

Building Defects Inspection Report

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Property Address: 123 Maple Avenue, Riverside

Date of Inspection: November 5, 2024

Inspector: Mark Thompson, Certified Building Inspector

Client: XYZ Development Corporation

1. Introduction

- **Purpose of the Inspection:** To identify visible defects and provide recommendations for remediation.
- **Scope of Inspection:** Comprehensive evaluation focusing on structural integrity, systems functionality, and safety compliance.

2. Inspection Methodology

- **Inspection Methods:** Detailed visual examination, supplemented with diagnostic tools.
- **Tools Used:** Thermal imaging, moisture meter, and structural scanner.

3. Executive Summary

- **Overall Condition:** Multiple significant defects identified that require urgent attention to prevent further deterioration and ensure safety.

4. Detailed Findings

4.1 Structural Issues

- **Foundation Cracks:** Large cracks observed in the southeast corner of the foundation, suggesting possible subsidence.

- **Roof Sagging:** Evidence of sagging roof trusses indicating potential structural failure.

4.2 Water Damage

- **Basement:** Signs of ongoing water penetration and damage evidenced by mold growth and weakened floor joists.
- **Bathrooms:** Water leakage around toilet bases causing floor damage.

4.3 Electrical Defects

- **Outdated Wiring:** Cloth-insulated wiring found in several areas, posing fire hazards.
- **Circuit Breaker Issues:** Several circuit breakers in the panel are faulty and do not trip under test conditions.

4.4 Plumbing Issues

- **Corrosion:** Visible corrosion on pipes in the basement plumbing system, risk of leakage.
- **Hot Water System:** Inefficient water heater with signs of corrosion and leakage.

4.5 HVAC Concerns

- **Inefficient System:** The HVAC system is over 20 years old, inefficient, and does not distribute air evenly throughout the building.

4.6 Safety and Compliance

- **Fire Safety Violations:** Missing smoke detectors in key areas; existing detectors are out of date.
- **Staircase Compliance:** Non-compliant with current building codes due to inadequate railing height.

5. Photographic Evidence

- **Photos Included:** Detailed images of the major defects noted during the inspection.

6. Recommendations

- **Immediate Repairs:** Address foundation and roof structural concerns immediately to prevent catastrophic failure.
- **System Upgrades:** Replace the entire HVAC system and update electrical wiring to meet current safety standards.
- **Water Damage Remediation:** Undertake comprehensive moisture remediation and replace damaged structural components in the basement and bathrooms.
- **Safety Upgrades:** Install new smoke detectors and bring stair railings up to code.

7. Conclusion

- **Summary of Inspection:** The building exhibits several critical defects that require urgent attention to avert potential dangers and ensure functionality.
- **Inspector's Comments:** Given the age and condition of the building, a significant investment in repairs and upgrades is necessary to bring it up to code and ensure long-term usability.