



## Inspection Report

### Women's Care Center

**Property Address:**  
1009 Delaware Ave  
Ft. Pierce Fl.



**John Vetter & Sons, Inc.**

**John G. Vetter Florida Home Inspector 882  
7636 15th Street**

Exhibit "A"

Vero Beach, FL. 32966  
772.480.0358



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**Date:** 4/26/2019

**Time:**

**Report ID:**

**Property:**

1009 Delaware Ave  
Ft. Pierce Fl.

**Customer:**

Women's Care Center

**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.

**In Attendance:**

Vacant (inspector only)

**Type of building:**

Single Family (3 story)

**Approximate age of building:**

Almost 100 years old

**Temperature:**

Over 80

**Weather:**

Clear, Cloudy

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

## 1. Overview

### Items

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#### 1.0 Overview

**Comments:** Inspected

***Payment is due upon completion of inspection.***

***This will be a very ambitious project. Due to the age, due to the termites, due to the existing materials that were used, depending on to what degree you want to provide accessibility.***

***Hopefully an appraisal has been done. We recommend a proposed budget be worked up and allow for a 20% overrun.***

***We offer these comments only to help and make you aware of the condition. We think it is a great house. And of course the work you do is above amazing.***

***And hopefully God has sent an Angel.***

***It could be a great house again!***

The house was built in 1921, it is wood frame with metal siding, the roof was hand framed, tongue sheathing and a dimensional fiberglass roof. It is bedroom, baths, car garage. It is in fixable condition. There are a lot items to be addressed and they are in the General Summary above.

It is recommended that all repairs be performed by licensed and insured contractors for the protection of the homeowner.

This house was vacant at time of inspection. Vacant houses can develop problems that may not occur if the house was being lived in. Many systems in a house depend on regular use. Without regular use, adverse conditions can occur including but not limited to: Sludge in waste lines can dry out creating blockage that would otherwise not occur if the plumbing system was being used regularly. Water can evaporate from the dishwasher leaving hard calcium, which can ruin the motor. Air conditioner compressor seals can dry out causing refrigerant leaks. Sediment and scale can accumulate in plumbing lines which would otherwise be flushed out. This debris can become dislodged when the plumbing is used causing valves to become clogged. You should be aware of these issues when buying a home that has been vacant for an extended period of time

**While the apparent age of the home makes it likely that lead based paint and asbestos are present, determining the presence or absence of lead based paint or asbestos exceeds the scope of this general visual inspection. The only way to positively determine if paint is lead based is through laboratory testing.**

It is expected that this inspection report will be read through thoroughly by the potential buyer of the property. If there are questions or concerns we recommend to contact John Vetter & Sons, Inc. for further explanation. If discrepancies are found at the house after the purchase we ask that you contact John Vetter & Sons, Inc. before any repairs are performed.

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, designed to identify defects which specific systems and componets that are both observed and deemed material by the inspector. It is based on the inspections on the date of the inspection and not a prediction of future conditions. It is a snapshot in time. A general inspection will not discover every issue that exists or ever could exist, but only material defects observed on the date of the inspection. MOld is not included in this inspection

whether visible or concealed. Septic and termite are not included in this inspection.



1.0

## 2. 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.

### Styles & Materials

**Roof Covering:**

3-Tab fiberglass

**Viewed roof covering from:**

Ground

Lower Roof

### Items

#### 2.0 ROOF COVERINGS

**Comments:** Inspected, Repair or Replace

The 3 tab fiberglass roof was installed in 2004 with a permit. The roof is in poor condition. A 3 tab roof usually lasts a bout 15 years. It needs to be replaced.



2.0



2.0

#### 2.1 FLASHINGS

**Comments:** Inspected

#### 2.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

#### 2.3 ROOF DRAINAGE SYSTEMS

**Comments:** Inspected

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.

### 3. 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.

#### Styles & Materials

**Siding Style:**

Lap  
Vinyl Siding

**Siding Material:**

Wood

**Exterior Entry Doors:**

Steel  
Wood

**Appurtenance:**

Covered Entry

**Driveway:**

Dirt

**Window Material:**

Aluminium  
Wood

**Eaves and Soffits:**

Wood

#### Items

##### 3.0 WALL CLADDING & TRIM

**Comments:** Inspected, Repair or Replace  
There were siding boards that need repair.



3.0



3.0

##### 3.1 DOORS (Exterior)

**Comments:** Inspected, Repair or Replace  
The kitchen walk out door is an out swing door installed as an inswing.  
  
The front door lock did not work and the door could not be tested.



3.1

### 3.2 WINDOWS

**Comments:** Inspected

### 3.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

**Comments:** Inspected, Repair or Replace

The handrail on the front entry steps is lower than today's code. There is no handicap access to the house. The bathrooms are not handicap accessible or protected.



3.3

### 3.4 EAVES, SOFFITS AND FASCIAS

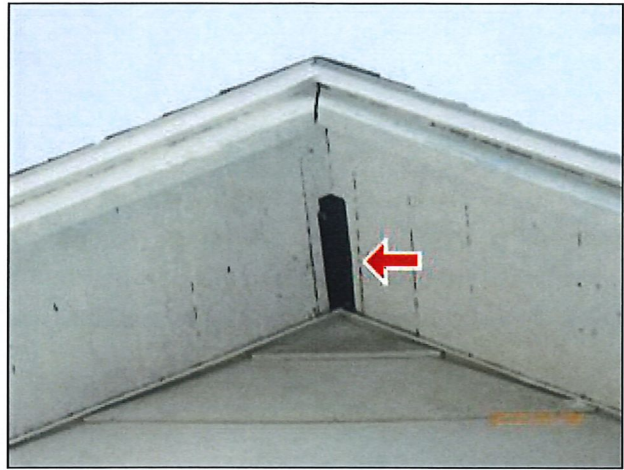
**Comments:** Inspected, Repair or Replace

Inspect related damage on the soffit in the front porch area.

