INSPECTION REPORT

5003 RANDOLPH STREET

BELLE ISLE,FL

Inspector: Ed Pierzynski, State Certified Home Inspector# HI 4076

Inspection date: 10/4/2018 starting at 9:00 Am

Conditions: sunny 87 degrees

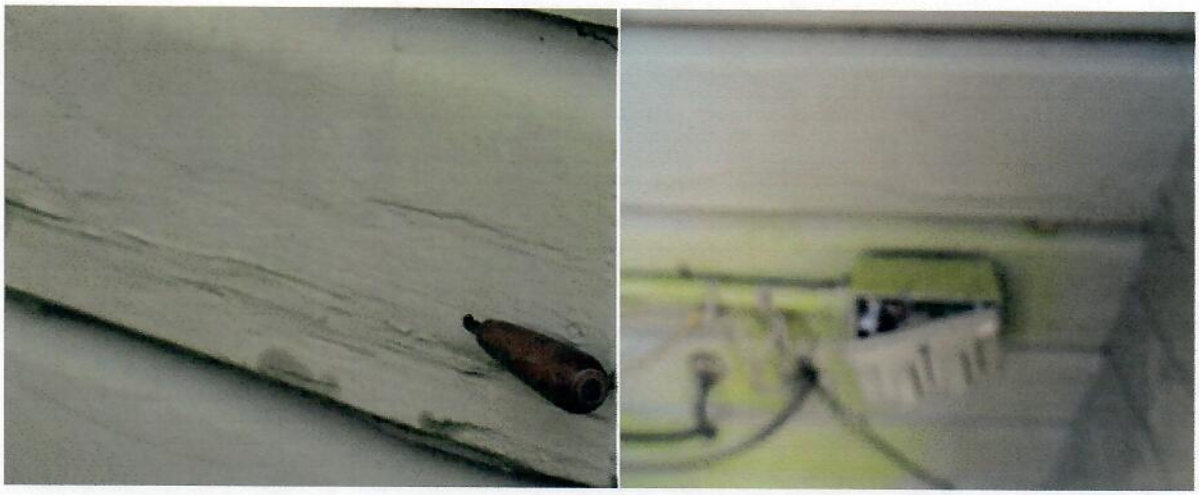
Present besides the inspector: Head of Maintaince and City Manager briefly

FRONT FACING WEST some fascia and roof damage as shown by arrow. Front porch has had the railing replaced but is not a permanent or adequate railing going forward. (Should be replaced with a permanently anchored handicap railing meeting Florida building code.). The concrete steps to the front porch are concrete but pitched the wrong way (toward the house) this needs to be repaired to avoid rot damage to the porch and slip threat.

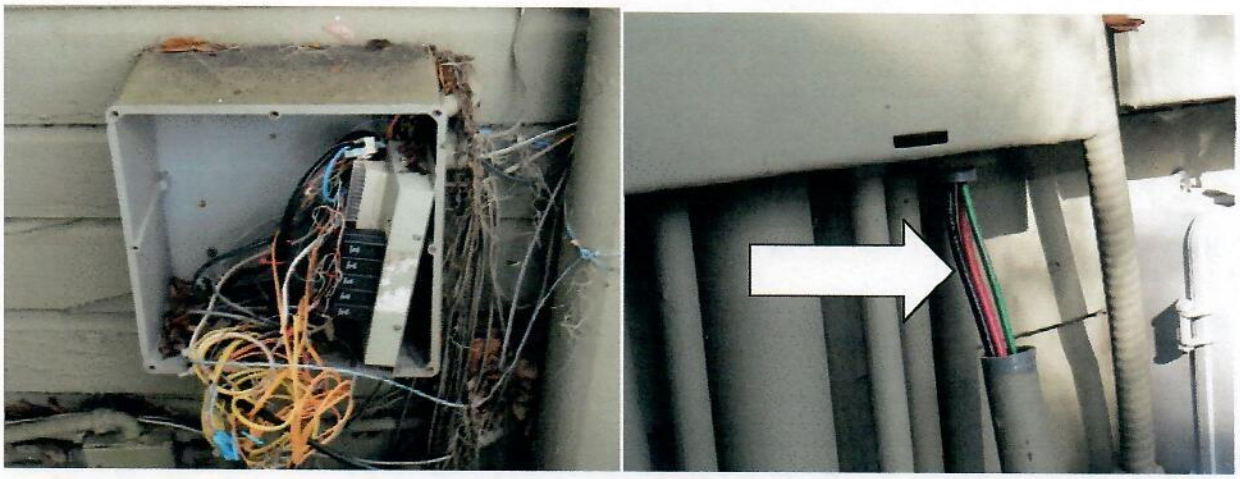
Some of the supporting columns have rot on the bottom where they attach to the deck. Repair or replacement needed.

