Inspection Report of 1196 Fleming Way Stuart Fl 34997
Prepared for Mr Fishman

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 1196 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

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

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.

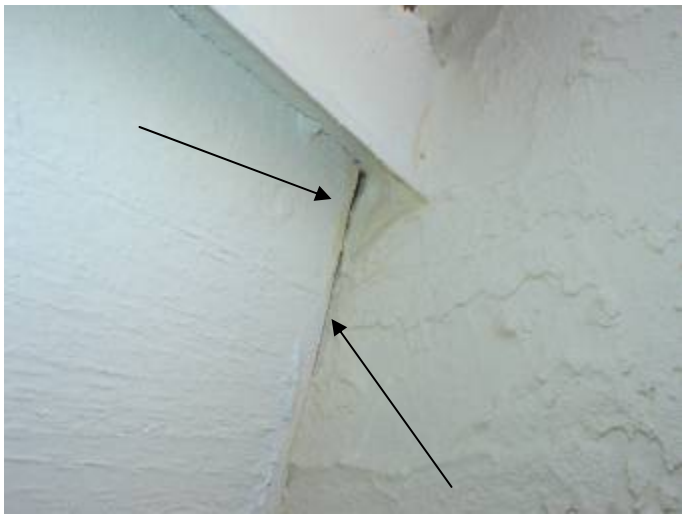
(c) An action founded on the design, planning, or construction of an improvement to real property, with the time running from the date of actual possession by the owner, the date of the issuance of a certificate of occupancy, the date of abandonment of construction if not completed, or the date of completion 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 1196 Fleming Way Stuart Fl 34997 for Mr Fishman

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

There are loose, incorrectly secured roof tiles at the front over the garage.

The wall is not correctly sealed at the flashing to prevent water & pest intrusion at the corner above the front of the garage. §1403.1.3



The wall is not correctly sealed to prevent water & pest intrusion at the fascia board at the corner above the front of the garage. §1403.1.3

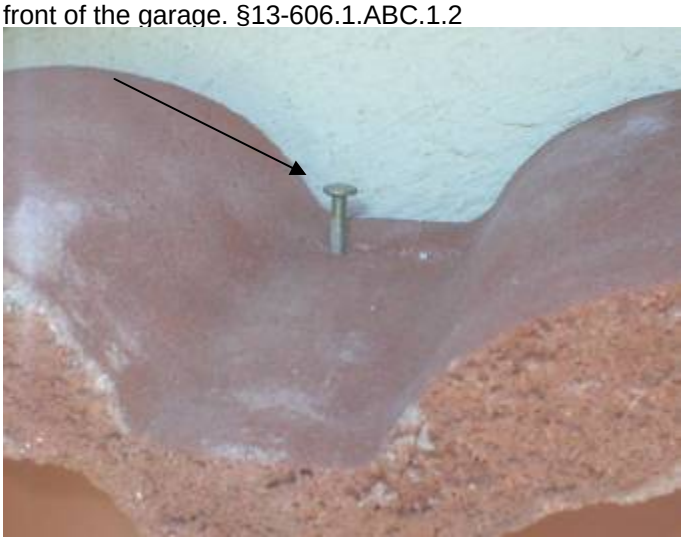
The stucco is not correctly sealed at the soffit return area to prevent water & pest intrusion at the corner above the front of the garage. §13-606.1.ABC.1.2

Location of the previous photos above the front of the garage. §1403.1.3 Veneered walls shall provide weather protection for the building at the walls.

The stucco is not correctly sealed at the soffit return area to prevent water & pest intrusion at the corner above the front of the garage. §13-606.1.ABC.1.2

The stucco is not correctly sealed at the soffit return area to prevent water & pest intrusion at the corner above the front of the garage. §13-606.1.ABC.1.2

Location of the previous photos above the front of the garage. Note: photos taken from the ladder; the builder does not allow access to walk the roof prior to closing.



There are loose, incorrectly secured roof tiles at the front over the garage.

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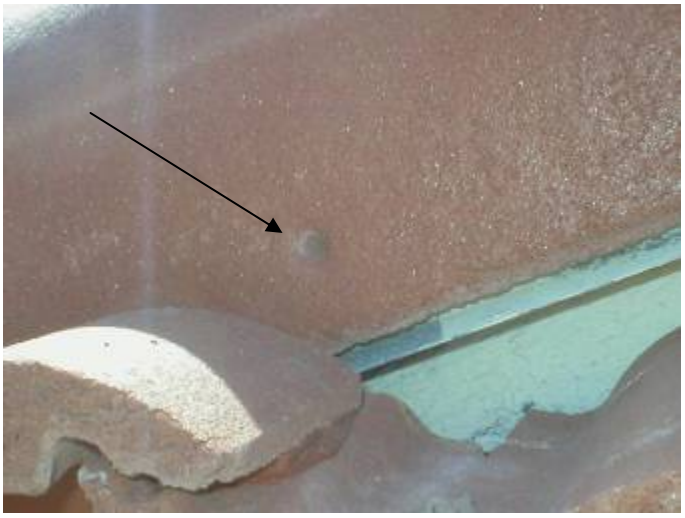


The nail anchor is not installed at the rake tile at the left front side over the garage.

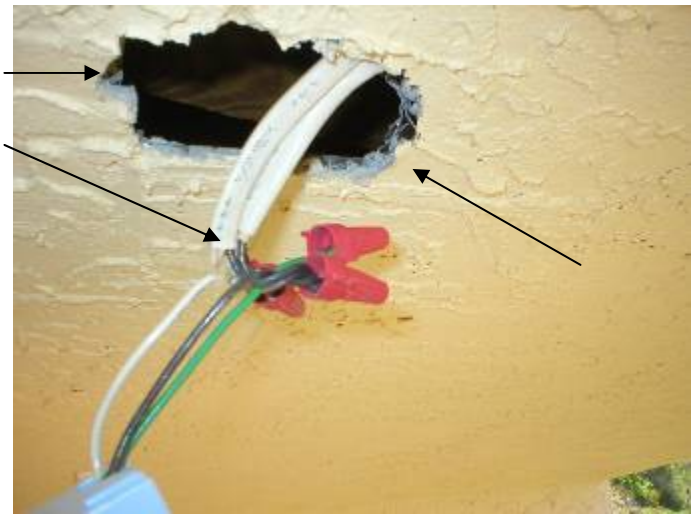
Location of the previous photos above the front of the garage.

