

FELDI'S BUILDING INSPECTIONS

SERVING SOUTH FLORIDA SINCE 1989

INSPECTION REPORT

7654 SAMPLE
HOUSE
BOYONTON BEACH FL

BUYER: SMITH

INSPECTION DATE: 4-27 -2021



APPLIANCES:

REFRIGERATOR: WORKING
ICE- MAKER: WORKING
DOOR ICE: WORKING
DOOR CHILLED WATER: WORKING
GARBAGE DISPOSAL: WORKING
GAS RANGE: ALL FOUR BURNERS WORKING
EXHAUST FAN: WORKING
SURFACE LIGHT: **(see below)**
GAS OVEN: WORKING
DISHWASHER: CYCLED AND FUNCTIONED PROPERLY
WASHER: CYCLED AND FUNCTIONED PROPERLY
DRYER: CYCLED AND FUNCTIONED PROPERLY
MICROWAVE: WORKING

ITEMS REQUIRING ATTENTION:

1. SURFACE LIGHT BENEATH THE MICROWAVE OVEN IS NOT WORKING. APPROXIMATE REPAIR COST. \$15 – \$45

AIR-CONDITIONING:

THE AIR-CONDITIONING WAS WORKING AT THE LOWER END OF THE ACCEPTABLE RANGE WITH A 14 DEGREE TEMPERATURE DIFFERENTIAL. A 72 DEGREE READING WAS TAKEN AT THE RETURN AIR GRILL AND A 58 DEGREE READING AT THE DIFFUSER. SERVICING OF THE SYSTEM IS RECOMMENDED PRIOR TO SUMMER. ALSO, THE AIR CONDITIONING CONTRACTOR SHOULD CHECK FOR A POSSIBLE REFRIGERANT LEAK. (note, the air conditioning system was manufactured in 2015 the normal maximum life air conditioning system, is 13 to 15 years. The photo below left is the inside air handler, located in the second-floor bedroom closet. The photo below right is the exterior condensing unit. Also, several of the air-conditioning diffusers are dirty and need cleaning.)



On air-conditioning systems over five years old, it is common for coils to need cleaning in the air handler. Also, there is a possibility of concealed mold evidence inside the air handler cabinet, due to the age of this unit. Our air conditioning inspection is noninvasive, consequently we do not open up the air conditioning unit and inspect the insides. **A licensed air-conditioning contractor should be acquired prior to purchase of the property.** for an internal assessment of the condition of the air handler. As well as inspecting for concealed mold inside the air handler and adjacent ductwork.

HEAT: ELECTRIC HEAT STRIP TYPE: WORKING

HEAT STRIP SIZE: APPEARS TO BE A 10 KW

ELECTRICAL: ITEMS REQUIRING ATTENTION:

1. REAR PORCH, THE NORTH GFCI OUTLET IS LOOSE IN THE WALL. APPROXIMATE REPAIR COST. \$25 – \$35

2. REAR PORCH, THE SOUTH OUTLET HAS A COVER DOOR THAT IS MISSING. ALSO, THE ADJACENT OUTLET HAS NO POWER. MOST LIKELY THIS IS DUE TO A REMOTE-CONTROL UNIT THAT IS ATTACHED. THIS COULD NOT BE TESTED AS A REMOTE CONTROL WAS NOT AVAILABLE. APPROXIMATE ANTICIPATED REPAIR COST. \$45 – \$75



3. GARAGE ELECTRICAL PANEL IS MISSING THREE OF THE COVER SCREWS. APPROXIMATE REPLACEMENT COST. \$10 – \$15

4. THE SWIMMING POOL LIGHT, NOT WORKING. APPROXIMATE REPAIR COST. \$100 – \$250 (note, there is a possibility the correct switch for the light was not found. However, all of the obvious light switches that could control the pool light were turned on.)

5. LAWN SPRINKLER TIME CLOCK COVER DOOR IS MISSING. APPROXIMATE REPLACEMENT COST. \$45 – \$65



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: 200 amps— the main electrical disconnect is located inside the garage electrical panel at the top, see photo below.



