



### Property Maintenance Inspection Report

Property Address  Parcel ID #

House Color  # of Units  Building Occupied

Type of Structure  Source of Complaint

Action to be taken - Select all that apply  
 Unsafe Building - Rehab Permitted     Unsafe Building - Demo Recommended     Other - See Comments  
Posting Type Red - 109.1 - Imminent Danger

Inspector  Date  Property Posted?

Comments

- Active Code Cases    Case #      NONE     Active Building Permit     NONE
- Lis Pendens check     Rehab letter sent
- Demo letter sent     Nuisance letter sent
- Title search done     Affidavit recorded

Misc. Notes and Comments

Contact Information

Contact Info

Comments



Section 111 - Unsafe structures

111.1.1 - Unsafe structure

Comments

111.1.2 - Unsafe equipment

Comments

111.1.3 - Structure unfit for human occupancy

Comments

111.1.4 - Unlawful structure

Comments

111.1.5 - Dangerous structure or premises

- |  |
|--|
| <input type="checkbox"/> (1) Any door, aisle, passageway, stairway, or exit that does not comply to requirements for exiting the building  |
| <input type="checkbox"/> (2) The walking surface of means of egress is so warped, worn, loose, torn or otherwise unsafe to provide means of egress.  |
| <input checked="" type="checkbox"/> (3) Any portion of a structure damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or any other cause that it is likely to partially or completely collapse, or to become detached or dislodged.  |
| <input type="checkbox"/> (4) Any portion of a building, appurtenance or ornamentations that is not of sufficient strength or stability, or is not so anchored or attached to be capable of resisting natural or artificial loads of one and one-half the original designed value.  |
| <input checked="" type="checkbox"/> (5) The structure or part of structure because of dilapidation, deterioration, decay, faulty construction, the removal or movement of ground necessary for support or any other reason is likely to collapse or under pinning is likely to fail or give way.   |
| <input checked="" type="checkbox"/> (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.  |
| <input checked="" type="checkbox"/> (7) The structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance.   |
| <input checked="" type="checkbox"/> (8) Any structure that exists or has been maintained in violation of any specific requirement or prohibition to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.  |
| <input checked="" type="checkbox"/> (9) Any structure intended to be used for dwelling purposes, due to inadequate maintenance, dilapidation, decay, damage, faulty construction, inadequate light, ventilation, mechanical or plumbing system is determined to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease. |
| <input type="checkbox"/> (10) Any structure, due to lack of sufficient fire resistance rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause is determined to be a threat to life or health.   |
| <input type="checkbox"/> (11) Any portion of a building remains on a site after the demolition of the structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.   |

Comments

Section 302 - Exterior property areas

Section 303 - Swimming Pools, Spas and Hot Tubs

Section 304 - Exterior Structure

304.1 - General - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

304.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.

- |  |
|--|
| <input type="checkbox"/> 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.   |
| <input type="checkbox"/> 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects. |



- 3. Structures or components thereof that have reached their limit state.
- 4. Siding and masonry joints are not maintained, weather resistant or water tight.
- 5. Structural members that have evidence of deterioration or cannot safety support all nominal loads and load effects.
- 6. Foundation systems that are not firmly supported by footings, are not plumb without cracks and breaks and are not properly anchored or cannot support all nominal loads and resisting all load effects.
- 7. Exterior walls that are not anchored to supporting elements or are not plumb or free from holes, cracks, breaks or loose or rotting materials, are not properly anchored and not able of supporting all nominal loads and resisting load effects.
- 8. Roofing that have defects that admit rain, roof surfaces with inadequate drainage, or any portion that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads.
- 9. Flooring with defects that affect serviceability or that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
- 10. Veneer, cornices, belt courses, corbels, trim , wall facings not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting load effects.
- 11. Overhang extensions or projections including trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or anchored with connections unable to support all nominal loads.
- 12. Exterior stairs, decks, porches, balconies and all attachments such as guards and handrails are not structurally sound, not properly anchored or anchored with connections unable to support all nominal loads and resisting all load effects.
- 13. Chimneys, cooling towers, smokestacks not properly anchored or that are anchored with connections unable to support all nominal loads and resisting all load effects.

