

**Inspection Report of 1076 Fleming Way Stuart FL 34997  
Prepared for Mr & Mrs Stander**



**The State of Florida requires the builder to build in compliance with the Florida Building Code.**

Florida State Statutes 455 & 489 requires builders to build in accordance with the Florida Building Code. The building department inspectors are only trying to assist the builder in meeting the contractor's code compliance requirements and make it easier to deliver a safe, quality built home to the client. The building department accepts no liability for defects in the quality and workmanship at your house. If a problem is not visible or not viewed by the local building official it does not relieve the builder of his responsibility to correct the problem.

Note: Manufacturer's specifications can take precedence over codes. If there is a conflict over a specific requirement and a general requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of the code specify different materials, methods of construction or other requirements, the most restrictive governs.

Note: Photos were taken of many of the items in the house and are to be considered as part of this report. The photos may be representative of many instances of the same problem, but not each and every problem. One photo could be representative of 1 to 10+ locations of the same problem. It is the responsibility of the builder/qualifier to construct the house in accordance with the requirements of their licenses.

Note: This is a limited visual inspection of the building at 1076 Fleming Way Stuart FL 34997. The inspection and report are not intended to be used as a guarantee, warranty, or insurance policy,

expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item, component or system. This is not a code compliance inspection. Some codes are provided for clarification. The purpose of the inspection is to observe the visible problems associated with the building at the time of the inspection.

**Other Statutes also apply:**

**The State of Florida Statute 95 gives consumers purchasing newer homes rights to a quality product regardless of any more restrictive warranty offered by a builder. Under the Statute, workmanship & materials are covered for four years after the completion of construction, and latent defects for fifteen years. You may want to have your attorney review the details of this document. The web address for the section found below is:**

[http://www.flsenate.gov/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=Ch0095/ch0095.htm](http://www.flsenate.gov/statutes/index.cfm?App_mode=Display_Statute&URL=Ch0095/ch0095.htm)

The page contains the sections which apply to new construction contract obligations as defined in Florida State Law. (Chapter 95, Title VIII, 95.03 & 95.11 3a&c apply.)

**Chapter 95, Title VIII 95.03 Contracts shortening time.--Any provision in a contract fixing the period of time within which an action arising out of the contract may be begun at a time less than that provided by the applicable statute of limitations is void.**

**The web address for the section found below is:**

[http://www.flsenate.gov/statutes/index.cfm?App\\_mode=Display\\_Statute&Search\\_String=&URL=Ch0095/SEC11.HTM](http://www.flsenate.gov/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=Ch0095/SEC11.HTM)

3) WITHIN FOUR YEARS.--

**(a) An action founded on negligence. (i.e. failure to build to code or manufacturers specification)**

(b) An action relating to the determination of paternity, with the time running from the date the child reaches the age of majority.

**(c) An action founded on the design, planning, or construction of an improvement to real property, with the time running from the date of actual possession by the owner, the date of the issuance of a certificate of occupancy, the date of abandonment of construction if not completed, or the date of completion or termination of the contract between the professional engineer, registered architect, or licensed contractor and his or her employer, whichever date is latest; except that, when the action involves a latent defect, the time runs from the time the defect is discovered or should have been discovered with the exercise of due diligence. In any event, the action must be commenced within 15 years after the date of actual possession by the owner, the date of the issuance of a certificate of occupancy, the date of abandonment of construction if not completed, or the date of completion or termination of the contract between the professional engineer, registered architect, or licensed contractor and his or her employer, whichever date is latest.**

# Inspection Report of 1076 Fleming Way Stuart FL 34997 4.23.06



Site photo. The front of the house faces towards the east.



Note: The sidewalk is being modified.



The roof tiles measure 16 & ¼ inches. The overlap (headlap) is required to be a minimum of 3 inches at all tiles. §1518.8.11



The maximum allowed tile exposure should be not more than 13 & ¼ inches. §1518.8.11



Some of the tile exposures are 14 inches or more.



Some of the roof tile headlaps are 2 inches or less. The minimum headlap (tile overlap) is 3 inches. §1518.8.11

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Florida Building Code

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§1518.8.11 All tile systems shall be shingle lapped interlocking and installed with the headlap as specified in the tile system product control approval. In no case shall the minimum headlap be less than 2 inches (51 mm) for mortar or adhesive set tile, or less than 3 inches (76 mm) for mechanically set tile, unless restricted by product design.

## R118-3.13 Wall Abutments

R118-3.13A. Cut tile to fit approximately 1/2 in. to base of walls. Fill void with mortar and point to finish.

NOTE #13: It may be necessary to remove the lugs from the field tile at wall flashing for proper positioning of cut field tiles. For tiles installed at headwalls, tile shall be installed with approved roof tile adhesive.



The roof tiles are 16" to 16 & 1/2" in length. There should be no more than 13 – 13 & 1/2 inches of exposed roof tile to allow for the correct headlap. §1518.8.11



The roof wall abutments have not been correctly pointed up with mortar. R118-3.13



The roof wall abutments have not been correctly pointed up with mortar. R118-3.13



Location of the previous photos at the front of the house over the garage.

# Inspection Report of 1076 Fleming Way Stuart FL 34997 4.23.06



The roof wall abutments have not been correctly pointed up with mortar at the back patio. R118-3.13



There are loose & incorrectly bonded roof tiles over the back patio. These tiles need to be correctly secured. §1518.8.5, §1518.8.11, 1507.4.5.2.1



There should not be any broken tiles on the new roof. The tiles need to be removed & replaced; not "glued" back together.



There are loose & incorrectly bonded roof tiles over the back patio. These tiles need to be correctly secured. §1518.8.5, §1518.8.11, 1507.4.5.2.1



Location of the previous photos at the back patio.



