

# Intracoastal Builders Corporation

General Contracting & Construction Consulting

8833 Perimeter Park Boulevard, #302 – Jacksonville, Florida 32216

Phone: 904.509.1345

Florida: CGC062894 • CPC1457185 • CVC56873

Georgia: GCLT-QA000090



## BUILDING INSPECTION REPORT

PREPARED FOR  
**Brandon Traub, Real Estate Coordinator - JEA**

FOR THE PROPERTY AT  
**10855 New Berlin Rd, Jacksonville, FL 32226**



INSPECTION DATE

**April 16, 2020**

REPORT ISSUE / DATE

**Original – April 24, 2020**

IBC Project No.: 20013

## 1. Summary

- 1.1. This building inspection report was prepared at the request Brandon Traub, Real Estate Coordinator with JEA as part of pre purchase due diligence of a real estate purchase. The comments and/or recommendations contained in this report are based on the observations made during the inspection. The end user and purpose of this report was not identified and as such no determination of responsibility or applicability to the terms and conditions of any agreements were noted or reviewed.
- 1.2. This report lists items that may require attention or have deficiencies or require further review only.
- 1.3. The following companies contributed to this report:
- a) General Building & Site Components – Intracoastal Builders Corporation
  - b) Metal Building & Roofing Systems – JC Harward & Associates
  - c) Septic System – Darrell Crews Septic Tank Service, LLC.
  - d) Plumbing Systems – American Plumbing Contractors
  - e) HVAC Systems – Dixie York Corporation
  - f) Electrical Systems – Radiant Electric. Inc

## 2. Building Permits

- 2.1. Permit records were looked up at <https://buildinginspections.coj.net/> Based on online records with the City of Jacksonville Building Department there have been several permits issued on this property. Initial permits were issued in 1998. In 2012 there were additional permits issued for the secondary storage building and ancillary work.

The screenshot shows a web interface for searching permits. The search criteria are: Permit, Address, 10855, New Berlin, [dropdown], [dropdown], [dropdown], [dropdown], Go. The results are displayed in a table with columns: Permit Number, Street Address, Permit Issued, Status, Proposed use type, Proposed use, and Improvement. The table lists 18 permits issued between 1998 and 2012, mostly for industrial and non-residential purposes.

Permit Number	Street Address	Permit Issued	Status	Proposed use type	Proposed use	Improvement
B12-533937.000	10855 NEW BERLIN RD 100	12/20/2012	FINALIZED	Non-Residential	Industrial	Accessory Building
L12-533179.000	10855 NEW BERLIN RD 100	12/10/2012	FINALIZED	Non-Residential	Industrial	Site Clearing
W13-541837.000	10855 NEW BERLIN RD	1/30/2013	FINALIZED			
R12-516525.000	10855 NEW BERLIN RD	9/4/2012	FINALIZED	Non-Residential	Industrial	Existing Building
E12-505150.000	10855 NEW BERLIN RD	6/29/2012	FINALIZED	Non-Residential	Stores, Mercantile	Existing Building
M12-500527.000	10855 NEW BERLIN RD	6/11/2012	FINALIZED	Non-Residential	Industrial	Existing Building
S04-15949.000	10855 NEW BERLIN RD	3/26/2004	EXPIRED	On-Site	New	
P99-31335.000	10855 NEW BERLIN RD	7/7/1999	FINALIZED	Non-Residential	Industrial	Existing Building
P99-3562.000	10855 NEW BERLIN RD	1/26/1999	FINALIZED	Non-Residential	Industrial	Existing Building
M98-35994.003	10855 NEW BERLIN RD	12/15/1998	FINALIZED	Non-Residential		New Building
E98-35994.002	10855 NEW BERLIN RD	9/17/1998	FINALIZED	Non-Residential	Industrial	New Building
P98-35994.001	10855 NEW BERLIN RD	9/11/1998	FINALIZED	Non-Residential	Office, Bank, Professional	New Building
B98-35994.000	10855 NEW BERLIN RD	9/9/1998	FINALIZED	Non-Residential	Industrial	New Building
W98-26510.000	10855 NEW BERLIN RD	9/3/1998	FINALIZED			
L98-29912.000	10855 NEW BERLIN RD	6/29/1998	FINALIZED	Non-Residential	Industrial	Site Clearing
E98-43785.000	10855 NEW BERLIN RD TP01	9/10/1998	FINALIZED	Non-Residential	O/H Temp Pole	

### **3. General Building & Site Components**

- 3.1. The following list was prepared by Intracoastal Builders Corporation with assistance from JC Harward & Associates
- 3.2. Building 2 refers to the three-sided building on the east side of the site. All other comments reference the original building on the west side of the site.
- 3.3. Two sketches and photos follow this list. The approximate vicinity of the item is shown by item number on the sketch.

<b>Item</b>	<b>Area</b>	<b>Photo(s)</b>	<b>Description</b>
1.	Building 2	19C	Roof insulation is loose - <i>See J.C. Harward &amp; Associates report for additional details.</i>
2.	Building 2	26A	Gutters have debris starting to accumulate - <i>See J.C. Harward &amp; Associates report for additional details.</i>
3.	Building 2	27A	Fasteners are rusting - <i>See J.C. Harward &amp; Associates report for additional details.</i>
4.	Exterior	10B	Exterior screw heads are rusted - <i>See J.C. Harward &amp; Associates report for additional details.</i>
5.	Exterior	11B	Stucco has been damaged on the northwest exterior corner of the office
6.	Exterior	11C	The stucco has cracked under several of the office exterior windows
7.	Exterior	12A	The concrete blocks under a window on the east exterior wall have cracked below the window
8.	Exterior	11D	The stucco on the south exterior office wall is not sealed to the east exterior block wall
9.	Exterior	12D / 13A	Asphalt has been damaged by equipment or structures on the northeast corner of the yard lot.
10.	Exterior	11D / 12B 22A / 22B	The gutters have a buildup of vegetation - <i>See J.C. Harward &amp; Associates report for additional details.</i>
11.	Exterior	12C	The rip rap has washed out at the bottom of the mitered end structure causing minor erosion at the base of the structure
12.	Exterior	14C	The metal closure panel between the roof and east exterior concrete block wall does not seal tight to the wall - <i>See J.C. Harward &amp; Associates report for additional details.</i>
13.	Exterior	16D	An irrigation control valve box has been damaged
14.	Exterior	17A	Fencing components are rusted
15.	Exterior	17B	Monument sign has minor cracking and vegetation growth
16.	Exterior	17C	Slab at the well is cracked. The well components were wrapped in plastic and not examined.
17.	Exterior	17D	Tree roots are growing adjacent to the well equipment slab and could compromise the slab based on their proximity and future growth
18.	Exterior	18A	Unknown PVC pipe is broken at grade
19.	Exterior	18B	The concrete apron is cracked at roof drain locations