A piece of soffit is missing in the rear.



3.4



3.4

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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.

## 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.

### Styles & Materials

**Foundation:**

Unknown

**Floor Structure:**

Wood joists

**Wall Structure:**

Wood

**Ceiling Structure:**

Conventional Framing

**Roof Structure:**

Ceiling Joists

**Roof-Type:**

Gable

**Method used to observe attic:**

Walked

**Attic info:**

Attic Door

**Method used to observe Crawlspace:**

No access

### Items

#### 4.0 FOUNDATIONS, CRAWL SPACES and BASEMENTS

**Comments:** Inspected, Not Inspected

No access to the crawl space.

There were areas at the crawlspace bricks that need repair. There was no access to get under the house.

There were damaged floor beams in the crawlspace.



4.0



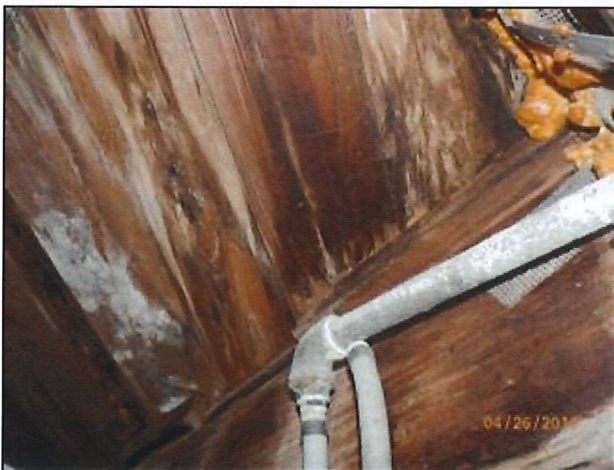
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4.0



4.0



4.0

#### 4.1 WALLS (Structural)

**Comments:** Inspected

#### 4.2 COLUMNS OR PIERS

**Comments:** Inspected, Not Inspected

Only viewed for outside looking through the bricks.

#### 4.3 FLOORS (Structural)

**Comments:** Inspected, Repair or Replace

The stairwell alcove is sagging. It needs to be braced up.



4.3

#### 4.4 CEILINGS (structural)

**Comments:** Inspected

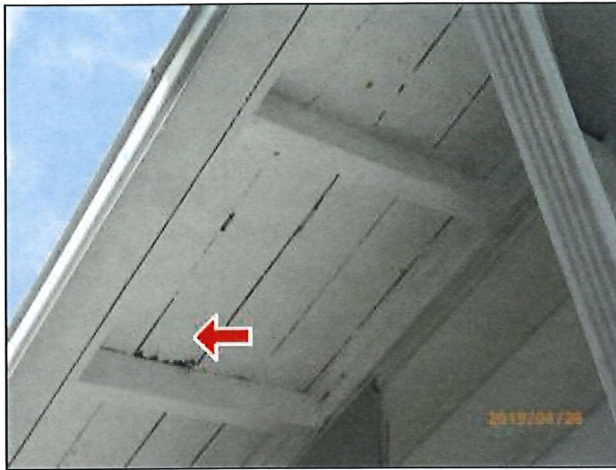
#### 4.5 ROOF STRUCTURE AND ATTIC

**Comments:** Inspected, Repair or Replace

There is damage to the roof sheathing in numerous places.

There are signs of insect related damage to structural members in the attic space. It is recommended to have a licensed GC inspect and provide a repair estimate.

The gable ridge board is sagging.



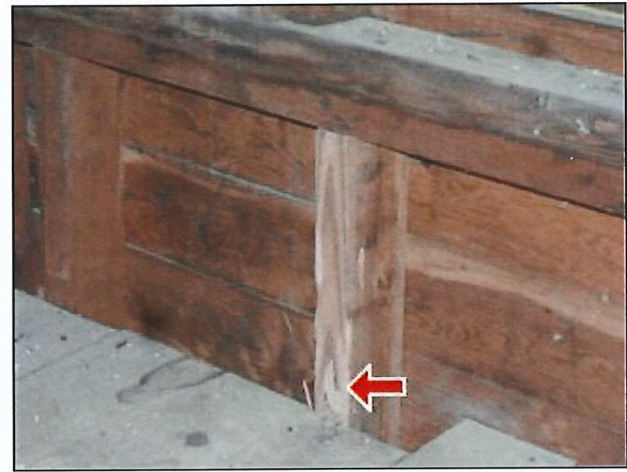
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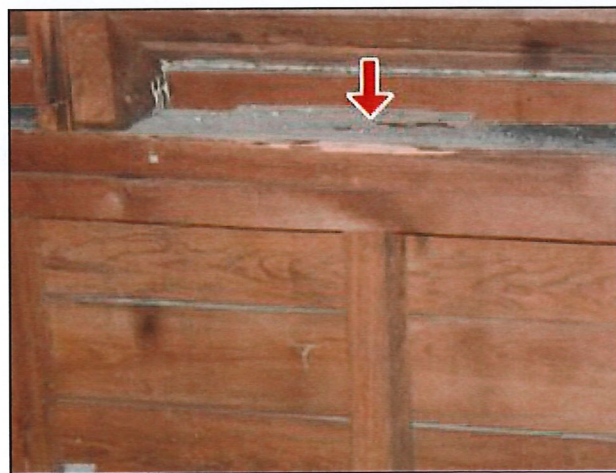
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4.5



