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RESIDENTIAL PROPERTY CONDITION ASSESSMENT REPORT

Prepared For

**City of Hallandale Beach
Community Redevelopment Agency**

**400 South Federal Highway
Hallandale Beach, FL 33009**

Telephone: (954) 457-1377

Conducted On

**Residential Single Family Home
Self-Structure Building**

**745 NW 5th Court
Hallandale Beach, FL 33009**

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8306 MILLS DR . STE 130 . MIAMI . FL 33183

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PROJECT INFORMATION

In Regards To	745 NW 5 th Court, Hallandale Beach, FL 33009		
Prepared For	City of Hallandale Beach	Dates of Inspection	July 03, 2013
Requested By	Community Redevelopment Agency	Year Built	1969
Soil & Weather	Dry Soil & Sunny -97°F	Property ID	5142-21-19-0620

PURPOSE & SCOPE OF THE INSPECTION

This is a visual inspection of readily accessible areas on the residential property and not technically exhaustive. Some items e.g., materials; components, electrical outlets are inspected on a random sampling basis. The units were fully accessible at the time of the inspection. Hidden or obstructed items may not be observed.

The scope of work includes a physical inspection of the property including a review of any available pertinent documentation relating to the construction and condition of the property. This report includes a visual inspection and evaluation of the, Structural, Plumbing, Mechanical, HVAC, and Electrical and, Roof systems with the related elements of the on-site improvements such as the mechanical and electrical appliances.

This report is not intended to address environmental issues such as radon, asbestos, lead-based paint, mold, air-borne pollutants, etc. Further, this report is not intended to be a code compliance inspection with any governmental body, entity or agency and does not address issues such as ADA (American with Disabilities Act) guidelines.

Normal “wear and tear,” such as smudges of paint, marring of woodwork, stains on floors or wood floors, etc., are not necessarily part of this report. The prospective owner of those subject buildings should expect and budget for “on-going” maintenance and expense of various types.

PROPERTY DESCRIPTION

The subject property contains one self-structure building in a restricted residential primary zone. The property consists of Legal Description as follows: WEST HARLEM 21-26 B LOT 12 BLK 3.

Records in Broward County Property Appraiser’s Office are with legal description of Restricted Residential property and the Code 01 › Single Family type building and physically located at 745 NW 5th Court in the City of Hallandale Beach and in Broward County, Florida with the zip code 33009.

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The subject property is one-parcel of residential property containing approximately 1,243.00 adjusted square feet for a residential single family home and attached no covered motor-vehicle parking lot noted.

There is no central HVAC system compressor units installed at the subject property. The main breaker electrical panel is at the east exterior elevation has severe rust and the meter is missing.

On-site improvements include only one main entrance on north elevation, no driveway, damaged concrete walkways. The electrical utility cables, service mast, and main breaker panel at interior walls of the property are disassembled and missing.

Other site amenities include the side walkway surfaces of the subject property building are in very poor condition and not able to provide proper human walking around the perimeter of the subject building at this time. Exterior wall-floor joint sections must be maintained and sealed properly all around the property since the maintenance is neglected in those areas. They all are recommended to be repaired and maintained immediately for safety.

Asphalt shingle roof material components have been observed around the perimeter of the roof and appear to be in intact condition. However, the roof shingles-wall joint sections sealing are deteriorated and they must be maintained soon to prevent any water leak through the interior section of the property.

The subject building is constructed with reinforced concrete supported by concrete footings over a slab which is non-elevated from the ground slab-on-grade foundation type structure. The property was built in the year of 1969. The self-structure single-family residential building has been built with reinforced concrete beams and concrete block system walls around the perimeter of the building. The frames and truss system is wooden made material.

The subject building has asphalt composition shingle roof materials have layered on the gable roof surfaces. The asphalt composition shingle material is the only material on the roof surface over the original structure for the building. The roof appears to be in proper condition and functional. However, the roof shingles-wall joint section flashing is deteriorated. The joint sections must be sealed immediately to prevent any water intrusion through the subject property interiors.

The roof is supported by the roof deck however there are some deterioration noted on the trims and joint sections. The siding materials are metal cover as part of the main roof system for the perimeter of the roof and they need to be only repaired as well since they are damaged at joint sections.

Electrical power main service cable/mast is cut and not provided by FP&L and also is not transferred to the electrical distribution panel which is missing at the subject building. A 200 AMPS main circuit breaker panel with main disconnect switch supply power through individual meter has to be installed immediately.