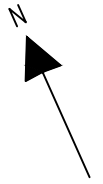
Item	Area	Photo(s)	Description
20.	Exterior	18C	Wall packs are holding water on the north side of the open bays
21.	Exterior	18D / 19A	Curbing is damaged in several areas
22.	Exterior	19B	Mitered Endwall Structure is overgrown
23.	Exterior	1A / 1B	Asphalt paving has cracking throughout
24.	Exterior	1C	Debris has accumulated over inlets and drainage areas
25.	Exterior	4B / 4C	The lids to the septic tank are covered by several feet of dirt
26.	Exterior	9B / 9C	The east exterior block wall paint is failing which may be a contributory factor to the moisture wicking mentioned in other comments
27.	Exterior	9D	The door and frame adjacent to the well equipment in the Warehouse are rusting. In addition, the door will not open.
28.	Office	13B	There is visible staining under the sink of the secondary bathroom
29.	Office	13C	The door to the secondary bathroom does not meet ADA clearances
30.	Office	13D	The shower does not meet ADA requirements
31.	Office	14A	The door frames were not reinforced for closers and as a result additional screws were added to the trim
32.	Office	1D / 2A 2B	Insulation over the ceiling has been removed and or is out of place in several areas
33.	Office	2C	Caulk is missing at wall/window frame juncture
34.	Office	2D	Ceiling grid is sagging at lobby area
35.	Office	3A	Interior door hardware is not ADA compliant
36.	Office	3B / 3C	The east exterior block wall shows some signs of possible moisture wicking and/or moisture intrusion including some staining of the ceiling tile in Sales Office
37.	Office	3D / 4A	Insulation at the roof level has come loose in several locations
38.	Office	4D	Several ceiling tiles have been replaced and do not match the original tiles throughout the office area
39.	Office	5A	Bathroom sink and vanity do not meet ADA requirements
40.	Office	5B	Urinal is out of service
41.	Office	5C	Water fountain was not installed or was removed
42.	Office	5D	Exhaust fan is causing ceiling tile to sag in bathroom and a lamp is not working in the adjacent light fixture
43.	Office	6A	Carpet is stained by corridor to the warehouse
44.	Office	6B	Breakroom sink and cabinet do not meet ADA requirements
45.	Office	6C	Door to Sales Office does not close.
46.	Office	6D	Wall is peeling in Northeast corner of Project Managers Office.
47.	Office	7A	Floor is stained under the urinal



Item	Area	Photo(s)	Description
48.	Open Bays	10C	Exterior columns, girts, and framing members are rusting - <i>See J.C. Harward &amp; Associates report for additional details.</i>
49.	Open Bays	10D	The wall girt on top of the block wall is rusted and contains an open spot that has rusted through - <i>See J.C. Harward &amp; Associates report for additional details.</i>
50.	Open Bays	11A	Blocking has been installed to close the space between the roof purlins. One piece has come loose leaving the enclosed warehouse open to the exterior - <i>See J.C. Harward &amp; Associates report for additional details.</i>
51.	Roof	20D / 21A 22A	Tree limbs extend over roof footprint – <i>See J.C. Harward &amp; Associates report for additional details.</i>
52.	Roof	21B / 21C	Condensate lines are disconnected - <i>See J.C. Harward &amp; Associates report for additional details.</i>
53.	Roof	21D	Walk pad is not attached to the roof at ladder access point - <i>See J.C. Harward &amp; Associates report for additional details.</i>
54.	Roof	22A / 22B 22C	Gutters are filled with debris and vegetation which may be causing water to back up and flow into the building - <i>See J.C. Harward &amp; Associates report for additional details.</i>
55.	Warehouse	10A	The door buck at the southern door on the east side of the building is damaged
56.	Warehouse	14B	There is visible moisture present along the base of the exterior wall behind the well equipment
57.	Warehouse	14D / 15A 15B	There are areas of extensive cracking in the slab with a significant gap and depth in the warehouse.
58.	Warehouse	15C	The floor joints in the warehouse are missing joint sealant
59.	Warehouse	15D	Holes have been drilled in the warehouse floor and have not been patched or sealed
60.	Warehouse	16A	The floor slab has spalled under a roll up door
61.	Warehouse	16B / 16C	There are several spalls and cracks in the floor in the Warehouse
62.	Warehouse	19D	Roll up door #4 south lock is not functioning
63.	Warehouse	20B	Roll up door #1 chain lock is pulling building steel loose
64.	Warehouse	20A	Roll up door #1 missing track fasteners on bottom 4'
65.	Warehouse	20C	Roll up door #10 missing fastener on door lock
66.	Warehouse	23B	Door frames are rusting - <i>See J.C. Harward &amp; Associates report for additional details.</i>
67.	Warehouse	24D	Well system was not operating properly. The tank would not fill to an adequate pressure for the supply system.
68.	Warehouse	7B / 7C	Wall panel on the Warehouse side of the Office/Warehouse has a buildup of rust on the east side and along the track extending west
69.	Warehouse	7D	The Warehouse side of the Office/Warehouse wall panel has two sections missing
70.	Warehouse	8A	The gate in the warehouse is misaligned and does not close properly

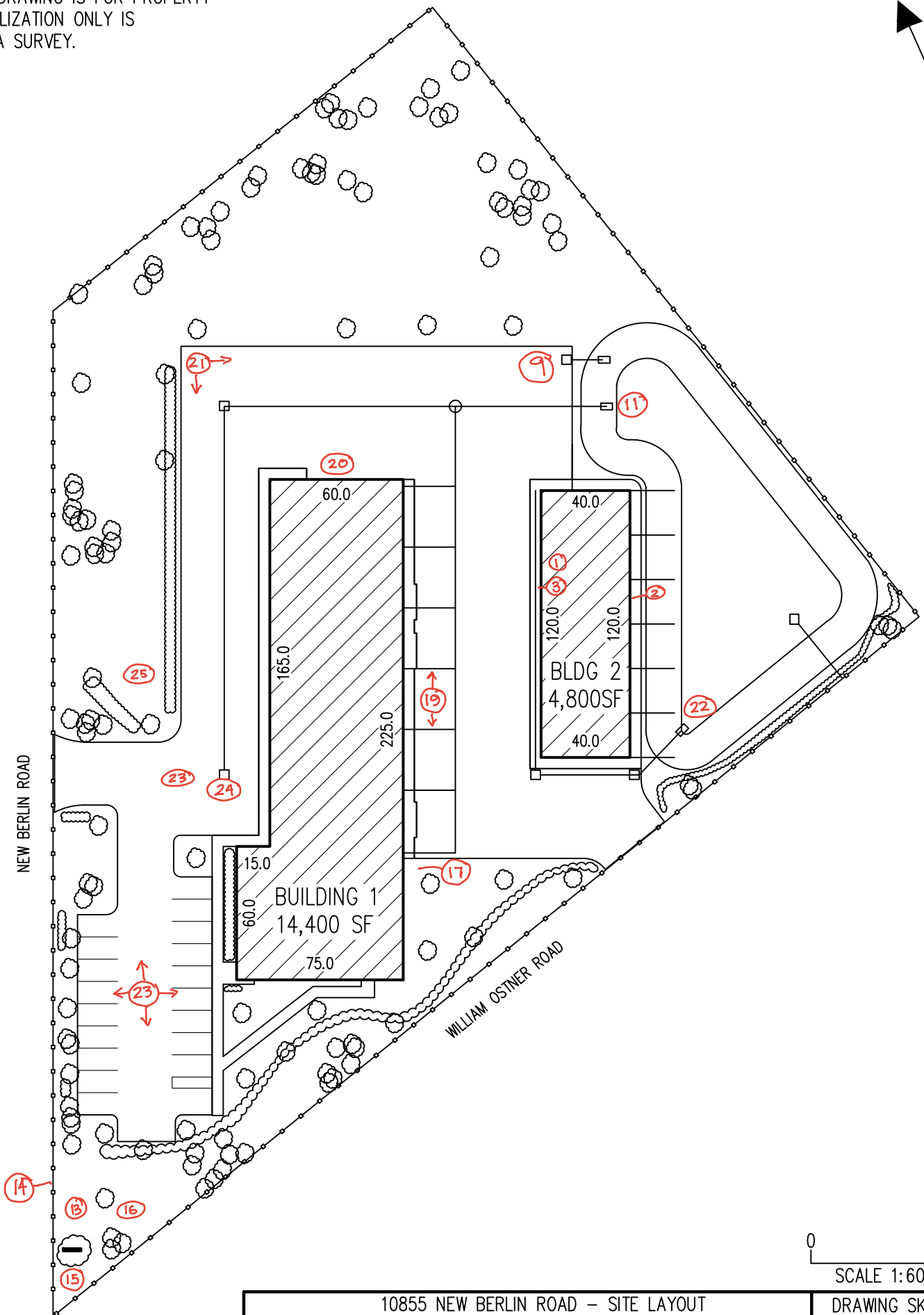
Item	Area	Photo(s)	Description
71.	Warehouse	8B	The fence in the warehouse is not braced to the adjacent wall
72.	Warehouse	8C	The mop sink is not braced or sealed to the wall
73.	Warehouse	8D	Door hardware does not meet ADA requirements
74.	Warehouse	9A	Several areas have insulation falling from the roof

NOTE:  
THIS DRAWING IS FOR PROPERTY  
VISUALIZATION ONLY IS  
NOT A SURVEY.