There are loose & incorrectly bonded roof tiles over the back patio. These tiles need to be correctly secured. §1518.8.5, §1518.8.11, 1507.4.5.2.1

# Inspection Report of 1076 Fleming Way Stuart FL 34997 4.23.06



All of the broken tiles need to be removed & replaced; not “glued” back together.

### Broken roof tiles cannot be “glued” back together

Information concerning the correct use of RT-600 roof tile adhesive from Ohio Sealants (OSI) -product manufacturer’s engineering department.

Thanks for your inquiry regarding our products. **RT600 is specified for replacing an entire tile, not for gluing a broken tile back together.** Please email or call (800) 624-7767 with any questions. Sincerely, BHeineking OSI Sealants / Tech Service



There should not be any broken tiles on the new roof. The tiles need to be removed & replaced; not “glued” back together.

### Florida Building Code

§1507.4.5.2.1 Roof tile shall be in accordance with the physical test requirements as follows:

The transverse breaking strength of tiles shall be determined according to Section 5.3 of ASTM C 1167 and in accordance with Table 1507.4.5.2.1

§1518.8.11 All tile systems shall be shingle lapped interlocking and installed with the headlap as specified in the tile system product control approval. In no case shall the minimum headlap be less than 2 inches (51 mm) for mortar or adhesive set tile, or less than 3 inches (76 mm) for mechanically set tile, unless restricted by product design.

§1518.8.5 The proposed method of attachment for tile systems which are considered to be air permeable, shall provide sufficient attachment resistance (M<sub>f</sub>) (listed in tile product control approval) to meet or exceed the moment of resistance (M<sub>r</sub>) as determined by following the procedures outlined in RAS 127.



Some of the hip & ridge cap tiles do not have the correct overlap (headlap). The overlap is required to be at least 2 inches at adhesive or mortar set tiles. §1518.8.11

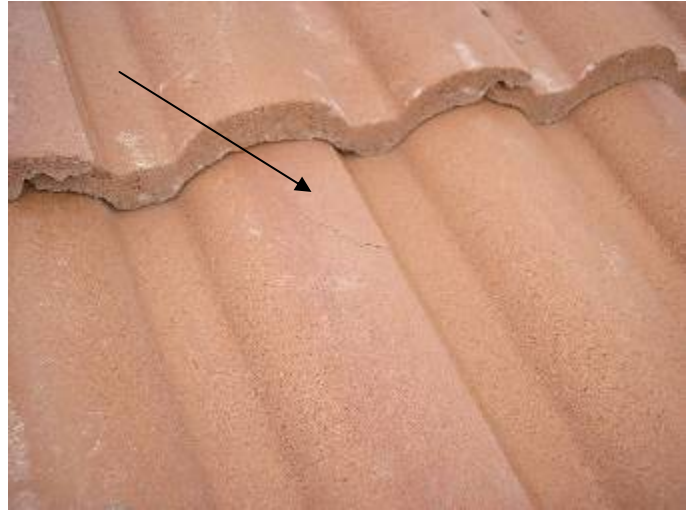


Location of the previous photos at the back patio.

# Inspection Report of 1076 Fleming Way Stuart FL 34997 4.23.06



The openings in the ridge cap tiles measure approximately 1 inch from the edge. There should be no exposed nail openings in the tiles on the roof. §1518.8.11



There should not be any broken tiles on the new roof. The tiles need to be removed & replaced; not "glued" back together.



The roof tiles measure 16 & ¼ inches. The overlap (headlap) is required to be a minimum of 3 inches at all tiles. §1518.8.11



Some of the hip & ridge cap tiles are not correctly secured or bonded. §1518.8.5, §1518.8.11, 1507.4.5.2.1



The maximum allowed tile exposure should be not more than 13 & ¼ inches. §1518.8.11



Some of the tile exposures are 14 inches or more.

# Inspection Report of 1076 Fleming Way Stuart FL 34997 4.23.06



Location of the previous photos.



Some of the bird stop weep holes are blocked & obstructed with debris. The openings need to be cleared for correct roof drainage. §1518.8.9



Some of the eaves closure weep holes are obstructed & not cleared through. The roof will not drain correctly. §1518.8.9



There are broken pieces of tile & debris obstructing the valleys. The roof will not drain correctly.

## Florida Building Code

§1518.8.9 Apply a minimum 3/8-inch (9.5 mm) diameter weepholes, spaced not more than 12 inches (305 mm) apart, flush with the underlayment to all tile systems, except tile systems using thick-butt tile.



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Some of the bird stop weep holes are blocked & obstructed with debris. The openings need to be cleared for correct roof drainage. §1518.8.9



Some of the hip & ridge cap tiles are not correctly secured or bonded. §1518.8.5, §1518.8.11, 1507.4.5.2.1



All loose tiles need to be correctly secured.



There should not be any broken tiles on the new roof. The tiles need to be removed & replaced; not "glued" back together.



Location of the previous photos at the front entry way.



There are broken & loose roof tiles over the 2<sup>nd</sup> floor. The tiles need to be removed & replaced; not "glued" back together. §1518.8.5, §1518.8.11, 1507.4.5.2.1

# Inspection Report of 1076 Fleming Way Stuart FL 34997 4.23.06



There are loose & incorrectly bonded roof tiles over the 2<sup>nd</sup> floor. These tiles need to be correctly secured. §1518.8.5, §1518.8.11, 1507.4.5.2.1



Some of the hip & ridge cap tiles are not correctly secured or bonded. §1518.8.5, §1518.8.11, 1507.4.5.2.1



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The maximum allowed tile exposure should be not more than 13 & ¼ inches. §1518.8.11



Some of the roof tile headlaps are 2 inches or less. The minimum headlap (tile overlap) is 3 inches. §1518.8.11



The roof tiles measure 16 & ¼ inches. The overlap (headlap) is required to be a minimum of 3 inches at all tiles. §1518.8.11

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The roof tiles measure 16 & ¼ inches. The overlap (headlap) is required to be a minimum of 3 inches at all tiles. §1518.8.11



Some of the roof tile headlaps are 2 inches or less. The minimum headlap (tile overlap) is 3 inches. §1518.8.11



Some of the tile exposures are 14 inches or more. Note: some photos taken with zoom as the builder would not allow access to walk on the roof.



