

# PRE-LISTING INSPECTION REPORT

Palm Bay Palms Apartments

2750 Malabar Road SE, Palm Bay, FL 32907

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<b>Inspection Date:</b>	February 10, 2026	<b>Property Type:</b>	Multi-Family (18 Units)
<b>Inspector:</b>	John Martinez, HI-3847	<b>Year Built:</b>	1986
<b>License:</b>	FL Licensed Home Inspector	<b>Lot Size:</b>	1.2 acres (52,272 SF)
<b>Report #:</b>	INS-2026-02-0847	<b>Building SF:</b>	14,400 SF

## 1. EXECUTIVE SUMMARY

Overall condition: **Fair-to-Good**. The property is a well-maintained 18-unit multifamily complex consisting of two buildings constructed in 1986. The property shows typical age-related wear but has been reasonably maintained. Major items requiring attention include roofing (approaching end of useful life), three HVAC units with failing compressors, and exterior stucco cracking on Building 2.

**Immediate Action Items:** Three HVAC replacements (Units 103, 206, 303), Unit 103 interior turn, resolve code enforcement lien (\$1,850 landscape violation). **Near-Term Items:** Water heater replacements (6 units within 1-2 years), stucco repair Building 2, parking lot reseal. **Long-Term:** Full roof replacement estimated in 3-5 years.

## 2. STRUCTURAL

**Foundation:** Slab on grade, poured concrete. No visible signs of settlement, cracking, or shifting. Expansion joints intact and properly sealed. Grade slopes away from foundation on all sides (proper drainage).

**Exterior Walls:** Stucco over concrete block construction. Building 1 (Units 101-106, 201-208): Good condition, minor hairline cracks at typical stress points (window corners). Building 2 (Units 301-304): Hairline cracks observed at window headers on south and west exposures. Cracks appear cosmetic (non-structural) but should be monitored and sealed to prevent moisture intrusion. Budget \$8,000 for repair.

**Framing:** Concrete block construction throughout. No evidence of termite damage or wood rot in accessible areas. Soffit and fascia in acceptable condition with minor paint peeling on Building 2 south exposure.

## 3. ROOFING

**Type:** Architectural asphalt shingle (dimensional), installed 2014 per permit records. **Estimated Remaining Life:** 3-5 years. **Current Condition:** No active leaks detected during inspection or reported by tenants. Some granule loss observed on south exposure shingles (normal UV degradation). Ridge cap shingles in good condition. Flashing around vents and penetrations intact. Gutters and downspouts functional with minor debris accumulation.

**Recommendation:** Begin budgeting for full roof replacement. Estimated cost: \$45,000-\$55,000 for both buildings. Annual inspections recommended. No emergency action required at this time.

## 4. PLUMBING

**Supply Lines:** Copper throughout (good long-term material). No evidence of polybutylene pipe (common failure point in 1980s construction). Water pressure tested at 55 PSI at multiple points (within normal range).

**Drain Lines:** PVC drain, waste, and vent system. Functional with no evidence of blockage or failure during inspection.

**Water Heaters:** 18 individual electric water heaters (one per unit). Six units have water heaters approaching or exceeding 10-year service life and should be budgeted for replacement within 1-2 years. Estimated cost: \$800 per unit (\$4,800 total). No active leaks or corrosion observed on remaining units.

## 5. ELECTRICAL

**Service:** 200-amp main panel serving both buildings. All panels have been updated to circuit breakers (no fuse boxes). GFCI protection present in all kitchen and bathroom locations inspected. Arc-fault protection not present (not required for 1986 construction). Exterior lighting adequate with a mix of wall-mounted and pole-mounted fixtures. Parking lot lighting operational on photocell timers.

## 6. HVAC

**System Type:** 18 individual split systems (one per unit), each with exterior condenser and interior air handler. Average system age: 8 years. Three units identified with failing or failed compressors requiring immediate replacement:

Unit	System Age	Issue	Est. Cost
103	12 years	Compressor failing - reduced cooling, high energy draw	\$4,500
206	11 years	Compressor failed - not cooling (unit vacant)	\$4,500
303	13 years	Compressor failing - intermittent operation, unusual noise	\$4,500

**Total HVAC replacement cost: \$13,500.** Remaining 15 units in serviceable condition. Recommend annual maintenance contracts for all units.

## 7. ENVIRONMENTAL

**Mold:** No visible mold observed in any inspected units or common areas. Bathroom ventilation adequate (exhaust fans operational in all units inspected). **Asbestos:** Built 1986 - possible asbestos in popcorn ceiling texture. Recommend testing before any renovation or removal (\$200-\$400 per test). Material in good condition and poses no immediate health risk if undisturbed. **Lead Paint:** Post-1978 construction - unlikely to contain lead-based paint. No testing required per HUD guidelines. **Radon:** Brevard County is classified as Zone 2 (moderate potential). Ground floor units may benefit from radon testing (\$150 per unit) but risk is considered low for slab-on-grade construction.

## 8. UNIT INTERIORS (Sample of 6 Units Inspected)

Units 101, 103, 201, 205, 301, 303 were inspected (representative sample across all unit types and both buildings). General interior condition is good across occupied units. Kitchens have laminate countertops and standard cabinetry in acceptable condition. Bathroom tile and fixtures functional. Flooring is a mix of vinyl plank (newer units) and carpet (older installations).

**Units Requiring Attention:** Unit 103 (Tanya Brown, delinquent): Damaged vinyl flooring in kitchen, stained carpet in bedrooms, holes in drywall. Budget \$2,500 for full turn. Unit 207 (Anthony Williams, delinquent): Carpet staining, minor drywall damage. Budget \$2,500 for turn.

## 9. CAPITAL EXPENDITURE SUMMARY

Item	Priority	Estimated Cost	Timeline
Roof replacement	Medium	\$50,000	3-5 years
HVAC (3 units)	High	\$13,500	Immediate
Water heaters (6)	Medium	\$4,800	1-2 years
Stucco repair Bldg 2	Low	\$8,000	1 year
Unit 103 turn	High	\$2,500	Before listing
Unit 207 turn	Medium	\$2,500	Before listing

Parking lot reseal	Low	\$6,000	1 year
<b>TOTAL CAPEX</b>		<b>\$87,300</b>	

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This report is based on a visual inspection performed on February 10, 2026. Inspector: John Martinez, HI-3847, Florida Licensed Home Inspector. This report does not constitute a warranty or guarantee. Further investigation by qualified specialists is recommended for any items noted.