NEW BERLIN ROAD

WILLIAM OSTNER ROAD

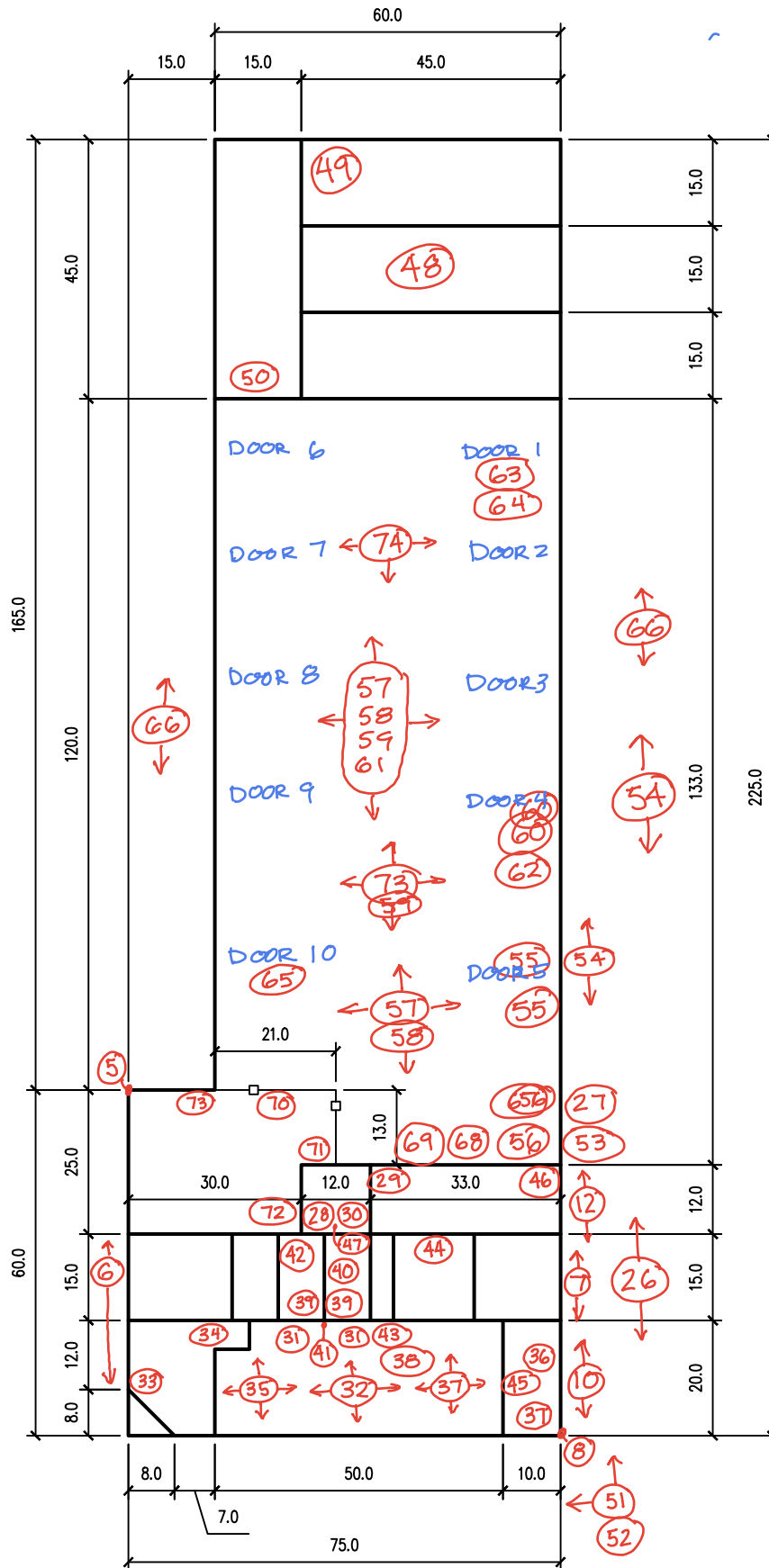


0 60  
SCALE 1:60

10855 NEW BERLIN ROAD - SITE LAYOUT		DRAWING SK-1
JOB NO.: 19053	INTRACOASTAL BUILDERS CORPORATION	19NOV19

# GENERAL

(4)



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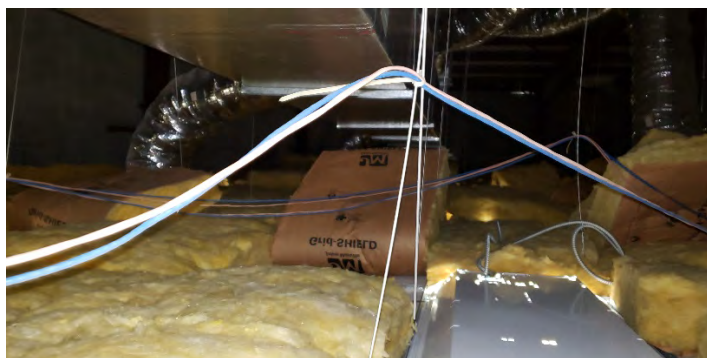
0 30  
SCALE 1:30

