

Inspection Report

RIVIERA BEACH REDEVELOPMENT AGENCY

Property Address:
2601 Broadway
Suites 1, 2, 3
Riviera Beach FL 33404



Front Elevation

BEATTY INSPECTION SERVICES

Mark B. Beatty HI #1148
33 E. Center St.
Jupiter, FL 33477
561-744-4780

Table of Contents

Cover Page.....	0
Table of Contents.....	0
Intro Page	0
1 Roofing.....	4
2 Exterior.....	5
3 Interiors	8
4 Structural Components	11
5 Plumbing System.....	12
6 Electrical System	14
7 Heating / Central Air Conditioning	19
8 Insulation and Ventilation.....	20
Summary.....	0
Work Scope	0

Date: 11/28/2012	Time: 10:00 AM	Report ID:
Property: 2601 Broadway Suites 1, 2, 3 Riviera Beach FL 33404	Customer: RIVIERA BEACH REDEVELOPMENT AGENCY	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Inspector and Ageng

Type of building:

Commercial Building

Approximate age of building:

Over 50 Years, 1955

Temperature:

80 Degrees

Weather:

Partly Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS	X			X	Roof Covering: Modified bitumen
1.1	FLASHINGS	X			X	Viewed roof covering from: Walked roof
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				Sky Light(s): None

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

1.0 There is a roof design flaw in that the roof does not contain sufficient pitch to eliminate standing water.



Roof Showing Standing Water



Roof Surface

1.1 The South wall of the West office has high levels of moisture with live mold. It is believed that this moisture is being introduced into the interior from faulty roof flashing.



Elevated Moisture - Suite 3

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	X			X	Siding Style: Cement stucco
2.1	DOORS (Exterior)	X			X	Siding Material: Masonry
2.2	WINDOWS	X			X	Exterior Entry Doors: Steel
2.3	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			X	Driveway: Asphalt
2.4	EAVES, SOFFITS AND FASCIAS	X				
2.5	OTHER	X			X	
2.6	WDO REPORT	X			X	

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

2.0 The stucco is starting to spall in several areas. These areas will need to be repaired.



Spalling Stucco - Exterior



Spalling Stucco - Exterior

2.1 The exterior doors are damaged, deteriorated and require replacement. (All Suites).



Damaged Door - Suite 3



Damaged Door - Suite 3



Front Entry Moisture - Suite 1

2.2 The windows are allowing moisture to enter the interior. Recommend replacement.



Deteriorated Window - Suite 2

2.3 The exterior parking area asphalt is damaged and deteriorated. Recommend re-asphalting.



Damaged Asphalt



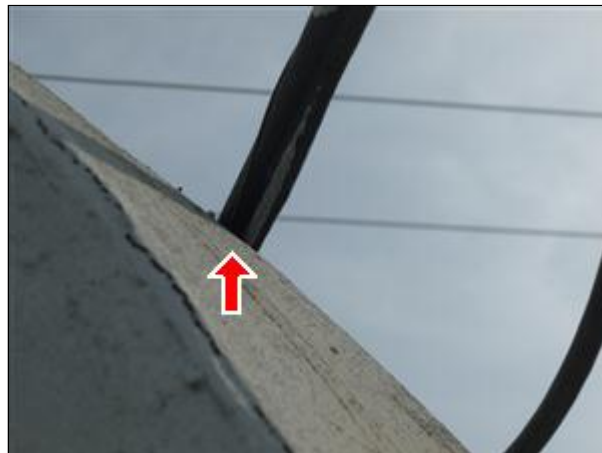
Damaged Asphalt



Damaged Car Stop

2.5 Utility wires are rubbing against the building. (Utility company to address).

DEMOLITION - The estimate for demolition is estimated at approximately \$18,000.



Utility Wiring - Front Fascade

2.6 A WDO Inspection was not performed.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
3.0	CEILINGS	X			X	Ceiling Materials: Gypsum Board
3.1	WALLS	X			X	Wall Material: Gypsum Board
3.2	FLOORS	X			X	Floor Covering(s): Brick Tile Vinyl
3.3	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			X	Interior Doors: Wood
3.4	DOORS (REPRESENTATIVE NUMBER)	X			X	Window Types: Single pane
3.5	WINDOWS (REPRESENTATIVE NUMBER)	X				Cabinetry: Laminate
3.6	ASBESTOS	X				Countertop: Laminate
3.7	LEAD PAINT	X				
3.8	MOLD	X			X	

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

3.0 There is a pigeon nest in the suspended ceiling. This is affecting the indoor air quality. (Suite 3).

The suspended ceiling is damaged in several areas. (Suite 1 and 3).



