BOLENDER
INSPECTION
CO.

Building Inspections - Mold Testing - Consulting - Forensics

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601 Northeast 42nd Street, Fort Lauderdale, Florida 33334

January 3, 2019

Sample Report
Via Email

Re: Inspection and Report including: Roof, Structural, Appliances, Irrigation, HVAC, Plumbing, Electrical and Pool

Location: 1234 NE 1234 Street, Fort Lauderdale, FL

FOR PROFESSIONAL SERVICES RENDERED.....$
Paid in full, Thank You.....
TERMS: DUE UPON RECEIPT, 1.5% CHARGED ON OVERDUE ACCOUNTS

SCOPE:

The scope of the inspection is LIMITED to accessible visual portions of the structure and its components listed in this report. Building code compliance past and present are not specifically checked as this is the responsibility of the local building department. This report deals ONLY with functional defects and deficiencies, NOT cosmetic items. The report does not deal with the longevity of the building or its components listed herein this report. This report does not represent that all the existing defects and deficiencies have been found and identified, but the Inspector has made an attempt to identify as many defects and deficiencies as he is able to reveal during his observations, nor that additional defects and deficiencies do exist. This inspection is not technically exhaustive and will not identify concealed conditions or latent defects. If the report does not make specific recommendations for correction, then it can be assumed the Inspector is recommending monitoring, or further evaluation of the deficiencies that the inspector observed.

We are available by phone to review this report during normal business hours.
The buyer hereby releases and agrees to hold BOLENDER INSPECTION CO. and THOMAS E. BOLENDER harmless from any liability in connection with the inspection performed on the above listed subject property. Any third parties who rely on the report in any way also agree to all provisions in this agreement. The liability is limited to the cost of the inspection.

Specific items which are not inspected and should not be considered a portion of this report are as follows: Household appliances, gas or oil operated: appliances, heaters, waters heaters, pool heaters and their supply lines, burglar or fire alarms, any low voltage electrical items, outside lighting, environmental issues, geological, geotechnical or hydrological

conditions. Temporary screening, shutters, awnings and or similar seasonal accessories. Erosion control and or earth stabilization measures. Cosmetic conditions of the structure and its components unless requested by the buyer in writing.

Cost guestimates in the report are an educated opinion by the inspector and are supplied as a guide to the client to determine approximate cost of deficiencies. DO NOT rely on these figures for any type of negotiations or contract purposes. Rely only on professional bids.

ROOF:

The roofs consist of single or two ply rolled roofing covered by cement tile in hip multi-sloped configuration and built up modified roofing on the flat deck areas. The tile roof is a 25 year type roof with regular maintenance and normal conditions, which is approximately 25 years old. The tile roof has been water proofed which is only a 1 to 3 year stop gap measure. The flat deck areas are 15 year type roofs with regular maintenance and normal conditions, which are approximately 7 years old. The ages of the roofs are determined by the inspector asking the seller or sellers' agents the age of the roofs and matching the answer with what he sees during the roof inspection. The inspector makes a visual examination of the roofing materials from the exterior and interior of the roof or roofs where accessible. Life expectancies stated herein pertain only to the roofing in the field, not at the perimeters, valleys, where the roof stops, starts or changes direction. The detached shed roof was not inspected and should not be considered a portion of this report. The interiors of flues or chimneys and roof accessories are not inspected and should not be considered a portion of this report. We recommend obtaining all the available receipts/guarantees covering all previous repairs.

The following deficiencies are hereby noted with the roofing:

Note: Inspected from the roof's surface and from the attic where accessible.

Previous repairs: The two front valleys of the title roof have been replaced. The tie in between the south flat roof and the tile roof has been repaired on the slope of the south hip.

Active leaks: There is fresh evidence of the south left valley leaking.

The tie in between the north flat roof and the tile roof appears to be leaking. Stains were observed on the family room ceiling and in the attic at the same location.

Note: With the absence of rain it is impossible to view some leaks, other than leaks that have visible stains associated with them. We reserve the right to inspect this roof after a hard rain or series of hard rains.

