROXIMATE REPAIR COST. \$25 – \$45

ALL OTHER OUTLETS, SWITCHES AND FIXTURES ARE IN WORKING CONDITION. NO OTHER ELECTRICAL DEFICIENCIES FOUND.

**ALSO, GFCI SAFETY OUTLETS ARE RECOMMENDED, AT ALL WET LOCATIONS WHERE THEY DO NOT CURRENTLY EXIST.**

**SERVICE AMPERAGE SIZE:** most likely 100 amp— could not be confirmed, meter area not accessible

(Note: some outlets were not accessible due to furniture)

**PLUMBING:** ITEMS REQUIRING ATTENTION:

1. KITCHEN SINK SPOUT AERATOR IS MISSING. APPROXIMATE REPLACEMENT COST. \$10

2. THE VARIOUS SHUT OFF VALVES UNDER THE SINKS AND THE TOILET ARE SEIZED UP AND NOT WORKING. APPROXIMATE REPAIR COST. \$45 – \$125 EACH



3. ALL THREE BATHTUB VALVES LEAK WHEN ON. APPROXIMATE REPAIR COST. \$45 – \$95 EACH



4. BATHTUB SPOUT IS CORRODED WITH SHARP EDGES. APPROXIMATE SPOUT REPLACEMENT COST. \$45 – \$65

5. THE WATER HEATER HIGH PRESSURE RELIEF VALVE IS NOT CONNECTED TO THE EXTERIOR LINE. APPROXIMATE REPAIR COST. \$75 – \$125



**WATER MAIN SHUT OFF LOCATION:** UNDER THE KITCHEN SINK AREA, SEE PHOTO BELOW



ALL OTHER BATHROOM AND KITCHEN FIXTURES AND EXPOSED PLUMBING ARE IN WORKING CONDITION. NO OTHER PLUMBING DEFICIENCIES FOUND.

**DOORS AND WINDOWS:** ITEMS REQUIRING ATTENTION:

1. LIVING ROOM, ALL THREE WINDOWS NEED SERVICING, ALL APPEAR TO HAVE BROKEN SPRINGS OR A DAMAGED LOCK. ALSO, THE WINDOW GUIDES ARE MISSING. APPROXIMATE SERVICING COST. \$45 – \$95 EACH WINDOW
2. MAIN FRONT ENTRY DOOR STICKS AT THE TOP. APPROXIMATE REPAIR COST. \$45 – \$65



ALL OTHER DOORS AND WINDOWS ARE IN WORKING CONDITION.

**(Note: torn, damaged or missing window screens are not included in this inspection.)**



**HOT WATER HEATER:** ELECTRIC DOUBLE ELEMENT TYPE: WORKING (note, the water heater was manufactured in 1990 and has a 30-gallon capacity. The normal maximum life water heater, is 13 to 15 years. As this water heater has exceeded its design life, replacement may soon be necessary. Approximate replacement cost. \$1200 – \$1400.)



**STRUCTURAL:** NO STRUCTURAL DEFICIENCIES FOUND. (Note, this inspection is for the interior only and does not include the building structure.)

**DOOR BELL:** NONE

**CEILING FAN:** WORKING

**CABINETS & COUNTERTOPS:** SATISFACTORY CONDITION

**MOLD:** NO VISIBLE MOLD EVIDENCE FOUND

**SMOKE DETECTORS:** REPLACEMENT OF ALL NON-HARD-WIRED SMOKE DETECTORS IS RECOMMENDED. ALSO, ANY SMOKE DETECTORS THAT HAVE YELLOWED, NEED REPLACEMENT, WHETHER THEY ARE HARDWIRED, OR BATTERY-OPERATED. **ALL SMOKE DETECTORS SHOULD BE SERVICED OR REPLACED IF NECESSARY, PRIOR TO MOVING IN, BY A QUALIFIED TECHNICIAN.** BATTERIES SHOULD ALSO BE REPLACED ON AN ANNUAL BASIS.

**WATER INTRUSION:** NO VISIBLE EVIDENCE FOUND

**ACCORDION SHUTTERS:** WORKING, HOWEVER GENERAL SERVICING IS NECESSARY FOR SMOOTH OPERATION. APPROXIMATE SERVICING COST. \$35 – \$55 EACH

**ROLL UP SHUTTERS:** WORKING

**SUMMARY:** OVERALL THE CONDO WAS IN FAIR CONDITION. MOST NECESSARY REPAIRS ARE RELATIVELY MINOR END OF A MAINTENANCE TYPE REPAIR.

ALSO, THE ASSOCIATION SHOULD BE NOTIFIED AS THERE WAS EVIDENCE OF TERMITES AND THE CONDO. A LICENSED TERMITE INSPECTOR SHOULD BE ACQUIRED FOR FURTHER EVALUATION AND TREATMENT.