10855 NEW BERLIN ROAD – BUILDING 1 LAYOUT		DRAWING SK-2
JOB NO.: 19053	INTRACOASTAL BUILDERS CORPORATION	19NOV19

1 A



1 B



1 C

1 D



2 A



2 B



2 C



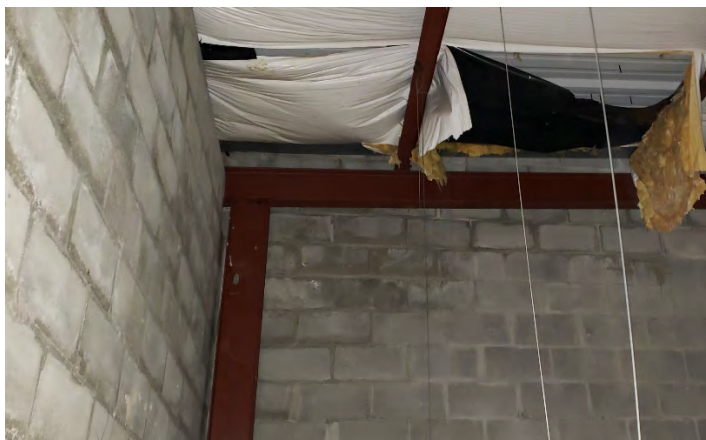
2 D



3 A



3 B



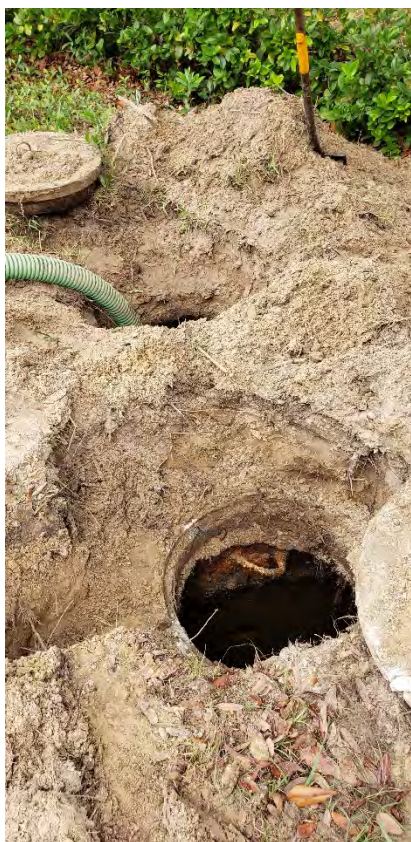
3 C

3 D

4 A



4 B



4 C



4 D



5 A



5 B



5 C

5 D

6 A



6 B



6 C



6 D



7 A



7 B



7 C



7 D

8 A



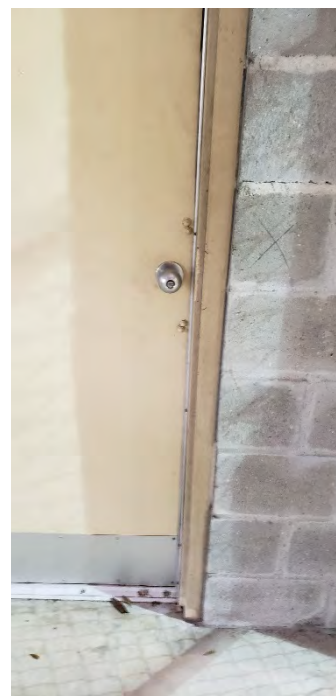
8 B



8 C



8 D

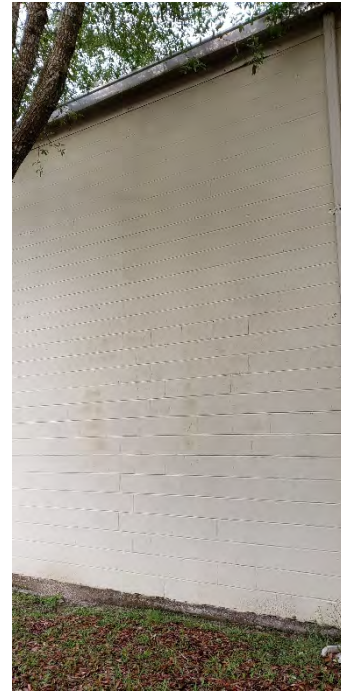




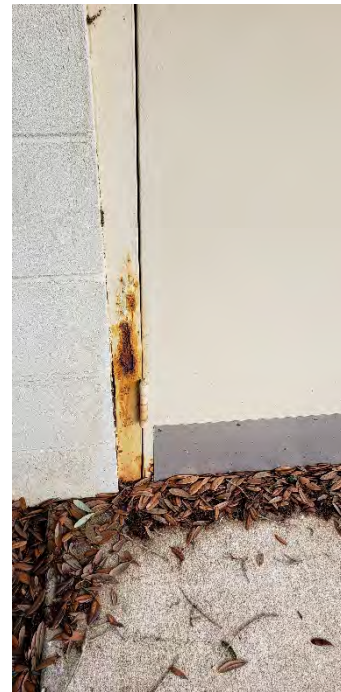
9 A



9 B



9 C



9 D

10 A



10 B



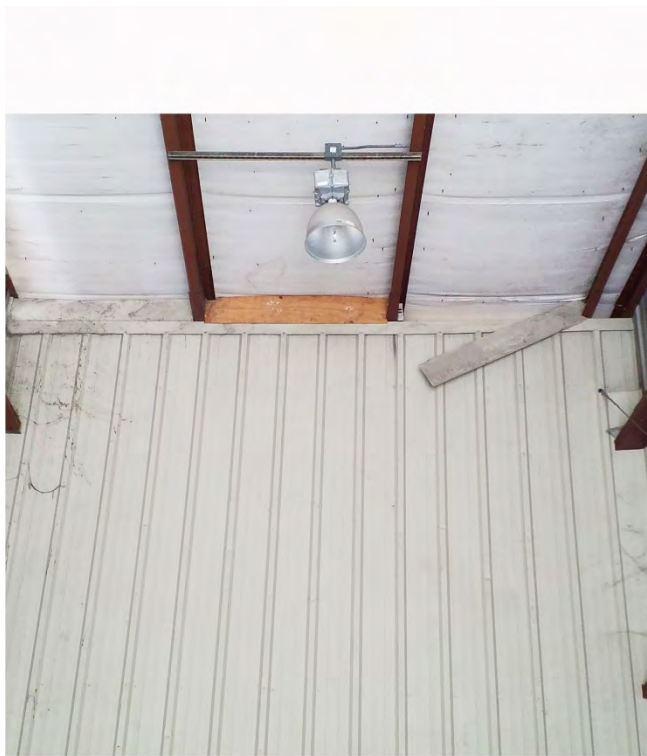
10 C



10 D



11 A



11 B



11 C



11 D

12 A



12 B



12 C



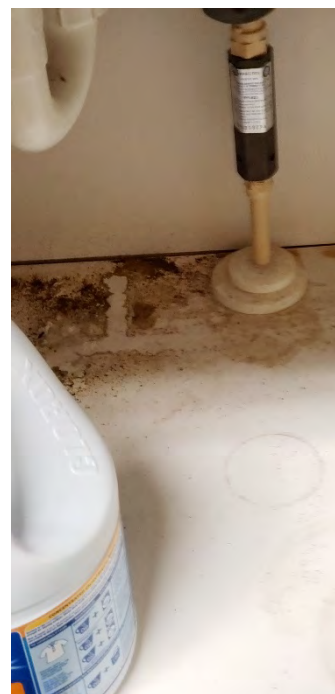
12 D



13 A



13 B



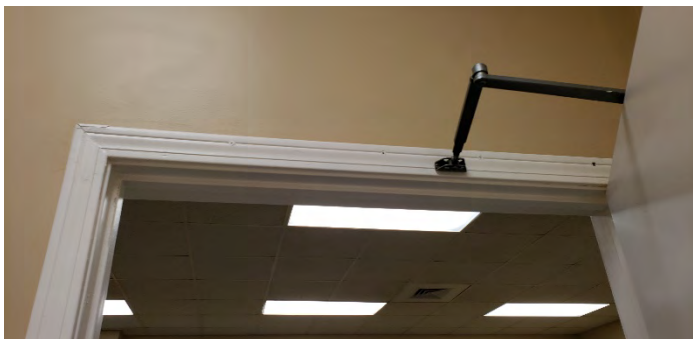
13 C



13 D



14 A



14 B



14 C



14 D



15 A



15 B



15 C



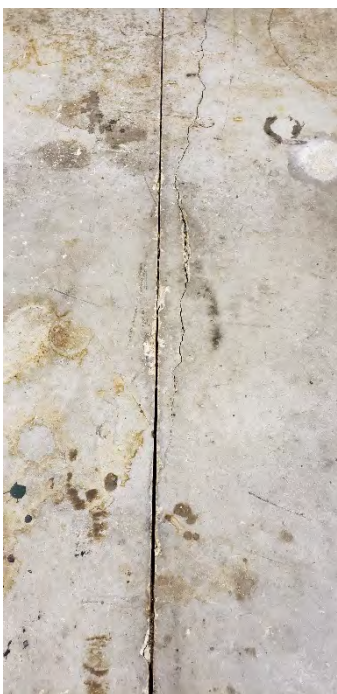
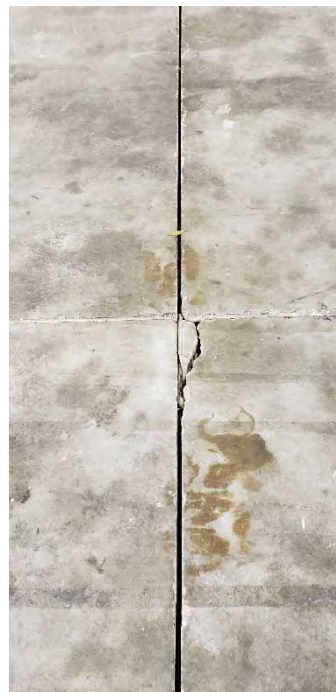
15 D