Location of the previous photos at the left & right sides of the upper roof.



Some of the hip & ridge cap tiles are not correctly secured or bonded. §1518.8.5, §1518.8.11, 1507.4.5.2.1



There is exposed stucco & not enough paint on some of the exterior walls.

# Inspection Report of 1076 Fleming Way Stuart FL 34997 4.23.06



It appears that only one coat of paint is on the wall.



There is exposed stucco & not enough paint on some of the exterior walls. §1403.1.3



Location of the previous photos.

## Florida Building Code

§1403.1.3 Veneered walls shall provide weather protection for the building at the walls.

§2504.2 Exterior lathing and plastering

§2504.2.1 Exterior use of portland cement plaster shall comply with the application requirements of ASTM C 926.



Some of the stucco work appears to be uneven & not the proper depth. ASTM C 926, §2504.2 §1403.1.3



We recommend core sampling to verify the thickness of the exterior stucco & compliance with ASTM C 926.

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The stucco at some at the walls is concave or curved in & does not appear to be the correct thickness. §2509.1.1, ASTM C 926



The stucco at some at the walls is concave or curved in & does not appear to be the correct thickness. §2509.1.1



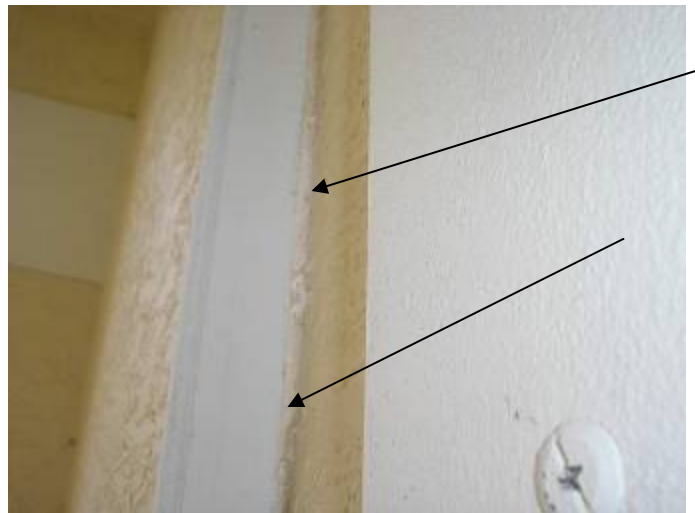
Location of the previous photos.



Some of the stucco work appears to be uneven & not the proper depth. ASTM C 926, §2504.2 §1403.1.3

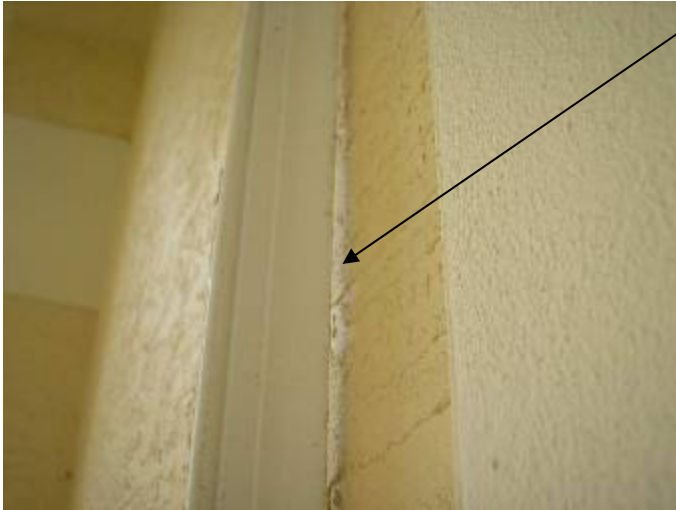


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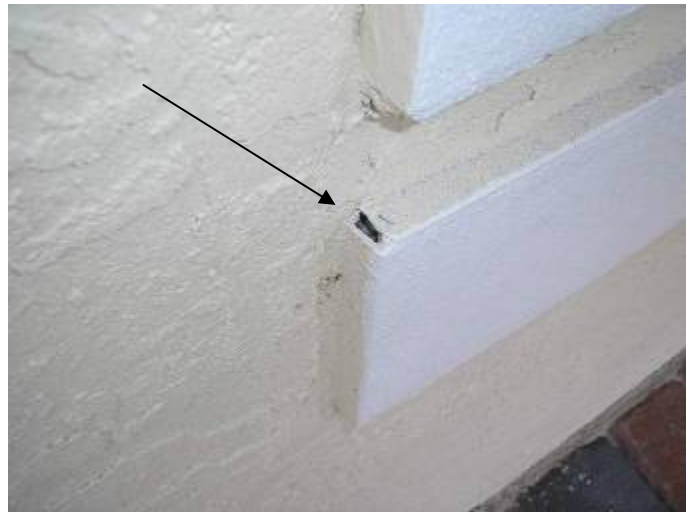
The stucco at some at the walls is concave or curved in & does not appear to be the correct thickness. §2509.1.1, ASTM C 926



Location of the previous photos.



Damaged areas & unsealed openings in the stucco trim & Styrofoam banding need to be corrected. §13-606.1.ABC.1.2



All openings in the building envelop need to be correctly sealed. §13-606.1.ABC.1.2

## Florida Building Code

### §13-606.1.ABC.1.2 Exterior Joints or Openings in the Envelope.

Exterior joints, cracks, or openings in the building envelope that are sources of air leakage shall be caulked gasketed, weatherstripped or otherwise sealed in accordance with the criteria in §13-606.1.ABC.1.2.1 through §13-606.1.ABC.1.2.5.