4.5



4.5



4.5



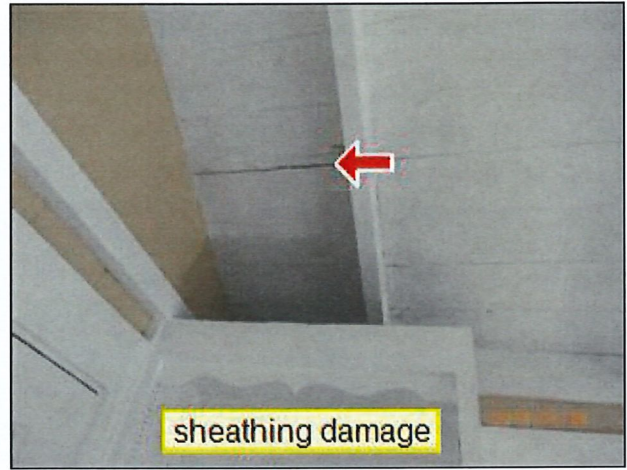
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4.5



4.5



4.5



4.5

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. 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.

### Styles & Materials

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**Ceiling Materials:**

Drywall  
Ceiling tiles-possible asbestos

**Window Types:**

Single-hung  
Jalousie  
Fixed Panels

**Countertop:**

Laminate  
Cultured marble

**Wall Material:**

Drywall  
Compressed board

**Interior Doors:**

Raised panel

**Floor Covering(s):**

Tile  
Hardwood T&G

**Cabinetry:**

Wood  
Painted Wood

### Items

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#### 5.0 CEILINGS

**Comments:** Inspected, Repair or Replace

There are stains on the ceiling upstairs in a bedroom. It is believed they are from rodents.



5.0



5.0

### 5.1 WALLS

**Comments:** Inspected, Repair or Replace

There are damaged wood boards in the first floor shower that should be repaired.

There are numerous holes in the wall on the third floor.



5.1



5.1

## 5.2 FLOORS

**Comments:** Inspected, Repair or Replace  
Insect related damage to wood flooring in different areas of the house.

There was a hole in the flooring in the sun room.

Most of the floors had craft paper and they could not be inspected.



5.2



5.2



5.2



5.2

**5.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Comments:** Inspected, Repair or Replace

There is no handrail on the stairs to the third floor.



5.3

**5.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**

**Comments:** Inspected

### 5.5 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected, Repair or Replace

The second floor middle bedroom door jamb is missing the strike plate.

The first floor bathroom door hits the jamb due to settlement.



5.5



5.5

### 5.6 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected, Repair or Replace

There is a cracked pane of glass on the rear of the house.

The bottom sill in the window near the kitchen is damaged. And the window balancer did not work.

If any of the rooms will be used as bedrooms a fire egress exit window will be needed. All windows are painted shut.

There are awning windows, most of the operators did not work and some were missing.



5.6



5.6



5.6



5.6



5.6



5.6



5.6



5.6

### 5.7 Hallways

**Comments:** Inspected

### 5.8 Fireplace

**Comments:** Not Inspected

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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.

## 6. 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.

### Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Distribution (inside home):</b> CPVC	<b>Plumbing Waste:</b> PVC Cast iron-is over 55 years old and may be at the end of its service life
<b>Water Heater Power Source:</b> Electric	<b>Manufacturer:</b> RHEEM	<b>Water Heater Year:</b> 2017
<b>Water Heater Capacity:</b> 30 Gallon (small)	<b>Water Heater Location:</b> Hall Bathroom	

### Items

#### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected, Repair or Replace

The first floor bathroom p-trap connection is not installed correctly.

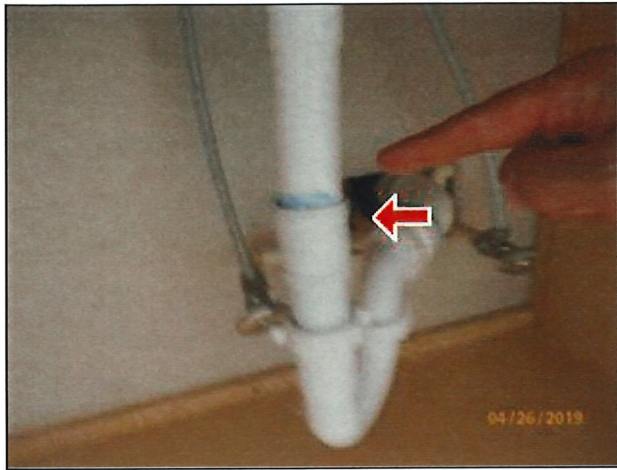
The first floor bathroom shower does not have a drain cover.

The second floor bathroom tub drained slowly.

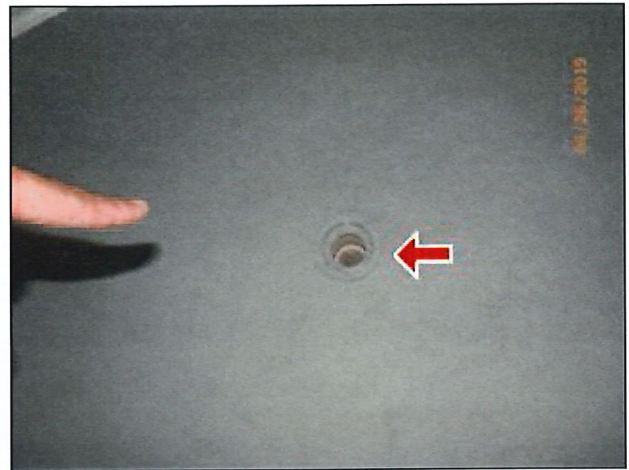
The second floor toilet should be resealed to the floor.