Other defects: Note: Water proofing is only a stop-gap measure and the water proofing process must be repeated approximately every 1 to 3 years depending on the roof's surface and

the quality of the material. Keep in mind that water proofing is only a temporary stop gap measure and eventually the roof will require replacement. Water proofing systems have no value as a code compliant roof system. Problems reported after roofs have been field coated include: unsightly blisters, which may lead to premature failure and leaks, paint trapping moisture, makes the roof deck deteriorate faster and cause the roof deck nails to rust prematurely.

The South flat roof flat roof has multiple blisters. Blisters are caused by: installing the materials over damp or wet roof surfaces, insulation board releasing gases from the closed cell foam, improper mopping of the hot asphalt (bonding process) during installation or water entering under the materials (leaking).

The material used on the flat roofs is modified bitumen. The manufacture's specifications state not to use this material in ponding water conditions. The South flat roof has a severe ponding water condition. What this means is the life expectancy of the roof will be shortened and the manufacture's warranty is void.

This tile roof is a nail on system. The roof tiles are nailed to the roof deck through the rolled roofing materials. This system is no longer used due to the inherent problems with the system. Each tile is nailed through the rolled roofing and into the roof deck. The nails are to be set in a bed of roof cement or mastic. If any nails miss the mastic there will be a leak at that location. There have been many circumstances of missed nails and leaks associated with this type of roof. The result of this type of roof is a shortened life expectancy and many small leaks, which are not easily visible.

The roof tiles have been installed against the vertical exterior walls that go above the sloped roof. These tiles installed against the walls allow the storm water run off to collect at the higher point than where the flashing was installed and does not allow the wall flashing to perform its job function. The roof tiles should be 2 to 4 inches from any walls. This is an installation defect.

Conclusion: The tile roof is at the end of its life expectancy, is leaking after numerous repairs and water proofing the entire tile roof. The tile roof requires replacement.

With the proper repairs the flat roofs can provide approximately another five years. However, it would be more cost affective to replace the flat roofs with the tile roof.

STRUCTURAL:

This building is built of typical CBS type construction with concrete footings, concrete floors, tie-beams surrounding cement blocks with a wood truss roof system which is also the ceiling structure.

The exterior of the building is stuccoed with a textured surface. Expansion and contraction cracks on exterior walls are normal for this type of construction. Only if the cracks are severe, does the inspector list the cracks as functional deficiencies; however all cracks no matter the size or type should be corrected.

The soffit vents are 6x24 inch screen venting around the eaves of the structure allowing attic ventilation.

The elevation of the slab is well above the crown of the road. The elevation of earth around the building was at an acceptable level.

The exterior windows are hurricane impact single hung type windows. Many times furnishings and window treatments keep the inspector from operating and visually inspecting the windows.

The attic area was examined visually where accessible and found to have R-30 fiberglass insulation over the living area. R-38 is the minimum rating required by local building codes.

The interior is constructed of framing materials wood or metal studs), interior wall board material (plaster, one coat, drywall), wood baseboards, wood doors.

The following deficiencies are hereby noted with the structural portion of the report:

Moisture Intrusion (water or moisture) is one of the single most destructive forces causing deterioration of building materials and causing mold in or on building materials. Keep in mind, your Inspector is limited to a visual inspection. Therefore, he can only see the surface of the material (s) in question. In order to determine the extent and/or cause of the moisture intrusion, destructive testing would be required. The following locations were found to have moisture intrusion: the garage pedestrian door opening, the west exterior wall of the master bedroom.

Rotten and Damaged Wood is common in this region. The two major causes of wood rot or damaged wood is moisture and termites. Keep in mind, your Inspector is limited to a visual inspection; therefore he can only see the surface of the material (s) in question. In order to determine the extent of the rotten or damaged wood, destructive testing would be required. The following locations were observed to have rotten and damaged wood: fascia at the south elevation, the garage pedestrian door and door jambs, roof rafter ends in the attic where the sloped roof meets the flat roof at the south elevation.

Settling cracks where observed at the west exterior wall at the same height of the floor.

The door entering the house from the garage is an important component in separating the carbon monoxide and fire from the garage and the house. This door needs to be self closing,

sealed with a rubber door stop at the door jambs, sealed with a rubber stop at the threshold, be self latching and the door must be a fire rated door. The door that is installed presently does not meet some or all of these standards. It is possible the door does not have to conform to this standard for one reason or another, however we highly recommend bringing this door opening up to the standards listed above to separate carbon monoxide and fire from the garage into the interior of the house. This is a life safety issue and a liability.