- 304.2 - Protective Treatment - Exterior surfaces, including doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior surfaces shall be protected from elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion.
- 304.3 - Address identification - Buildings shall be provided with approved address identification that are legible and placed to be visible from the street fronting the property. They must contrast with their background, be numerical and a minimum of 4" tall.
- 304.4 - Structural members - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- 304.5 - Foundation walls - Foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept n such condition so as to prevent the entry of rodents and other pests.
- 304.6 - Exterior walls - Exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- 304.7 - Roofs and drainage - The roof and flashing shall be sound, tight and not have defects that admit rain. Drainage must prevent dampness or deterioration in the walls or interior portion of the structure. Drains, gutters and downspouts must be in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance.
- 304.8 - Decorative features - Cornices, belt courses, corbels, terra cotta trim, wall facing and similar decorative features shall be in good repair with proper anchorage and in safe condition.
- 304.9 - Overhang extensions - Overhang extensions including canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be in good repair and properly anchored and kept in sound condition. All exposed surfaces of metal or wood shall be protected from the elements with weather coating material such as paint or similar surface treatment.
- 304.10 - Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- 304.11 - Chimneys and towers - Chimneys, cooling towers, smoke stacks, shall be structurally safe and sound and in good repair. Exposed surfaces shall be protected by paint or similar surface treatment.
- 304.12 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
- 304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes.



304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device is good working condition.

304.15 - Doors - Exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.

304.18 - Building security - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

304.18.1 - Doors - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall have a dead bolt designed to open from the inside without a key.

304.18.2 - Windows - Operable windows located within 6 ft. above the ground that provides access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

304.19 - Gates - Exterior gates, gate assemblies, operator systems and hardware shall be maintained in good condition.

Comments

Section 305 - Interior Structure

Section 306 - Component Serviceability



<input checked="" type="checkbox"/>	306.1 - General - The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
<input checked="" type="checkbox"/>	306.1.1 Unsafe Conditions - Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.
<input type="checkbox"/>	1. Soils that have been subjected to any of the following conditions:
<input type="checkbox"/>	1.1 Collapse of footing or foundation.
<input type="checkbox"/>	1.2 Damage to footing, foundation, concrete or other structural element due to soil expansion
<input type="checkbox"/>	1.3 Adverse effects to the design strength of footing, foundation concrete or other structural element due to a chemical reaction from the soil.
<input type="checkbox"/>	1.4 Inadequate soil as determined by a geotechnical investigation.
<input type="checkbox"/>	1.5 Where the allowable bearing capacity of the soil is in doubt.
<input type="checkbox"/>	1.6 Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
<input type="checkbox"/>	2. Concrete that has been subjected to any of the following conditions:
<input type="checkbox"/>	2.1 Deterioration
<input type="checkbox"/>	2.2 Ultimate deformation
<input type="checkbox"/>	2.3 Fractures
<input type="checkbox"/>	2.4 Fissures
<input type="checkbox"/>	2.5 Spalling
<input type="checkbox"/>	2.6 Exposed reinforcement
<input type="checkbox"/>	2.7 Detached, dislodged or failing connections
<input type="checkbox"/>	3. Aluminum that has been subjected to any of the following conditions:
<input type="checkbox"/>	3.1 Deterioration
<input type="checkbox"/>	3.2 Corrosion
<input type="checkbox"/>	3.3 Elastic deformation
<input type="checkbox"/>	3.4 Ultimate deformation
<input type="checkbox"/>	3.5 Stress or strain cracks
<input type="checkbox"/>	3.6 Joint fatigue



<input type="checkbox"/>	3.7 Detached, dislodged or failing connections
<input type="checkbox"/>	4. Masonry that has been subjected to any of the following:
<input type="checkbox"/>	4.1 Deterioration
<input type="checkbox"/>	4.2 Ultimate deformation
<input type="checkbox"/>	4.3 Fractures in masonry or mortar joints
<input type="checkbox"/>	4.4 Fissures in masonry or mortar joints
<input type="checkbox"/>	4.5 Spalling
<input type="checkbox"/>	4.6 Exposed reinforcement
<input type="checkbox"/>	4.7 Detached, dislodged or failing connections
<input type="checkbox"/>	5. Steel that has been subjected to any of the following conditions:
<input type="checkbox"/>	5.1 Deterioration
<input type="checkbox"/>	5.2 Elastic deformation
<input type="checkbox"/>	5.3 Ultimate deformation
<input type="checkbox"/>	5.4 Metal fatigue
<input type="checkbox"/>	5.5 Detached, dislodged or failing connections
<input checked="" type="checkbox"/>	6. Wood that has been subjected to any of the following conditions:
<input type="checkbox"/>	6.1 Ultimate deformation
<input checked="" type="checkbox"/>	6.2 Deterioration
<input type="checkbox"/>	6.3 Damage from insects, rodents and other vermin
<input type="checkbox"/>	6.4 Fire damage beyond charring
<input checked="" type="checkbox"/>	6.5 Significant splits and checks
<input type="checkbox"/>	6.6 Horizontal shear cracks
<input type="checkbox"/>	6.7 Vertical shear cracks
<input type="checkbox"/>	6.8 Inadequate support
<input checked="" type="checkbox"/>	6.9 Detached, dislodged or failing connections
<input type="checkbox"/>	6.10 Excessive cutting and notching