The cast iron drain pipe in the attic is sagging. It should be either removed or properly supported.

There is another cast iron air vent pipe that is not supported in the attic and it should be.



6.0



6.0



6.0



6.0



6.0



6.0



6.0

## 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Inspected, Repair or Replace

The kitchen sink faucet handle leaked.

The second floor bathroom tub cold water handle leaked. The diverter did not fully close. The shower head was missing.

The second floor bathroom sink is not sealed to the wall.



6.1



6.1



6.1



6.1



6.1

## 6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected

## 6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

The main shut off is located outside on the front wall.



6.3

#### 6.4 IRRIGATION SYSTEM

**Comments:** Not Inspected

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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.

## 7. 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.

### Styles & Materials

<b>Electrical Service Conductors:</b> Below ground	<b>Panel capacity:</b> 150 AMP	<b>Panel Type:</b> Circuit breakers
<b>Electric Panel Manufacturer:</b> SIEMENS ITE	<b>Branch wire 15 and 20 AMP:</b> Copper	<b>Wiring Methods:</b> Romex Knob and Tube

### Items

#### 7.0 SERVICE ENTRANCE CONDUCTORS

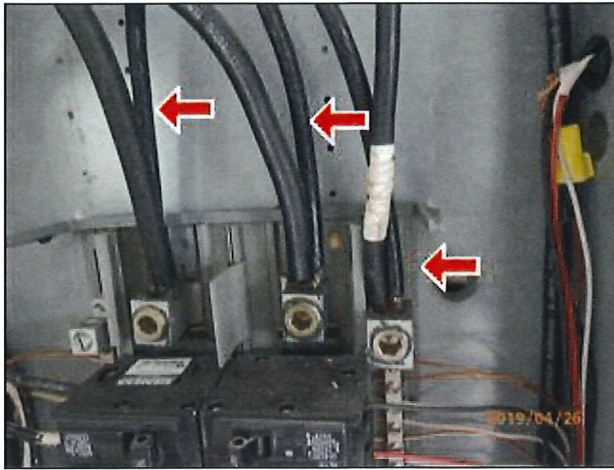
**Comments:** Inspected

#### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

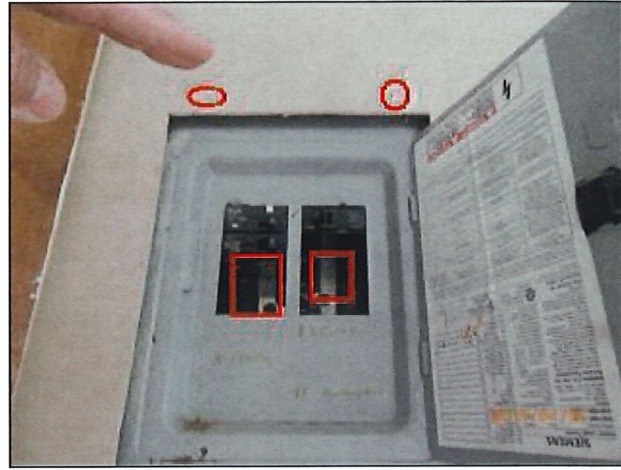
**Comments:** Inspected, Repair or Replace

The main feed coming from the meter is double tapped to the main panel lugs. This wrong and should be corrected by a licensed electrician. The double taps are going to a sub panel above the main panel.

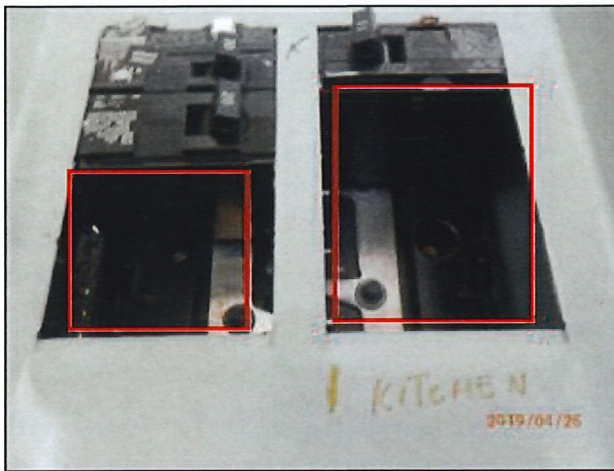
The sub panel above has been covered with paneling and the top 2 screws on the panel cover are not accessible. This needs to be corrected. There are open slots that need to be covered with the proper blanks.



7.1



7.1



7.1

## 7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

**Comments:** Inspected, Repair or Replace

Knob and tube wiring was originally used in the residence. There are still signs of active knob and tube in the attic space when light switches are being used. It is recommended to have a licensed electrician inspect the electrical system and provide a repair estimate.



7.2



7.2



7.2

**7.3 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)**

**Comments:** Inspected, Repair or Replace  
The rear entry doorbell did not work.

The rear door coach light wires are exposed and should be protected in a junction box.

There are unprotected wires above the first floor shower.

There are outlets in the kitchen, sun room and upstairs front bedroom that are wired Open Ground.