16 A



16 B



16 C



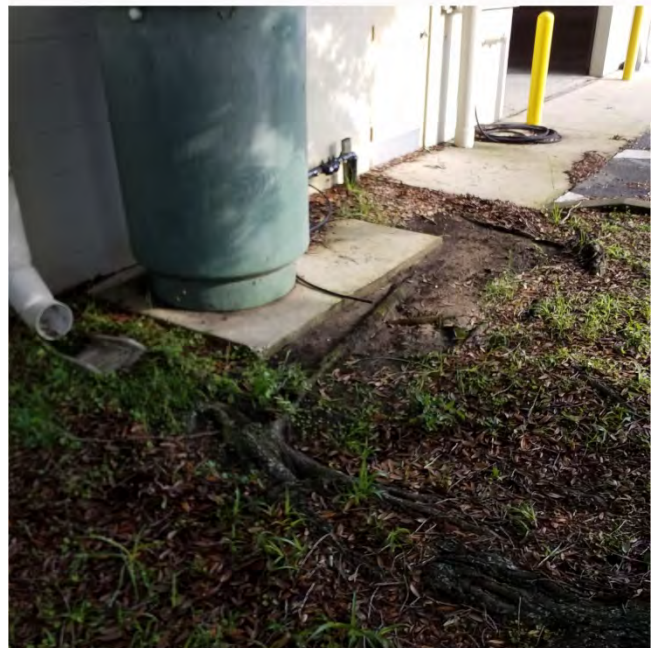
16 D



17 A



17 B



17 C

17 D



18 A



18 B



18 C



18 D



19 A



19 B



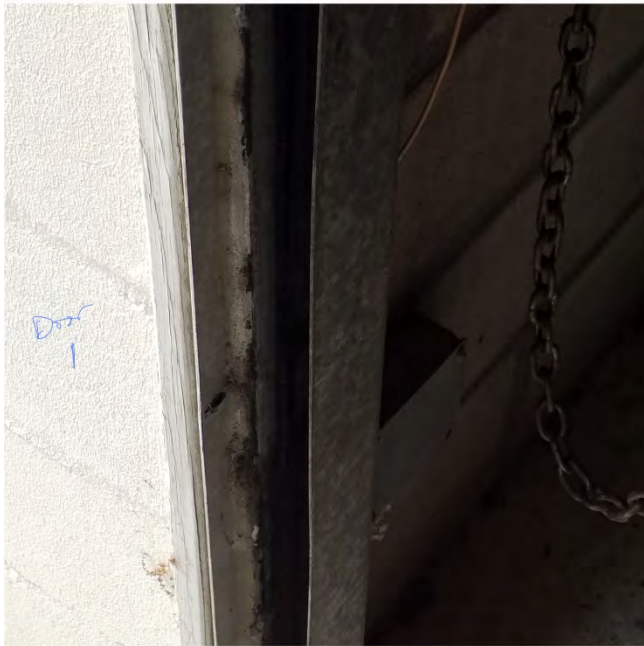
19 C



19 D



20 A



20 B



20 C



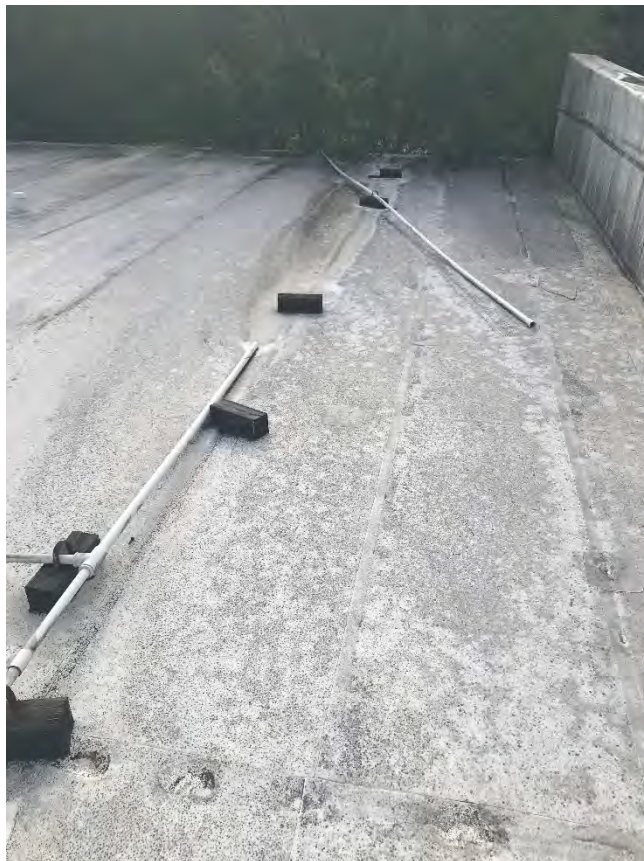
20 D



21 A



21 B



21 C



21 D



22 A



22 B



22 C



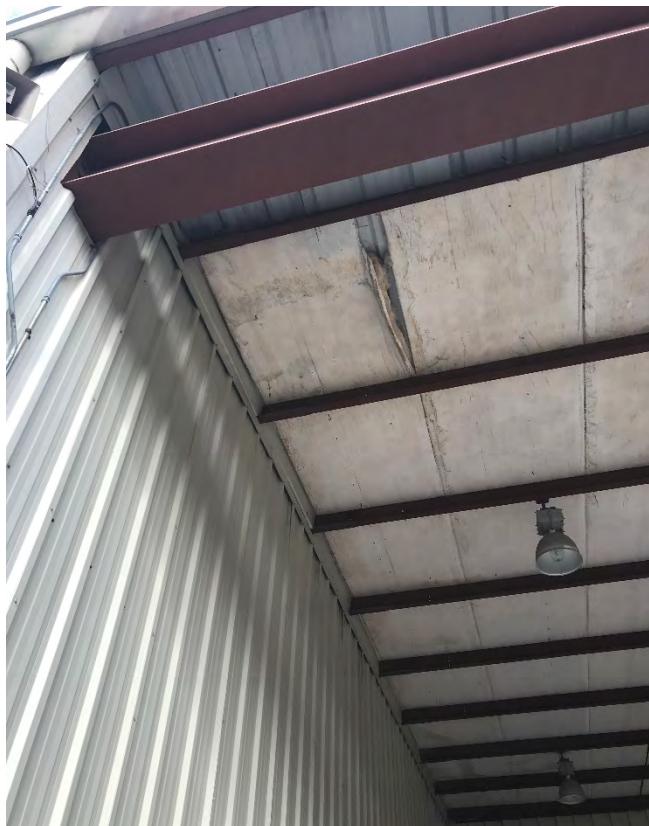
22 D



23 A



23 B



23 C



23 D



24 A



24 B



24 C



24 D



25 A



25 B



25 C



25 D



26 A



26 B



26 C



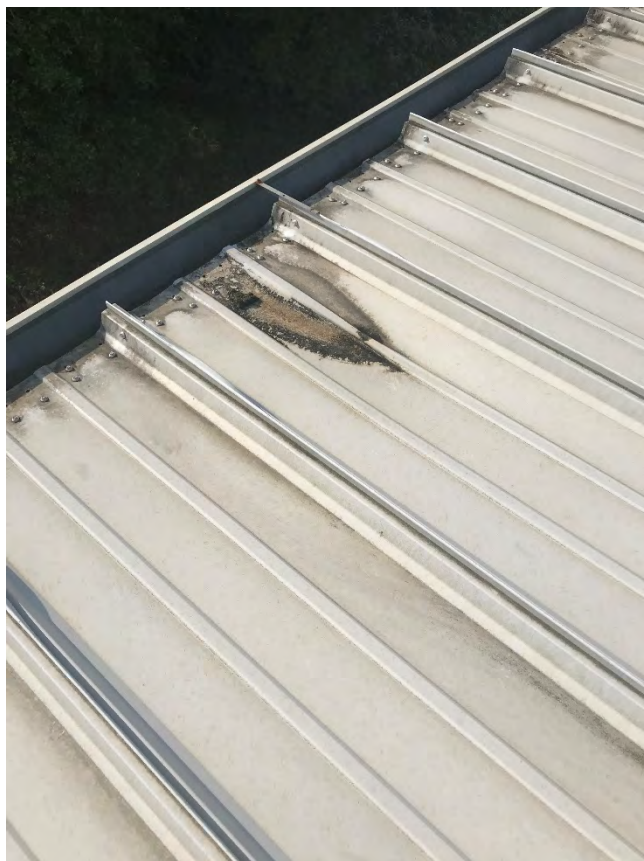
26 D



27 A



27 B



27 C



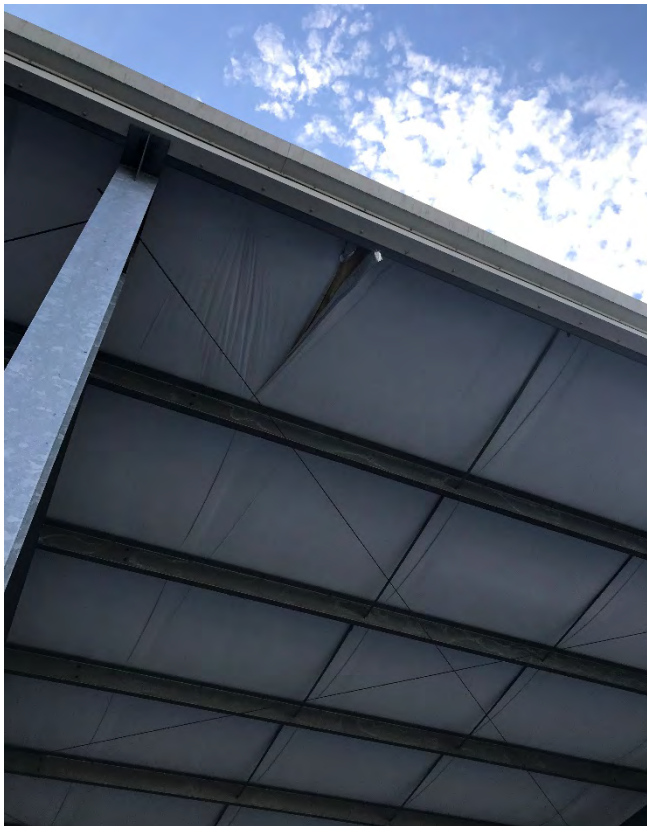
27 D



28 A



28 B



28 C



28 D



29 A

29 B



29 C

29 D

**4. Metal Building & Roofing Systems**

- 4.1. The following list was prepared by JC Harward & Associates.
- 4.2. The items requiring attention were included in the General Building & Site Components.
- 4.3. Photos 20D through 29A correspond to this report.



6617 River Point Drive  
Fleming Island, FL 32003  
904.838.9400  
CGC061339  
BK590408

April 21, 2020

10855 New Berlin Road  
Jacksonville, FL  
Attention: Matt Reimer

Again thank you for the opportunity to perform the following work with you. This correspondence outlines the inspection completed onsite April 16, 2020.

**BUILDING #1            14,400 SF METAL BUILDING AND OFFICE**

VISUAL INSPECTION WAS COMPLETED ON THE FOLLOWING ITEMS.

- ROOF INSPECTION: DURO-SHIELD METAL RETROFIT HAS BEEN COMPLETED OVER THE ENTIRE ROOF. THE ROOF APPEARS TO BE IN GOOD CONDITION AND ACCORDING TO THE DOCUMENTATION RECEIVED FROM ROOFTEC SYSTEMS, INC IT IS STILL UNDER WARRANTY (REFER TO DOCUMENTATION ON FILE WITH THE CURRENT OWNER).
- RECOMMENDATIONS:
  - ANNUAL ROOF INSPECTION BY LICENSED ROOFER
  - TRIM BACK TREE LIMBS FROM ROOF FOOTPRINT
  - INSPECT AND CLEAN GUTTERS EVERY 6 MONTHS OR AS NEEDED.