Comments

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<input type="checkbox"/>	Section 307 - Handrails and guardrails
<input type="checkbox"/>	Section 308 - Rubbish and garbage
<input type="checkbox"/>	Section 309 - Pest Elimination
<input type="checkbox"/>	Section 404 - Occupancy Limits
<input type="checkbox"/>	Section 502 - Required facilities
<input type="checkbox"/>	Section 503 - Toilet Rooms
<input type="checkbox"/>	Section 504 - Plumbing systems and fixtures
<input type="checkbox"/>	Section 505 - Water system
<input type="checkbox"/>	Section 506 - Sanitary drainage system



<input type="checkbox"/>	Section 507 - Storm drainage
<input type="checkbox"/>	Section 601 - Mechanical - General
<input type="checkbox"/>	Section 602 - Heating facilities
<input type="checkbox"/>	Section 603 - Mechanical equipment
<input type="checkbox"/>	Section 604 - Electrical Facilities
<input type="checkbox"/>	Section 605 - Electrical equipment
<input type="checkbox"/>	Section 606 - Elevators, escalators and dumbwaiters
<input type="checkbox"/>	Section 607 - Duct systems
<input type="checkbox"/>	Section 701 - General fire safety requirements
<input type="checkbox"/>	Section 702 - Means of egress
<input type="checkbox"/>	Section 703 - Fire resistance ratings
<input type="checkbox"/>	Section 704 - Fire protection systems
<input type="checkbox"/>	704.1 Inspection, testing and maintenance - Fire detection systems shall be maintained in accordance with the IFC in an operative condition at all times, and shall be replaced or repaired where defective.
<input type="checkbox"/>	704.1.1 - Fire protection and life safety systems - Fire protection systems shall be installed, repaired, operated and maintained in accordance with this code and the IFC and IBC.
<input type="checkbox"/>	704.1.2 - Required fire protection systems - Fire protection systems required by this code, the IFC or the IBC shall be installed, repaired, operated tested and maintained in accordance with this code.
<input type="checkbox"/>	704.1.3 Fire Protection systems - Fire protection systems shall be inspected, maintained and tested in accordance with the IFC requirements.
<input type="checkbox"/>	704.2 Standards - Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 7042 and as required by this section.
<input type="checkbox"/>	704.2.1 Records - Records shall be maintained of all systems inspections, tests and maintenance required by the referenced standards.
<input type="checkbox"/>	704.4 Removal of or tampering with equipment - It shall be unlawful for any person to remove, tamper with or otherwise disturb any fire protection or life safety system required by this code except for extinguishing fire, training, recharging or repairs.
<input type="checkbox"/>	704.4.1 Removal of or tampering with appurtenances - Locks, gates, doors, barricades, chains, enclosures, signs, tags and seals that have been installed by or at the direction of the fire code official shall not be removed, unlocked, destroyed or tampered with in any manner.
<input type="checkbox"/>	704.5 Fire department connection - where the fire department connection isn ot visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building, subject to approval by the fire code official.
<input type="checkbox"/>	704.5.1 Fire department connection access - Ready access to fire department connections shall be maintained at all times without obstruction by fences, bushes, trees, walls or or any other fixed or removable object.
<input type="checkbox"/>	704.6 Single and multiple station smoke alarms - Single- and multiple-station smoke alarms shall be installed in Group I-1 and R occupancies in accordance with Sections 704.6.1 through 704.6.3
<input type="checkbox"/>	704.6.1 Where required - Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Sections 704.6.1.1 through 704.6.1.4. Interconnection and power sources shall be in accordance with Sections 704.6.2 and 704.6.3.
<input type="checkbox"/>	704.6.1.1 Group R-1 - Single or Multi-station smoke alarms shall be installed in all of the following locations in Group R-1: 1 - Sleeping areas; 2 - In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit; 3 - In each story within the sleeping unit, including basement. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level



704.6.1.2 Groups R-2, R-3, R-4 and I-1 - Single or multi-station alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1 - On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms; 2 - In each room used for sleeping purposes; 3 - In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

704.6.1.3 Installation near cooking appliances - Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.2.1.1 or 704.2.1.2:  
1 - Ionization smoke alarms shall not be installed less than 20' horizontally from a permanently installed cooking appliance; 2 - Ionization smoke alarms with an alarm silencing switch shall not be installed less than 10' horizontally from a permanently installed cooking appliance; 3 - Photoelectric smoke alarms shall not be installed less than 6' horizontally from a permanently installed cooking appliance.