The dishwasher/disposal outlet has an unprotected wire that should be in conduit.

There were unprotected wires at the ceiling fan in the living room.

The second floor front bedroom closet light fixture had unprotected wires.

There were unprotected wires in the floor in the second floor rear room.

There were multiple unprotected wires in the 3rd floor.

There was live Knob & Tube wires in the 3rd floor. A licensed electrician should be call to safely remove those wires.

The water heater wire is not in conduit and it should be.

There are numerous wires in the attic that should be removed by a licensed electrician.



7.3



7.3



7.3



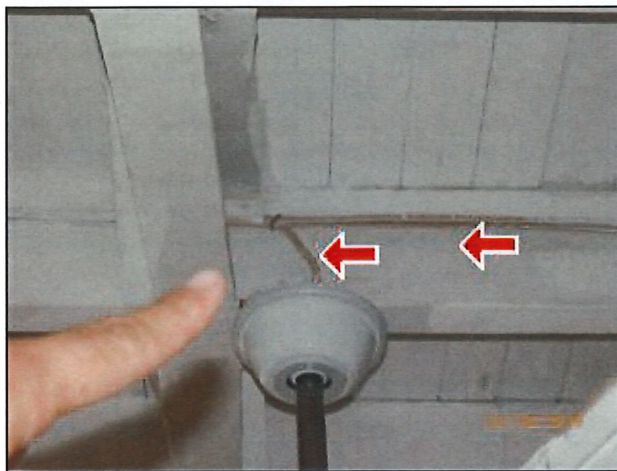
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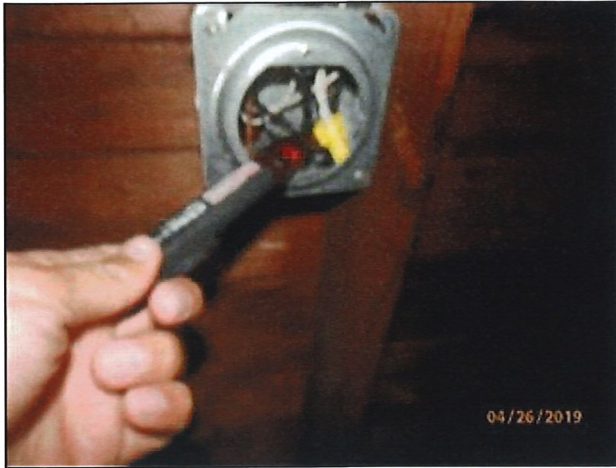
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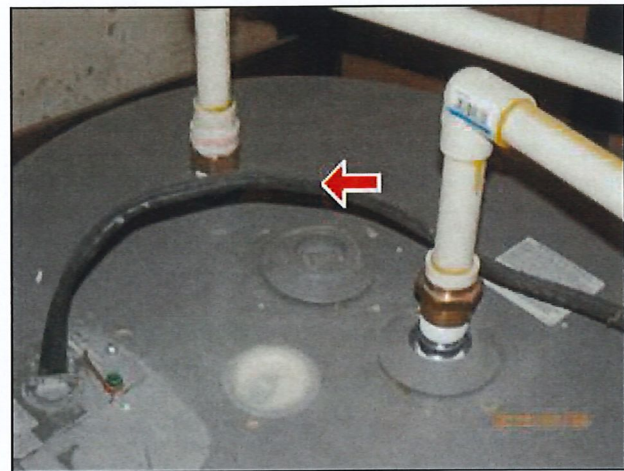
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7.3