Cracks of the garage concrete slab is an indication of insufficient slab thickness. Poor soil compaction, soils with low bearing capacity and ground heave. Cracks as a condition by itself does not usually result in garage structure issues. However, settlement combined with other structural concerns often indicates the garage as a whole may no longer be structurally sound. Impact Consequences: cracks in garage floor should be monitored for change over time. Should cracks result in possible trip hazards a specialist should be consulted.

Note: The family room exterior wall is wood frame type construction. Stucco used on the exterior of any wood frame section of a building are subject to moisture intrusion if the stucco (exterior wall system) is not installed properly in accordance with ASTM C926. The results could be rotting wood, mold growth and structural damage. The Inspector is limited to visible and accessible areas of the structure. Only destructive testing can determine proper installation and the extent of rotting wood, mold growth and structural damage. Below are items which are components of an exterior stucco wall:

The wall inspected:
Casing beads: None found.
Flashing: None observed.
Proper lapping and nailing of the wire lathe: Not visible without destructive testing.
Caulking: old and deteriorated.
Provisions for proper drainage behind the stucco: Not visible without destructive testing.
Drip screen: None observed
Proper lapping of the moisture barrier: It's not visible without destructive testing.
Proper lapping of the wire lathe: It's not visible without destructive testing.
Weep screeds: None observed.
Control joints: None observed.

The consumer sees the stucco cracks as sightly, we however, see it as a water control issue. The proper installation of stucco on an exterior frame wall is vital for protection of moisture intrusion, water control and biological growth.

There is a significant amount of vegetation hanging over and or touching the roof and the building. When any type of vegetation is touching the building this becomes the perfect pathway for insects and small animals. A pest control operator can stop insects from entering the house with vegetation touching the building. The vegetation increases the moisture on and in the building. Removing the vegetation from touching the building is an important maintenance necessity.

There is a large tree on the east side of the building in very close proximity of the structure. By looking at the branch canopy, it's likely the tree roots are under the building. Tree roots grow toward moisture. The earth under a structure holds more moisture than earth not under a structure.

The east side yard (grass and concrete) has a negative pitch towards the building. Standard of Practice and Standard of Care never recommend having a negative pitch toward a structure due to slab edge capillary, erosion of soils resulting in failure of the foundation. The soil, masonry walls, and concrete footers are all able to absorb moisture which contributes to the deterioration of the masonry and concrete materials. The concrete footings have reinforced steel (rebar) which can rust then expand and pop or break the concrete (Spalling). Slab edge capillarity is likely. Reference: https://buildingscience.com/documents/insights/bsi-011-capillarity-small-sacrifices

ENVIRONMENTAL/MOLD:

The presence of microbial growth (mold) like substance was observed on the family room ceiling. Due to the presence of this mold like substance we recommend testing this indoor environment. Testing is the 1st step in any remediation process, the remediation process cannot take place without testing. The results of this testing could be available within 24 hours of the samples reaching the Lab. Bolender Inspection Co. is a Licensed Certified Mold Inspector and Assessor. (MRSA569)

We recommend having any indoor environment tested for microbial growth (mold). Especially if someone in your family has health issues or if the previous occupants had animals. Additionally, being in a sub tropical climate and the evolving construction industry standards creating more air tight and climate controlled indoor environments all residential properties should be tested periodically. All of the conditions described are advantageous to mold growth.

Note: The presence of certain mold and mold spores can cause mild to severe health effects in humans and can deteriorate the building materials in the structure resulting in structural damage. Health effects include, but are not limited to: asthma, allergy symptoms, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, chronic fatigue, diarrhea, blurry vision, sore throat, dry hacking cough, aches and pains, skin irritation, bleeding of the lungs, headaches, memory loss and possible fever. As humans vary greatly in their chemical makeup, so does the individual's reaction to mold exposure. For some people, a small number of mold spores can cause ill effects. In others it may take a longer exposure.

IRRIGATION:

The water source for the sprinkler system is City water. The sprinkler equipment is located on the north side of the building. At the time of the inspection this system was semi operable.