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CONSTRUCTION TYPE

This is originally a one-story residential single family home shell structure building that is constructed with concrete block, brick masonry walls and asphalt shingle roof materials around the four sides of the subject building. The tie beams have been placed on the ceilings along with no insulation.

The self-structure building is approximately forty-four (44) year old. The subject property needs significant repairs and maintenance at this time. As part of on-going maintenance and building service of the structure and general wear and tear response in different areas along with some defects and damages around the subject building; substantial amount of maintenance should be taken place for betterment process. For those mentioned discrepancies; a repair and renovation progress is highly recommended to be activated.

At the time of inspection the building was not occupied. The interior dining, living room, bedrooms, bathrooms, and the kitchen sections of the subject property were severely damaged and deteriorated in the building.

The inspector had access to the all exterior/interior areas and sections of the building with no exception. The electrical panel meters, supply lines for plumbing and mechanical systems, roof surfaces, HVAC system units, and other utility connections are part of the entire building utility components for the subject property.

Typical interior tile covered material floors have been observed in wet areas such as kitchen, living room, and restroom areas. Ceilings are typical drywalls under the wooden truss construction and interior walls are typically painted drywalls over the masonry wall with the bearing beams and columns in the building.

Exterior walls are concrete block that is covered with fair quality painted brick siding material along with stucco on upper levels have been applied in the subject building. The brick wall material and trims have no significant water penetration damages around the building; however the trims are damaged and deteriorated at north, south, and east sides.

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EVALUATION OF BUILDING ELEMENTS

The subject residential single family home property self-structure building has been constructed on reinforced spread footings with slab on grade foundation walls, and wooden truss, frames on the floors and concrete block and brick exterior walls and different type siding material covers in the other exterior surfaces. There were severe drywall and ceiling damages along with wooden framing materials.

Damaged drywall replacement, repairs and installation process with proper maintenance must be taken place to eliminate those problems.

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The damaged exterior fences, hand railing materials and walkway surfaces are in poor condition particularly at south and north elevations. Cracked exterior floor materials have potential fall/safety hazard. This may be a significant concern and must be repaired soon. The exterior electrical light fixtures are in need of proper repairs and maintenance.

The exterior door/window frames are damaged and the glasses are missing. The window sills, sashes, and the trims are not properly sealed. Loose sealing materials noted. The window frames must be sealed at all times.

There are many damaged hardware and door components such as interior and exterior door opening accessories, frames, and trims have been noted in the subject property building. Interior door panels and frames have wear and tear damage with no on-going proper maintenance. Rusty door hinges noted in the property. The west side exterior door needs to be installed and the frames need to be sealed properly.

The interior floors are not firm, not leveled and the doors and windows are not 'in square' either. The existing window glasses are not storm protected impact window glasses as part of a hurricane/storm protection. No approved storm shutters have been noted either at the subject premises. Most of the window glasses are missing and need to be installed soon.

The heating and cooling air-conditioning residential type HVAC system units have been removed from the subject premises. The HVAC system units should be installed and maintained soon for better performance with at least 3.0 TON size. The air duct system has significant leakage on the condensation lines and the units itself and insufficient maintenance observed in the past years. They will need to be installed and properly maintained for proper thermal efficiency especially in the hotter and higher humid summer seasons.

Each individual circuit breaker breakers panel must be sufficiently supplied with original panels in the subject property interior section walls. It is inspector's recommendation that any wiring is open or damaged; splices need to be completely removed and repaired from the subject property interiors even in the future.

The circuit breakers system panels should be serving to the building both interior and exterior. The original electrical panel main service cables were copper wiring and the breakers are aluminum and copper mix.

The interior light fixture bulbs and switches were damaged and not functional. There were several loose, uncovered, and dysfunctional electrical outlets and light fixtures have been observed. Damaged and dysfunctional exterior light fixtures need to be repaired. They all should be installed properly for better use and safety. Base components of the exterior light fixtures need to be maintained as well. All exterior light fixtures must be sealed on the walls.

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The entire bathroom and other wet area floor tiles in the building are in poor and damaged condition. Damaged bathroom and kitchen area wall tiles must be replaced to prevent water intrusion thru the interior walls. Missing cabinetry should be installed. The floor-finish baseboards need to be sealed.