704.6.2 Interconnection - Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

704.6.3 Power source - Single station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch.

704.6.4 Smoke detection system - Smoke detectors listed in accordance with UL 268 and provided as part of the building's fire alarm system shall be an acceptable alternative to single or multi station smoke alarms and shall comply with the following: 1 - The fire alarm system shall comply with all applicable requirements in Section 907 of the IFC; Activation of a smoke detector in a dwelling or sleeping unit shall initiate alarm notification in the dwelling or sleeping unit in accordance with Section 907.5.2 of the IFC; 3 - Activation of a smoke detector in a dwelling or sleeping unit shall not activate alarm notification appliances outside of the dwelling or sleeping unit, provided that a supervisory signal is generated and monitored in accordance with Section 907.6.5 of the IFC.

704.7 Single- and multiple-station smoke alarms - Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one- and two-family dwellings shall be replaced not more than 10 years from the date of manufacture marked on the unit, or shall be replaced in the date of manufacture cannot be determined.

705.1 General - Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the IFC, except that alarms in dwellings covered by the IRC shall be installed in accordance with Section R315 of that code.

705.2 Carbon monoxide alarms and detectors - Carbon monoxide alarms and detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and detectors that become inoperable or being producing end-of-life signals shall be replaced.

Additional Comments

### Property Identification

Site Address: 1822 S 32nd ST Parcel ID: 2417-506-0143- Account #: 26753 Sec/Town/Range: 17/35S/40E  
 Use Type: 0100 Jurisdiction: Fort Pierce 000-3 Map ID: 24/17S Zoning: SF Moderat

### Ownership

Tushar Vakil  
 PO Box 2737  
 Vero Beach, FL 32961

### Legal Description

FAIRLAWN S/D BLK 5 LOT 23 (OR 2077-2073)

### Current Values

Just/Market: \$50,900 Assessed: \$21,434  
 Exemptions: \$0 Taxable: \$21,434

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$50,900	\$21,434	\$0	\$21,434
2020	\$35,200	\$19,486	\$0	\$19,486
2019	\$36,500	\$17,715	\$0	\$17,715

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-11-2004	2077 / 2073	XX00	WD	McCall Fawn M	\$74,000
03-15-1996	1006 / 1459	XX01	WD	Sours Jr David	\$34,200
11-14-1995	0984 / 2414	XX00	WD	David Egers	\$25,000

### Primary Building Information

Finished Area of this building: 400 SF  
 Gross Sketched Area: 1,012 SF

#### Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: HD  
 Year Built: 1949 Frame: Grade: D Effective Year: 1965  
 Primary Wall: Frm Stucco Story Height: 1 Story No. Units: 1 Secondary Wall:

#### Interior Data

Bedrooms: 1 A/C %: 0% Electric: AVERAGE Primary Int Wall:  
 Full Baths: 1 Heated %: 0% Heat Type: Avg Hgt/Floor: 0  
 Half Baths: 0 Sprinkled %: N/A% Heat Fuel: Primary Floors: Sing Pine



### Total Areas

Finished/Under Air (SF):	400
Gross Sketched Area (SF):	1,012
Land Size (acres):	0.16
Land Size (SF):	7,112
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
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## Elizabeth Beck

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**From:** Shaun Coss  
**Sent:** Monday, September 13, 2021 7:56 AM  
**To:** Katherine Calderon  
**Cc:** Peggy Arraiz; Elizabeth Beck; Cynthia Ricker; Logan Winn  
**Subject:** RE: 1822 S 32nd ST - Condemnation

Liz,

Please assign to **Logan to do two follow-up PMIRs**. One for the collapsed carport and one for the house. This needs to be expedited as we will most likely deem the carport an imminent danger and pursue expedited demolition.

Thanks,

**Shaun Coss, CFM | Building Department Coordinator | City of Fort Pierce**  
Building Department  
Phone: (772) 467-3187, Fax: (772) 467-3849, 100 North U.S. 1 Fort Pierce, FL 34950

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*"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."*

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**From:** Karen Murphy <kmurphy@cityoffortpiece.com>  
**Sent:** Friday, September 10, 2021 9:22 AM  
**To:** Katherine Calderon <kcalderon@cityoffortpiece.com>  
**Cc:** Shaun Coss <scoss@cityoffortpiece.com>; Peggy Arraiz <parraiz@cityoffortpiece.com>; Elizabeth Beck <ebeck@cityoffortpiece.com>  
**Subject:** RE: 1822 S 32nd ST - Condemnation

Thanks Kat. Shaun is out until Monday, I've copied Liz as well.

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**Karen Murphy | Executive Assistant | City of Fort Pierce**

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[kmurphy@cityoffortpiece.com](mailto:kmurphy@cityoffortpiece.com)

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