

RiverCity Property Inspections

134 W 32nd St, Jacksonville, FL 32206

Report date: 2026-02-12

Purpose: Investor-oriented condition snapshot and rehab scope based on provided photographs. This is **not** a substitute for a licensed home inspection or trade evaluations.

Overall condition: Poor (full rehab recommended)



Key observation: Significant site clutter/cleanout needs observed; access and safety controls will be required before rehab.

1. Executive Summary

- Overall condition appears Poor based on limited photo review. Full rehabilitation is recommended prior to resale or rental stabilization.
- Life-safety concerns observed in photos include deteriorated exterior stairs/guardrails and an aged/corroded electrical panel with apparent missing cover components.
- Multiple exterior openings/windows appear broken or missing; recommend immediate securing (board-up) to prevent water intrusion, vandalism, and pest entry.
- Interior finishes are dated and show signs of heavy wear; moisture staining is visible on ceilings in multiple rooms.
- Site is cluttered with debris/materials; anticipate significant cleanout/demolition prior to trade work.

Inspection limitations

This assessment is based only on the photos provided. Hidden conditions (roof decking, plumbing leaks, structural framing, HVAC operation, code compliance, environmental hazards) may exist but are not verifiable from photos. Prior to purchase/rehab, obtain: licensed home inspection, 4-point (if required), roof certification, termite/WDO inspection, scope of drains/sewer, and trade bids.

2. Findings & Recommendations

Immediate / Safety (address first)

- Secure property: board/replace broken or missing windows/doors; ensure all exterior openings are weather-tight.
- Exterior stairs/porch/guards: rebuild or structurally repair; bring risers/handrails/guards to current safety standards.
- Electrical: have a licensed electrician evaluate service, meter bank, and panels; replace corroded/compromised panel(s) and install missing dead-fronts/covers; add GFCI/AFCI protection as required.
- Moisture & indoor air quality: identify source of ceiling staining; assess for hidden mold; remediate per applicable standards before closing walls.
- Site safety: remove debris, trip hazards, sharp objects; implement pest control after cleanout.

Major Repairs / Systems

- Roof: evaluate shingles, flashing, and decking; plan for replacement or major repair due to apparent age and risk of leaks.
- Exterior envelope: repair/replace rotten fascia/soffit/trim; repaint/seal; address any brick/mortar deficiencies as needed.
- Plumbing: full evaluation of supply/drain lines (possible galvanized/aged components); replace as needed; verify functional fixtures in each unit.
- HVAC: verify heat/cool per unit; window units are present in photos; consider upgrading to modern, efficient systems and ensure proper ventilation.
- Windows: replace old multi-pane units; improve energy efficiency and security.
- Interior: drywall repair, patching, and likely full paint; replace flooring; update kitchens/baths to rental-grade finishes.

Cosmetic / Value Add

- Landscape/yard cleanup and grading to improve drainage away from foundation.
- Lighting upgrades, fixtures, hardware, and unit turn finishes.
- Common-area improvements (if shared entries) and exterior curb appeal upgrades.

3. Rehab Scope (Full Rehab Assumption)

The table below is a planning-level scope outline with rough budget ranges. Use contractor bids for underwriting.

Work package	Typical range	Notes
Cleanout & demolition	8k–18k	Trash-out, interior demo, selective framing repairs
Roofing & exterior envelope	20k–40k	Roof replacement/repairs, fascia/soffit/trim, exterior paint
Exterior stairs/porches	8k–20k	Rebuild/repair stairs, landings, handrails, guards
Windows & exterior doors	8k–20k	Replace damaged/old windows, exterior doors, board-up/security
Electrical (per property)	15k–35k	Service/panels, rewire as needed, GFCI/AFCI, fixtures
Plumbing (per property)	10k–25k	Supply/drain repairs, water heaters, fixtures, shutoffs
HVAC / ventilation	12k–24k	Replace/upgrade systems; bath/kitchen exhaust
Interior finishes	25k–55k	Drywall, paint, flooring, kitchens/baths (rental grade)
Contingency & permits	15%–20%	Unknowns behind walls, permitting, code upgrades

Budget guidance: Based on the conditions visible in photos, a full rehab allowance in the range of 90k–140k is reasonable for planning purposes. Actual costs will vary by scope, contractor pricing, permitting requirements, and discoveries after demolition.

Special considerations for older multi-family properties (1930s era): possible lead-based paint and asbestos-containing materials; verify foundations/sills; confirm unit separation/fire blocking; verify individual metering and permitted configurations; check for outdated wiring types and galvanized plumbing.

4. Photo Appendix (Selected)

Captions summarize visible conditions only.



Photo: Exterior / yard condition: heavy debris and cleanout needed



Photo: Rear/side elevation: exterior stair and balcony show deterioration



Photo: Meter bank and exterior framing: aged components, wood exposure



Photo: Front elevation: missing/broken upper windows and aged roof covering



Photo: Front/side: site clutter, security concerns, aged windows/trim



Photo: Electrical panel: corrosion and missing dead-front/cover plates observed



Photo: Kitchen: dated cabinets/finishes and signs of wear around sink/window



Photo: Interior ceiling: staining consistent with prior moisture intrusion



Photo: Interior ceiling: generalized discoloration; further moisture/mold screening recommended