

Building Inspection Report by Engineer or Architect

(For a Conversion of an Apartment Building into a Condominium)

Instructions

An engineer or architect needs to inspect the building and give a report regarding the conditions of specific components.

At a minimum the engineer's or architect's report should include:

1. The age of each listed component.
2. The estimated remaining useful life stated of each listed component.
3. The total estimated current replacement cost for each listed component
4. The structural and functional soundness of the component.

Here is a listing of the components that must be reported on.

1. Roof
2. Structure
3. Fire protection systems
4. Elevators
5. Heating and cooling systems
6. Plumbing
7. Electrical systems
8. Swimming pool
9. Seawalls, pilings, and docks
10. Pavement and concrete, including roadways, walkways, and parking areas
11. Drainage systems
12. Irrigation systems

Sample Report to be Prepared by the Engineer or Architect

(Here is a sample of the narrative that the engineer/architect should be asked to submit - this narrative will be used by the attorney as the raw material in creating the actual report that will be submitted to the State for approval)

1. Roof – The age of the existing roofs of the two buildings are seventeen (17) years. They consists of the truss system, the wood deck (both of which should be considered part of the building's structure), and a three tab roof shingle installation. Based upon a visual inspection of the accessible truss system the roofs appears functionally and structurally sound but will require replacement of some component parts and additional repairs to prevent water intrusion into the units. The wood deck is unexposed but based upon "walking" the deck it is estimated that approximately 640 square feet of the decking needs to be replaced. The remaining deck, like the trusses, should be last for the remaining life of the structure. The existing three tab roof is in fair to poor condition and has an estimated remaining useful life of 5 years. The total current replacement cost of the 2 roofs are \$98,000.00.

2. Structure – The Condominium consists of two buildings both of which are structurally and

functionally sound. There is no evidence of any settling or cracking on any exterior surfaces of either building. There are no interior cracks on the plaster of any of the units. The buildings are approximately 17 years old. The estimated useful life is 70 years. The total current replacement cost is \$2,260,515.00.

3. Fire protection systems – The current hard-wired smoke detection system with battery backup is approximately 17 years old. The wiring is structurally and functionally sound. 50% of the smoke detectors are structurally and functionally sound but the remaining 50% are not working. The estimated remaining useful life of the working smoke detectors is one (1) year. The total current replacement cost of the existing component is \$2,250.00.

4. Elevators – There are no elevators in either building.

5. Heating and cooling systems – There are no HVAC units that service more than one condominium apartment. The existing units are 17 years old and are near the end of their remaining useful life. The existing units each have an estimated remaining useful life of 0 years and, therefore, are not structurally and functionally sound. The total current replacement cost is \$69,000.00

6. Plumbing – The existing water and sewer lines are in very good condition. All water lines are copper and sewer lines are PVC. The age of the current component is 17 years. The component is structurally and functionally sound. The remaining estimated useful life of the current plumbing is 30 years. The total current replacement cost is \$60,000.00.

7. Electrical systems – The electrical system consists of the wiring and breaker panels. The existing components have an age of approximately 17 years. The wiring is structurally and functionally sound. The estimated useful life of the wiring is 50 years. The breaker panels are in average to fair condition but are structurally and functionally sound. The estimated remaining useful life of the breaker panels is 25 years and 30 years for the wiring. The total current replacement cost is \$9,000.00

8. Swimming pool – There is no swimming pool on this property.

9. Seawalls, pilings, and docks. – There are no seawalls, pilings or docs on this property.

10. Pavement and concrete, including roadways, walkways, and parking areas – The asphalt roadways and parking lots and the concrete walkways and are approximately 17 years old and are structurally and functionally sound. The parking lot will require repaving and re-stripping in the near future. The estimated remaining useful life of the parking lot surface is 22 years (of which, 5 years of useful life remain). The total current replacement cost is \$18,000.00.

11. Drainage systems – There are two drains in the parking lots. Both are structurally and functionally sound. The drains have a remaining useful life of 22 years and their replacement cost is \$5,000.00.

12. Irrigation systems. Irrigation system is inoperable and has 0 years of remaining useful life and, therefore, is not structurally or functionally sound. The estimated replacement cost is \$6,000.