The stucco is not correctly sealed to prevent water & pest intrusion around the lighting fixture at the soffit at the SE corner of the house. §13-606.1.ABC.1.2

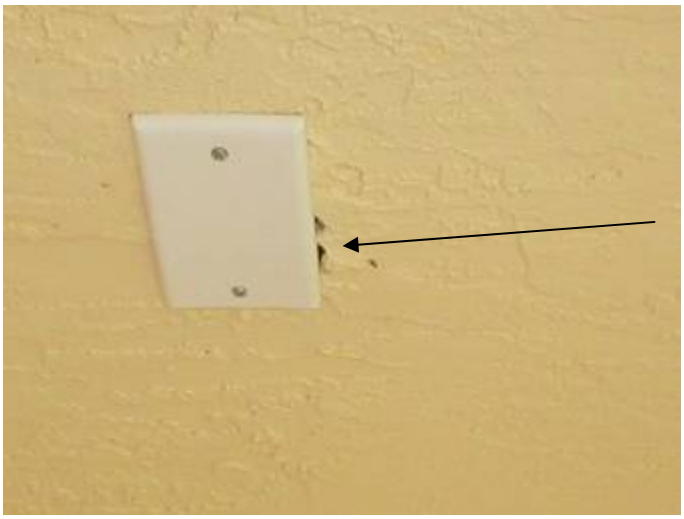
The stucco is not correctly sealed around the lighting fixture to prevent water & pest intrusion at the soffit at the SE corner of the house. §13-606.1.ABC.1.2

Location of the previous photos at the soffit at the SE corner of the house.

The light fixture junction box is not correctly installed or secured above the rear patio.



The light fixture wiring is incorrectly spliced outside of a junction box above the rear patio. The stucco is not a minimum of ½ inches at this location. §2509.2.4.1



The stucco is not correctly sealed to prevent water & pest intrusion around the junction box cover above the rear patio. §2509.2.4.1

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

Location of the previous photos at the rear patio. The stucco is not a minimum of ½ inches at this location. §2509.2.4.1

The stucco is not correctly sealed to prevent water & pest intrusion around the lighting fixture at the lighting fixture at the rear patio. §13-606.1.ABC.1.2

Location of the previous photo at the rear patio. The stucco is not a minimum of ½ inches at this location. §2509.2.4.1

Florida Building Code

§13-606.1.ABC.1.2 Exterior Joints or Openings in the Envelope.
§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;
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
5. Openings and cracks around all penetrations through the wall envelope such as utility services and plumbing;

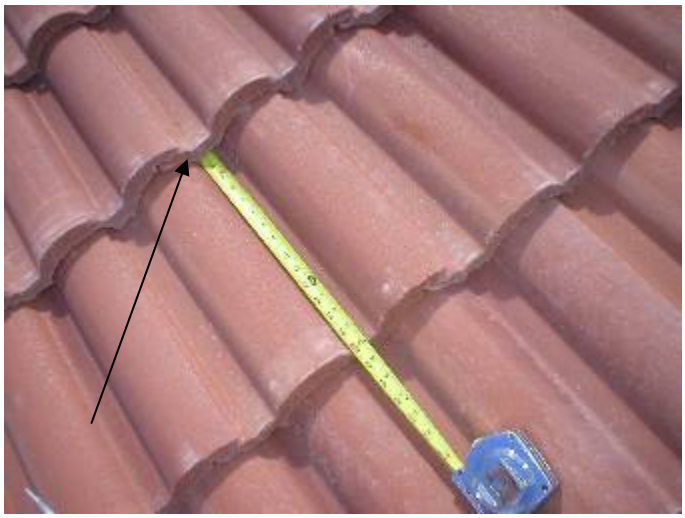
The roof tile headlaps (overlap) are incorrect at some locations. 3 inch minimum headlap should be used for wind storm uplift. 2 inch headlaps are incorrect. §1518.8.11

The roof tile headlaps (overlap) are incorrect at some locations. 3 inch minimum headlap should be used for wind storm uplift. 2 inch headlaps are incorrect. §1518.8.11

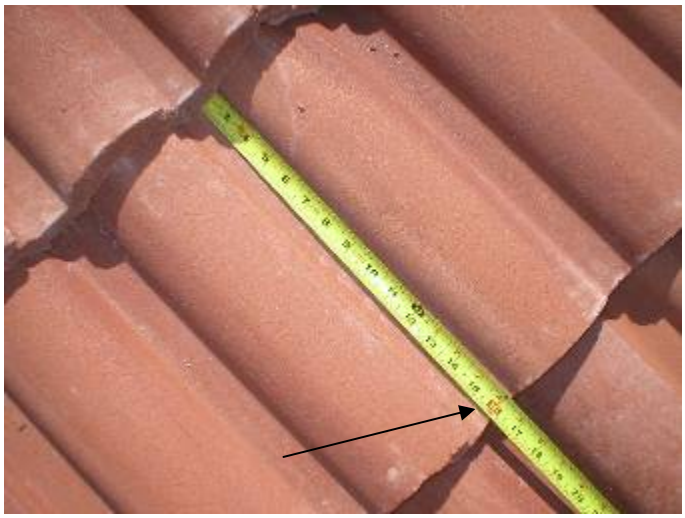
Florida Building Code

§2509.2.4 Application.

