

FELDI'S BUILDING INSPECTIONS

SERVING SOUTH FLORIDA SINCE 1989

INSPECTION REPORT

1224 SAMPLE REPORT
HOUSE
DELRAY BEACH FL

BUYER: JONES

INSPECTION DATE: 1-26 -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
SURFACE LIGHT: WORKING
UPPER AND LOWER OVEN: WORKING
DISHWASHER: CYCLED AND FUNCTIONED PROPERLY
WASHER: CYCLED AND FUNCTIONED PROPERLY
DRYER: CYCLED AND FUNCTIONED PROPERLY
MICROWAVE: WORKING

AIR-CONDITIONING: NOT COOLING PROPERLY, SERVICING NECESSARY

THE AIR-CONDITIONING HAD ONLY A 13 DEGREE TEMPERATURE DIFFERENTIAL. A 73 DEGREE READING WAS TAKEN AT THE RETURN AIR GRILL AND A 60 DEGREE READING AT THE DIFFUSER. THE REPAIRING CONTRACTOR SHOULD CHECK FOR A POSSIBLE REFRIGERANT LEAK. APPROXIMATE REPAIR COST. \$250 – \$1900 (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 a closet near the laundry room. The photo below right is the exterior condensing unit.)



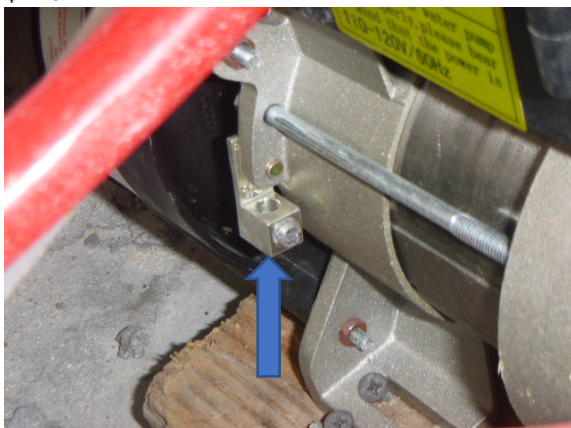
On air-conditioning systems over five years old, it is common for coils to need cleaning in the air handler. Also, there is a possibility of concealed mold evidence inside the air handler cabinet, due to the age of this unit. Our air conditioning inspection is noninvasive, consequently we do not open 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. FRONT EXTERIOR ENTRY; THE GFCI PLASTIC OUTLET COVER DOOR FALLS OFF. APPROXIMATE REPAIR COST. \$35 – \$55
2. SOUTH EXTERIOR ATRIUM WALL LIGHT IS NOT WORKING. APPROXIMATE REPAIR COSTS. \$5 – \$15
3. JACUZZI MOTOR EXTERNAL GROUND WIRE IS MISSING. APPROXIMATE REPLACEMENT COST. \$75 – \$125



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— they main electrical disconnect is located inside the garage electrical panel at the bottom, see photos below.



(Note: the electrical panel was manufactured by Square D)

GENERATOR: THE GENERATOR AND SWITCHGEAR ALL APPEARS TO BE OPERATING PROPERLY. SEE SELLER TO DETERMINE IF THE GENERATOR WAS DESIGNED TO TO OPERATE THE ENTIRE HOME OR ONLY A PORTION.



(Note: the generator inspection is a partial inspection, it determines if the motor is operating properly. This inspection does not include any of the related components or switchgear. A licensed electrical contractor would need to be acquired, for a complete comprehensive evaluation of the generator and related components.)

PLUMBING: ITEMS REQUIRING ATTENTION:

1. FRONT NORTH BATHROOM SINK MECHANICAL DRAIN STOP DOES NOT STAY CLOSED. APPROXIMATE REPAIR COST. \$35 – \$55

ALSO, IT APPEARS AS SEVERAL OF THE FAUCETS OR WATER SAVER TYPE AND HAVE LOWER PRESSURE. NORMALLY TO CORRECT THIS A PLUMBING CONTRACTOR WOULD NEED TO REMOVE THE RESTRICTOR PLATE OR REPLACE THE FAUCET WITH A NON-WATER SAVER FAUCET.