Note: The inspector does not inspect individual heads or the quantity and quality of the water supply.

The following deficiencies are hereby noted with the irrigation:

The indexing head was not functioning properly. The indexing head would not change to the next sections.

APPLIANCES:

The inspector operates all the appliances in a regular cycle, where appropriate, to determine operation. Units are observed for functional defects and deficiencies.

If appliances are ten years old or older they have reached the end of their expected useful economic life and although they may be functioning normally, no statement can be made to their longevity.

WASHER
DRYER
REFRIGERATOR
DISHWASHER
DISPOSAL
STOVE
OVEN
MICROWAVE

All appliances listed above have been inspected for functional defects and deficiencies.

DEFICIENCIES: The dishwasher drain line is installed improperly. The required loop of the drain line hose is missing. The loop keeps debris from the kitchen sink drain/disposal from back washing into the dishwasher. The loop is actually the dishwasher drain line being configured to where the drain line loop is above the height of the kitchen sink waste line connection.

The range (oven/stove) does not have an anti tipping device installed. Ranges are susceptible to tipping if they are not equipped with anti-tip brackets. Anti-tip brackets are metal devices designed to prevent freestanding ranges from tipping. They are normally attached to a rear leg of the range or screwed into the wall behind the range, and are included in all installation kits. A unit that is not equipped with this device may tip over if enough weight is applied to its open door, such as: from a large Thanksgiving turkey, or even a small child. A falling range can crush, scald, or burn anyone caught beneath. https://youtu.be/2OAjb2Fscvk

Note: All appliances remaining with the building should be verified for operability prior to taking possession of the property.

HVAC/MECHANICAL:

This building is being air conditioned by two 3 ton split system central units. The units are equipped with strip heat at 7 KW each. The thermostats are a low voltage combination heating and cooling regulation type devices, which are regulating the temperature via relays. The air handlers are located in the main hall closet and in the garage. The condensing units are located on the north side of the building, which is the best exposure. The degree of difference in cooling (the TD split) was 24 degrees, which is not within an acceptable range. The cooling temperature was 50 and 51 degrees (55 degrees to 60 degrees is acceptable) and the heating was above ambient temperature. Hygiene of the air conditioning system is not within the scope of our inspection. The presence of condensate over flow warning/shutoff devices are not present.

If an air conditioner is ten years old or older, it has reached the end of its expected useful economic life and although it may be functioning normally, no statement can be made to its longevity. The air handlers are in average condition for their ages and are approximately 12 years old. The condenser are in average condition for their ages and are approximately 12 and 16 years old.

The ducting is made of fiberglass duct board and flex type ducting. The duct work is in average condition for its age except for the section over the bedrooms. The duct work has been renovated in the last 10 years except for the section over the bedrooms.

Note: The unit is in its 2nd life cycle. No statement can be made to their longevity of the units with components over 10 years old. Typical life expectancy for air conditioning systems in South Florida is 10 to 12 years.

Moisture Measurements and Relative Humidity: Generally speaking, in a conditioned residential or commercial indoor environment the relative humidity should not become elevated above 50% for any sustained length of time. The 50% relative humidity is the maximum humidity for any conditioned indoor environment in south Florida. Note: Some opinions state as much as 60% humidity would be allowed.

The following deficiencies are hereby noted with the mechanical:

Note: Unless the HVAC system components are new, we recommend the air conditioning system (s) be cleaned in accordance with ACR 2013.

The duct work over the bedrooms is showing signs aging and deterioration. Multiple damaged areas were observed in the outer jacket of the ducts. The duct joints are deteriorated. Multiple small leaks were found where the ducts are seamed.

The refrigerant line insulation is missing, has spaces between lengths of insulation or is damaged at the exterior and interior refrigerant lines. The result of this deficiency is: The refrigerant lines will sweat, be less efficient and shorten the life expectancy of the system. The sweating or the forming of condensation is conducive to mold growth.

The refrigeration line chase on the exterior of the building is not properly sealed at the bottom of the chase. Critters can come and go from the attic through this open end of the chase.