PLEASE READ THIS NOTE REGARDING RODENTS: As of the past few years, the rodent population has been exploding in South Florida. We are not a licensed rodent removal or inspection company, consequently our report does not include an official rodent inspection. Should you desire a professional rodent inspection, the appropriate contractor should be acquired. However, through the course of our inspection, should we notice any evidence of rodents, we will attach a notation on the report as a courtesy. If you do not see a notation, we did not see any evidence of rodents. This does not mean your property will be rodent free when you move in. A substantial infestation can happen in a matter of a couple of weeks, a rodent can squeeze through a very small opening to gain access to the property. We cannot be responsible for any infestation that occurs after our inspection has been completed.

IMPORTANT NOTE: OLD HOUSE AND BORERS/POWDER POST BEETLES, MAY NOT BE FOUND DURING A WOOD DESTROYING ORGANISM INSPECTION/TERMITE INSPECTION. THIS TYPE OF BEETLE CAN REMAIN DORMANT IN WOOD FOR YEARS BEFORE EMERGING. CONSEQUENTLY, IT IS NEARLY IMPOSSIBLE TO DETERMINE IF THESE BEETLES ARE DORMANT IN THE WOOD AREAS OF THE HOME. ALSO, THEY CAN BE BROUGHT IN WITH FURNITURE AND WOOD FLOORING ETC. ALTHOUGH THEY ARE RELATIVELY RARE, IT APPEARS THEY ARE ON THE INCREASE IN SOUTH FLORIDA. TREATMENT OF THIS TYPE OF BEETLE IS COSTLIER THAN TERMITE TREATMENT, AS IT REQUIRES SUBSTANTIALLY MORE CHEMICAL FOR TREATMENT. FELDI'S BUILDING INSPECTIONS AND OUR TERMITE INSPECTORS CANNOT BE HELD LIABLE, SHOULD THIS TYPE OF BEETLE EMERGE AFTER PURCHASE OF THE PROPERTY.

IMPORTANT NOTE: OPEN PERMITS ON THE PROPERTY, OR CONSTRUCTION DONE WITHOUT A PERMIT, IS NOT INCLUDED IN THIS INSPECTION. NORMALLY THIS TYPE OF INFORMATION IS RESEARCHED DURING TITLE WORK. THIS INSPECTION IS FOR FUNCTIONAL DEFECTS ONLY.

(NOTE: THE FOLLOWING IS NOT INCLUDED IN THIS INSPECTION; FLOOR AND WALL-COVERINGS, LOOSE -- CRACKED OR MISSING FLOOR TILES, COSMETICS, BUILT IN FURNITURE, ANY ITEMS NOT SPECIFICALLY LISTED ON THIS REPORT, LATENT DEFECTS, CONCEALED DEFECTS, WINDOW AND DOOR SCREENS, PORCH SCREENS, MOLD TEST, CONCEALED MOLD)

ENVIRONMENTAL INSPECTIONS SUCH AS ASBESTOS, LEAD-BASED PAINT, CHINESE DRYWALL ETC. IS NOT INCLUDED IN OUR INSPECTIONS. THE ONLY TYPE OF ENVIRONMENTAL INSPECTION WE PERFORM IS, A VISUAL MOLD EVIDENCE INSPECTION. WE CAN ALSO PROVIDE A BASIC AIR TEST FOR MOLD. ALL OTHER ENVIRONMENTAL INSPECTIONS, NEED TO BE DONE BY A LICENSED ENVIRONMENTAL INSPECTION COMPANY.

THIS INSPECTION MAKES NO WARRANTIES OR GUARANTEES. IT REPRESENTS THE CONDITION AT THE TIME OF INSPECTION ONLY. ALSO, WHAT IS VISIBLE AND ACCESSIBLE AT THE TIME. THIS REPORT IS CONDENSED FOR YOUR CONVENIENCE AND WRITTEN IN NON-TECHNICAL LANGUAGE. **IMPORTANT: REPAIR COSTS ARE APPROXIMATIONS; ACTUAL REPAIR COSTS MAY BE SIGNIFICANTLY HIGHER ON SOME ITEMS SUCH AS AIR-CONDITIONING AND APPLIANCES FOR EXAMPLE. IF REPAIRS ARE NOT BEING MADE BY THE SELLER PRIOR TO CLOSING, EXACT FIGURES SHOULD BE ACQUIRED BY THE APPROPRIATE CONTRACTORS.**

IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT ME AT, 1-561-362-9922

THANK YOU,

*Joe Feldi*

JOE FELDI  
FELDI'S BUILDING INSPECTIONS  
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STATE CERT. HOME INSPECTOR HI990

***INSPECTION AND REPORT: PAID IN FULL***