#### §13-606.1.ABC.1.2.1 Exterior and Adjacent Walls.

Exterior and adjacent walls shall be sealed at the following locations:

1. Between windows and doors and their frames;
2. Between windows and door frames and the surrounding wall;
3. Between the foundation and wall assembly sill-plates;

4. Joints between exterior wall panels at changes in plane, such as with exterior sheathing at corners and changes in orientation;

## Florida Building Code

5. Openings and cracks around all penetrations through the wall envelope such as utility services and plumbing;

6. Between the wall panels and top and bottom plates in exterior and adjacent walls. In frame construction, the crack between exterior and adjacent wall bottom plates and floors shall be sealed with caulking or gasket material. Gypsum board or other wall paneling on the interior surface of exterior and adjacent walls shall be sealed to the floor; and

7. Between walls and floor where the floor penetrates the wall.

8. Log walls shall meet the criteria contained in §13-C4.2 of Appendix 13-C of this chapter.

**Inspection Report of 1076 Fleming Way Stuart FL 34997 4.23.06**



The AC condensing units are turned the wrong way. 36 " working space clearance is required at the electrical access panel covers. 2002 NEC §110.26



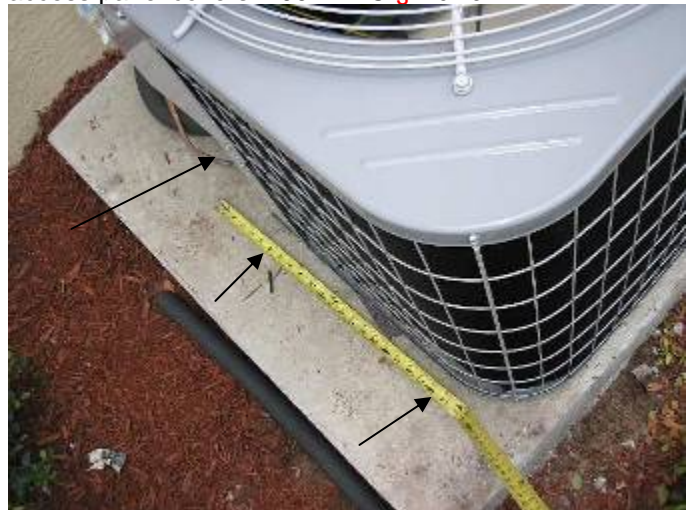
The AC condensing units are turned the wrong way. 36 " working space clearance is required at the electrical access panel covers. 2002 NEC §110.26



The A/C condensers are not secured properly. There are not enough straps or fasteners at the base of the units. M301.13.1

**Florida Building Code**

§M301.13 Wind resistance. Mechanical equipment, appliances and supports that are exposed to wind shall be designed and installed to resist the wind pressures determined in accordance with the Florida Building Code, Building.



The A/C condensers are not secured properly. There are not enough straps or fasteners at the base of the units. M301.13.1

**Florida Building Code**

§M305.4 Interval of support. Piping shall be supported at distances not exceeding the spacing specified in Table M305.4, or piping shall be supported in accordance with MSS SP-69.

TABLE M305.4  
PIPING SUPPORT SPACING{a}

PIPING MATERIAL	MAXIMUM HORIZONTAL SPACING (feet)	MAXIMUM VERTICAL SPACING (feet)
Copper or copper-alloy tubing, 1 1/4-inch diameter and smaller	6	10

# Inspection Report of 1076 Fleming Way Stuart FL 34997 4.23.06



The AC condensing units are turned the wrong way. 36 " working space clearance is required at the electrical access panel covers. 2002 NEC §110.26  
**2002 NEC §110.26**



The AC condensing units are turned the wrong way. 36 " working space clearance is required at the electrical access panel covers. 2002 NEC §110.26  
**Florida Building Code**

II. 600 Volts, Nominal, or Less  
 110.26 Spaces About Electrical Equipment.

Sufficient access and working space shall be provided and maintained about all electric equipment to permit ready and safe operation and maintenance of such equipment.

Table 110.26(A)(1) Working Spaces  
 Nominal Voltage to Ground Minimum Clear Distance

Condition 1	Condition 2	Condition 3
0-150	900 mm (3 ft)	900 mm (3 ft)

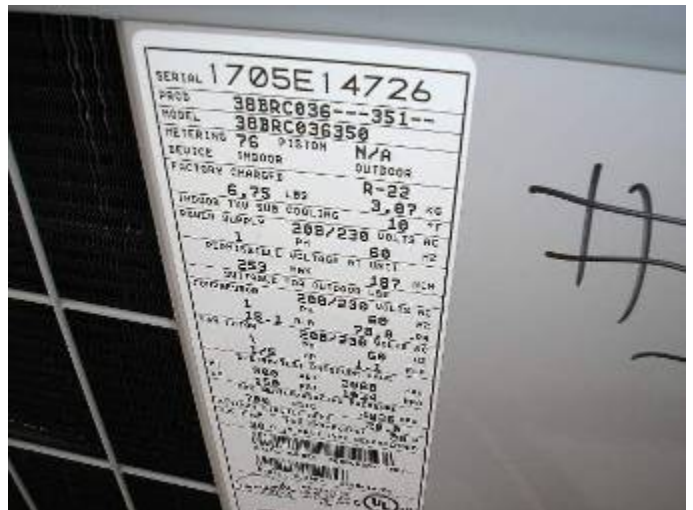
**Condition 2** — Exposed live parts on one side and grounded parts on the other side. Concrete, brick, or tile walls shall be considered as grounded.

## SECTION M306 ACCESS AND SERVICE SPACE

§M306.1 Clearances for maintenance and replacement. Clearances around appliances to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly.



Note: Condensing unit size & information. 3 & 1/2 ton compressor.



Note: Condensing unit size & information. 3 ton compressor.