NORTH SIDE

North side bathroom window has considerable mold on the window and siding. There is some rot in the window sashes as well. I did not attempt to open the window for fear I would never get it closed or it would fall apart



NORTH SIDE REAR severe rot on siding, (inserted 4" probe as seen). Also an open live electrical receptacle. Needs prompt attention. Paint is peeling in many places to bare wood allowing weather elements to penetrate the siding.

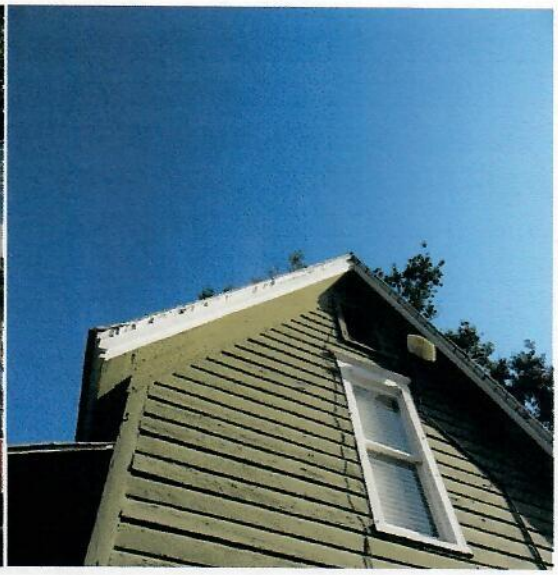


The communication box has no cover so it is open to the weather. insects and rodents. The "sealtite" weather proof covering for the power line to the Air conditioners compressor has come off exposing the (220volt) electric lines to the elements. There is a substantial amount of debris on the ground in this area causing difficulty to service the compressor unit and the electrical components. Trees and bushes within three feet of the structure should be removed if possible because they promote access of insects and rodents as well as branches falling on the structure. The overhang of the roof has extensive rot on this side of the building. If not repaired the roof covering will first become detached, then collapse. This situation is evident in many areas around the building.

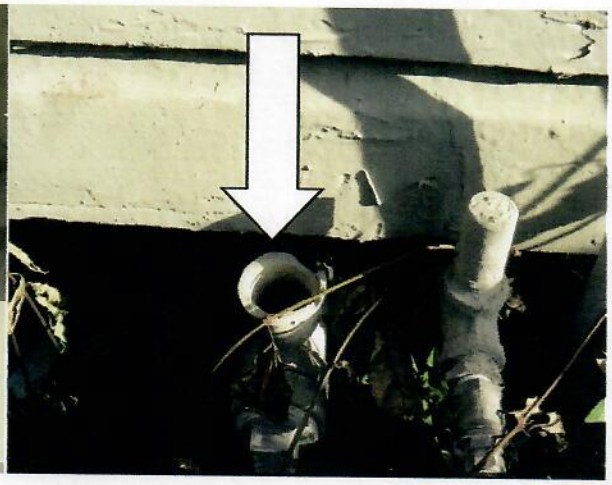
EAST SIDE

Siding on this side was pealing but not much rot was found. The door was not accessible but the porch was walkable. The attic access door to the outside was screwed shut due to past storm damage. Did not try to open the window on the left, and did not attempt the one on the right.