Pigeon Nest - Suite 3



Damaged Ceiling



Damaged Ceiling - Suite 1

3.1 There were moisture stains on the East wall of the North office area under the windows. The vinyl base is not secured. This area was checked with a moisture meter and elevated levels of moisture were detected indicating leaking around the window frame. (Suite 2).

There are moisture stains on the South wall of the West office. This area was checked with a moisture meter and elevated levels of moisture were detected. (Suite 3).

The bathroom frame wall interferes with the location of the suspended ceiling light fixture. (Suite 2).

The window jambs are damaged from moisture intrusion. (Suite 2).



Damaged Floor Base - Suite 2



Moist Wall - Suite 3



Elevated Moisture - Suite 3



Ceiling/Wall - Suite 2

3.2 The veneer flooring is starting to de-laminate to the rear storage area. This condition is a tripping hazard. (Suite 2).

The vinyl flooring and carpeting are damaged throughout the entire area. (Suite 3).



Damaged Flooring - Suite 2

3.3 There are no medicine cabinets in the bathroom. (Suite 3).

3.4 The door to rear work area is hard to open. (Suite 3).

The bathrooms are not Handicapped Accessible. (All Suites).



Difficult Door - Suite 3

3.6 A sample of building material has been sent to EMSL Laboratories and has been determined not to contain asbestos.

3.7 Lead paint testing was conducted on site and the presence of lead based paint was not found.

3.8 There is evidence of live mold growing on the front entry door jamb. (Suite 3 - See Separate Mold Assessment Report). This mold will require professional remediation.



Mold Growth - Suite 3

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
4.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X				Foundation: Poured concrete
4.1	WALLS (Structural)	X				Floor Structure: Slab
4.2	COLUMNS OR PIERS	X				Wall Structure: Masonry
4.3	FLOORS (Structural)	X				Columns or Piers: Concrete piers
4.4	CEILINGS (structural)	X				Roof Structure: Steel trusses
4.5	ROOF STRUCTURE AND ATTIC	X				Roof-Type: Flat

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

4.5 The roof consists of built-up roofing over insulation panels over metal deck attached to the top of steel bar joists.



Roof Structure

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
5.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			X	Water Source: Public
5.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			X	Water Filters: None

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Comments:

5.0 The drain is corroded to the West bathroom. (Suite 3).

The drain is missing to the bathroom sink basin. (Suite 2).



Corroded Drain - Suite 3



Missing Drain - Suite 2

5.1 The caulking around the toilet indicates a possible problem with the toilets wax ring. (Suite 2).

The toilet in the West bathroom is not operational. (Suite 2).

The back flow preventer located at the East elevation is leaking.



Toilet Caulking - Suite 2



Inoperable Toilet - Suite 2



Leaking Back Flow Preventer - East Elevation

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

IN NI NP RR **Styles & Materials**

6.0	SERVICE ENTRANCE CONDUCTORS	X			
-----	-----------------------------	---	--	--	--

Electrical Service Conductors:

Overhead service

IN NI NP RR

		IN	NI	NP	RR
6.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
6.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
6.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			X
6.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
6.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			
6.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			

IN NI NP RR

Panel capacity:

125 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC
SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

6.3 There is an open electrical junction located in the suspended ceiling. (Suite 3).

There are several electrical trim plates missing. (Suite 3).

The ceiling light fixtures are deteriorated. Recommend new installation. (Suites 2 and3).

The opener is damaged to the electrical panel. (Suite 2).

The electrical panel box is not flush with the cover and the interior is partially exposed. (Suite 3).

The exit light was not lit. (Suite 1).