## Inspection Report of 1076 Fleming Way Stuart Fl 34997 4.23.06



There are no gutters installed over the A/C condensers. The manufacture requires a gutter if the unit is installed under the eave and in direct water runoff areas. M304.1

### Florida Building Code

§M304.1 General. Equipment and appliances shall be installed as required by the terms of their approval. Equipment and appliances shall be installed in accordance with the conditions of listing and the manufacturer's installation instructions and this code. Manufacturer's installation instructions shall be available on the job site at the time of inspection.

The copper refrigerant lines are not correctly supported. Support is required at 6 ft intervals. §M305.4



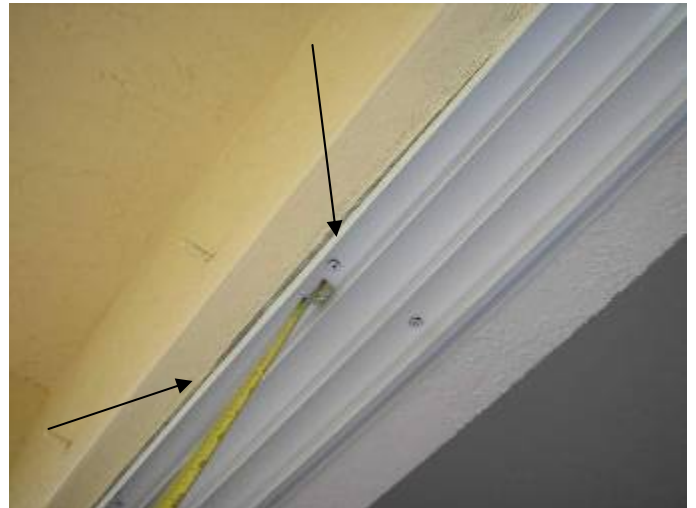
### Florida Building Code

§1205.1.2.2 Foundation and exterior wall openings (except those used for doors and screened windows), such as those openings around pipes, electric cables and conduits, and openings resulting from deteriorated walls, broken masonry or concrete, shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or non-corrodible metal.

The expandable foam is not designed to be exposed to U.V. damage from sunlight. The bottom of the refrigerant line cover is not correctly sealed. §1205.1.2.2



Some of the frame openings are not correctly sealed to prevent water & pest intrusion around the door frames. §13-606.1.ABC.1.2



Some of the screw anchors are not correctly set or sealed to prevent water & pest intrusion around the door frames. §13-606.1.ABC.1.2

# Inspection Report of 1076 Fleming Way Stuart FL 34997 4.23.06

## Florida Building Code

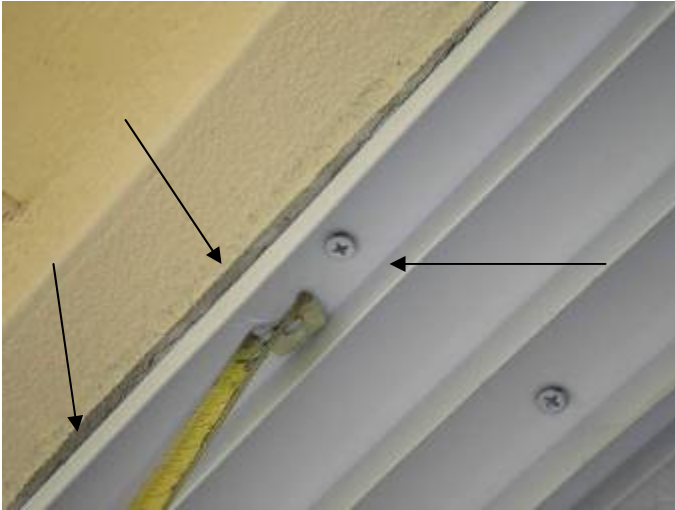
§13-606.1.ABC.1.2 Exterior Joints or Openings in the Envelope.

Exterior joints, cracks, or openings in the building envelope that are sources of air leakage shall be caulked, gasketed, weatherstripped or otherwise sealed in accordance with the criteria in §13-606.1.ABC.1.2.1 through §13-606.1.ABC.1.2.5.

§13-606.1.ABC.1.2.1 Exterior and Adjacent Walls.

Exterior and adjacent walls shall be sealed at the following locations:

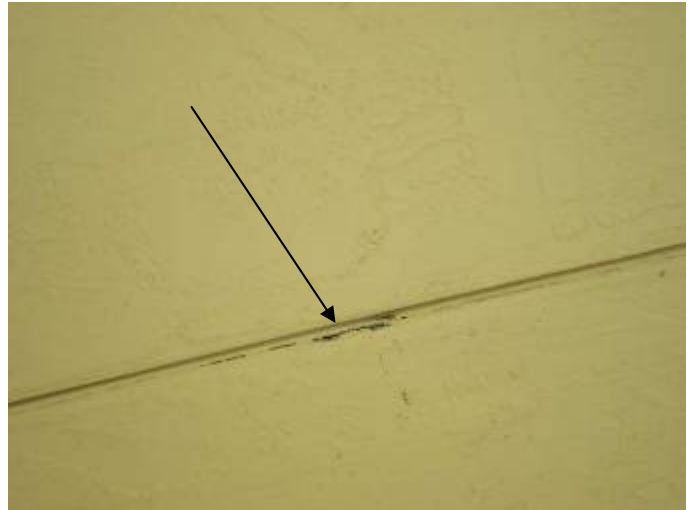
1. Between windows and doors and their frames;
2. Between windows and door frames and the surrounding wall;