SOUTH SIDE



South side of the structure has a lot of wood decay. The probe with the wooden handle shown is 5" long.



Roof damage

Open sewer line

Windows and doors on the south side are old and lack proper sealing and energy conservation options. Windows are original and were not opened, most painted shut. Porches are useable but not to the OSHA code and could present a hazard of trip and fall.

Siding has been patched several times is pealing in many places has severe decay problems in many places.

The damage on the front porch roof was caused by a previous storm. The roof sheathing was broken off due to the wood being decayed beyond its ability to have the roof fastened properly to it.

The open sewer line shown goes under the building to the main drain. Its purpose is unknown and should be capped to prevent debris from entering it. The main drain goes to sewer service.

Supply piping is copper coming from the meter and to most lines through the building. Only one hose bib found.

ELECTRIC

The main service is 100 amps. The circuit breakers in this panel are FEDERAL PACIFIC. These beakers are known not to trip when there is a short circuit of some kind. Thus causing a fire. Many insurance companies will not insure buildings with this type of circuit breakers due to the hazards. I highly recommend replacement of this electric service.

A representative amount of outlets were checked inside the building and were operable and grounded properly.

ROOF

The roof was not walked on. Access from the attics showed no evidence of leaks at present time.

Recommend to clean the debris off the roof especially in the north valley where there is a large amount of leaves and branches which will cause problems in the future if not removed.

INTERIOR

Walls on the interior were checked with a moisture meter, using the interior wall as a medium. The exterior wall showed almost 3 times the moisture content as the interior walls. There were many areas which showed visible evidence of mold growth. Although minor all mold is dangerous to health.

A hole in the wall provided access to prove no insulation in the exterior walls. Hole should be repaired as soon as possible.

Downstairs bathroom vanity was operated, drained well and showed no leaks. Supply lines are copper to the valves, then flexible supply lines to the fixture. One of the fronts was missing from the vanity. There is no GFCI ground fault protection in the bathroom or any found on the first floor.

The bathroom has a window but it is inoperable, therefore there should be a fan exhausting to the outside.

The door to the bathroom does not have a proper door knob so it won't latch and lock properly.

Lighting is adequate.