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

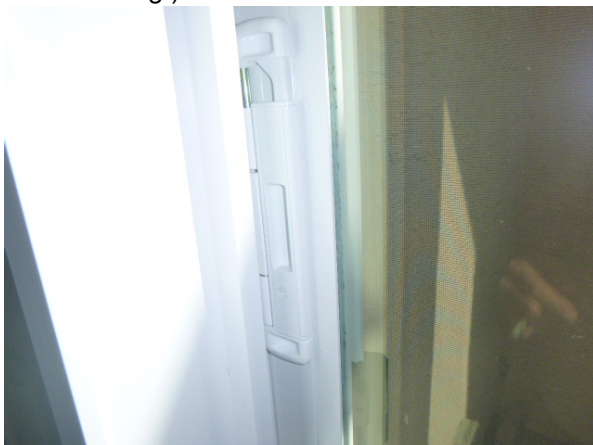
WATER MAIN SHUT OFF LOCATION: NORTH EXTERIOR, SEE PHOTO BELOW



JACUZZI TUB: THE MOTOR IS RUNNING; HOWEVER, IT HAS LOST ITS PRIME AND COULD NOT BE FULLY TESTED. APPROXIMATE SERVICING COSTS. \$100 – \$200

DOORS AND WINDOWS: ITEMS REQUIRING ATTENTION:

1. FRONT NORTH BEDROOM HALLWAY AREA BIFOLD CLOSET DOOR OPERATES HARD. APPROXIMATE REPAIR COST. \$45 – \$65
2. FRONT SOUTH BEDROOM SLIDING GLASS DOOR AND SLIDING SCREEN DOOR COULD NOT BE TESTED. THERE IS AN ADDED LOCK BY THE HOMEOWNER THAT DID NOT UNLOCK AT THE BOTTOM PORTION. APPROXIMATE DOOR REPAIR COST IF NECESSARY. \$45 – \$95 EACH (the bottom portion of the lock in the photo was stuck. This lock was added by the homeowner. The original sliding glass door lock appears to be working.)



ROOF: THE ROOF IS SLOPED WITH AN "S" TILE OVER MEMBRANE ROOF SYSTEM. THE ROOF IS THE ORIGINAL, APPROXIMATELY FIVE YEARS OLD. THE ROOF IS IN SATISFACTORY CONDITION AND CURRENTLY LEAK FREE. THE NORMAL MAXIMUM ROOF LIFE, FOR THIS TYPE OF ROOF SYSTEM IS 25 YEARS. ALSO, THERE WERE TWO OR THREE CRACKED ROOF TILES. THESE TILES CAN BE REPAIRED WITH THE APPROPRIATE ROOF ADHESIVE SUCH AS RT 600 OR POLY FOAM. THIS REPAIR CAN BE MADE BY HANDYMAN. APPROXIMATE REPAIR COST. \$100 – \$150 (note, the realtor stated this roof is going to be pressure washed in the very near future by the Association. There is a possibility when they are walking on the roof that additional tiles could crack.)



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

STRUCTURAL: NO STRUCTURAL DEFICIENCIES FOUND.

DOOR BELL: WORKING

CEILING FANS: WORKING (note, the porch ceiling fan could not be tested as a remote-control battery was dead. Approximate fan repair cost if necessary. \$75 – \$150.)

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, the front north bedroom closet wall has some type of staining. It appears to be from something being stored in the closet. The wall checks dry with a moisture meter.)



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

SUMMARY: OVERALL THE HOME WAS IN SATISFACTORY CONDITION. OTHER THAN THE AIR CONDITIONING, ALL NECESSARY REPAIRS ARE RELATIVELY MINOR.

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.)

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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INSPECTION AND REPORT: PAID IN FULL