

FELDI'S BUILDING INSPECTIONS

SERVING SOUTH FLORIDA SINCE 1989
INSPECTION REPORT

4321 SAMPLE REPORT
TOWNHOUSE
FORT LAUDERDALE

BUYER: JONES

INSPECTION DATE: 1-21 -2021



APPLIANCES:

REFRIGERATOR: WORKING
ICE-MAKER: WORKING
DOOR ICE: WORKING
DOOR CHILLED WATER: WORKING
GARBAGE DISPOSAL: WORKING
RANGE: ALL FOUR BURNERS WORKING
EXHAUST FAN: WORKING
HOOD LIGHT: WORKING
OVEN: WORKING
DISHWASHER: CYCLED AND FUNCTIONED PROPERLY
WASHER: CYCLED AND FUNCTIONED PROPERLY
DRYER: CYCLED AND FUNCTIONED PROPERLY
MICROWAVE: WORKING

AIR-CONDITIONING: WORKING PROPERLY

SERVICING OR REPLACEMENT NECESSARY: THE FIRST FLOOR AIR-CONDITIONING HAD ONLY A 6 DEGREE TEMPERATURE DIFFERENTIAL. A 71 DEGREE READING WAS TAKEN AT THE RETURN AIR GRILL AND A 65 DEGREE READING AT THE DIFFUSER. THE AIR CONDITIONING CONTRACTOR SHOULD CHECK FOR A PROBABLE REFRIGERANT LEAK. HOWEVER, DUE TO THE AGE OF THIS AIR-CONDITIONING SYSTEM, REPLACEMENT MAY BE RECOMMENDED. APPROXIMATE REPAIR OR REPLACEMENT COST. \$1500 – \$4500 (note, the air conditioning system was manufactured in 2002 the normal maximum life air conditioning system, is 13 to 15 years. The photo below left is the inside air handler, located in a hall closet near the garage. The photo below right is the exterior condensing unit, located on the roof.)



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.

THE SECOND FLOOR AIR-CONDITIONING WAS WORKING PROPERLY WITH A 19 DEGREE TEMPERATURE DIFFERENTIAL. A 69 DEGREE READING WAS TAKEN AT THE RETURN AIR GRILL AND A 50 DEGREE READING AT THE DIFFUSER. (note, the inside air handler located in a second-floor closet was manufactured in 2019. The exterior condenser unit located on the roof, was manufactured in 2002. The normal maximum life for an air conditioning unit, is 13 to 15 years. Soon replacement of the rooftop condensing unit may be necessary. The photo below left is the inside air handler in the photo below right is the exterior condensing unit.)



HEAT: BOTH ZONES ARE ELECTRIC HEAT STRIP TYPE: WORKING

HEAT STRIP SIZE: SECOND FLOOR 10 KW— FIRST FLOOR 7.5 KW

ELECTRICAL:

ALL OUTLETS, SWITCHES AND FIXTURES ARE IN WORKING CONDITION. NO 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 bottom, see photo below.



PLUMBING: ITEMS REQUIRING ATTENTION:

1. SECOND-FLOOR HALL BATHROOM SHOWER HEAD DOES NOT SWIVEL AND MAY NEED TO BE REPLACED. APPROXIMATE REPAIR OR REPLACEMENT COST. \$25 – \$55

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

WATER MAIN SHUT OFF LOCATION: FRONT WALKWAY AREA

JACUZZI TUB: WORKING



(Note, the Jacuzzi motor is sealed in behind the bathtub enclosure and consequently could not be inspected. This was a previously acceptable installation. However, current requirement provides for an access panel making the motor and electrical items accessible for inspection or repair.)

DOORS AND WINDOWS: ITEMS REQUIRING ATTENTION:

1. FOYER WINDOW HAS A BROKEN WINDOW SPRING. APPROXIMATE REPAIR COST. \$45 – \$95



2. MASTER BEDROOM, WEST WINDOW IS MISSING THE WINDOW GUIDES AT THE BOTTOM. APPROXIMATE REPLACEMENT COST. \$25 – \$35



3. ALL OF THE SINGLE HUNG WINDOWS NEED CLEANING AND LUBRICATION. APPROXIMATE SERVICING COST. \$10 – \$15 EACH

NOTE: THE NORTH KITCHEN BAY WINDOW HAS BREACHED LEAVING A CLOUDED EDGE AT THE BOTTOM. THIS IS AN IMPACT WINDOW AND WILL NOT AFFECT THE PROTECTION OF THE WINDOW. THIS IS A COSMETIC BLEMISH; HOWEVER, IT IS POSSIBLE IT COULD WORSEN.



