

Green Leaf Home Inspections Inc.
790 Jacaranda St
Merritt Island, Fl. 32952

Date: 4/13/2021

Client: City of Palm Bay

Address inspected: 2254 Washington St NE

Date of inspection: 4/12/2021

To whom it may concern:

The purpose of this letter is to further clarify items noted during an inspection of the above referenced property. The scope of the inspection was to determine the repairs/updates necessary per requirements dictated by the City of Palm Bay and write a scope of work to be performed by licensed contractors.

Findings:

1. Crawlspace/foundation: Crawlspace was inaccessible due to finish grading covering vents/access points. Inadequate venting of crawlspace appears to be contributing to deterioration of the wood frame floor system. Significant movement/failure noted traversing interior rooms. In my professional opinion, the majority of the wood sub floor will require replacement.
- 2.. Roof – Roof system, comprised of conventionally framed rafters/ceiling joists with plywood sheathing had significant failure/movement. The roof system's movement has caused the load bearing walls of the structure to deform (bow). Non-professional attempts to support roof system has also resulted in the roof bearing on non-load bearing walls which has also contributed to the movement noted in the floor system. Apparent dry wood termite damage and frass also noted in attic space. In my professional opinion, the roof system will require complete replacement. NOTE: I am not a licensed WDO/Termite professional, the above statement regarding termites is my opinion based solely on my experience and knowledge.
3. Exterior walls – deformation/movement noted @ exterior walls. Moisture intrusion also noted @ front wall. In my professional opinion, wall coverings will have to be removed to assess the extent of damages and make repairs/replacements as necessary suitable to local building department. Addition @ rear of home does not appear to have been built to local building code.

Conclusion/cost analysis

It is my determination that the home should be demolished and reconstructed as it is too far gone for repair.

Please feel free to contact me directly regarding commentary within this letter

Sincerely,



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