As a reference in the future if any deteriorated floor tiles observed; they would need to be properly repair or replace with their original state of the tile material and skilled labor to prevent any leakage through the interior walls. Likewise, if there are any significant cracks on the other sections of the interior floors and they do not indicate any major concerns at present time in those areas, they should be repaired immediately once they are damaged.

Overall select probing of the wall or beam structure and the trims have revealed substantial amount of vandalized type damages along with water penetration and related discrepancies and concerns at the time of the inspection. Severely damaged interior ceiling and restroom elements; fixtures, stools, sinks must be repaired and/or replaced. The main plumbing drain lines and supply lines must be re-installed for better performance. None of the supply or sewer drain lines were functional at the time of the inspection. No hot water system or a water heater unit noted in the subject property.

As part of on-site improvements; the site drainage was poor at the time of the inspection at south and north elevations at the property. Also, the roof drainage was dysfunctional, damaged, and deteriorated particularly at east and west elevations. The drainage problems need to be eliminated soon to prevent further possible interior ceiling and exterior wall stucco damages along with possible flooding at the subject property foundation perimeter walls.

All those exterior floor deteriorations and minor settlements along with the stress and cracks need to be determined and repaired immediately when the discrepancies have been occurred in order to serve the main purpose of the flooring systems in the near future.

There are typical floor cracks and deteriorated exterior walkway surfaces. The vegetation and the tree roots may be the partial effect for those damages. Even though they do not indicate any significant movement of the structure, it is highly recommended that those cracks on the floors and steps need to be repaired properly in the future once it is necessary. This type of maintenance should be reiterated periodically.

The siding material is originally brick walls covered and mediocre quality stucco siding material along with different level siding materials and walls and the lower portions of the exterior surfaces covered with dirt and concrete walkways around the building.

There are several vegetation and trees roots that are close to the property's exterior floors along the subject building exterior walls particularly at north and south elevations. It is highly recommended that any vegetation and trees to be removed from the exterior and foundation walls since they may be a potential cause for a possible damage to the foundation systems.



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Some exterior hard coat stucco siding problems and related concerns noted around the subject property building. Substandard workmanship noted on the walkway-exterior wall joint sealing.

The exterior doors and frames are wooden, metal mix; trims are also metal along with different construction materials in different sections. The interior doors are neglected particularly in the bedroom and bathroom areas and it must be replaced with door frames since they have severely been damaged along with missing hinges and the components. The service door hinges are also having rust particularly in the bathroom areas that will need some maintenance and repairs. Some of the door panels have corrosion and deteriorations, dents on the frames and panel surfaces.

For the evaluation process, it is highly recommended that the entire repair works to be performed by under the supervision of a State of Florida Certified General Contractor. Lack of proper maintenance on the walkways, asphalt driveways, deteriorated roof surfaces, lack of overall maintenance, and substandard workmanship of the previous repairs are general discrepancies at the subject property.

COMMON ELEMENT DISCREPANCIES & RECOMMENDED REPAIRS

- The subject property building roof shingles –wall joint section flashings must be repaired.
- Perimeter of the foundation and the joints need to be maintained.
- Perimeter of the roof side materials, fascia boards should be maintained.
- Severely damaged drywalls and the ceilings must be immediately repaired / replaced.
- Missing cabinets must be installed.
- Damaged exterior walkway floors need to be repaired.
- Exterior side walkway wall joints need to be sealed properly.
- Missing and damaged plumbing fixtures should be replaced.
- Mechanical plumbing supply and drain lines should be replaced.
- A new hot water system should be installed.
- Floor-finish baseboards always need to be repaired and sealed properly.



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- Plumbing fixtures, drain lines, floors need proper repairs in the bathroom areas.
- A central residential type HVAC system should be installed.
- HVAC system air duct work must be maintained and repaired in the attic.
- New electrical service cables and mast must be installed.
- New electrical circuit breaker panels should be installed soon.
- South elevation patio roof must be installed.
- Exterior walkway hand railings must be replaced for safety.
- Exterior doors should be replaced along with frames.
- Proper drainage systems must be applied soon around the subject property.
- Stools/toilets must be installed and sealed around the base on the bathroom floors.
- Bathroom showers/tubs must be replaced with their fixtures.
- Damaged, missing interior door panels should be installed.
- Electrical and mechanical appliances should be installed soon.
- All door frame seals including the rusty door hinges need to be replaced and maintained.
- Inoperative, dysfunctional, and damaged exterior light fixtures need replacement.
- Rusty electrical circuit breaker panels need to be maintained.
- The windows and the glasses to be replaced soon for safety.