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 OPENER: WORKING

HOT WATER HEATER: ELECTRIC DOUBLE ELEMENT TYPE: WORKING (note, the water heater was manufactured in 2001 and has a 80 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: ASSOCIATION CONTROLLED AND MAINTAINED

ROOF: NOT INCLUDED, BEING REROOFED

(Note, areas of the attic were not accessible due to ductwork and construction features. Also, the flat patios have some type of membrane beneath as waterproofing. These areas cannot be inspected as they are not visible. There is no current leak evidence under these areas.)

STRUCTURAL: NO STRUCTURAL DEFICIENCIES FOUND.

HOT TUB: ITEMS REQUIRING ATTENTION:

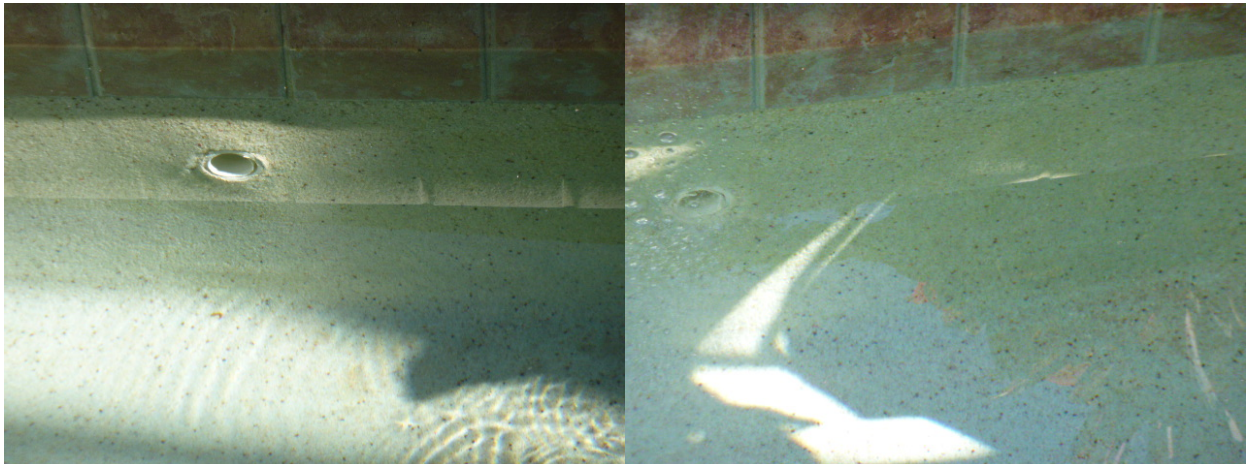
1. THE FILTER PRESSURE GAUGE IS DAMAGED. APPROXIMATE REPLACEMENT COST. \$75 – \$125



2. THE SPA AIR BLOWER COULD NOT BE TESTED, AS THE AIR SWITCH IS DEFECTIVE. APPROXIMATE SWITCH REPAIR COST. \$100 – \$200 (approximate air blower replacement cost if necessary. \$200 – \$400



3. ALL OF THE NOZZLES INSIDE THE JACUZZI TUB ARE BROKEN. APPROXIMATE REPAIR COST. \$45 – \$75 EACH



4. SPA LIGHT DOES NOT APPEAR TO BE WORKING. APPROXIMATE REPAIR CAUSE. \$75 – \$175 (note, there is a possibility the correct switch was not located for the light.)



SPA, PUMP AND FILTER IS IN WORKING CONDITIONING. NO OTHER DEFICIENCIES FOUND.

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

SPA HEATER: ELECTRIC HEAT PUMP TYPE, NOT WORKING AND APPEARS TO BE OLD AND DAMAGED. APPROXIMATE REPLACEMENT COST. \$3500 – \$4500



DOOR BELL: WORKING

CEILING FANS: 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

(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.)

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

SUMMARY: OVERALL THE TOWNHOUSE WAS IN SATISFACTORY CONDITION. ALL NECESSARY REPAIRS ARE RELATIVELY MINOR. HOWEVER, IT SHOULD BE KEPT IN MIND SOME OF THE AIR-CONDITIONING UNITS AND THE WATER HEATER ARE BOTH AGED AND MAY NEED SOON REPLACEMENT.

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, ALARM SYSTEM, FENCE AND GATES, ROOF INSPECTION.)

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
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STATE CERT. GEN. CONTRACTOR CGC049713
STATE CERT. HOME INSPECTOR HI990

INSPECTION AND REPORT: PAID IN FULL