  - THE GUTTERS NEAR THE TREE AT THE SOUTHEAST CORNER ARE CURRENTLY CLOGGED AND CAUSING WATER TO BACK UP INTO THE BUILDING.
  - CONDENSATE LINES TO THE ROOF TOP AC'S ARE NOT CONNECTED. NEW PT WOOD BLOCKS AND STRAPPING ARE NEEDED TO SECURE LINES FROM SHIFTING IN THE FUTURE.



- REATTACH THICK RUBBER PAD AT THE EDGE OF THE ROOF WHERE LADDER ACCESS IS CURRENTLY.
- EXTERIOR WALL PANELS: ALL PANELS ARE IN GOOD SHAPE AND APPEAR TO BE WELL MAINTAINED. NO SCREWS WERE NOTED AS MISSING AT THE TIME OF INSPECTION. MOST SCREWS HAVE SURFACE RUST. SOME OVERHEAD DOOR FRAMES HAVE RUST SPOTS AT THE HEADER NEAR THE CENTER OF THE OPENING
- RECOMMENDATIONS:
  - PRIME AND PAINT SCREW HEADS. OR REPLACE WITH GALVANIZED / S.S. SCREWS.
  - OVERHEAD DOOR FRAMES THAT HAVE VISUAL RUST SHOULD BE PREP, PRIME AND PAINTED.
  - OPEN AIR CANOPY AT THE NORTHEAST END HAS SURFACE RUST ALONG THE ROOF PURLINS, SOME GIRTS AND AT THE BASE OF A COUPLE COLUMNS. PREP, PRIME AND PAINT. PERIODIC PRESSURE WASHING.
  - LINER PANELS AT OPEN AIR CANOPY HAS A COUPLE PANELS THAT HAVE NORMAL DENTS DUE TO USE. REPLACE IF NEEDED. ONE PIECE OF CLOSURE IS MISSING AT THE WASH BAY. THIS SHOULD BE RESECURED TO PROTECT ACCESS OF BIRDS/ANIMALS INTO THE WAREHOUSE.
- INTERIOR INSPECTION OF MAIN STRUCTURAL MEMBERS AND INSULATION. OVERALL THE INTERIOR LOOKS WELL MAINTAINED. INSULATION APPEARS TO HAVE SEVERAL SPOTS THAT NEED TO BE RETAPED DUE TO SAGGING OR PREVIOUSLY REPAIRED LEAK. SOME WATER DAMAGE WAS NOTED NEAR THE EXISTING PUMP NEXT TO THE OFFICE. LINER PANELS IN THIS AREA ARE RUSTED AT THE BOTTOM. THIS APPEARS TO BE PART OF THE GUTTERS BACK FILLING INTO THE BUILDING AND/OR A LEAK FROM THE PUMP. ALL BEAMS, GIRTS, PURLINS AND BRACING APPEAR TO BE INSTALLED CORRECTLY. NO MISSING BOLTS WERE NOTED AT THE TIME OF INSPECTION.
- RECOMMENDATIONS:
  - RETAPE INSULATION
  - REPLACE A PORTION OR THE FULL LENGTH OF THE RUSTED LINER PANELS AT THE PUMP AREA TO MITIGATE FURTHER DAMAGE.