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ESTIMATED REPAIRS & REPLACEMENT COST FOR COMMON ELEMENTS

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Prepared For	City of Hallandale Beach	Dates of Estimate	July 03, 2013
Requested By	Community Redevelopment Agency	Estimate Expires	September 02, 2013
Facility Type	1,243 S.F. – SFH (3/2)	Year Built	1969

SCOPE OF THE ESTIMATE OF REPAIRS & THE AGREEMENT

This part of the reported document sole purpose is to give an approximate cost and general idea to the client. Consideration must be given to the fact labor cost and actual onsite work prices may vary. Recommend the appropriate serviceman or technician is called, for true estimate actual repair cost. This report is valid for sixty calendar days from the date of estimate. No affiliation with any such company or the repair business. The client accepts, agrees and understands all of the terms of the agreement that has been signed for this project and estimate report.

COST OF ESTIMATE FOR THE REPAIRS & MAINTENANCE

Exterior Amenities Repairs & Maintenance:

Damaged Exterior Floor Repairs & Replacement:	\$ 3,940.00
Exterior Drainage System Maintenance & Repairs:	\$ 1,885.00
Exterior Fencing, Gating, and Hand railing Repairs:	\$ 2,380.00
South Elevation Damaged Patio Re-Installation:	\$ 3,620.00
Sub-Total for Exterior Amenities Repairs/Maintenance:	\$ 11,825.00

Windows, Trims, Door Elements Repairs & Maintenance:

Damaged Drywalls/Ceiling Replacement & Repairs:	\$ 11,630.00
Damaged Window Frames Replacement & Repairs:	\$ 8,370.00
Exterior Doors Installation, Repairs & Maintenance:	\$ 1,280.00
Floor-Finish Baseboards Repairs & Maintenance:	\$ 760.00
Sub-Total for Trims, Opening Components & Elements:	\$ 22,040.00

Roof & Roof System Repairs & Maintenance:

Asphalt Roof Shingles/Wall Joint Flashing Repairs:	\$ 535.00
Damaged Eaves/Soffits & Fascia Boards Repairs:	\$ 1,845.00
Sub-Total for Roof & Roof System:	\$ 2,380.00

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Mechanical/HVAC System:

Central HVAC (3.0 TON) System Unit Installation:	\$ 4,460.00
HVAC System Air Ductwork Repairs & Maintenance:	\$ 955.00
Sub-Total for HVAC System Repairs & Maintenance:	\$ 5,415.00

Plumbing System:

Sewer Drain Lines Repairs & Maintenance:	\$ 3,330.00
Supply Lines Repairs & Maintenance:	\$ 2,810.00
Plumbing Fixtures Replacement & Maintenance:	\$ 1,685.00
Sub-Total for Plumbing System:	\$ 7,825.00

Electrical System:

Main Electrical Service Cables/Mast Installation:	\$ 2,975.00
Electrical Circuit Breakers Panel Installation & Repairs:	\$ 4,230.00
Improper/Damaged Light Fixtures Maintenance:	\$ 1,325.00
Sub-Total for Electrical System:	\$ 8,530.00

Cabinetry/Countertops & Mechanical/Electrical Appliances:

Kitchen Cabinetry/Countertops Replacement:	\$ 6,340.00
Bathrooms Cabinetry/Countertops Replacement:	\$ 4,835.00
Mechanical/Electrical Appliances Replacement:	\$ 4,250.00
Sub-Total for Cabinetry & Appliances:	\$ 15,425.00

Exterior Siding & Stucco Systems:

Exterior Walls Repairs & Maintenance:	\$ 1,995.00
Exterior Walls Painting & Maintenance:	\$ 1,675.00
Sub-Total for Exterior Siding & Stucco System:	\$ 3,670.00

Grand Total Replacement & Repair Cost: \$ 77,110.00

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LIMITING CONDITIONS

The above subject property information was based upon a physical inspection performed as stated in this written report. Estimated useful design lives were based upon professional experience and Federal National Mortgage Association guidelines as revised to meet site-specific conditions. Effective lives were calculated based upon observed conditions and data provided by the manufacturing firm specifications.

Estimated replacement and repairs time provided based upon personal experience and estimates from nationwide estimator programs, public records and information derived from the construction data guides. At the time of inspection, all of the above components appeared to meet intent of the applicable building codes in effect when installed.