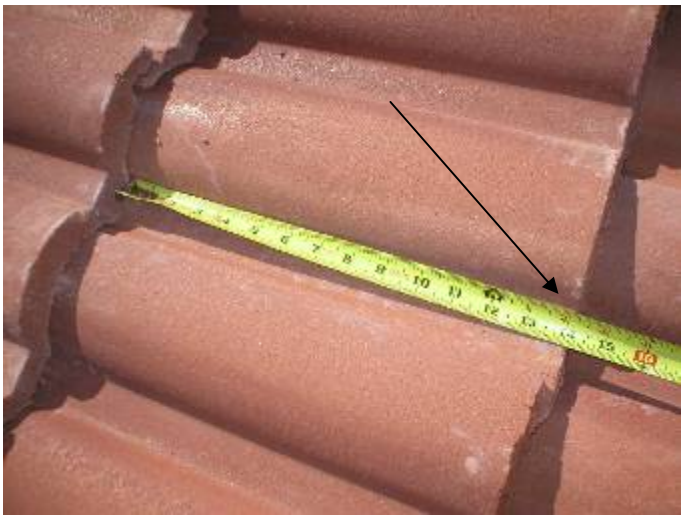
§2509.2.4.1 Stucco applied on metal lath shall be three-coat work applied to a total thickness of not less than 1/2 inch (12.7 mm) thickness except as required to meet fire resistance requirements.



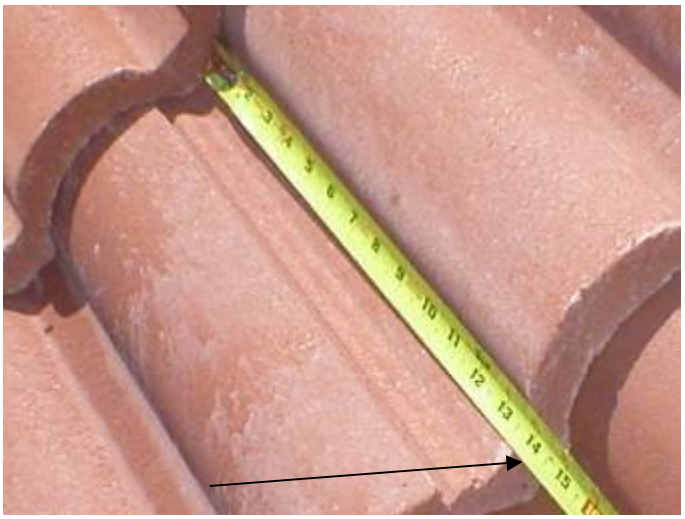
The roof tiles are 16” to 16 & ½” in length.



The roof tiles are 16” to 16 & ½” in length.



There should be no more than 13 – 13 & 1/2 inches of exposed roof tile to allow for the correct headlap.

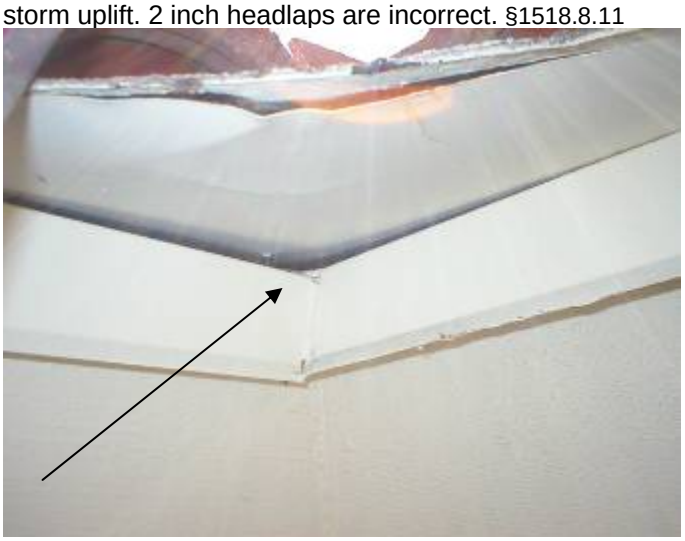


There should be no more than 13 inches of exposed roof tile to allow for the correct headlap.

Location of previous photos taken from the west side of the building. Note: the builder does not allow access to walk the roof prior to closing.

The roof tile headlaps (overlap) are incorrect at some locations. 3 inch minimum headlap should be used for wind storm uplift. 2 inch headlaps are incorrect. §1518.8.11

Location of previous photo taken from the west side of the building.



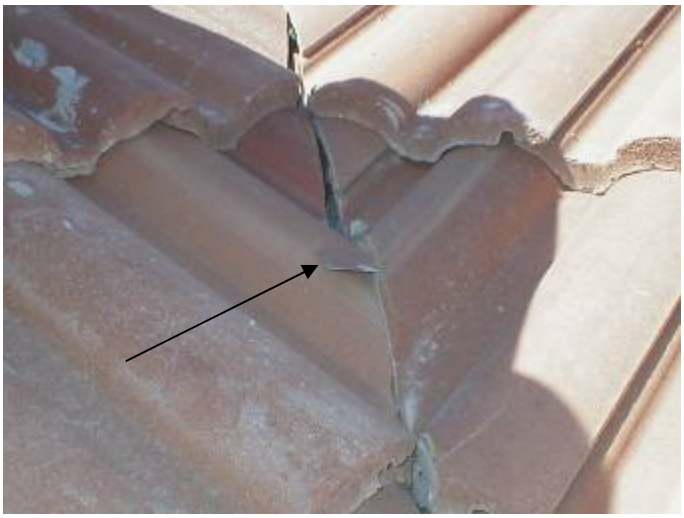
The underside of the valley end flashing is not correctly sealed to prevent water intrusion from wind driven rain.

There are several broken pieces of tile on the roof.

There are several broken pieces of tile & construction debris on the roof.

Location of previous photo taken from the north west corner of the building.

The underside of the valley end flashing is not correctly sealed to prevent water intrusion from wind driven rain.



There are several broken pieces of tile & construction debris on the roof.

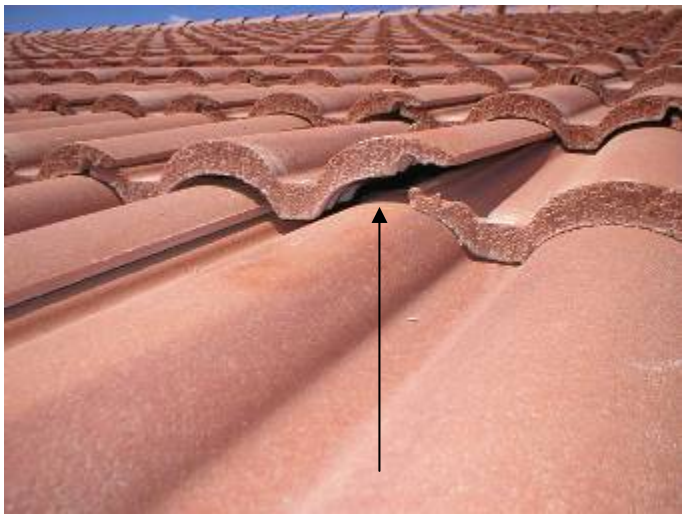
The stucco is not correctly sealed at the soffit return area to prevent water & pest intrusion above the right front side of the house. §2509.2.4.1

The stucco is not correctly sealed at the soffit return area to prevent water & pest intrusion above the right front side of the house.

