



CERTIFIED  
INSPECTOR

ASHI #244205  
State License No. HI-293

**Tim Glisson**  
2424 W. Prospect Rd.  
Tampa Fl. 33629  
813-625-1400

[Tim.Glisson@GlissonInspection.Com](mailto:Tim.Glisson@GlissonInspection.Com)

# Inspection Report For

## Belmar Church

4003 S Manhattan Ave  
Tampa, FL 33611

### Electrical System:

- Classrooms:
  - Cloth wiring has been used in all of the classrooms. The existence of the old cloth wiring is considered a fire hazard by all insurance companies and is a health and safety hazard.
  - Two conductor wiring system is in place but it has been connected to 3-pronged receptacles outlets. The presence of the 3-prong outlets attached to a 2-conductor system is also a hazard as it gives the end user a since that equipment is grounded.
  - I recommend having the buildings re-wired. This cost is going to be somewhere in the \$30,000.00 range.
- Sanctuary:
  - I did not find any evidence of the older wiring in the sanctuary building I recommend that a Licensed Electrician conduct a deeper analysis.

### HVAC System:

- There are two systems on the sanctuary that are relatively newer system (2005 and 2009).
- All of the other systems are very old and should be replaced. (4 units). This will be at an average cost of \$8000.00 per unit.
- I also recommend replacing the duct systems at this time to help with proper air distribution. This will be at a cost of \$2000.00 per unit.

### Plumbing System:

- The manner in which the plumbing system is installed on the South side of the classroom building needs to be cleaned up. It's not a big issue how they have installed it but proper hanging and installation of the piping will cost around \$1000.00.

## Roofing System:

- Classroom Buildings:
  - Installation of a new roofing system is #1 priority; the shingles are completely shot and need to be replaced. There are several areas of wood damage. This new roof will cost around \$25,000.00.
- Sanctuary Roof:
  - The flat portions of this roof system has about 3 years of life remaining but you can realize some mobilization discounts if you address it at the same time you replace the classrooms. This roof will cost in the \$5000.00 range.
  - Sloped section of roofing is damaged. I have no idea what type of roof this is but it looks to be in good repair with just one area of repair needed. We will need to get a roofer to identify this roof area.

## Exterior:

- Stucco Repair:
  - There are several areas that stucco repair is needed. This cost is going to be somewhere in the \$3,000.00 range.
- Wood Trim Repair:
  - There are numerous wood repairs that need to be conducted but this should be done after a new roof system has been installed.
- Painting:
  - This cost is going to be somewhere in the \$15,000.00 range.
- Building modification:
  - I recommend cutting off the roof exhaust shuts on the sanctuary and fashion a more conventional scupper system in order to capture runoff water and direct it instead of letting it hit the ground and dig a hole. This cost is going to be somewhere in the \$2,000 range.
- Remove Steps:
  - The steps on the West side of the sanctuary coming off the choir rack is in the play area of the pre-school and a fence currently blocks them. Removing the steps would create more room for the school and remove the hazard and risk of the steps being in place.
- Water Control:
  - I have been told that water pools on both side of the South classroom. In order to control the water a drainage system will need to be designed by a specialist. I'm not sure of any of this cost. I recommend having Kevin Miner come take a look at this and design the system.
- Signs:
  - I recommend removing in the front yard and replacing them with new. No idea on cost.
- Sidewalk:
  - The handicapped sidewalk on the East side of the sanctuary is broken up and difficult for wheelchairs to navigate. This cost of repairing the broken sections will be in the \$2000.00 range.
- Tree Removal:
  - I recommend removing all of the trees and foliage around the sanctuary and coming back in with a new plan. Removal will cost around \$3000.00. I recommend getting Charlie Parson's on board with the new design; he may even do some donations.
- Signage:
  - A complete new signage package has to be identified. This cost will run around \$500.00.

## Interior:

- Lighting:
  - There are several light fixtures that need to have covers installed over them for protection.
- Fire Alarms:
  - All of the alarm systems look to be 20 plus years and will need to be replaced..
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