Missing Trim Plate - Suite 3



Missing Trim Plate - Suite 3



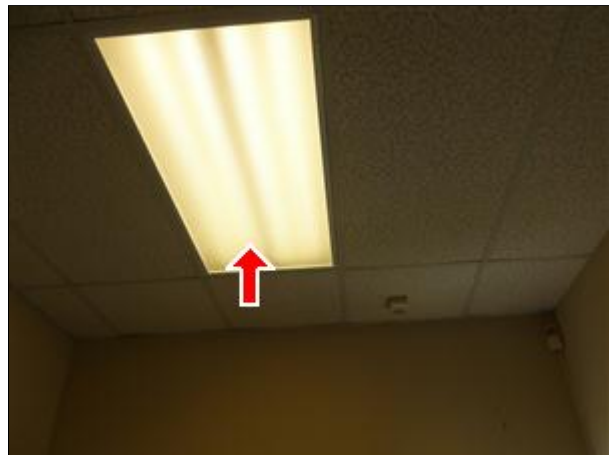
Damaged Panel Cover - Suite 2



Open Junction Box - Suite 3



Exposed Panel - Suite 3



Damaged Light Fixture - Suite 3



Non-Lit Exit Light - Suite 1

6.6 The electrical system is overhead and consists of 120/240 volt, single-phase, 3 wire system. The main electrical service entrance is 125 amps. The main electrical conductors are copper and all interior wiring is of copper conductors. The main panels are located inside each suite. Each suite is separately metered. The meters and disconnects are located on the rear exterior wall. (The panel in Suite 1 was not accessible and was not opened).



Electrical Panel - Suite 3



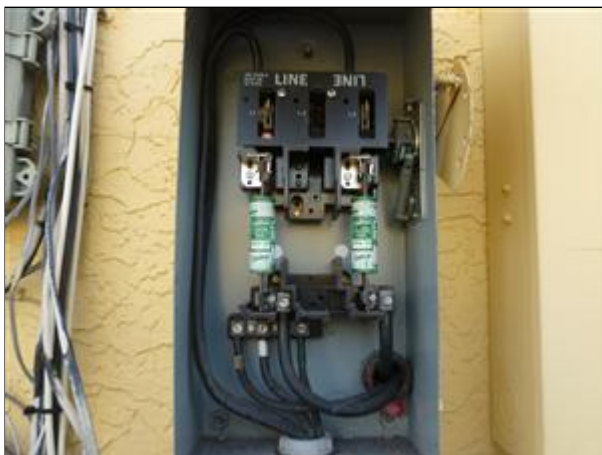
Electricap Panel - Suite 2



Electrical Panel - Suite 1



Electrical Disconnect - Suite 2



Electrical Panel - Suite 1



Meters and Disconnects

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
7.0	HEATING EQUIPMENT	X				Heat Type: Heat Pump Forced Air (also provides cool air)
7.1	NORMAL OPERATING CONTROLS	X				Energy Source: Electric
7.2	AUTOMATIC SAFETY CONTROLS	X				Number of Heat Systems (excluding wood): Three
7.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			X	Extra Info : Each Suite Has Separate System.
7.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				Ductwork: Insulated
7.5	COOLING AND AIR HANDLER EQUIPMENT	X			X	Filter Type: Disposable
7.6	NORMAL OPERATING CONTROLS	X				Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)
7.7	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X				Cooling Equipment Energy Source: Electricity

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

7.3 The AC condensate drain is broken to the package unit located on the roof. This is causing water to collect on the roof. (Suite 2).



Broken AC Drain - Roof

7.5 Each suite contains a separate central air conditioning system. The system for suites 1 and 3 contain a concealed air handler in the suspended ceiling system and roof mounted condensing unit. The system for Suite 2 is a roof mounted package unit. The systems are cooling, however the systems are aged and have reached the end of their economic life.



AC Package Unit - Suite 2

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

	IN	NI	NP	RR	
	Styles & Materials				
	Exhaust Fans:				
	Fan only				
	IN NI NP RR				

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

8.0 The restroom vent fan vents into the suspended ceiling system and then to a vent thru the roof. The vent in this restroom is not ducted. (Suite 3).

The exhaust fan is not operational located in the West bathroom and does not exist in the East bathroom. (Suite 2).



Bathroom Vent - Suite 3

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To BEATTY INSPECTION SERVICES

Summary

BEATTY INSPECTION SERVICES

33 E. Center St.
Jupiter, FL 33477
561-744-4780

Customer
RIVIERA BEACH REDEVELOPMENT AGENCY

Address
2601 Broadway
Suites 1, 2, 3
Riviera Beach FL 33404

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

General Summary

1.0 ROOF COVERINGS

Inspected, Repair or Replace \$11,000

There is a roof design flaw in that the roof does not contain sufficient pitch to eliminate standing water.

1.1 FLASHINGS

Inspected, Repair or Replace

The South wall of the West office has high levels of moisture with live mold. It is believed that this moisture is being introduced into the interior from faulty roof flashing.