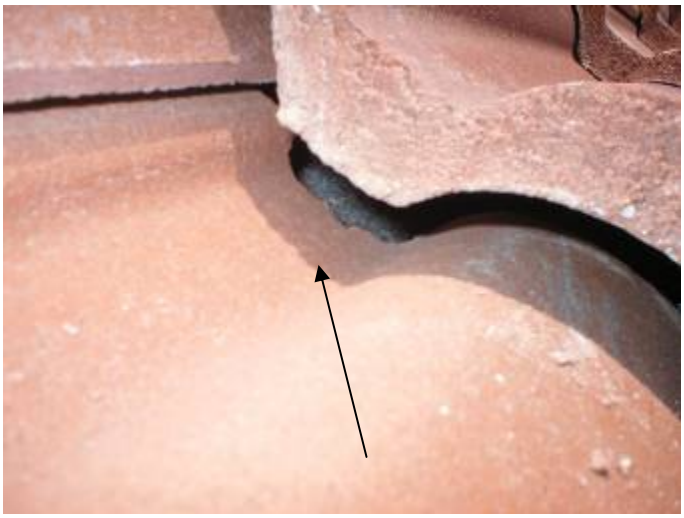
Location of the previous photos above the right front side of the house.

Florida Building Code

Ref: §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.



Some of the tiles are not correctly set.



The tile is not correctly secured & broken at the fastener opening.

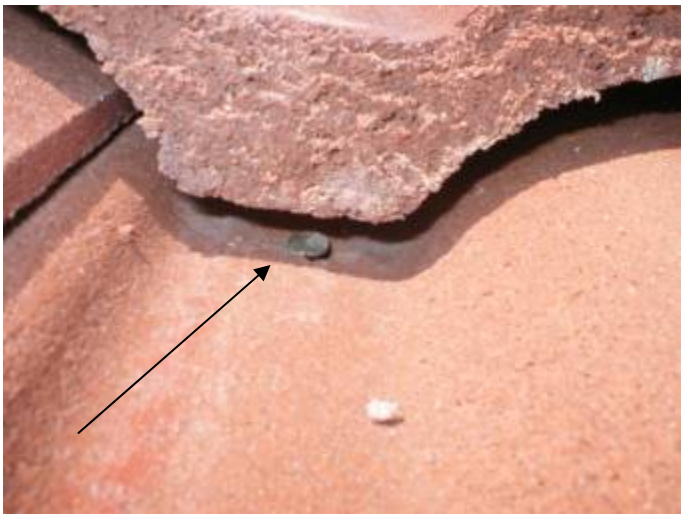
Location of the previous photos above the east side of the house.

Location of the previous photos above the east side of the house.

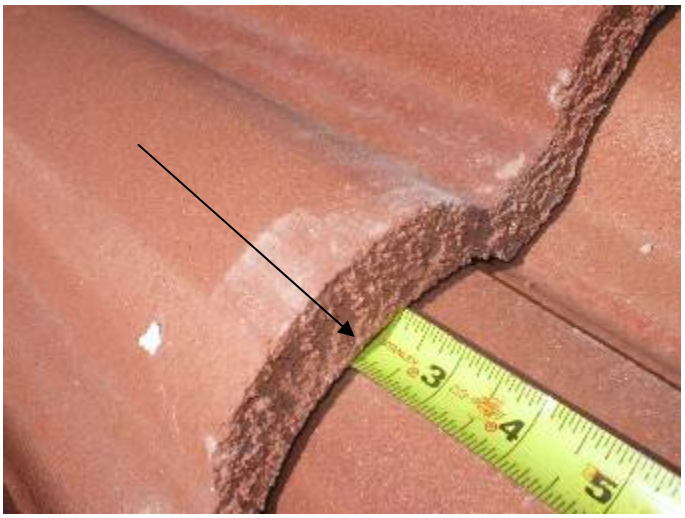
The roof tile headlaps (overlap) are incorrect at some locations. 3 inch minimum headlap should be used for wind storm uplift. 2 inch headlaps are incorrect. §1518.8.11

The tile is broken at the corner.

Location of the previous photos above the east side of the house.



Some of the nail fasteners are visible indicating incorrect installation.



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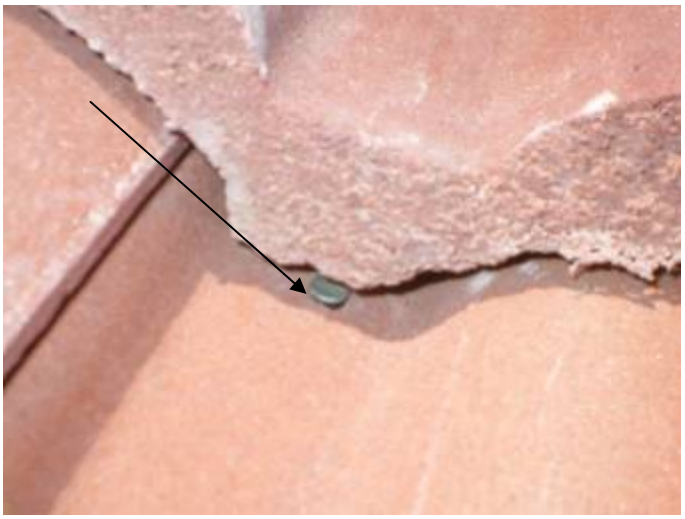