**BUILDING #2                      4,800 SF METAL BUILDING ENCLOSED ON THREE SIDES**

VISUAL INSPECTION WAS COMPLETED ON THE FOLLOWING ITEMS.

- ROOF INSPECTION: STANDING SEAM GALVALUME ROOF APPEARS TO BE IN GREAT CONDITION. SOME MINOR SURFACE RUST NOTED AT THE HIGH END OF THE ROOF. EXPOSED FASTENERS FOR ROOF TO WALL TRIM HAS SURFACE RUST ALSO. GUTTERS AND DOWNSPOUTS AT THE REAR ARE CLEAR OF DEBRIS THEY ALSO APPEAR TO BE IN GOOD WORKING ORDER.
- RECOMMENDATIONS:
  - ANNUAL ROOF INSPECTION BY LICENSED ROOFER
  - AT SOME POINT REPLACE ROOF TO WALL TRIM FASTENERS WITH GALVANIZED/S.S.
  - INSPECT AND CLEAN GUTTERS EVERY 6 MONTHS OR AS NEEDED.
  - PRESSURE WASH AND CLEAN AS NEEDED.
- EXTERIOR WALL INSPECTION: PANELS AND FASTENERS APPEAR TO BE IN GOOD CONDITION. IT WAS NOTED THAT ONE PANEL HAD BEEN REPLACED FOR UNKNOWN REASONS. THE COLOR IS SLIGHTLY DIFFERENT AND IS NOT A FULL LENGTH PANEL. THIS IS NOT UNCOMMON FOR REPAIRS OF THIS NATURE BUT JUST WANTED TO MENTION IT FOR RECORD PURPOSES ONLY.
- RECOMMENDATIONS:
  - PERFORM ANNUAL INSPECTION OF THE WALLS AND FASTENERS.
  - PRESSURE WASH AND CLEAN AS NEEDED.
- INTERIOR INSPECTION: ALL MAIN STRUCTURAL MEMBERS ARE GALVANIZED AND APPEAR TO BE IN GREAT CONDITION. NO MISSING BOLTS OR BRACING WAS NOTED AT TIME OF INSPECTION. INSULATION AT THE ROOF IS IN GOOD CONDITION WITH ONLY ONE LOCATION NOTED AS NEED TAPE TO FIX A SMALL SAG.
- RECOMMENDATIONS:
  - ANNUAL INSPECTION OF INSULATION. REPAIR AS NEEDED.

**CLOSING**

We appreciate the opportunity to work with you. Please let me know if you have any questions or concerns.

Sincerely,



10855 NEW BERLIN ROAD  
APRIL 21, 2020 Page 4

John Harward Jr.  
President

**5. Septic System**

- 5.1. The following report was completed by Darrell Crews Septic Tank Service, LLC.
- 5.2. The items requiring attention were included in the General Building & Site Components.



STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM  
EXISTING SYSTEM AND SYSTEM REPAIR EVALUATION

PERMIT # \_\_\_\_\_

APPLICANT: \_\_\_\_\_

CONTRACTOR / AGENT: DARRELL CREWS

LOT: \_\_\_\_\_

BLOCK: \_\_\_\_\_

SUBDIV: \_\_\_\_\_

ID#: \_\_\_\_\_

TO BE COMPLETED BY FLORIDA REGISTERED ENGINEER, DEPARTMENT EMPLOYEE, SEPTIC TANK CONTRACTOR OR OTHER CERTIFIED PERSON. SIGN AND SEAL ALL SUBMITTED DOCUMENTS. COMPLETE ALL APPLICABLE ITEMS. COMPLETE TANK CERTIFICATION BELOW OR NOTE IN REMARKS WHY THE TANKS CANNOT BE CERTIFIED.

EXISTING TANK INFORMATION

[ 1500 ]	GALLONS SEPTIC TANK/GPD ATU	LEGEND: <u>N/A</u>	MATERIAL: <u>Concrete</u>	BAFFLED: <u>(Y)</u> / N
[ ]	GALLONS SEPTIC TANK/GPD ATU	LEGEND: _____	MATERIAL: _____	BAFFLED: [Y / N]
[ ]	GALLONS GREASE INTERCEPTOR	LEGEND: _____	MATERIAL: _____	
[ N/A ]	GALLONS DOSING TANK	LEGEND: _____	MATERIAL: _____	# PUMPS: [ ]

I CERTIFY THAT THE LISTED TANKS WERE PUMPED ON 4/16/20 BY DARRELL CREWS. HAVE THE VOLUMES SPECIFIED AS DETERMINED BY [ DIMENSIONS / FILLING / LEGEND ], ARE FREE OF OBSERVABLE DEFECTS OR LEAKS, AND HAVE A [ SOLIDS DEFLECTION DEVICE / OUTLET FILTER DEVICE ] INSTALLED.

SIGNATURE OF LICENSED CONTRACTOR Darrell Crews

DARRELL CREWS SEPTIC TANK SERVICE LLC  
BUSINESS NAME

DATE 4-16-20

EXISTING DRAINFIELD INFORMATION

[ 360 ] SQUARE FEET PRIMARY DRAINFIELD SYSTEM NO. OF TRENCHES [ 4 ] DIMENSIONS: 3' x 30'  
[ ] SQUARE FEET SYSTEM NO. OF TRENCHES [ ] DIMENSIONS: X  
TYPE OF SYSTEM: [ ✓ ] STANDARD [ ] FILLED [ ] MOUND [ ]  
CONFIGURATION: [ ✓ ] TRENCH [ ] BED [ ]  
DESIGN: [ ] HEADER [ ] D-BOX [ ✓ ] GRAVITY SYSTEM [ ] DOSED SYSTEM  
ELEVATION OF BOTTOM OF DRAINFIELD IN RELATION TO EXISTING GRADE 32 INCHES [ ABOVE / BELOW ]

SYSTEM FAILURE AND REPAIR INFORMATION

[ ]	SYSTEM INSTALLATION DATE	TYPE OF WASTE	[ ]	DOMESTIC	[ ]	COMMERCIAL	
[ ]	GPD ESTIMATED SEWAGE FLOW BASED ON	[ ]	METERED WATER	[ ]	TABLE 1, 64E-6, FAC		
SITE	[ ] DRAINAGE STRUCTURES	[ ]	POOL	[ ]	PATIO / DECK	[ ]	PARKING
CONDITIONS:	[ ] SLOPING PROPERTY	[ ]					
NATURE OF	[ ] HYDRAULIC OVERLOAD	[ ]	SOILS	[ ]	MAINTENANCE	[ ]	SYSTEM DAMAGE
FAILURE:	[ ] DRAINAGE / RUN OFF	[ ]	ROOTS	[ ]	WATER TABLE	[ ]	
FAILURE	[ ] SEWAGE ON GROUND	[ ]	TANK	[ ]	D BOX/HEADER	[ ]	DRAINFIELD
SYMPTOM:	[ ] PLUMBING BACKUP	[ ]					

REMARKS/ADDITIONAL CRITERIA

Septic System Looks Fine at time of  
Report.

SUBMITTED BY: DARRELL CREWS

TITLE/LICENSE SR0041453

DH 4015, 08/09 (Obsoletes previous editions which may not be used)  
Incorporated 64E-6.001, FAC

DATE: 4-16-20



**6. Plumbing Systems**

- 6.1. The plumbing systems were inspected by American Plumbing Contractors who provided the following comments:
- a) Water heater gate valve does not close completely.
  - b) Aerator at Secondary Bathroom lavatory needs to be replaced.
  - c) Aerator at Office Men's Bathroom lavatory/vanity needs to be replaced
  - d) Urinal at Office Men's Bathroom needs to be replaced
  - e) Stop needs to be replaced on Office Men's Bathroom toilets
  - f) Floor drain in Office Men's Bathroom has an uphill slope and needs to be recessed.
  - g) Well pump needs service, possible bad check valve at interior pump.  
Reservoir depleted and system lost pressure and would not replenish.