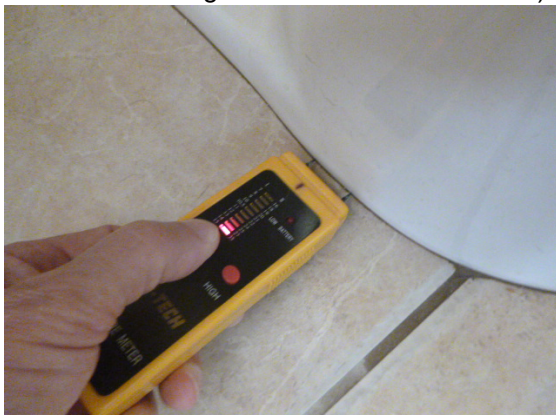
(Note: some outlets were not accessible due to furniture)

PLUMBING: ITEMS REQUIRING ATTENTION:

1. THE WATER MAIN SHUT OFF IN THE FRONT OF THE HOUSE COULD NOT BE TESTED AS THE HANDLE HAS RUSTED OFF. APPROXIMATE HANDLE REPLACEMENT COST. \$10 – \$20 APPROXIMATE SHUT OFF VALVE REPLACEMENT COST IF NECESSARY. \$300 – \$450



2. MASTER BATHROOM TOILET IS LEAKING AT THE BASE; A NEW WAX RING NEEDS TO BE INSTALLED UNDER THE TOILET. APPROXIMATE REPAIR COST. \$175 – \$225 (the photo below shows the bottom area of the toilet checking wet with a moisture meter.)



3. MASTER BATHROOM LEFT SINK HAS AN IMPROPERLY REPAIRED DRAIN. APPROXIMATE REPAIR COST. \$75 – \$125



4. MASTER BATHROOM, BOTH OF THE MECHANICAL DRAIN STOPS IN THE SINKS ARE NOT WORKING PROPERLY OR HAVE PARTS MISSING. APPROXIMATE REPAIR COST. \$45 – \$75 EACH

5. POWDER ROOM SINK MECHANICAL DRAIN STOP IS NOT WORKING. APPROXIMATE REPAIR COST. \$45 – \$75

6. 2ND FLOOR BATHROOM SINK MECHANICAL DRAIN STOP IS NOT WORKING. APPROXIMATE REPAIR COST. \$45 – \$75

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

WATER MAIN SHUT OFF LOCATION: FRONT EXTERIOR, SEE PHOTO BELOWS



DOORS AND WINDOWS: ITEMS REQUIRING ATTENTION:

1. KITCHEN, THE CENTER BAY WINDOW HAS A BROKEN WINDOW SPRING. APPROXIMATE REPAIR COST. \$45 – \$95



2. LIVING ROOM, NORTH SLIDING GLASS DOOR DOES NOT ROLL PROPERLY. APPROXIMATE REPAIR COST. \$45 – \$125

3. LIVING ROOM, SOUTH SLIDING GLASS DOOR LOCK IS NOT WORKING. APPROXIMATE REPLACEMENT COST. \$45 – \$75

4. ATTIC LID/DOOR HAS LOOSE TRIM AROUND THE PERIMETER. APPROXIMATE REPAIR COST. \$35 – \$55

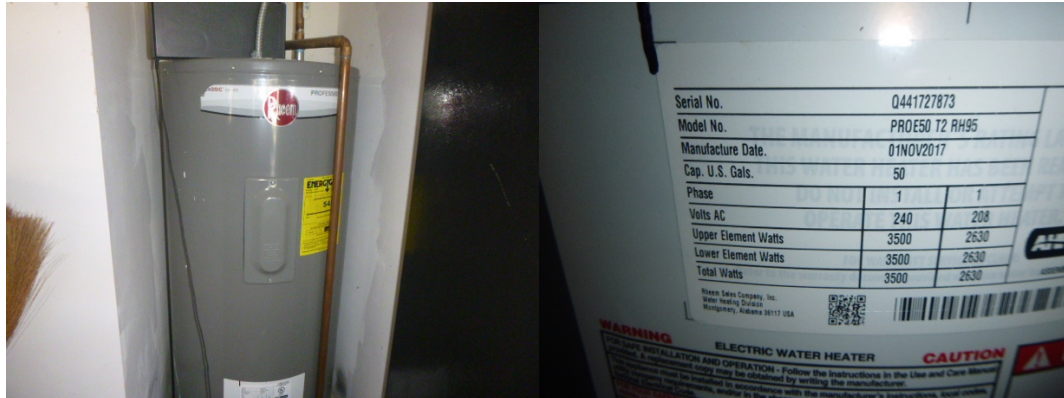


ALL OTHER DOORS AND WINDOWS ARE IN WORKING CONDITION.

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

ELECTRIC GARAGE DOOR OPENERS: BOTH WORKING

HOT WATER HEATER: ELECTRIC DOUBLE ELEMENT TYPE: WORKING (note, the water heater was manufactured in 2017 and has a 50-gallon capacity. The normal maximum life water heater, is 13 to 15 years. The photo below is the water heater, located in the garage.)



LAWN SPRINKLERS: ITEMS REQUIRING ATTENTION:

1. SEVERAL SPRINKLER HEADS PER ZONE, ARE EITHER PARTIALLY CLOGGED, MISDIRECTED OR NOT WORKING PROPERLY. APPROXIMATE REPAIR COST. \$45 – \$65 PER ZONE
2. THE SOLENOID VALVE IS LEAKING SUBSTANTIALLY WHEN ON. APPROXIMATE REPLACEMENT COST. \$150 – \$300



3. THE INDEXING VALVE IS STICKING, CONSEQUENTLY IT IS NOT CHANGING ZONES PROPERLY. APPROXIMATE REPAIR COST. \$150 – \$300



FOUR ZONE AUTOMATIC SYSTEM ON CITY WATER: ALL ELSE, WORKING PROPERLY. (Note, the system does not have 100 percent coverage.)

ROOF: ITEM REQUIRING ATTENTION:

1. THE SMALL AREA DIRECTLY OUTSIDE OF THE NORTH SECOND FLOOR BEDROOMS HAS DETERIORATED ROOF MEMBRANE EXPOSED. IT IS RECOMMENDED THIS AREA BE COVERED WITH SEVERAL COATS OF "GACO 100% SILICON ROOF COATING". APPROXIMATE REPAIR COST. \$300 – \$450



2. THERE IS APPROXIMATELY THREE DOZEN SMALL CRACKED CORNERS OF ROOF TILES. THERE IS ONE TILE AT THE SOUTH END THAT IS CRACKED FULLY THROUGH. ALL DAMAGED TILES SHOULD BE REPAIRED WITH THE APPROPRIATE ROOF ADHESIVE, SUCH AS RT 600 OR POLY FOAM. APPROXIMATE REPAIR COST. \$200 – \$400



THE ROOF IS SLOPED WITH AN "S" TILE OVER MEMBRANE ROOF SYSTEM. THE ROOF IS THE ORIGINAL, APPROXIMATELY 17 YEARS OLD. THE ROOF IS IN SATISFACTORY CONDITION AND CURRENTLY LEAK FREE. THE NORMAL MAXIMUM ROOF LIFE, FOR THIS TYPE OF ROOF SYSTEMS 25 YEARS.



(Note, areas of the attic were not accessible due to ductwork and construction features.)

STRUCTURAL: NO STRUCTURAL DEFICIENCIES FOUND.