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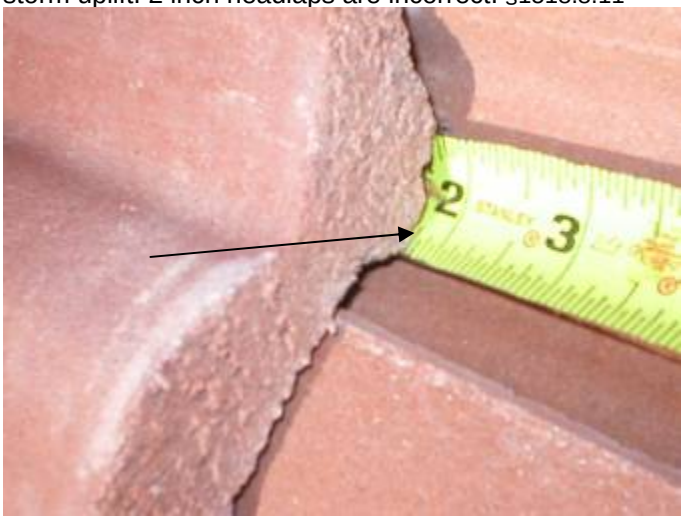

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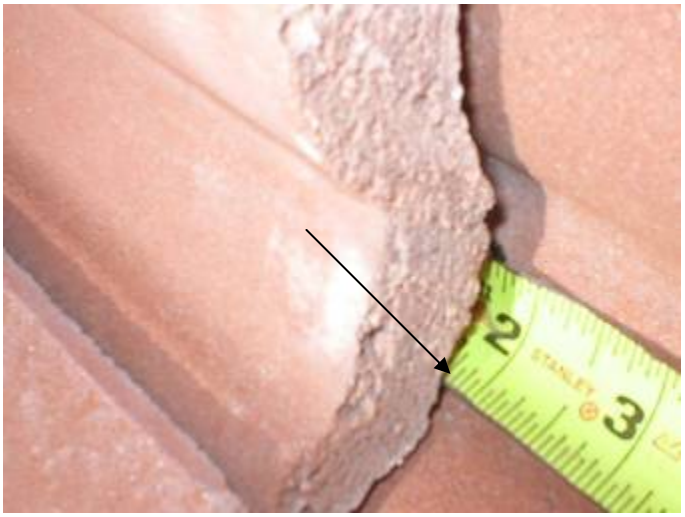
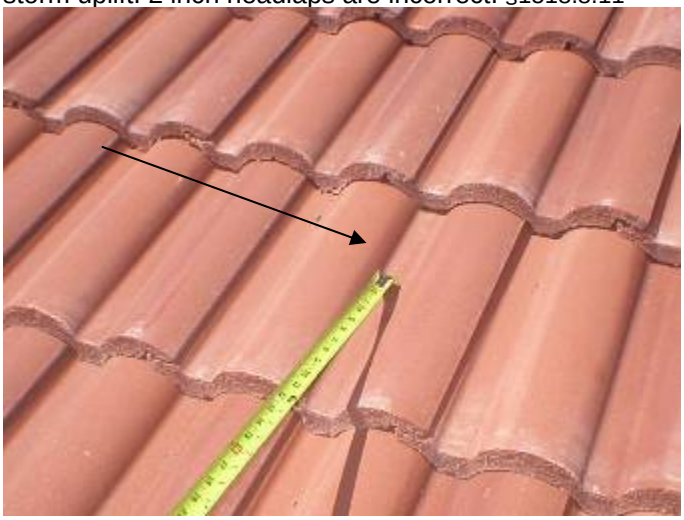


The overlap of some of the tiles is less than 2 inches.



The overlap of some of the tiles is less than 2 inches.

There should be no more than 13 – 13 & 1/2 inches of exposed roof tile to allow for the correct headlap.

Location of the previous photos above the east side of the house.

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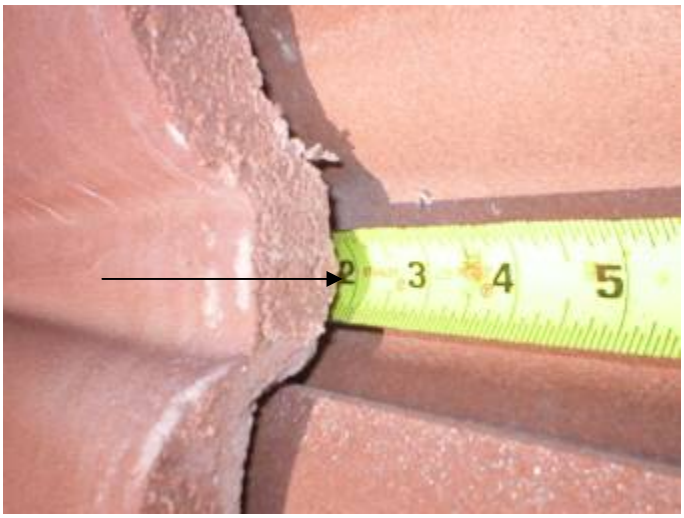

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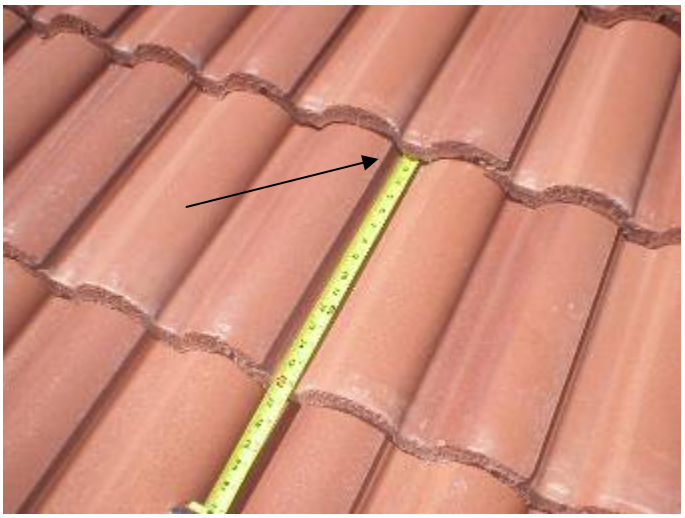