2. Exterior

General Summary

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace \$2000

The stucco is starting to spall in several areas. These areas will need to be repaired.

2.1 DOORS (Exterior)

Inspected, Repair or Replace \$5,000

The exterior doors are damaged, deteriorated and require replacement. (All Suites).

2.2 WINDOWS

Inspected, Repair or Replace \$3,200

The windows are allowing moisture to enter the interior. Recommend replacement.

2.3 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace \$6,000

The exterior parking area asphalt is damaged and deteriorated. Recommend re-asphalting.

2.5 OTHER

Inspected, Repair or Replace

Utility wires are rubbing against the building. (Utility company to address).

DEMOLITION - The estimate for demolition is estimated at approximately \$18,000.

2.6 WDO REPORT

Inspected, Repair or Replace

A WDO Inspection was not performed.

3. Interiors

General Summary

3.0 CEILINGS

Inspected, Repair or Replace \$3,960

There is a pigeon nest in the suspended ceiling. This is affecting the indoor air quality. (Suite 3).

The suspended ceiling is damaged in several areas. (Suite 1 and 3).

3.1 WALLS

Inspected, Repair or Replace \$1,500

There were moisture stains on the East wall of the North office area under the windows. The vinyl base is not secured. This area was checked with a moisture meter and elevated levels of moisture were detected indicating leaking around the window frame. (Suite 2).

There are moisture stains on the South wall of the West office. This area was checked with a moisture meter and elevated levels of moisture were detected. (Suite 3).

The bathroom frame wall interferes with the location of the suspended ceiling light fixture. (Suite 2).

The window jambs are damaged from moisture intrusion. (Suite 2).

3.2 FLOORS

Inspected, Repair or Replace \$3,500

The veneer flooring is starting to de-laminate to the rear storage area. This condition is a tripping hazard. (Suite 2).

The vinyl flooring and carpeting are damaged throughout the entire area. (Suite 3).

3.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected, Repair or Replace \$200

There are no medicine cabinets in the bathroom. (Suite 3).

3.4 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace \$1,500

The door to rear work area is hard to open. (Suite 3).

The bathrooms are not Handicapped Accessible. (All Suites).

3.8 MOLD

Inspected, Repair or Replace \$2,000

There is evidence of live mold growing on the front entry door jamb. (Suite 3 - See Separate Mold Assessment Report). This mold will require professional remediation.

5. Plumbing System

General Summary

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace \$300

The drain is corroded to the West bathroom. (Suite 3).

The drain is missing to the bathroom sink basin. (Suite 2).

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace \$1,000

The caulking around the toilet indicates a possible problem with the toilets wax ring. (Suite 2).

The toilet in the West bathroom is not operational. (Suite 2).

The back flow preventer located at the East elevation is leaking.

6. Electrical System

General Summary

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace \$2,525

There is an open electrical junction located in the suspended ceiling. (Suite 3).

There are several electrical trim plates missing. (Suite 3).

The ceiling light fixtures are deteriorated. Recommend new installation. (Suites 2 and3).

The opener is damaged to the electrical panel. (Suite 2).

The electrical panel box is not flush with the cover and the interior is partially exposed. (Suite 3).

The exit light was not lit. (Suite 1).

7. Heating / Central Air Conditioning

General Summary

7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace \$100

The AC condensate drain is broken to the package unit located on the roof. This is causing water to collect on the roof. (Suite 2).

7.5 COOLING AND AIR HANDLER EQUIPMENT**Inspected, Repair or Replace \$10,000**

Each suite contains a separate central air conditioning system. The system for suites 1 and 3 contain a concealed air handler in the suspended ceiling system and roof mounted condensing unit. The system for Suite 2 is a roof mounted package unit. The systems are cooling, however the systems are aged and have reached the end of their economic life.

8. Insulation and Ventilation**General Summary****8.0 VENTING SYSTEMS (Kitchens, baths and laundry)****Inspected, Repair or Replace \$700**

The restroom vent fan vents into the suspended ceiling system and then to a vent thru the roof. The vent in this restroom is not ducted. (Suite 3).

The exhaust fan is not operational located in the West bathroom and does not exist in the East bathroom. (Suite 2).

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To BEATTY INSPECTION SERVICES

Work Scope

Project Sub-Items
1. ROOFING
2. EXTERIOR
3. INTERIOR
4. STRUCTURE
5. PLUMBING
6. ELECTRIC
7. AC
8. VENTILATION