7.3



7.3



7.3

**7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Comments:** Inspected

**7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

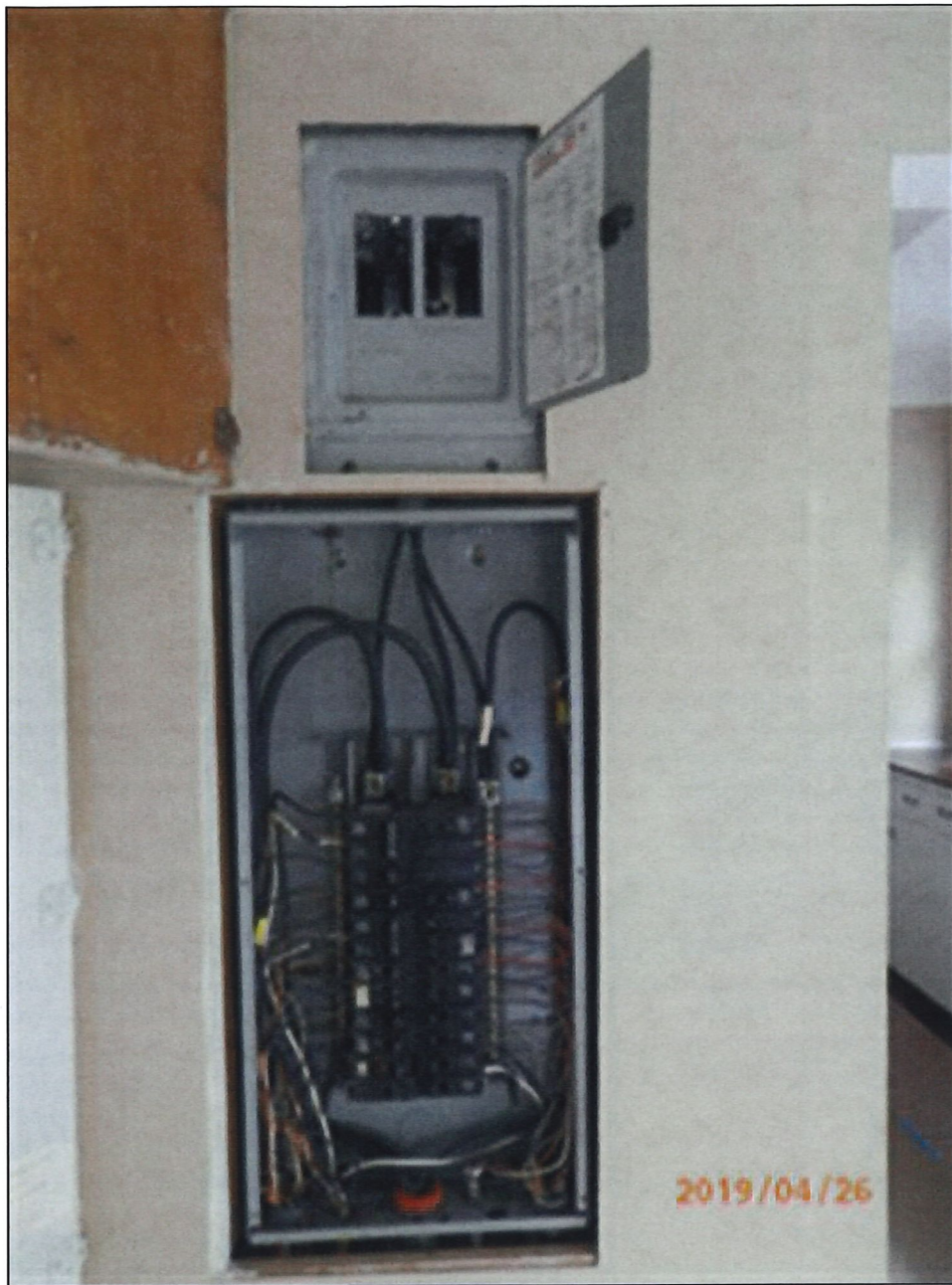
**Comments:** Inspected, Not Present

There were no gfci protected outlets in the house. They should be installed according to todays code.

#### **7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS**

**Comments:** Inspected

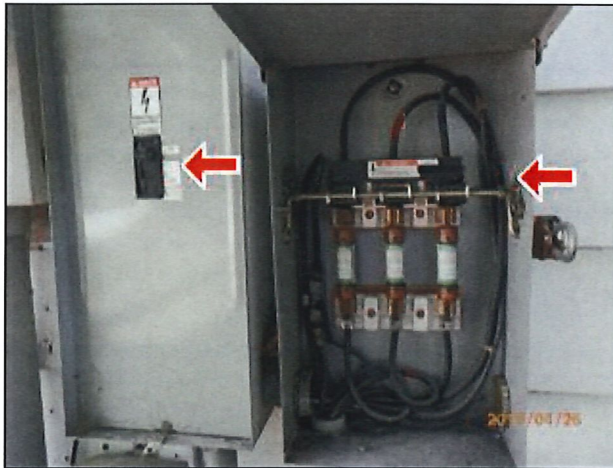
The main switch is in the box at the electric panel on the exterior wall. The breaker panel is in the kitchen.



7.6



7.6



7.6



7.6

## 7.7 SMOKE DETECTORS

**Comments:** Inspected, Not Present

There were no smoke detectors present. It is recommended to install them in accordance with today's code for the protection of the homeowner.

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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.

## 8. 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.

### Items

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#### 8.0 AIR CONDITIONING and HEATING EQUIPMENT

**Comments:** Not Present

There was no air conditioning present.

#### 8.1 NORMAL OPERATING CONTROLS

**Comments:** Not Present

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

**Comments:** Not Present

#### 8.3 PRESENCE OF INSTALLED AIR CONDITIONING & HEAT SOURCE IN EACH ROOM

**Comments:** Not Present

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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.

## 9. 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.

### Styles & Materials

**Attic Insulation:**

None

**Ventilation:**

Gable vents  
Soffit Vents

**Exhaust Fans:**

None

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

None

**Floor System Insulation:**

NONE

### Items

**9.0 INSULATION IN ATTIC**

**Comments:** Not Present

**9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS**

**Comments:** Inspected

**9.2 VENTING SYSTEMS (Kitchens, baths and laundry)**

**Comments:** Not Present

**9.3 ATTIC ACCESS OR PULL DOWN STAIRS**

**Comments:** Inspected

**9.4 Attic**

**Comments:** Inspected

**9.5 INSULATION UNDER FLOOR SYSTEM**

**Comments:** Not Present

**9.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)**

**Comments:** Not Present

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.

## 10. Observations & Suggestions

### Items

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#### 10.0 Observations & Suggestions of minor Issues

**Comments:** Inspected

There is no hard surface parking onsite. It appears 4-5 cars could be parked in the rear.