Note: The UL label and the manufacturer of the air handler both state this air handler should be installed in the environment that it is conditioning, therefore, the air handler being installed in the attic or garage is in direct violation of the manufacturer's specifications and the UL label. Many times the local Building Codes allow an air handler to be installed in an unconditioned location. This does not change the Manufacturer's specifications nor does it supersede them. The air handler not being in the environment that it is air conditioning will cause it to sweat, be less efficient and shorten the life expectancy by as much as half. The sweating or the forming of condensation is conducive for mold growth and many times mold can be found inside the air handler and inside the duct above the air handler. These locations typically cannot be observed by the Inspector, therefore, an air conditioning Contractor should open these areas and a qualified Inspector should inspect.

Note: With the air handler being located in the garage there is a larger risk of: Exhaust emissions can be (re) circulated throughout the structure if the air handler is operated in any mode.

The HVAC evaporator coils are clogged with dirt, debris and dust. The coils being clogged will not allow the system to operate as intended. The temperature differential (TD split) will be too wide; the recommended TD split is 19. The clogged coils will allow the air handler's temperature to drop and with a lack of air flow, causes the coils to freeze up. Some times, if there is more than one factor, one factor being clogged evaporator coils; the system could act differently or produce a different TD split. Even if the coils are only 50% blocked, this will cause the system to not operate as intended.

The garage air handler and plenum duct do not have a minimum of 3/4 inches clearance around their exterior. The detrimental effect of not having the free flow air space around the exteriors is: sweating, deterioration of materials and microbial growth.

The garage air conditioner components are a mismatched (the air handler is a different manufacture, size or age then the condenser) of the split system. When there is a mismatch, there needs to be a re calculation of the energy use, size, duct system and efficiency of the system. Mismatches can be used if properly sized, properly calculated to the duct system and properly installed. The engineering (energy calculations, permitting, etc.) should be obtained for this mismatched system. A mismatch usually indicates an installation without a permit.

Presently the supply registers are fully open and directing the air downward toward the floors. This is know as dumping. Dumping is a cause of warm zones, cold zones and condensation. The supply registers should be directed to allow the flow of air to start near the top of the room, flow horizontally and through the natural process of "hot air rises and cold air falls" allow the air to move downward. Regulation of the supply registers is highly recommended to ensure efficiency.

The duct work over the bedrooms in the attic is not suspended from the rafters as designed. The ducts are resting on the ceiling and are partly covered with attic insulation. This will cause the ducts to sweat, be less efficient and shorten the life expectancy. The sweating or the forming of condensation is conducive for mold growth and many times mold can be found inside the ducts, especially at the duct work's low points.

The dryer transition duct(hose between the dryer and wall or exit location) is not made of an approved non combustible material. The present duct hose is combustible. The dryer transition duct must only be a vent that is UL Listed and labeled.

The dryer transition duct is longer than the maximum length of the dryer manufacture's specifications. Manufacture's specifications supersede any code. The result of this issue would be the build up of lint inside the dryer transition duct.

PLUMBING:

The water source is provided by city water. The meter is located near the property line. The water supply enters the building on the east side of the building where there is a shut off valve located. This building is using cast iron pipe for its waste lines and copper and galvanized pipe for its water supply lines. All of the plumbing fixtures were operated and all visible plumbing was inspected including the 50 gallon water heater which is approximately 8 years old. The life expectancy of a water heater is 8 to 10 years. The water pressure was at approximately 79 psi.

The following deficiencies are hereby noted with the plumbing:

There is a significant drop in water pressure when two or more water supply valves (sink, toilet, shower, hose bib, etc.) are open at one time. Typically, this is caused by old galvanized water supply lines and or fittings in the system. Some times, it is the line from the meter to the building is one of these old galvanized lines. Galvanized water lines are continuously rusting from the inside and over time they are becoming smaller inside the pipe which reduces the water flow and water pressure.

The water heater's temperature and pressure relief valve exit line is **not exiting the building**. In order to have an approved application, the line must 1st be installed and have a positive downward type flow from the temperature and pressure relief valve and then terminate

at the exterior of the building. If in the garage (and the garage floor is lower than the main house floor) the line may terminate at the floor. If the valve opens, which it does and is designed to do so, water will flow. The Installer of this water heater was not aware of or just ignored the proper installation and application.