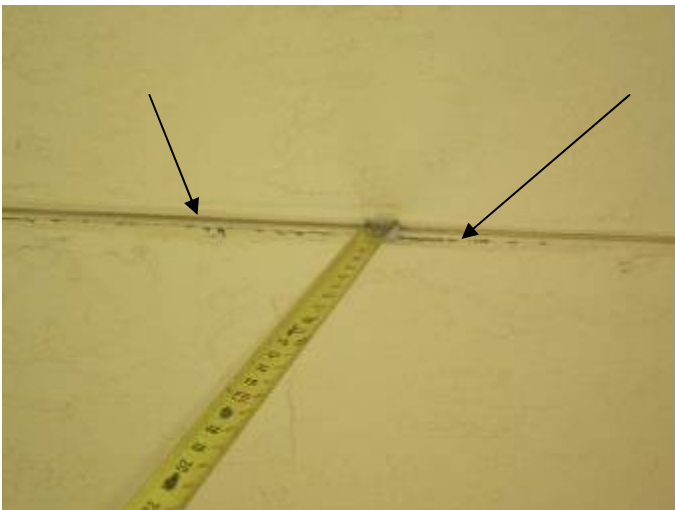
Some of the screw anchors & frames are not correctly set or sealed to prevent water & pest intrusion around the sliding glass doors. §13-606.1.ABC.1.2



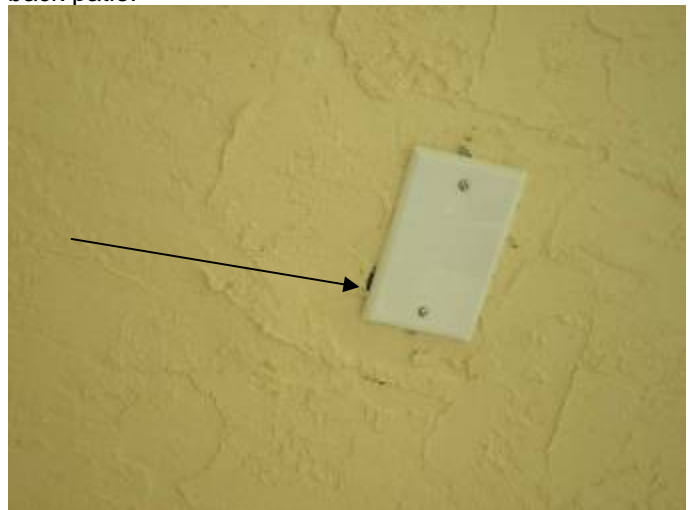
Location of the previous photos at the sliding glass doors.



There are unsealed openings in the ceiling & the stucco does not appear to be correctly bonded at the back patio.



There are unsealed openings in the ceiling & the stucco does not appear to be correctly bonded at the back patio.



There is not enough stucco around the junction box for the cover to fit correctly.

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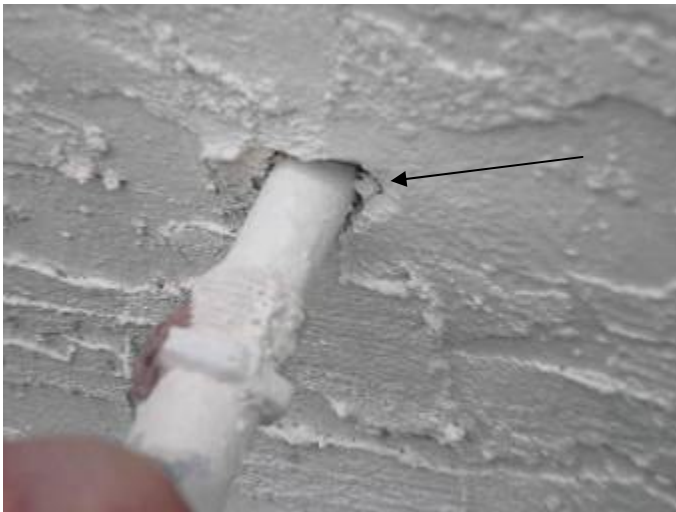


Location of the previous photos.

## Florida Building Code

§13-606.1.ABC.1.2 Exterior Joints or Openings in the Envelope.

5. Openings and cracks around all penetrations through the wall envelope such as utility services and plumbing;



The hose bibb supply piping was not correctly secured or sealed at the wall. Sheathing is required to protect the copper piping & was not visible. §P305.1



Location of the previous photo. The pipe is not correctly sealed or secured at the wall. §13-606.1.ABC.1.2

§P305.1 Corrosion. Pipes passing through concrete or cinder walls and floors or other corrosive material shall be protected against external corrosion by a protective sheathing or wrapping or other means that will withstand any reaction from lime and acid of concrete, cinder or other corrosive material. Sheathing or wrapping shall allow for expansion and contraction of piping to prevent any rubbing action. Minimum wall thickness of material shall be 0.025 inch (0.64 mm).



The main water supply piping was not correctly secured or sealed at the wall. Sheathing is required to protect the copper piping & was not visible. §P305.1

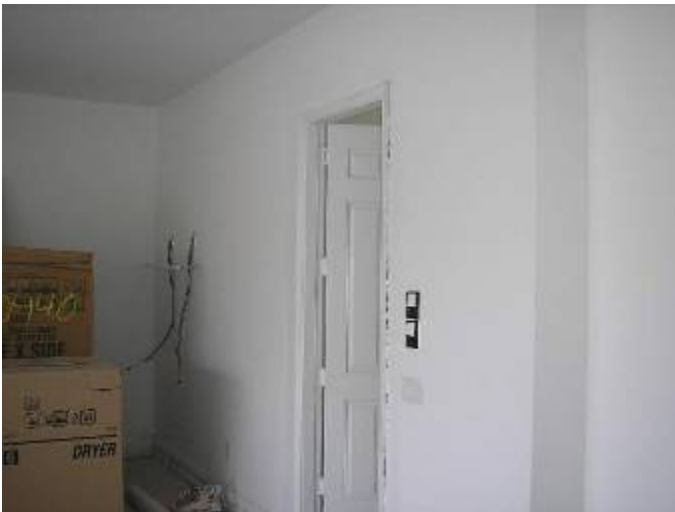
# Inspection Report of 1076 Fleming Way Stuart FL 34997 4.23.06



Location of the previous photo.