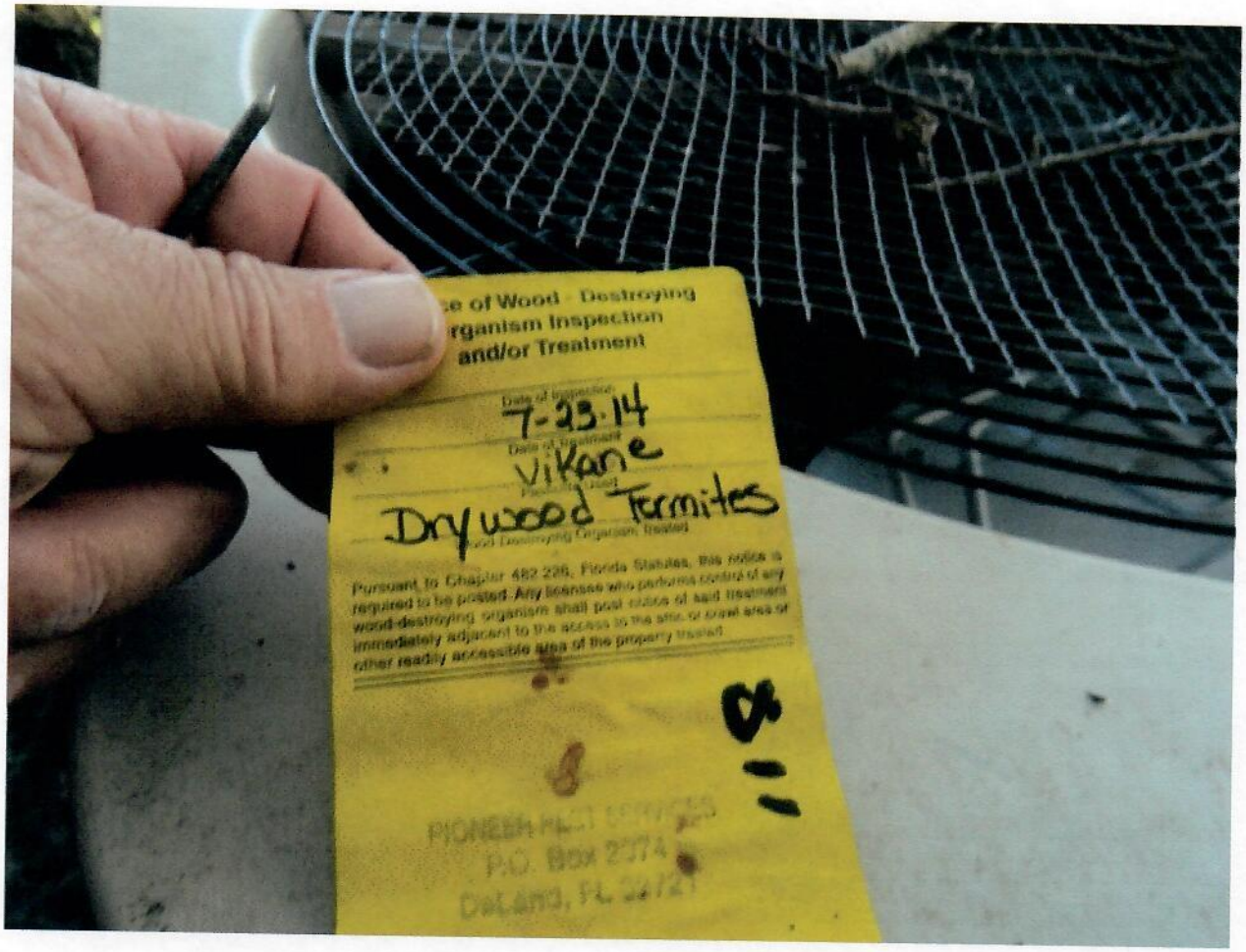
Although the building is very old, it is worth noting there are no handicap facilities for bathrooms or access to the building. This would be very difficult to do at this time; however it is a public building.

Because the building is in use all areas were nor accessible.

The wainscoting under the window is stained with water run-off on the wall. Mold is evident.

There are water stains on the bathroom door and the ceiling of the bathroom. This is from the Air Conditioning pan above the hall.

Termite damage in the floor outside the bathroom. I suspect the plywood was placed there because of previous termite damage. I saw no evidence of active termites.

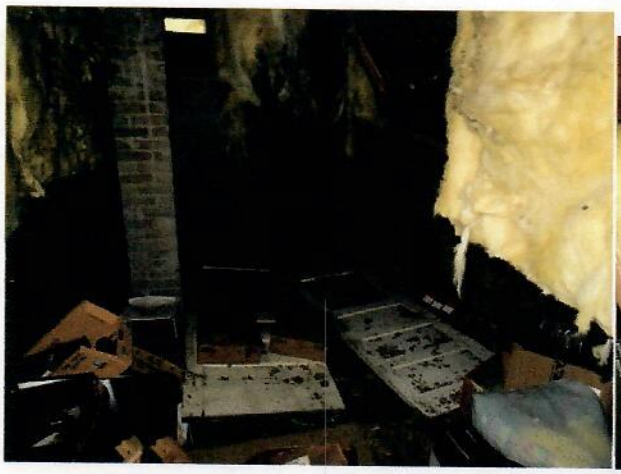
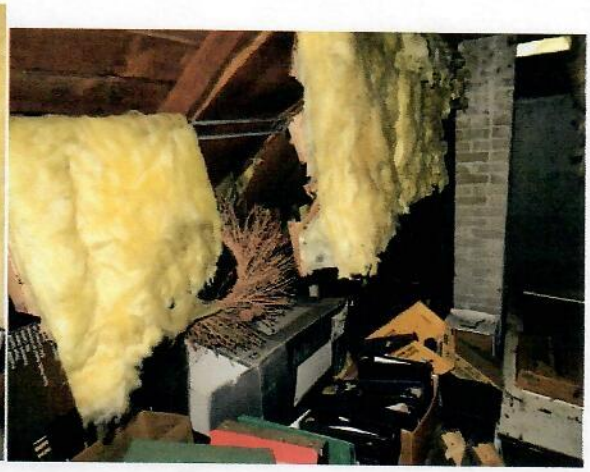