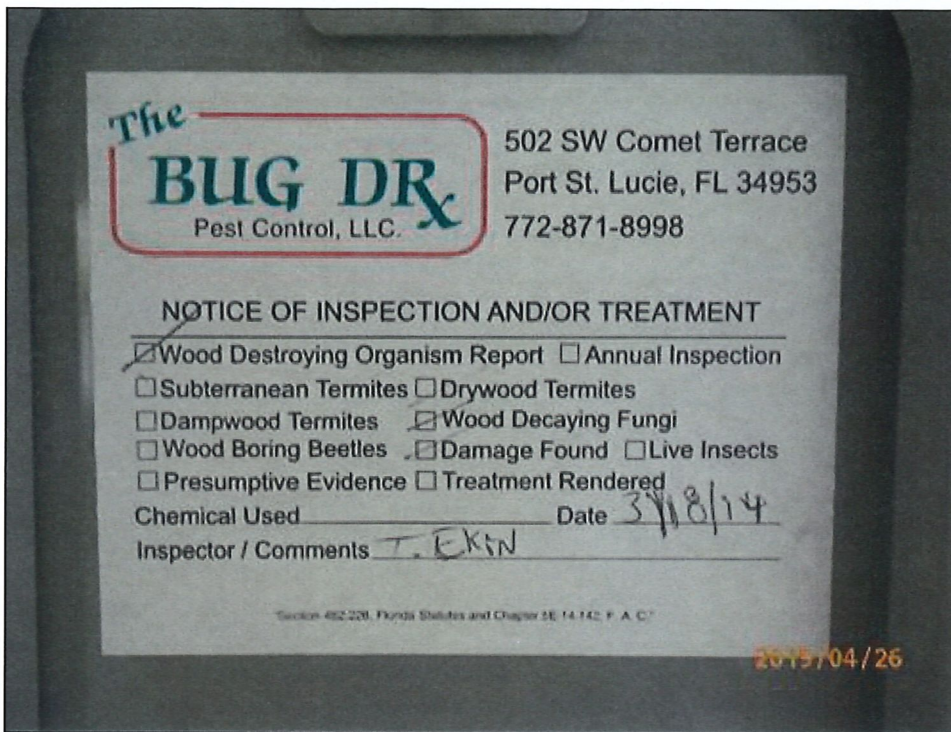
The house was inspected for termites in 2014. Termites and wood fungi were found. Evidence of drywood termites was found throughout the house. A pest company should be brought in to determine a treatment and the extent of the damage. Termite damage is throughout the attic.

A homeowners lead test kit was done and it appears there is lead based paint present. To be sure a licensed testing company will be needed to be brought in.

Staining on the 2nd floor bedroom ceiling is from rodent droppings above in the attic space.

There was an abandoned galvanized hose bib on the side of the house.

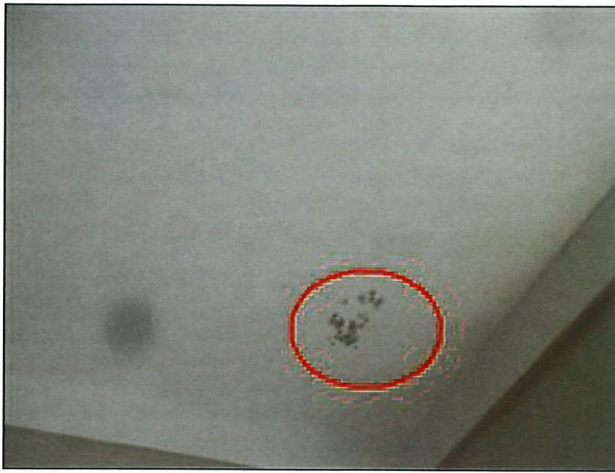
The original windows are weights and pulleys. None of them could be opened.



10.0



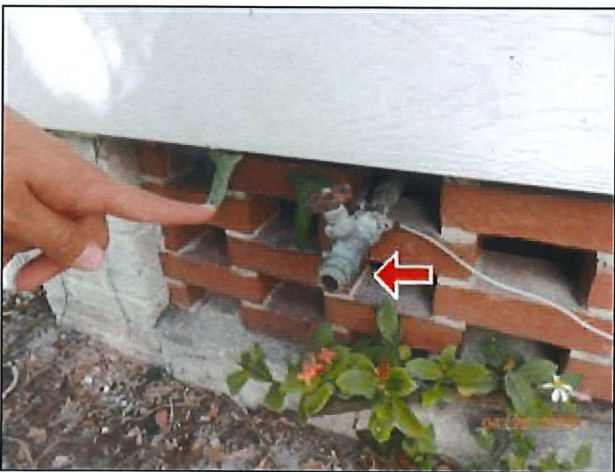
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## General Summary



**John Vetter & Sons, Inc.**

**7636 15th Street  
Vero Beach, FL. 32966  
772.480.0358**

**Customer**  
Women's Care Center

**Address**  
1009 Delaware Ave  
Ft. Pierce Fl.

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.

### 2. Roofing

#### 2.0 ROOF COVERINGS

##### **Inspected, Repair or Replace**

The 3 tab fiberglass roof was installed in 2004 with a permit. The roof is in poor condition. A 3 tab roof usually lasts a bout 15 years. It needs to be replaced.

### 3. Exterior

#### 3.0 WALL CLADDING & TRIM

##### **Inspected, Repair or Replace**

There were siding boards that need repair.

#### 3.1 DOORS (Exterior)

### 3. Exterior

#### **Inspected, Repair or Replace**

The kitchen walk out door is an out swing door installed as an inswing.

The front door lock did not work and the door could not be tested.

#### **3.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

#### **Inspected, Repair or Replace**

The handrail on the front entry steps is lower than today's code. There is no handicap access to the house. The bathrooms are not handicap accessible or protected.

#### **3.4 EAVES, SOFFITS AND FASCIAS**

#### **Inspected, Repair or Replace**

Inspect related damage on the soffit in the front porch area.

A piece of soffit is missing in the rear.

### 4. Structural Components

#### **4.3 FLOORS (Structural)**

#### **Inspected, Repair or Replace**

The stairwell alcove is sagging. It needs to be braced up.

#### **4.5 ROOF STRUCTURE AND ATTIC**

#### **Inspected, Repair or Replace**

There is damage to the roof sheathing in numerous places.