There is damage around the garage/laundry access door. Why was this method used to adjust the wall?



Location of the previous photo. The water heater was not installed; the water was not turned on.



Many of the receptacle outlets had excessive voltage drops at the throughout the house. 2002(NEC) 210.19 Conductors



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Location of the previous photos. The voltage drops should not exceed 5%. 2002(NEC) 210.19 Conductors

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The voltage drops should not exceed 5%. 2002(NEC) 210.19 Conductors

## 2002 National Electric Code (NEC)

210.19 Conductors — Minimum Ampacity and Size.

A) Branch Circuits Not More Than 600 Volts.

(1) General. Branch-circuit conductors shall have an ampacity not less than the maximum load to be served. Where a branch circuit supplies continuous loads or any combination of continuous and noncontinuous loads, the minimum branch-circuit conductor size, before the application of any adjustment or correction factors, shall have an allowable ampacity not less than the noncontinuous load plus 125 percent of the continuous load.

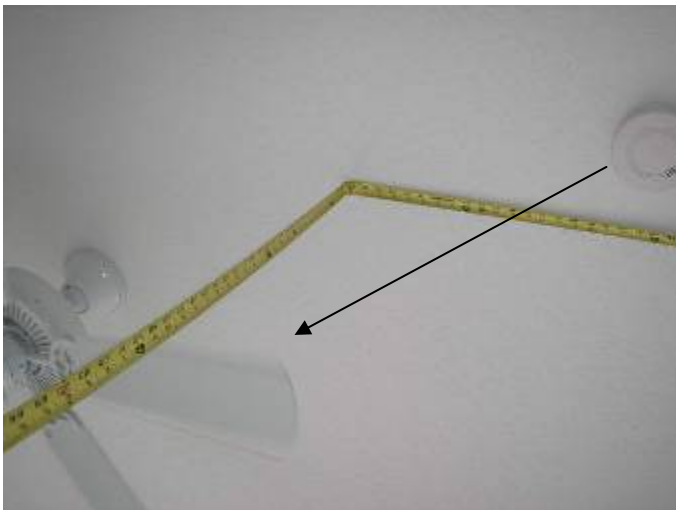
Exception: Where the assembly, including the overcurrent devices protecting the branch circuit(s), is listed for operation at 100 percent of its rating, the allowable ampacity of the branch circuit conductors shall be permitted to be not less than the sum of the continuous load plus the noncontinuous load.>>>>>

>>>>> FPN No. 1: See 310.15 for ampacity ratings of conductors.

FPN No. 2: See Part II of Article 430 for minimum rating of motor branch-circuit conductors.

FPN No. 3: See 310.10 for temperature limitation of conductors.

FPN No. 4: Conductors for branch circuits as defined in Article 100, sized to prevent a voltage drop exceeding 3 percent at the farthest outlet of power, heating, and lighting loads, or combinations of such loads, and where the maximum total voltage drop on both feeders and branch circuits to the farthest outlet does not exceed 5 percent, provide reasonable efficiency of operation. See 215.2 for voltage drop on feeder conductors.



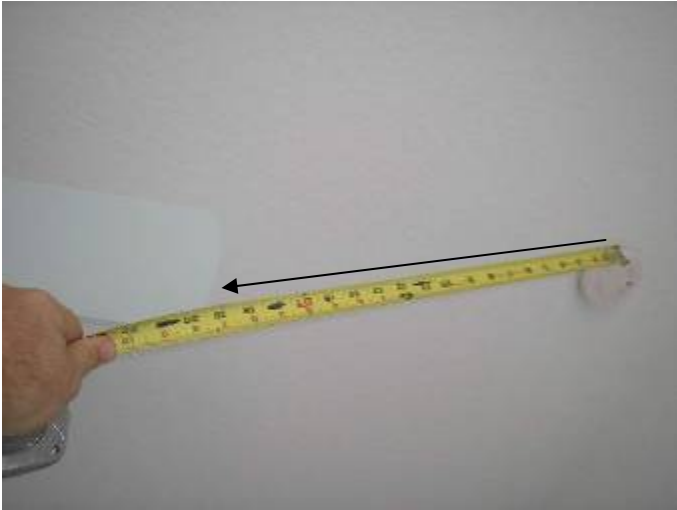
Several of the smoke detectors are too close to the ceiling fan blade tips. 3 ft. horizontal clearance is required.



Location of the previous photo.



# Inspection Report of 1076 Fleming Way Stuart FL 34997 4.23.06



Several of the smoke detectors are too close to the ceiling fan blade tips. 3 ft. horizontal clearance is required.



Location of the previous photo.



Many of the receptacle outlets had excessive voltage drops at the throughout the house. 2002(NEC) 210.19 Conductors



The voltage drops should not exceed 5%. 2002(NEC) 210.19 Conductors



Several of the fixture outlets test non-AFCI protected in the bedrooms.



Several of the fixture outlets test non-AFCI protected in the bedrooms.

# Inspection Report of 1076 Fleming Way Stuart FL 34997 4.23.06



The fixtures remain energized after all of the Arc Fault breakers have been tripped.



Several of the fixture outlets test non-AFCI protected in the bedrooms.



Some of the circuits have not been correctly identified in the main electric distribution panel. The labels need to indicate where the AC units provide service.

### Florida Building Code

§13-410.1.ABCD.3.0.3 Space Provided. Sufficient space shall be provided adjacent to all mechanical components located in or forming a part of the air distribution system to assure adequate access for 1) construction and sealing in accordance with the requirements of §13-410.1.ABCD.3 of this code, 2) inspection and 3) cleaning and maintenance.

A minimum of 4" is considered sufficient space around air handling units.

§M603.1.3 Space provided. Sufficient space shall be provided adjacent to all mechanical components located in or forming a part of the air distribution system to assure adequate access for (1) construction and sealing in accordance with the requirements of §M603.1 of this code (2) inspection and (3) cleaning and maintenance. A minimum of 4" is considered sufficient space around air handling units.