The master bath shower pan is leaking. The shower pan is a metal pan, tar paper, vinyl liner or some type of water proofing agent which is installed in the shower stall area prior to the tiles being installed. The grout used between the tiles is not really water proofed. This pan keeps the water in the shower stall area. Painting the surface of the tiles, re grouting, water proofing the grout, caulking the seams of the tiles, etc. does not change the fact that the shower pan is leaking.

Note: This plumbing system is using some galvanized water supply lines and fittings. These old galvanized lines and fittings will produce rust in the water and corrosion in the lines and fittings. As these lines and fittings leak they will require replacement. Absolutely no statement can be made to their longevity.

Note: This plumbing system is using cast iron pipe for its waste lines. This cast iron pipe can deteriorate, crack, joints could fail and start leaking. Some times the pipe will collapse and become clogged, due to the age of this structure and its plumbing system. Absolutely no statement can be made to its longevity. The most effective way to determine if there is an issue is, to have a Plumbing Contractor conduct a survey with a camera inside the pipes.

ELECTRICAL:

This building has a 200 amp at 120/240 volts overhead service. The service equipment is located on the east side of the building. The service entry conductor material is standard copper. The electrical panel is located in the garage and is the original sub panel. There are no GFCI circuit breakers in this system. The building was built before the GFCI code was established in the local code. This building is using standard electrical wiring in both romex and conduit. The manufacture of the service equipment is: Zinsco and Zinsco.

If this electrical system does not have GFCI breakers installed in the system, we recommend they be installed. See local building codes and consult an Electrical Contractor.

Note: Smoke detectors have a life span. That span is approximately 10 Years. The smoke detector progressively gets less sensitive over time. If the smoke detectors are 10 years or older we recommend replacing them with new.

The electronic door operator (EDO) for the overhead garage door has a safety device. This device is for an obstruction in the path of the door when operating. If the door operator was installed after 1990 the EDO is required to have this safety device. The inspector has operated the EDO and found the safety device to be operable.

The following deficiencies are hereby noted with the electrical:

The bonding wire to ground termination point was not visible at the time of the inspection.

The NM (Non-Metallic) cable (commonly known as romex) in the attic is not protected around and within 7 feet of the attic opening access. All and any NM cable is required to be protected within 7 feet of any attic access.

The electrical service entry wires are lower than the minimum height required. The minimum height is 10 feet off the ground, 14 feet if its possible to drive a vehicle under the service entry wires. This is a hazard and a high liability.

The air conditioning condenser disconnect fuse/breaker is rated at 40 amps. The air conditioning condenser is labeled 30 amps maximum. This unit is not properly protected for over current and is a hazard as well as a liability.

The low voltage thermostat wiring between the air handler and the condenser is installed inside the conduit and junction boxes with the high voltage wiring used for the condenser. This is not an approved application and a hazard.

The sub panel (s) have breakers that are not the same and the same manufacture as the sub panel. Installed circuit breakers of a manufacture other than the original panel's manufacture is dangerous and not an approved application. These circuit breakers and panel do not offer the level of current flow and fire protection provided by the original equipment. In general, this means buildings with these panel conditions are at a greater risk of fire or other electrical hazards.

The soft electrical cord or LM cable being used from the water heater to the electrical receptacle is not an approved application, has never been an approved application and is not listed as an approved application in the National Electric Code or by any UL rating agency. The water heater can only be hard (conduit) wired.

The main sub feed is aluminum wiring, the circuit for the oven is aluminum wiring. This is how it was wired originally. Aluminum wiring is not a good conductor of heat, the aluminum wiring expands and contracts much more than copper wiring. Therefore, the aluminum wiring connections become loose and begin to arc, spark and heat excessively. The aluminum wiring connections must be inspected and tightened by an Electrician.

The sub feed wiring between the main disconnect and the sub panel is aluminum wiring. Over time, insurance companies have started making this an issue and requiring the aluminum wiring to be changed to copper wire. Additionally and typically, if the sub feed is aluminum, the

branch wiring to 220 devises are using aluminum wiring as well. We are not saying it must be changed to copper. We are saying your insurance company most likely will require it to be changed or charge you a higher rate.

