

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

Date: 9/25/2024

Client: City of Palm Bay

Address inspected: 2254 Washington St NE

Date of inspection: 4/12/2021 and 9/25/2024 NEW COMMENTS IN RED

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. Conditions have worsened since 1st visit (soft flooring has spread away from the front door) Other findings are identical to 1st inspection.
- 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. Conditions have remained. No additional movement or damage has occurred since 1st inspection.
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. Additional moisture intrusion noted (left and R side windows). Rear L corner has incurred more damage via new apparent movement.

Conclusion;

In my professional opinion, this home is unsafe due to structural reasons mentioned above. Furthermore, it would not be prudent to renovate this home.

Link to photos:

<https://photos.app.goo.gl/xqQMqn5mSxreuZyf6>

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

Sincerely,



Matthew Parlefsky
Owner and State Licensed Home Inspector
Green Leaf Home Inspections Inc.
State License HI 392
Cell Phone: 321-208-6561









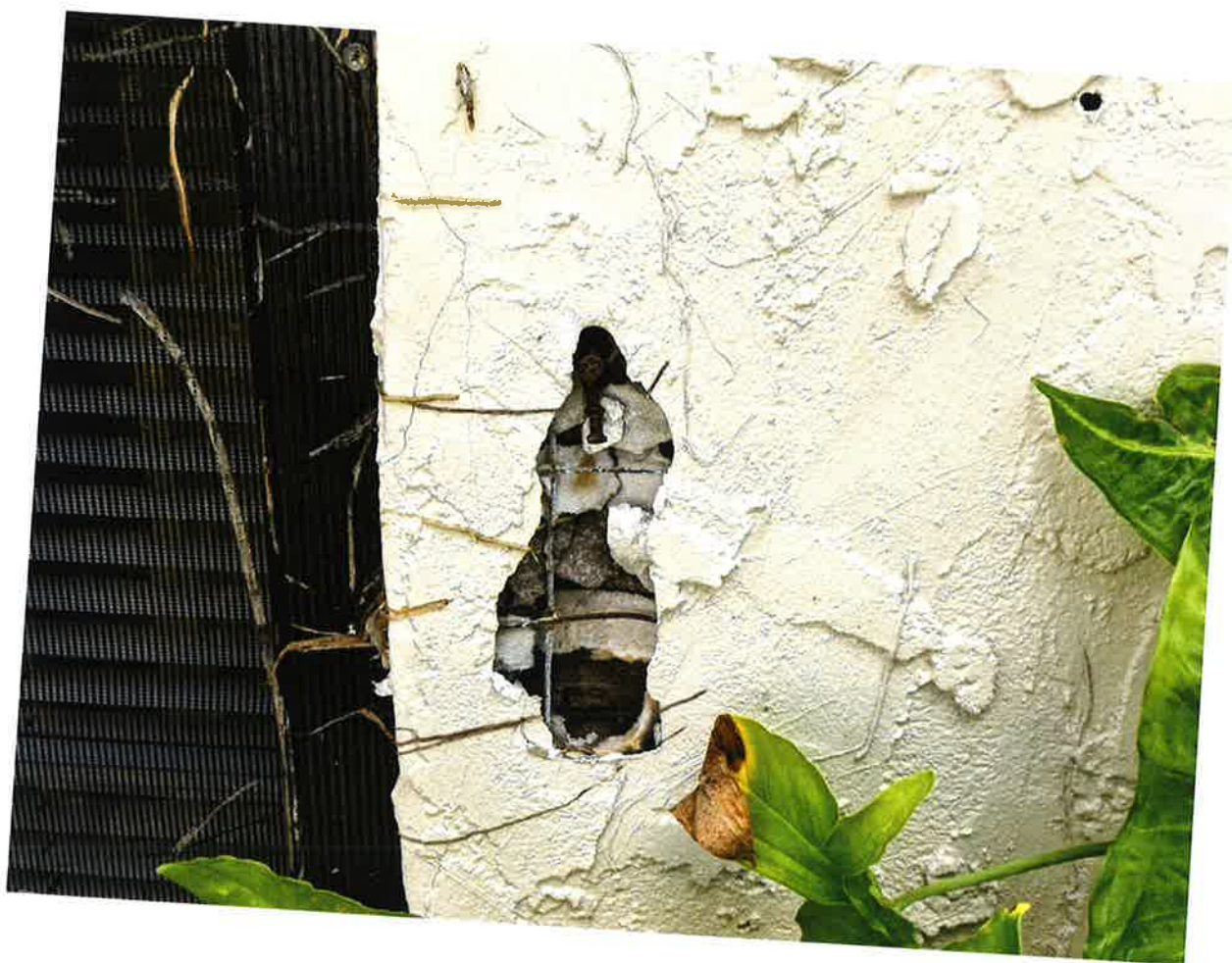














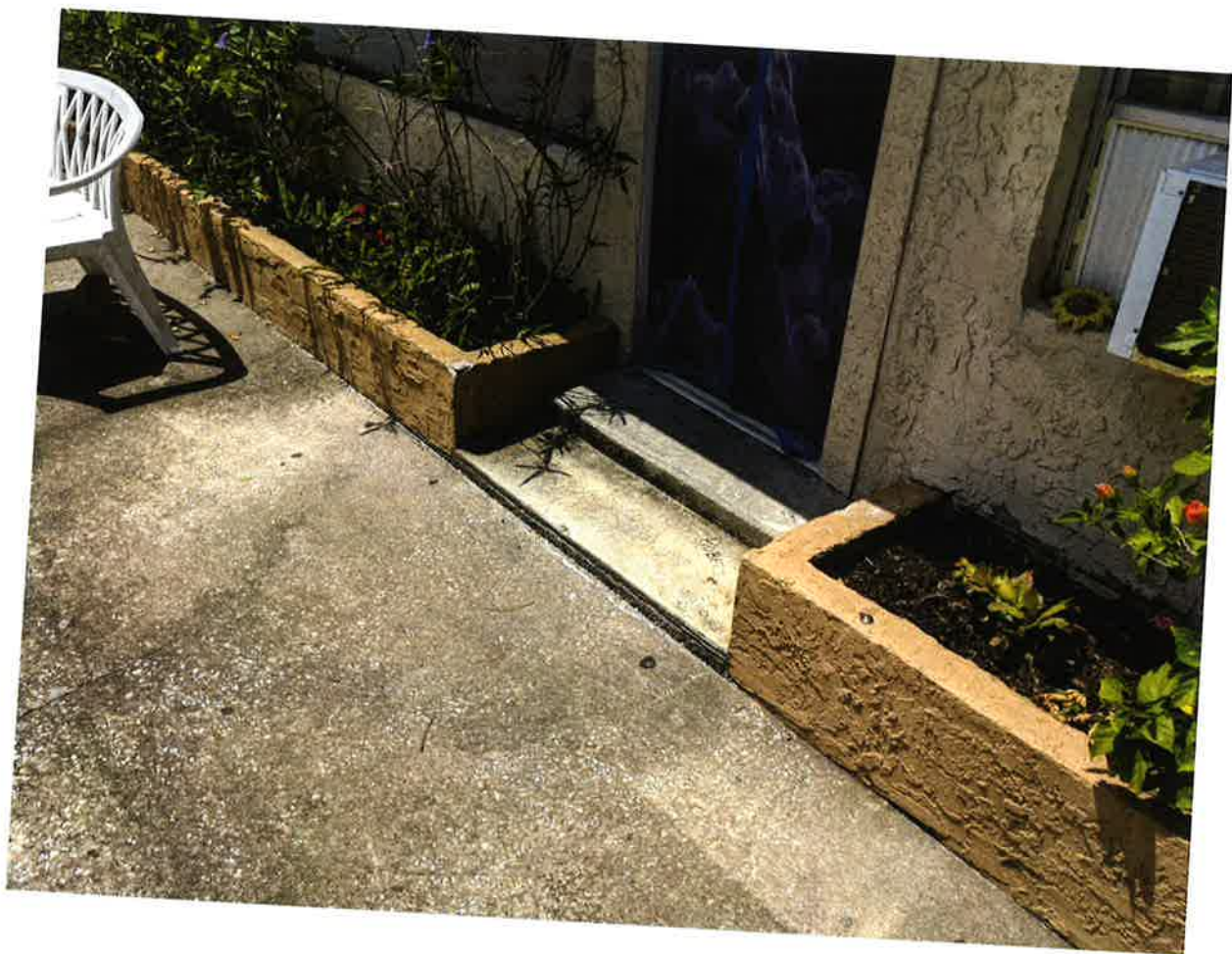
























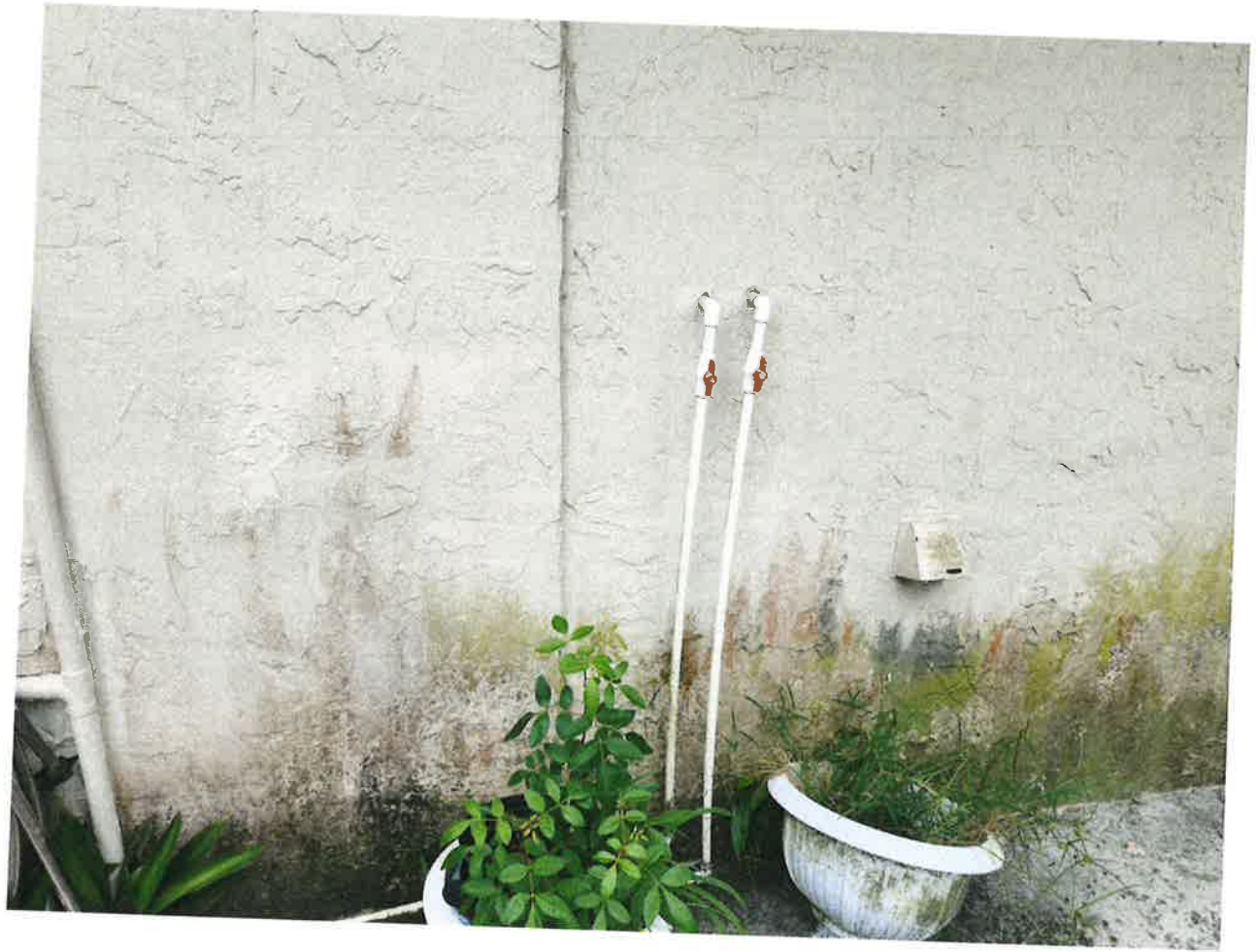


























