OVERALL ASSESSMENT & RECOMMENDATION

After viewing the structure inside and out, making various assessments and judgments, it is this inspector's opinion; these subject buildings structure framing, interior walls and the ceilings, roof system are in very poor condition overall for several major systems such as drywalls, ceilings, plumbing and electrical system discrepancies, missing HVAC system along with significant negligence and lack of on-going maintenance for the interior and exterior damages.

Several of interior drywalls, plumbing, mechanical, HVAC system, and window frames, glasses, trims system failures have been observed in and around the subject property building. Lack of maintenance for the major systems caused some damages on the building elements. The damaged systems replacement and maintenance are highly recommended for the entire building. Overall, there is considerable amount of negligence at the subject property.

All those findings, comments, recommendations are very noteworthy from a professional inspection and building assessment standpoint and they need immediate attention with proper repairs and replacements by licensed professionals particularly for those mentioned damaged drywalls, ceilings, exterior siding, exterior floors, door or window opening frames, electrical, mechanical, central HVAC system, and plumbing system failure areas.

As with any residential property self-structure shell buildings of these one is almost forty-four year old age and not properly maintained; these structures receive significant amount of usage by the years and will need considerable on-going maintenance even after the complete repairs, replacements, and renovations.

In order to avoid possible misunderstanding, nothing in this report should be technically exhaustive or construed directly or indirectly as a guarantee for any portion of the subject building structures, elements and the systems assessed and/or inspected.

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To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the subject property commercial building, based upon careful evaluation of observed conditions, to the extent reasonably possible.

Please take the time to read the entire report. Better yet, should you have any question or concern, please feel free to contact the undersigned below.

Respectfully submitted,

omerZyrek

Omer Zeyrek, PhD
CGC, PMP, PI, MA, RMS



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PHOTOS

As Photographed on
Wednesday, July 03rd, 2013

(1)

The subject property North (front) elevation view



(2)

The subject property East elevation view





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(3)

The subject property South elevation view



(4)

The subject property West elevation view





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<p>(5)</p> <p><i>The subject property asphalt shingle roof surface overall view</i></p>	
<p>(6)</p> <p><i>The subject property roof shingles/wall joints need to be sealed properly</i></p>	



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<p>(7)</p> <p><i>The subject property south elevation patio roof is severely damaged</i></p>	
<p>(8)</p> <p><i>The subject property south elevation patio floor drainage needs to be maintained</i></p>	



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(9)

Severely deteriorated/damaged/rusty exterior electrical circuit main breaker panel needs to be replaced

Missing electrical meter noted



(10)

Interior main electrical circuit breakers panel is missing





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<p>(11)</p> <p><i>Missing light fixtures/wiring</i></p>	
<p>(12)</p> <p><i>Missing central HVAC system unit</i></p>	



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(13)

Damaged interior ceiling materials



(14)

Severely damaged kitchen drywalls and cabinets need to be replaced





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(15)

Missing west elevation exterior door must be installed



(16)

Severely damaged bathroom walls





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(17)

Severely damaged interior drywalls



(18)

Severely damaged interior drywalls in the bedrooms





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<p>(19)</p> <p><i>Missing drywalls and damaged wooden frames</i></p>	
<p>(20)</p> <p><i>Partial view of the attic and the insulation material</i></p>	



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(21)

Damaged hand railings at front elevation



(22)

Severely damaged exterior light fixtures





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<p>(23)</p> <p><i>Severely damaged interior drywalls and the window frames</i></p>	
<p>(24)</p> <p><i>Severely damaged bathroom walls and the fixtures</i></p>	



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(25)

Missing/damaged bathroom cabinets and the plumbing fixtures



(26)

Missing/cut main electrical service mast cables



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(27)

Central HVAC system air duct work needs to be properly maintained/repaired



(28)

Missing/damaged window frames and glasses





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<p>(29)</p> <p><i>Damaged drywalls by the main entrance door</i></p>	
<p>(30)</p> <p><i>Flooring material is partially damaged</i></p>	



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(31)

Severely damaged drywalls and the flooring materials in the bedrooms



(32)

Severely damaged window frames need to be replaced





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<p>(33)</p> <p><i>Damaged bedroom drywalls and flooring materials</i></p>	
<p>(34)</p> <p><i>Damaged main entry exterior hand railing materials need to be replaced</i></p>	