POOL: ITEM REQUIRING ATTENTION:

1. THE PAVERS AROUND THE SKIMMER ARE SAGGING IN SEVERAL AREAS. THERE IS A POSSIBILITY OF A SKIMMER LEAK, HOWEVER THERE IS NO OTHER EVIDENCE INDICATING THIS. APPROXIMATE PAVER REPAIR COST. \$200 – \$350



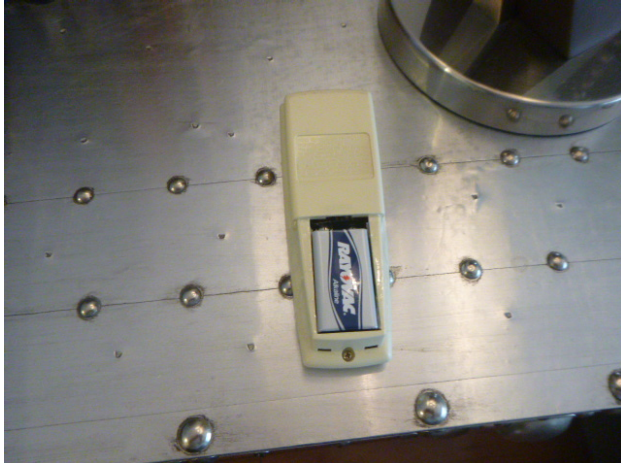
POOL, PUMP AND FILTER ARE IN WORKING CONDITIONING. NO DEFICIENCIES FOUND



Important note: below ground or waterline pool leaks are not included in this inspection. Buyer must rely upon seller for a disclosure regarding this matter. Below ground or waterline swimming pool leaks require a contractor specializing in this type of leak detection.

WIRELESS DOOR BELL: NOT WORKING, APPROXIMATE REPAIR COST. \$25 – \$65

CEILING FANS: WORKING (note, the remote control for the master bedroom ceiling fan is missing the battery cover. Approximate replacement cost. \$10 – \$20



CABINETS & COUNTERTOPS: SATISFACTORY CONDITION

MOLD: SLIGHT SURFACE MOLD EVIDENCE WAS NOTED ON SOME OF THE AIR CONDITIONING DUCT IN THE ATTIC. THIS CAN NORMALLY BE CLEANED WITH STANDARD HOUSEHOLD PRODUCTS AS THE DUCT ITSELF IS A NONPOROUS MATERIAL. APPROXIMATE REMEDIATION COST. \$200 – \$300



NO OTHER 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: ITEM REQUIRING ATTENTION:

1. THE CLOSET DIRECTLY NEXT TO THE MASTER BATH TOILET WHICH IS LEAKING CHECKED WET INSIDE WITH A MOISTURE METER. MOST LIKELY WHEN THE TOILET WAX RING IS REPAIRED, THIS AREA WILL DRY OUT.



NO OTHER VISIBLE EVIDENCE FOUND

(Note, with any areas of water intrusion, there is always the possibility of concealed mold. It is recommended contacting a licensed mold assessor for further investigation into this area or areas should concealed mold evidence be found at the time of repair.)

MISCELLANEOUS: ITEM REQUIRING ATTENTION:

1. DUE TO A GAS OPERATED STOVE, IT IS RECOMMENDED THE CURRENT EXHAUST FAN SET UP WHICH IS RECIRCULATING, BE CHANGE TO A POSITIVE VENTILATING SYSTEM. THIS WOULD REQUIRE PUTTING A HOLE IN THE EXTERIOR WALL TO VENT OUT THE EXHAUST AIR.

WOOD DESTROYING ORGANISM REPORT – APPROX. REPAIR COST. \$00

SUMMARY: OVERALL THE HOME WAS IN SATISFACTORY CONDITION. ALL NECESSARY REPAIRS ARE RELATIVELY MINOR. ALSO, DUE TO A GAS OPERATED STOVE IT IS RECOMMEND THAT A CARBON MONOXIDE DETECTOR BE INSTALLED NEAR THE KITCHEN. ALSO, SOME COSMETIC CEILING STAIN WAS NOTED IN SEVERAL AREAS OF THE HOME FROM PREVIOUS LEAKS.

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, GAS LEAKS, WATER SOFTENER AND FILTRATION SYSTEM, ALARM SYSTEM.)

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 TO ESCROW MONEY.**

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

THANK YOU,

Joe Feldi

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STATE CERT. HOME INSPECTOR HI990

INSPECTION AND REPORT: PAID IN FULL