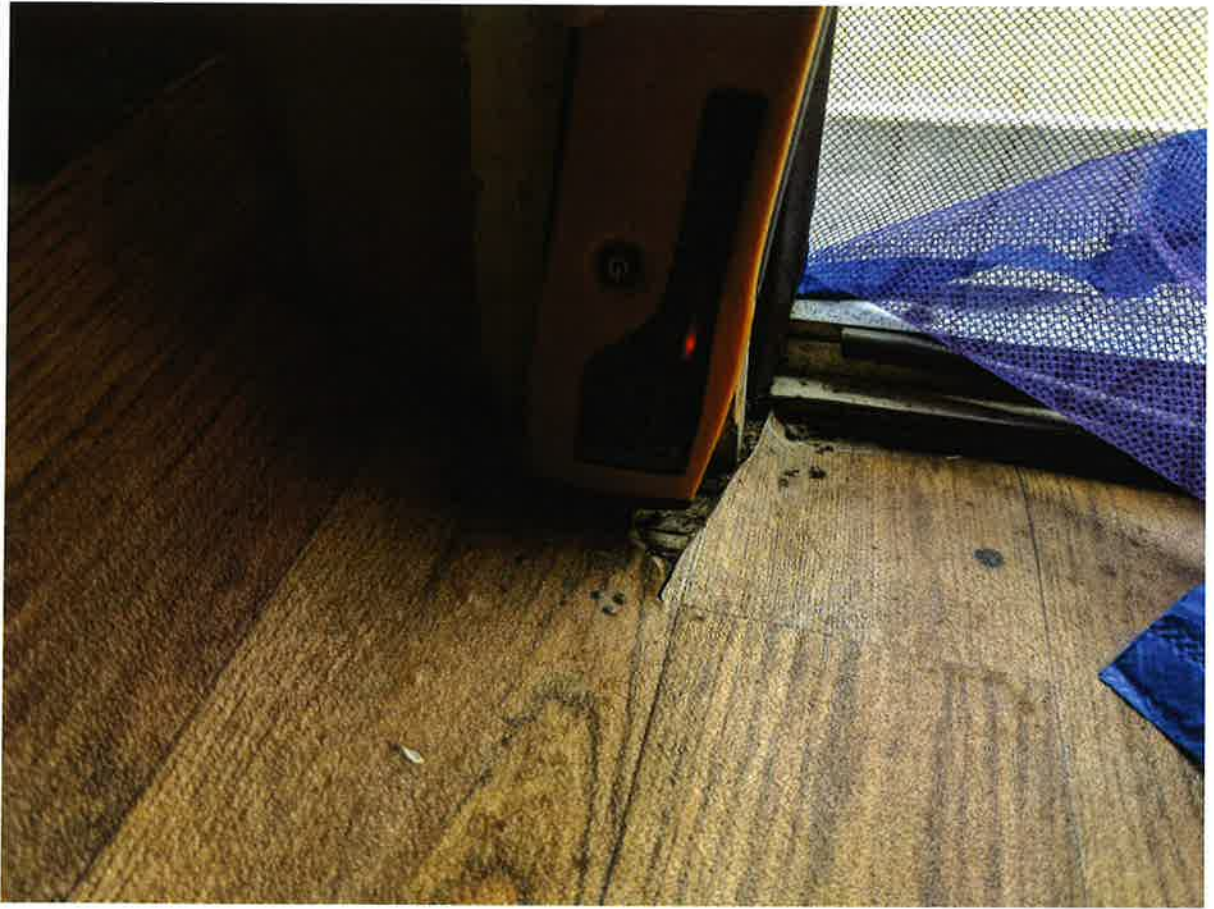




















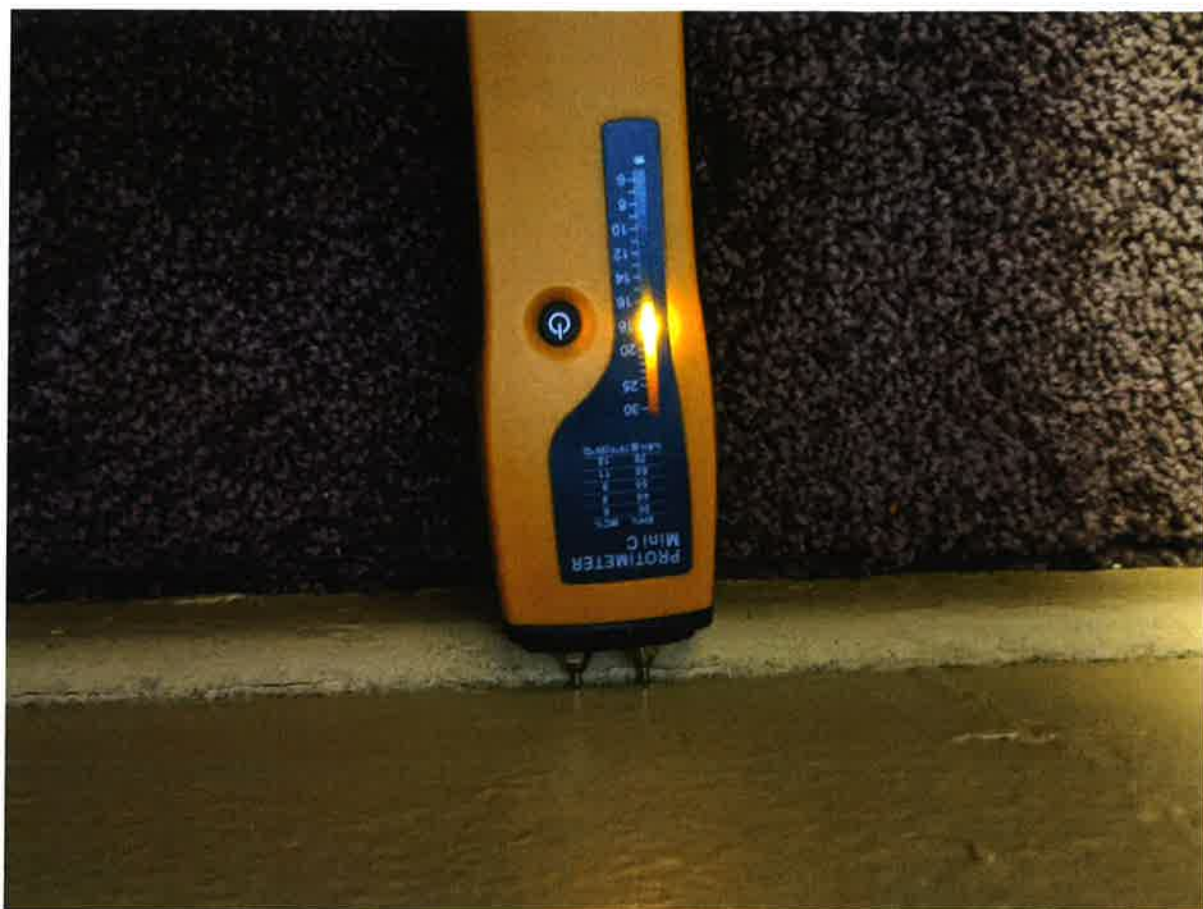




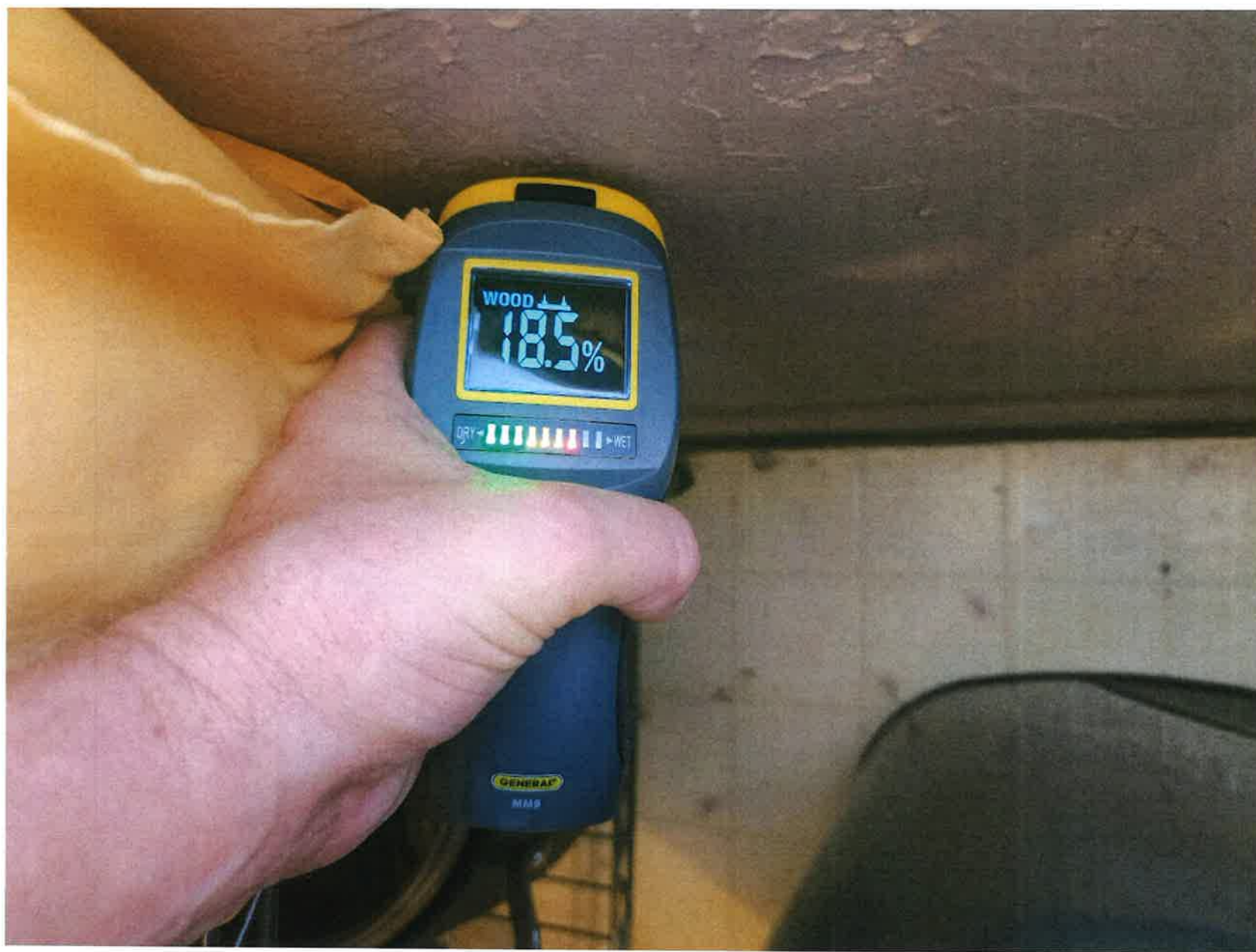


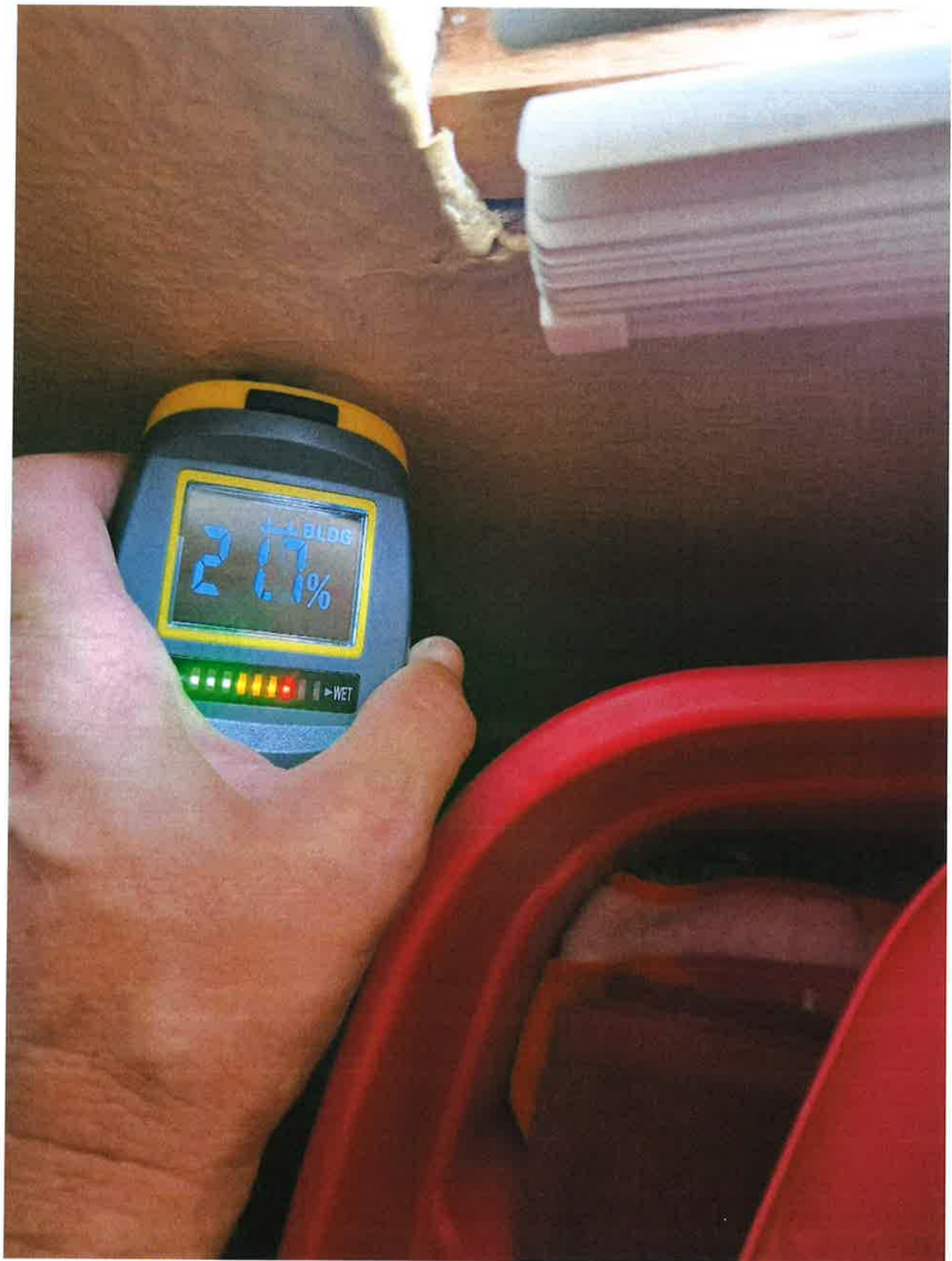


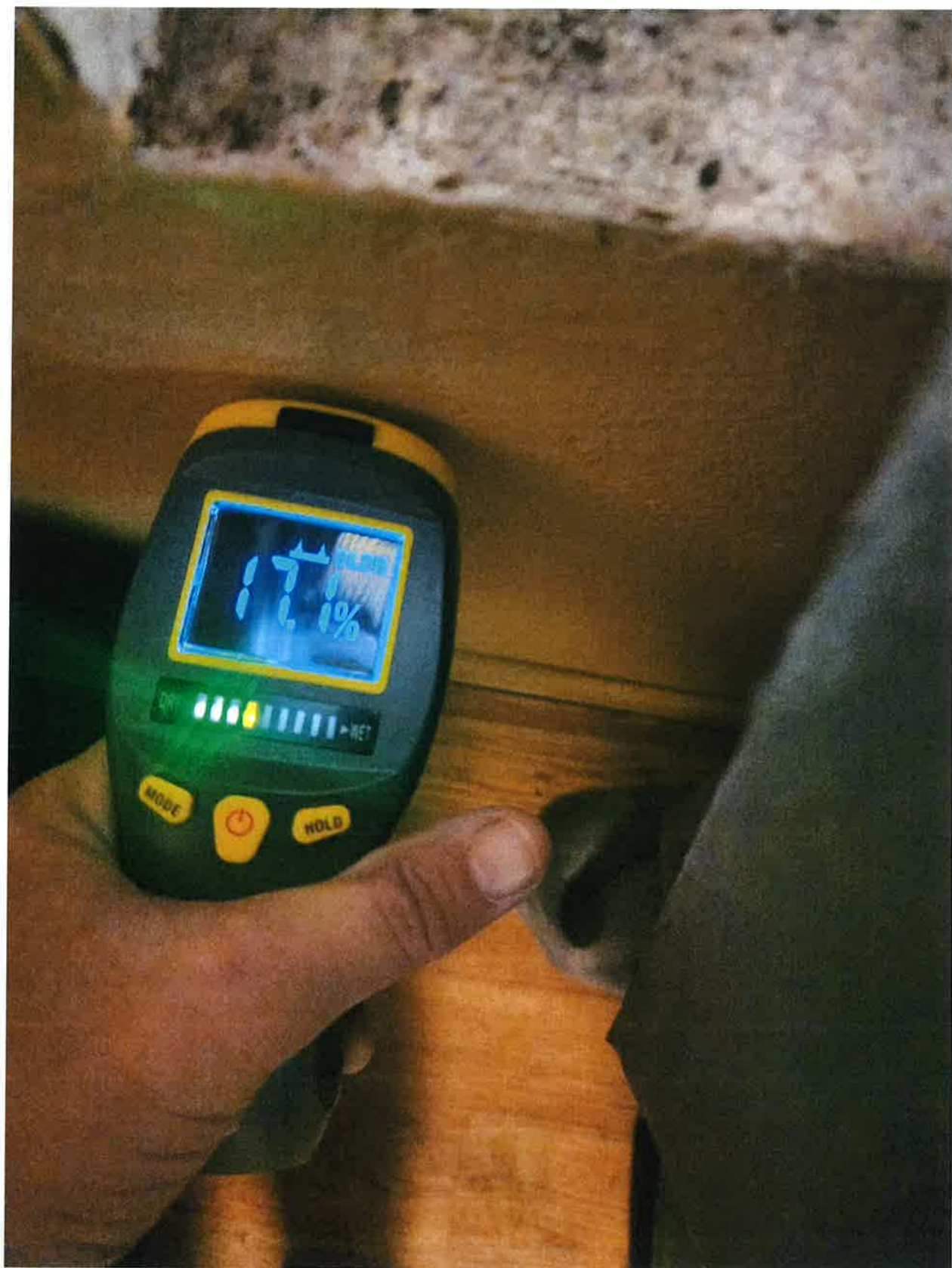




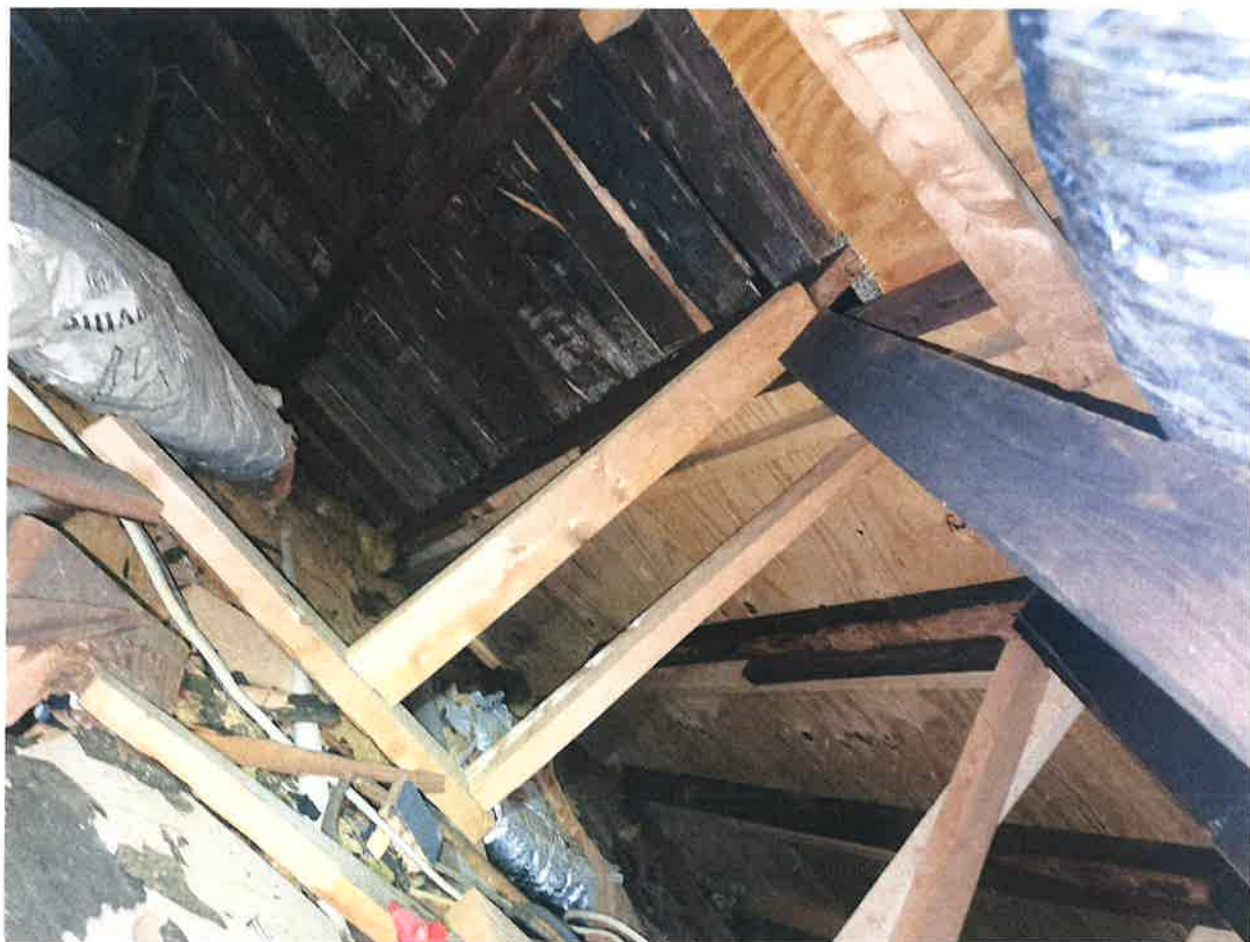
























































MODEL NO. A30-08

SERIAL NO. 5710021422

POWER
SUPPLY

HEATER AMPS
208/240V 1PH 60HZ

CIR 1

CIR 2

CIR 3

MULTIPLE
CIRCUITS

SINGLE
CIRCUIT

26.7/30.8

MAX FUSE OR CIR. BREAKER
208/240V

MIN. CIRCUIT AMPACITY
208/240V

CIR. 1

CIR. 2

CIR. 3

CIR. 1

CIR. 2

CIR. 3

40

35/41

MOTOR
60HZ

TEST EXTERNAL STATIC PRESSURE (INCHES)
#2 MAXIMUM OUTLET TEMPERATURE
200°F. OR LESS. 0 INCH CLEARANCE FROM
CABINET. PLenum AND DUCT FOR
INSTALLATION. SEE MANUAL
TEST INSTALLATION R-VALUE=1.2
PART NO. 15280-23
POWER