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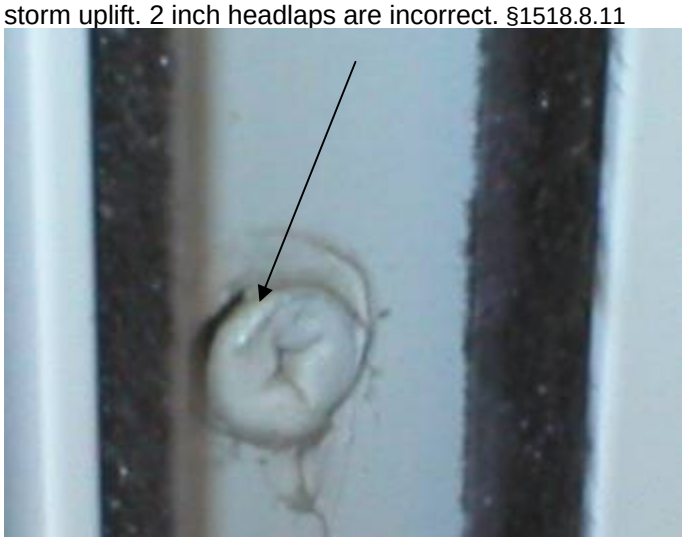
Location of the previous photos above the east side of the house.



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

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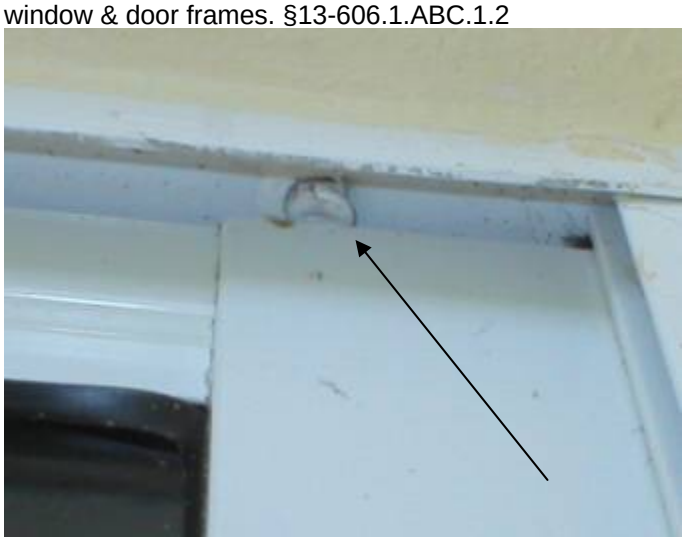
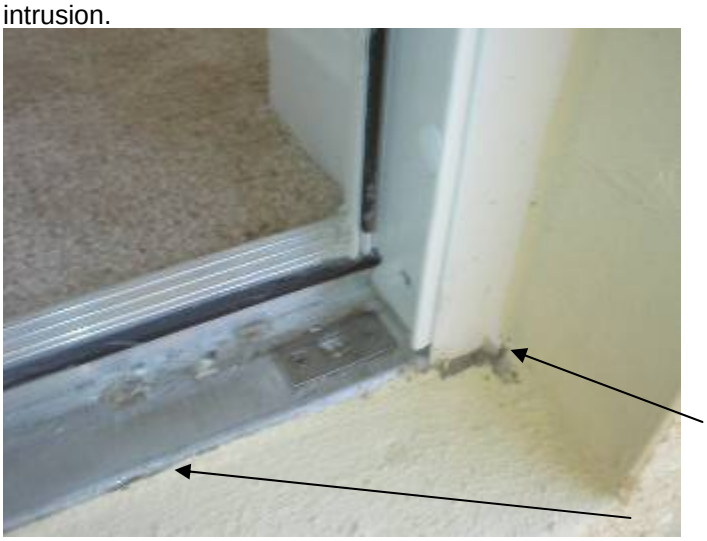


Some of the screw anchors are not correctly set or sealed to prevent water & pest intrusion around the window & door frames. §13-606.1.ABC.1.2

Location of previous photos. The doors & frames should be correctly sealed to prevent A/C loss, water & pest intrusion.

The door frame is not correctly sealed to prevent water & pest intrusion at the back patio. §13-606.1.ABC.1.2



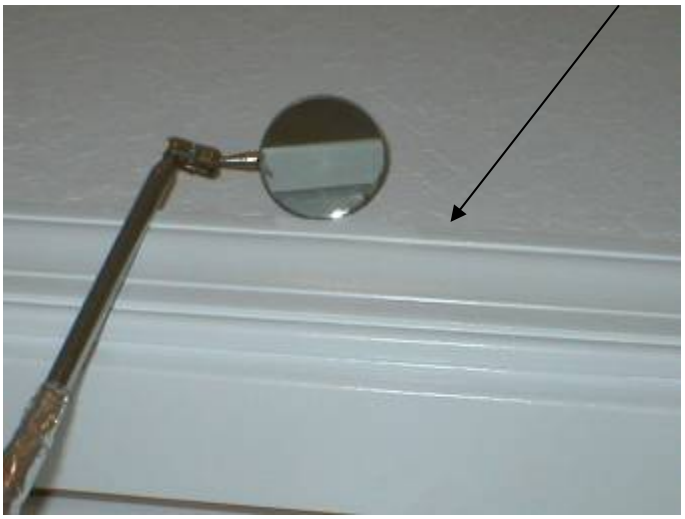
The thresh hold is not correctly sealed to prevent water & pest intrusion at the back patio. §13-606.1.ABC.1.2

The door frame is not correctly sealed to prevent water & pest intrusion at the back patio. §13-606.1.ABC.1.2

Location of the previous photos at the back patio.

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

The screens have not been installed at the windows or sliding glass doors.