There is not enough clearance around this AC air handler. §13-410.1.ABCD.3.0.3

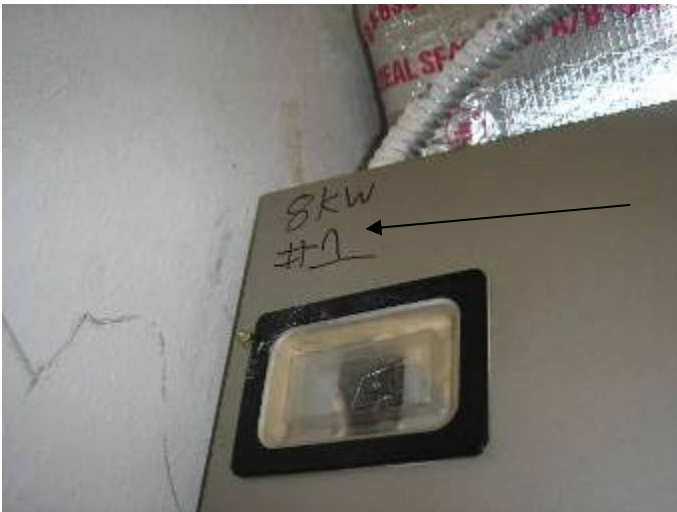
# Inspection Report of 1076 Fleming Way Stuart FL 34997 4.23.06



There is not enough clearance around this AC air handler. §13-410.1.ABCD.3.0.3



The AC mechanical closets are not completely sealed as required. §13-410.1.ABCD.3.7



The 60 amp disconnect is too big for the 8kW heating system. A 45 amp breaker should be installed.

## Florida Building Code

§13-410.1.ABCD.3.7 Mechanical Closets. The interior surfaces of mechanical closets shall be sheathed with a continuous air barrier as specified in §13-410.1.ABCD.3.7.1 and shall be sealed to 100 percent closure with approved closure systems as specified in §13-410.1.ABCD.3.7.2. All joints shall be sealed between air barrier segments and between the air barriers of walls and those of the ceiling, floor and door framing. All penetrations of the air barrier including but not limited to those by air ducts, service lines, refrigerant lines, electrical wiring, and condensate drain lines shall be sealed to the air barrier with approved closure systems.



The 60 amp disconnect is too big for the 8kW heating system. A 45 amp breaker should be installed.



The 60 amp disconnect is too big for the 8kW heating system. A 45 amp breaker should be installed.

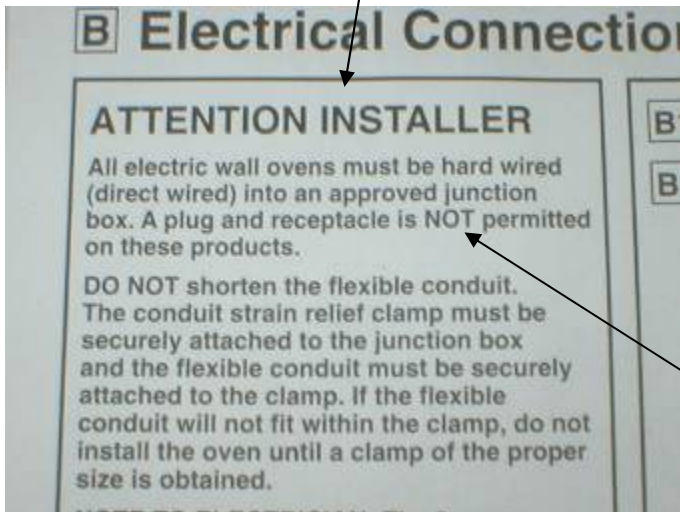
# Inspection Report of 1076 Fleming Way Stuart FL 34997 4.23.06



A plug & receptacle are not permitted for the wall oven electric supply. §M304.1



A plug & receptacle are not permitted for the wall oven electric supply. §M304.1



Install in accordance with manufacturer's instructions. §M304.1

Note: many of the components of the building were not installed or completed. This is only a partial inspection. We recommend a follow up inspection after the items in this report are corrected.

## Inspector Credentials On Next Page

# Thomas Glynn

## Inspection Credentials

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- State of Florida Board of Professional Engineers Certification - #1100008097(EI)
  - Residential Building Inspector - International Code Council - ICC Certification # 5166766-B1
  - Residential Electrical Inspector - International Code Council -ICC Certification # 5166766-E1
  - National Professional Home Inspectors Board Certification - ASI ID - #92-US-92010506
  - Bachelor of Engineering Degree – Manhattan College 1986
  - State of Florida Pest Control Business License - #JB119667
  - State of Florida Department of Agriculture and Consumer Services Certified Pest Control Operator License - #JF118618
  - Wood Destroying Organisms Inspector ID - #JE85395
  - National Society of Professional Engineers Member # 104049955
  - Registered Professional Inspector - Florida Association of Building Inspectors ID#- RPI 0447
  - Certified Member American Society of Home Inspectors ID # 205294
  - International Brotherhood of Carpenters & Joiners – Member Local Union #608, NYC Since 1985. Ledger Page #1934 Palm Beach County License - #2003-16237
  - Port St. Lucie, Indian River & Martin County License - #2003-275-429
  - Broward County License # 329-0028284
  - Okeechobee County License No. 1570 Company ID #: 8429
  - General Contractor on Residential & Commercial Building Projects in NY
  - Certification – Gold Coast School of Construction in Home Inspection 1997
  - Certification in New Construction – Current Florida Building Code
  - Twenty Five (25) Years in the Construction, Building Maintenance, Engineering & Inspection Industry
  - Seven (7) Years Experience in the Home Inspection Field
  - Over Four Thousand (4000) Professional Building Inspections Performed
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