## 7. HVAC Systems

- 7.1. The HVAC systems were inspected by Dixie York who provided the following comments:
- a) Two rooftop units were inspected. Both were manufactured in 2012 and are 13 SEER units. Make and model numbers are listed below:
    - a)-1. Trane 5 Ton Roof-top package unit Model # 4WCC3060A1000AA  
Serial # 12112JMP9H
    - a)-2. Trane 5 Ton Roof-top package unit Model # 4WCC3060A1000AA  
Serial # 12114S9W9H
  - b) The units are both functioning properly in heating and cooling modes.
  - c) Seven 20x20x1 air filters need to be replaced as normal service with the air conditioning units.
  - d) Condensate drains are flowing. (See general comment regarding sagging in the tiles in section 3)
  - e) Exhaust fans are functioning properly (See general comment regarding sagging in the tiles in section 3)

**8. Electrical Systems**

8.1. The following report was completed by Radiant Electric, Inc.





# **RADIANT ELECTRIC, INC.**

## **Electrical Inspection Report**

**10855 New Berlin Rd. Jax, FL**

4/16/2020 @ 9:00am

Weather – Fair – 80 degrees

Inspected by – G. Phil Johnson

EC13005427

ER13012176

Me – 4407

1. Main Electrical Service to Building

Overhead lines from JEA pole #10995

400amp 120/240Volt 3Phase “Hi-Leg”

Parallel 2 ½” service risers

JEA bypass self contained meter can

Meter # 22509009

Working – Fair Condition

2. Main Electrical Panel

Located back to back of JEA meter – Westside of Building

400amp 3 phase 120/240Volt “Siemens” main circuit Breaker

Panel is 42 circuit spaces

Panel is full

Working – Fair Condition

3. There is (1) 125A 1 Phase 120/240Volt 20 circuit subpanel fed from a 2p/100amp circuit breaker in the MDP. Circuits #23 & 25 feed the subpanel.

Murray Brand Subpanel

Working – Fair Condition

Summary \*\*The meter, MDP, and Subpanel are all working and seem to be in fair condition.

No obvious breakers missing or non operational. No space available in the MDP panel for single branch breakers.

4. Exterior Site Lighting – Pole

- a. (1) 25'-30' fiberglass direct bury pole is located in the front parking area on Westside of lot. This pole has (2) non working flood heads. There is (1) head on right side that seems to have water or fogged glass. Recommend – replacing both lights.
- b. The flood lights are mounted on a steel tenon/bull horn that is rusted and worn. This tenon needs to be checked to be in good working order & not rusted through.
- c. The pole is in a deteriorating state. Some fiberglass is shedding and this pole may need to be replaced.
- d. Hand hole cover is loose – needs fixing.

5. West side Building Wall Lights

- a. There are (2) existing wall bracket flood lights; the one on the left is out. Needs repaired or replaced.

6. North side Building Wall Lights

- a. There are (2) existing wall bracket flood lights. The one on the right side is out. Needs repaired or replaced.

7. East side Building Wall Lights (A&B Locations)

- a. A Location – There are (2) existing wall bracket lights. The one on the left side is filled up with water. The flood light on the right was not working. Both lights need to be repaired or replaced.
- b. B Location (by the shop door) – The flood light on the arm bracket on the left is not working. The light on the right was working. Both lights are rusted and could be replaced. \*\* There are tree limbs blocking the light and need to be trimmed away from lights.

8. Time Clock, Contactor & Photo sensor

- a. There is a tork T7401B 7day 24 hour 4 pole single throw manual time clock that is located adjacent to the MDP panel in the shop area. This time clock controls all exterior wall building lighting via a contactor box located under the timer. All were working and seemed in fair condition.

Note\*\* Photo sensor is located on exterior of the building above the JEA meter can. This sensor may not be working and preventing the site pole from coming on at time of test.



## Interior Office Areas

### 9. Kitchen

- a. The GFCI receptacle to the right of the sink was not working & the entire box is loose.
- b. Duplex receptacle on south wall is filled up with grease and needs to be replaced.
- c. There are (2-4) 4' lamps not working in the existing lay-in lights. Possibly need a ballast and lamp replaced T12 are the size.

### 10. Men's Restroom by Shop

- a. The duplex outlet to the right of sink had no power. Possibly a GFCI receptacle or breaker was tripped. None were identified anywhere or in the panel. Need to troubleshoot and replace receptacle if not on the GFCI circuit. Missing duplex receptacle plate by the water heater.

### 11. Men's Restroom by Front Office

- a. Need to troubleshoot the duplex outlet next to the sink & if on GFCI circuit. No power on it at the time of test. Replace broken switch plate on entry switch.

### 12. Women's Restroom by Front Office

- a. There are (2-3) lamps not working in the existing lay in lights. New lamps or possibly ballast is required to repair. Check outlet for GFCI circuit for protection – same as other restrooms.

### 13. Phone Closet

- a. There are (2-4) lamps or possibly ballast that needs to be repaired in the existing lay in lights.

### 14. Reception Desk – Front Office

- a. The exit light at the front door is not working properly & needs to be replaced.

### 15. Conference Room

- a. There is a duplex receptacle on the North West wall that is loose and needs to be secured.

### 16. Egress Lighting in Front Area

- a. All exit & emergency lights only ½ working. They have power, but not working in the normal mode. Recommend replacing all exits and emergency lights in the entire facility with new ones as none are properly working.

17. Large Open Office – Southside

- a. There are 1-2 lay in lights that have 1-2 lamps not working in each light. May need a few lamps replaced.

18. Shop Area – Work Area Inside

- a. No exit lights are working properly in this area.
- b. No power to the exit light on Eastside by man door.
- c. There is a receptacle on Westside wall of shop that needs the cover repaired and add a ko seal that is missing.
- d. There are (2) duplex receptacles that are burned up that need to be replaced with new.
- e. Power is on
- f. There is a 15 KVA transformer with a wood pallet underneath. Recommend removing from wood pallet and attach to floor.
- g. There is (1) 400 watt hi-bay light in the supply room (fenced area) that is not working. Needs a ballast replaced and lamp.

19. Exterior Shop Area – Truck Well

- a. There is a sump pump for the pit that needs a receptacle and circuit to be added if this pit pump is needed. Right now they plug it in with an extension cord.

## **End of Report**

**9. Limitations**

- 9.1. The following were not inspected unless specifically mentioned in the report: Alarm systems, antennas, cable TV systems, low voltage electrical systems, volume, or quality of water. Only visual inspections were made, and as such unexposed areas, such as wall framing, attic spaces with less than five feet of headroom, soffits, etc., were not inspected.
- 9.2. Wood destroying organisms are not a subject of this report.
- 9.3. Any user of this report agrees to indemnify defend and hold Intracoastal Builders Corporation, its officers, employees, agents, and independent contractors harmless from any and all claims, suits, losses, cost and expenses, including but not limited to court costs and reasonable attorney's fees. User agrees to reimburse Intracoastal Builders Corporation on a pro rate basis for all expenses of defense and any judgment or amount paid by Intracoastal Builders Corporation in defending against a claim.
- 9.4. Intracoastal Builders Corporation is fully licensed and insured as a certified general contractor in the State of Florida and a limited tier general contractor in the State of Georgia.
- 9.5. Intracoastal Builders Corporation does not warrant or guarantee the condition of the building. The items contained in this report are based on visual observations made during one inspection. Intracoastal Builders Corporation is not liable for items not listed in this report that may be deficient with the building.