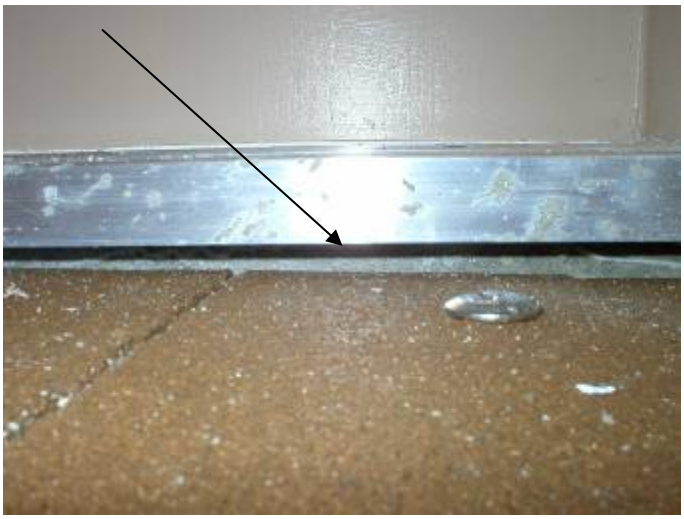
The trim at the top of the frames is not correctly sealed to prevent AC loss at the exterior doors.

The trim at the top of the frames is not correctly sealed to prevent AC loss at the exterior doors.

The weather seal has not been installed at the front door frame.

The door stop is damaged at the front entry way.

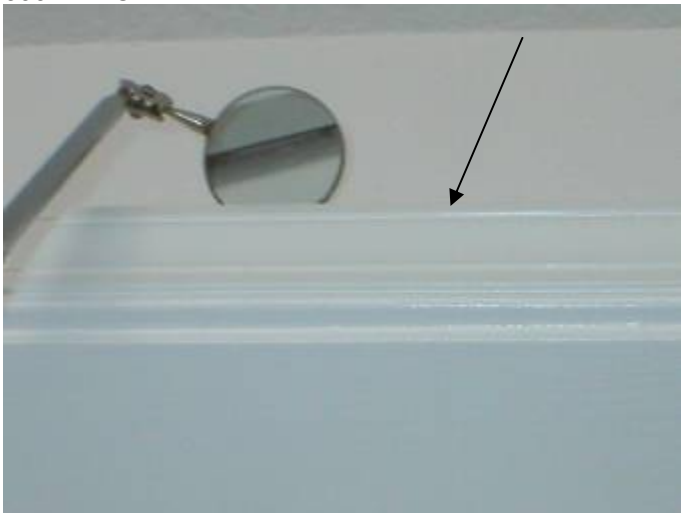
The door frame & threshold are not correctly sealed to prevent water & pest intrusion at the front entry way. §13-606.1.ABC.1.2



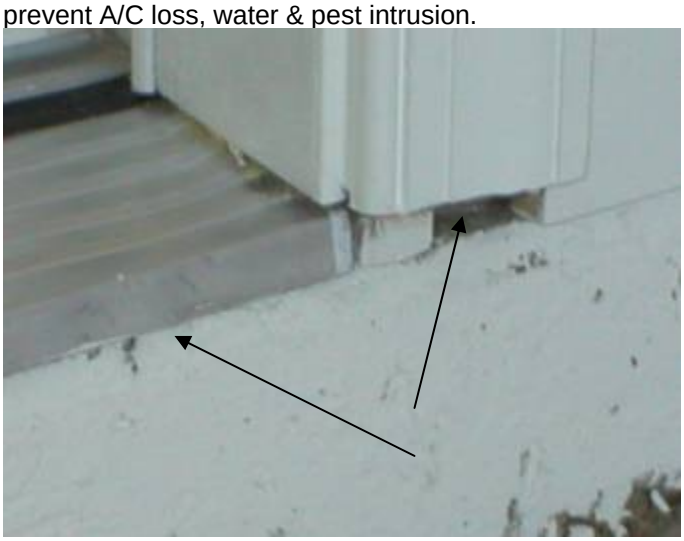
The door frame & threshold are not correctly sealed to prevent water & pest intrusion at the front entry way. §13-606.1.ABC.1.2

The door frame & threshold are not correctly sealed to prevent water & pest intrusion at the front entry way. §13-606.1.ABC.1.2

Location of the previous photos taken at the front entry way. The doors & frames should be correctly sealed to prevent A/C loss, water & pest intrusion.

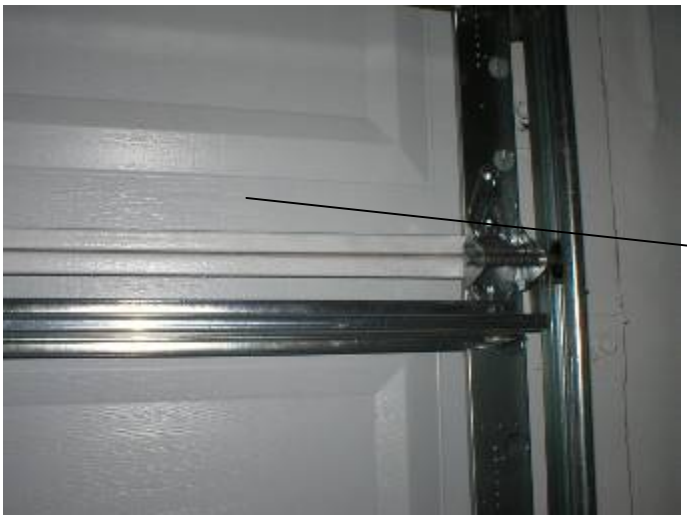


The trim at the top of the frames is not correctly sealed to prevent AC loss at the exterior & garage/laundry access doors. §13-606.1.ABC.1.2



The door frame & threshold are not correctly sealed to prevent water & pest intrusion at the garage/laundry access door.

Location of previous photos. The doors & frames should be correctly sealed to prevent A/C loss, water & pest intrusion. §13-606.1.ABC.1.2



There is a gap with day light visible between the top 2 garage vehicle door panels.