There are signs of insect related damage to structural members in the attic space. It is recommended to have a licensed GC inspect and provide a repair estimate.

The gable ridge board is sagging.

### 5. Interiors

#### **5.0 CEILINGS**

#### **Inspected, Repair or Replace**

There are stains on the ceiling upstairs in a bedroom. It is believed they are from rodents.

#### **5.1 WALLS**

#### **Inspected, Repair or Replace**

There are damaged wood boards in the first floor shower that should be repaired.

There are numerous holes in the wall on the third floor.

#### **5.2 FLOORS**

#### **Inspected, Repair or Replace**

Insect related damage to wood flooring in different areas of the house.

## 5. Interiors

There was a hole in the flooring in the sun room.

Most of the floors had craft paper and they could not be inspected.

### 5.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

#### Inspected, Repair or Replace

There is no handrail on the stairs to the third floor.

### 5.5 DOORS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

The second floor middle bedroom door jamb is missing the strike plate.

The first floor bathroom door hits the jamb due to settlement.

### 5.6 WINDOWS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

There is a cracked pane of glass on the rear of the house.

The bottom sill in the window near the kitchen is damaged. And the window balancer did not work.

If any of the rooms will be used as bedrooms a fire egress exit window will be needed. All windows are painted shut.

There are awning windows, most of the operators did not work and some were missing.

## 6. Plumbing System

### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Inspected, Repair or Replace

The first floor bathroom p-trap connection is not installed correctly.

The first floor bathroom shower does not have a drain cover.

The second floor bathroom tub drained slowly.

The second floor toilet should be resealed to the floor.

The cast iron drain pipe in the attic is sagging. It should be either removed or properly supported.

There is another cast iron air vent pipe that is not supported in the attic and it should be.

### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Inspected, Repair or Replace

The kitchen sink faucet handle leaked.

The second floor bathroom tub cold water handle leaked. The diverter did not fully close. The shower head was missing.

The second floor bathroom sink is not sealed to the wall.

## 7. Electrical System

### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

#### Inspected, Repair or Replace

The main feed coming from the meter is double tapped to the main panel lugs. This is wrong and should be corrected by a licensed electrician. The double taps are going to a sub panel above the main panel.

The sub panel above has been covered with paneling and the top 2 screws on the panel cover are not accessible. This needs to be corrected. There are open slots that need to be covered with the proper blanks.

### 7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

#### Inspected, Repair or Replace

Knob and tube wiring was originally used in the residence. There are still signs of active knob and tube in the attic space when light switches are being used. It is recommended to have a licensed electrician inspect the electrical system and provide a repair estimate.

### 7.3 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

The rear entry doorbell did not work.

The rear door coach light wires are exposed and should be protected in a junction box.

There are unprotected wires above the first floor shower.

There are outlets in the kitchen, sun room and upstairs front bedroom that are wired Open Ground.

The dishwasher/disposal outlet has an unprotected wire that should be in conduit.

There were unprotected wires at the ceiling fan in the living room.

The second floor front bedroom closet light fixture had unprotected wires.

There were unprotected wires in the floor in the second floor rear room.

There were multiple unprotected wires in the 3rd floor.

There were live Knob & Tube wires in the 3rd floor. A licensed electrician should be called to safely remove those wires.

The water heater wire is not in conduit and it should be.

There are numerous wires in the attic that should be removed by a licensed electrician.

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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

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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.

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**John Vetter & Sons, Inc.**

**John G. Vetter**

**7636 15th Street  
Vero Beach, FL. 32966  
772.480.0358**



November 19, 2019

Women's Care Center  
1986 31<sup>st</sup> Ave.  
Vero Beach, FL 32960

Re: 1009 Delaware Ave., Fort Pierce, Florida

Thank you for providing me the opportunity to inspect and comment on the structure located at the address above. Following inspection of the structure, I have provided below a list of concerns and insurmountable challenges to the renovation of this building which you should seriously consider.

- HVAC: No system and no insulation.
- Asbestos: Front gable and possibly hidden under other materials.
- Lead Paint: Interior and exterior.
- Current Building Code: Significant construction (destruction) will need to occur to comply with Building Code such as addressing structural details of foundation, floor framing, wall framing, roof framing, electrical, plumbing, mechanical, insulation, windows, doors, egress, stairs 1<sup>st</sup> to 2<sup>nd</sup> floor, stairs 2<sup>nd</sup> to 3<sup>rd</sup> floor, elevator, etc.
- ADA: Compliance Modifications – does not include any analysis which could be prohibitive in and of itself due to potential structural modifications.
- Unknowns: Undetermined until the structure is reduced to the frame to reveal the extent of damage, decay and deterioration.
- Termite damage: Live termite activity.
- Water and Sewer: Lines will likely need to be re-routed and possibly replaced.
- Flooring: Bracing and concrete piers will likely be required to meet load requirements which will necessitate tearing up existing flooring for access.

There were several notable non-historical elements that were observed: aluminum and vinyl siding, aluminum windows, and fiberglass roof covering. It also appears that there were additions in the rear kitchen area and in the front sun room on east side of structure which are "non-historical." Generally, we anticipate that the cost of renovating this structure would result in great difficulty and the expense which will far exceed the cost of building a new structure. This is clearly a "time and materials" job, not a fixed budget.

Thank you for providing me the opportunity to inspect and comment on the property. If you have any questions, please do not hesitate to contact me.

Respectfully submitted,

*John Welton, President*  
John Welton  
President