Most flooring is hardwood pine and is solid. There are some areas of unevenness but to be expected for an older building on concrete piers. This sticker was in the panel box outside indicating termites in 2014. Dry wood termites are difficult to treat without texting the building. Suggest another inspection or treatment from a termite technician

The return for the air conditioning system is in the hallway with the unit suspended above. The ceiling in the hallway as well as the walls indicates water leakage from above.

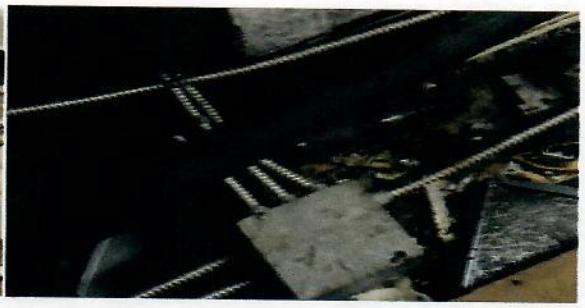
The room to the east side of the hallway was locked and was not accessed.

ATTICS

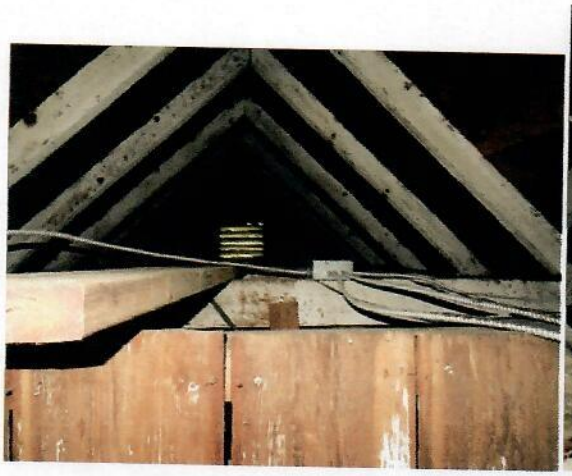



Second floor attic storage has insulation in disarray with evidence of rodents.


Although there is a pan under the air conditioning unit it is pitched away from the float switch. so it would overflow before the float (pump) would engage, this is why there is water on the downstairs bathroom door and hall ceiling below.

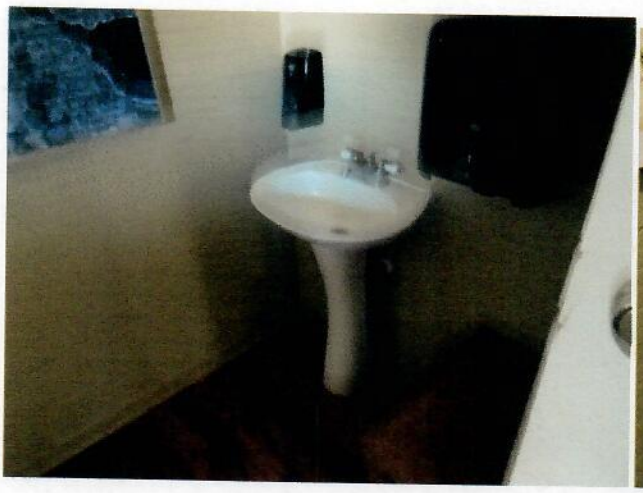



Lots of debris in the attic. Wiring is below the overflow pan. Potential electrical short if pan overflows. Insulation is torn off almost everywhere.