The electrical panel (s) in this building is a well known and well documented cause of electrical fire and shock hazards. In general, these circuit breakers and panel (s) do not offer the level of current flow and fire protection provided by other electrical equipment. In general, this means buildings with these panels are at a greater risk of fire or other electrical hazards. Reference: http://www.inspect-ny.com/electric/Zinsco.htm and https://inspectapedia.com/fpe/FPE_Stab_Lok_Hazards.php

Pointed screws are in use attaching electrical panel cover. Blunt-end screws are required to prevent piercing electrical wiring resulting in arcing and electrical fire. A qualified person should replace as needed. This is not an approved application and a hazard.

POOL:

The pool is a conventional concrete structure. The quality of the water at inspection time was in the good range. The marsite was found to be in average condition for its age. The equipment was accessible and visible at the time of the inspection. Many pools have leaks. The statistics are 1 in 35 pools leak. It is not possible for the Inspector to determine a leak during his inspection of the pool. We recommend asking the owner of the pool if the pool has leaks. Many times the filter lid is too tight or corroded and the inspector cannot remove the lid to inspect the filter elements. Removing the lid could cause damage.

The following deficiencies are hereby noted with the pool:

One return valve handle is broken and not functional.

Efflorescence was observed weeping from grout lines in the pool which is an indicator of moisture behind or below the masonry product of the pool tile grout and the exterior pool wall.

PICTURES: Pictures can be viewed and downloaded at the following link:

CONCLUSION:

Cost guestimates are an educated opinion by the inspector and are supplied as a guide to the client to determine approximate cost of deficiencies. DO NOT rely on these figures for any type of negotiations or contract purposes. Rely on professional bids.

REPAIRS.....COSTS

Roof…….$

Structural…….……$

Mold Testing……..……..$
Mold remediation (if required through testing)…….……..$

Appliances……..$

HVAC/Mechanical……..$

Irrigation……..$

Plumbing…….$

Electrical…….….$

Pool……..……$

The above repair guestimates are not a qualified bid for repairs. BOLENDER INSPECTION CO. only performs and supplies inspection and consulting services.

Re Inspections: Re inspections are an additional cost. Prior to any re inspection Bolender Inspection Co. requires the following: Contractor's scope of work, the contract for the work performed and paid invoice. Copy of building permit with a final inspection signed off. If a permit is not required, a letter from the local Building Department stating no permit is required. If any of the requirements requested by Bolender Inspection Co. stated herein can not be provided, Bolender Inspection Co. can not perform any re inspection. Note: An owner can not perform his own repairs without violating the Florida State statute regarding repairs for a real property sale.

THE CONDITION OF THE PREMISES AND COMPONENTS MAY CHANGE AFTER THE DATE OF THE INSPECTION DUE TO MANY FACTORS SUCH AS; WEATHER, MOISTURE, MOVEMENT, ACTIONS TAKEN BY OTHERS, OR THE PASSAGE OF TIME ITSELF. OUR REPORT DEALS WITH THE CONDITION OF THE PREMISES AND ITS COMPONENTS AT THE TIME OF THE INSPECTION ONLY.

THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION AND IS NOT AN OPINION COVERING AREAS SUCH AS, BUT NOT NECESSARILY LIMITED TO, THOSE THAT ARE INACCESSIBLE OR ANY PORTION OF THE STRUCTURE OR ITS ACCESSORIES

IN WHICH INSPECTION WOULD NECESSITATE REMOVING, DEFACING OR TAKING APART OF ANY OF THE STRUCTURE OR ITS ACCESSORIES. THIS INSPECTION AND REPORT DOES NOT CONSTITUTE A GUARANTY THAT THERE IS NOT OTHER DEFICIENCIES THAN NOTED, OR THAT ADDITIONAL PROBLEMS WILL NOT OCCUR IN THE FUTURE. FURTHER, BOLENDER INSPECTION CO. ASSUMES NO LIABILITY WHATSOEVER AS A RESULT OF THIS INSPECTION AND REPORT.

Very truly yours,
Bolender Inspection Co.

Thomas E. Bolender
State of Florida Licensed Home Inspector
F.A.B.I. Master Professional Inspector
State of Florida Licensed & Certified Mold Assessor
South Florida Home Inspectors Association Member