Upper attic accessed though hallway hatch. Some insulation has been laid on the ceiling, but the vapor barrio is upside down. It would have been better to have taken the vapor barrio off..

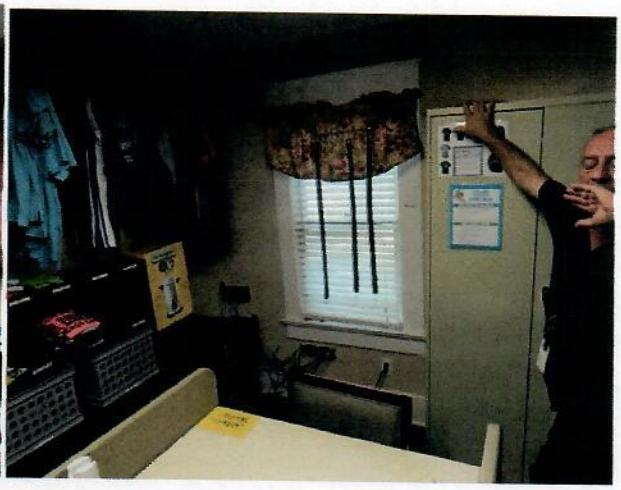
UPSTAIRS BATHROOM



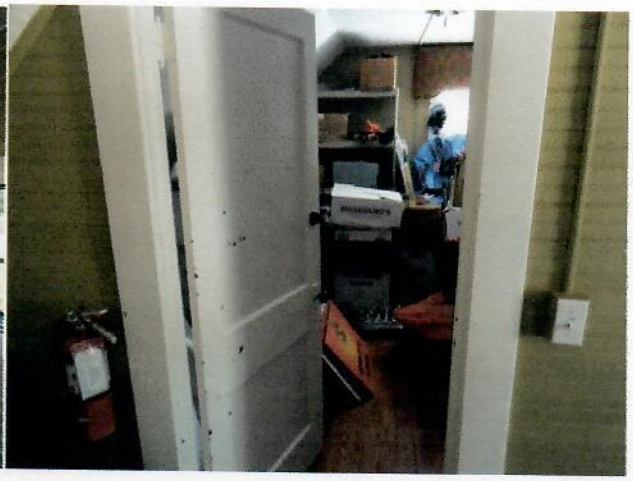
The upstairs bathroom is operational with shut-off valves on both the sink and the toilet. There is no ventilation in this room and needs an exhaust fan installed. The light switch has more than ¼" gap to the trim, replace cover plate.

The ceiling has the paint peeling off and although the moisture reading was low there may be a condensation problem from the lack of insulation.

The door has no knob and can only be locked with a "hook and eye" needs repair.



The northerly room has uniforms and supplies in it covering one window.



Hallway facing west and entrance to room facing south.



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Mold on the wall from the hallway to the attic. The smoke detector was removed from the upstairs hall and needs to be replaced as soon as possible.

GENER

There is evidence of mold from previous or present leaking. This could be from sidewalls air conditioning units.

There was no evidence of plumbing leaks at this time and all fixtures worked and drained properly.

There were no signs of roof leakage at this time although some roof repair is needed.

Poor insulation and waterproofing of the siding, windows and doors is a problem. Lack of insulation can cause moisture to accumulate inside the building. Proper ventilation can cause the build-up of moisture inside.

Life/safety issues need to be addressed immediately before an accident occurs.

Some of these things may seem trivial but all tighter they are a big problem.