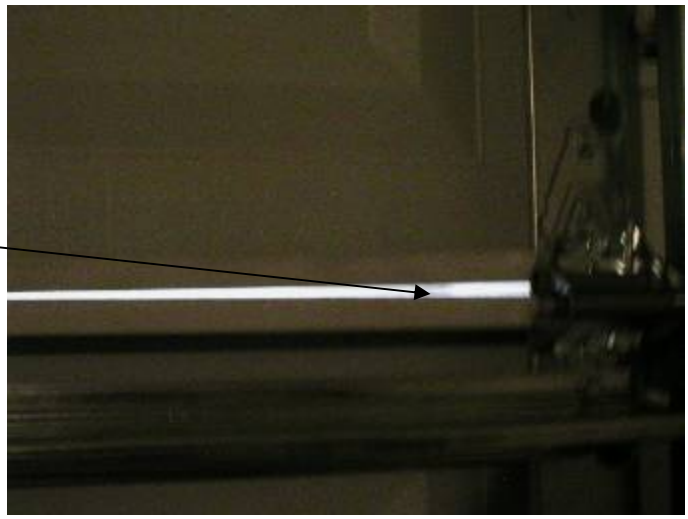
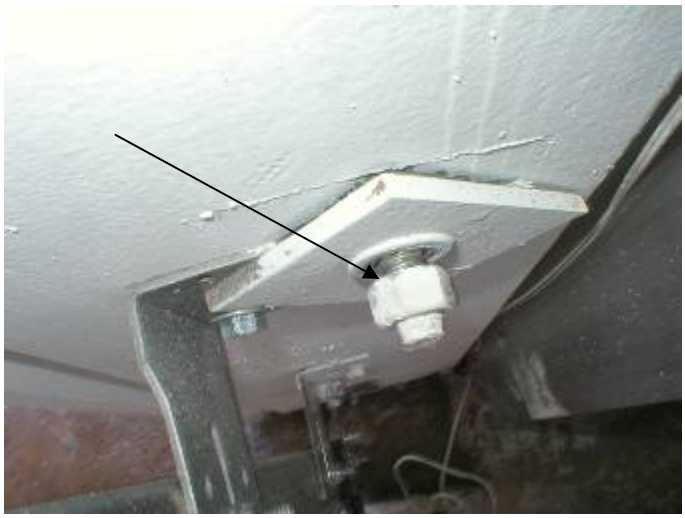


Photo flash off: There is a gap with day light visible between the top 2 garage vehicle door panels.

Location of the previous photos.



Some of the garage door wood buck anchor nuts are loose.

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Location of the previous photos.

There are several areas of brown or dying grass around the house.

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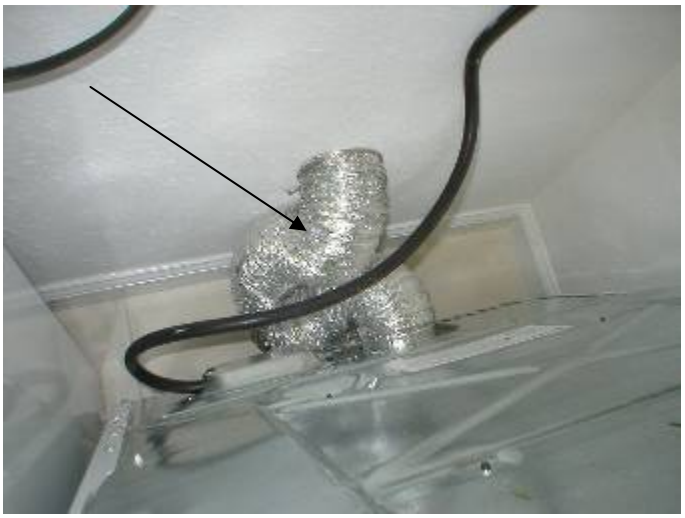


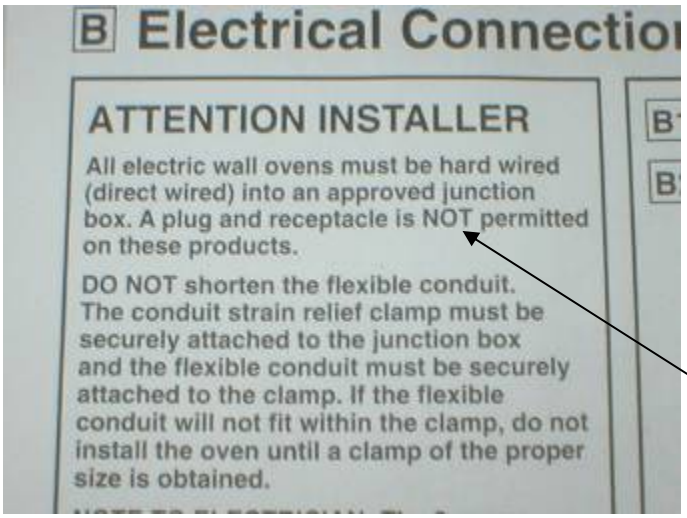
The foil dryer vent duct material is a fire hazard per UL & manufacturer. Replace with rigid or heavy flex duct material in accordance with manufacturer's instructions.

The thin aluminum foil dryer vent duct material is a fire hazard per UL & manufacturer. See warning label on back of the dryer. §M304.1

Location of previous photos.

The washer drain hose has not been secured or set in place.

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



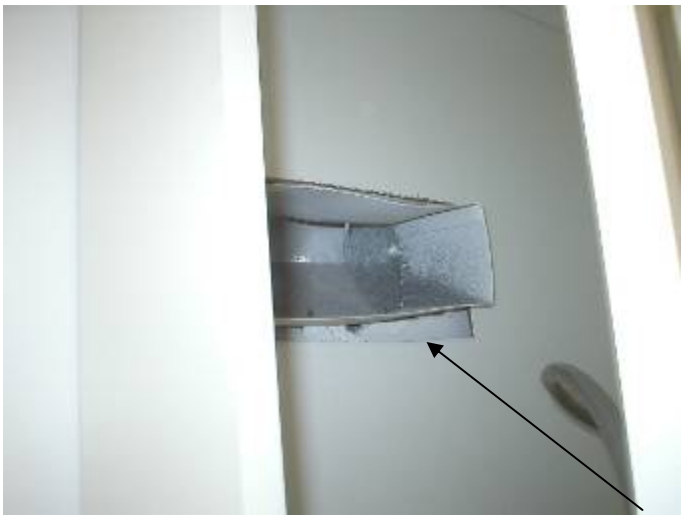
Install in accordance with manufacturer's instructions. §M304.1

Location of the previous photo in the kitchen above the ovens.

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.

Install in accordance with manufacturer's instructions. Location in the kitchen.



The microwave vent ductwork is not correctly connected.

The microwave vent ductwork is not correctly connected.

The hot water circulating pump did not operate at the time of the inspection.

Note: Water heater information; 80 gallon electric water heater.

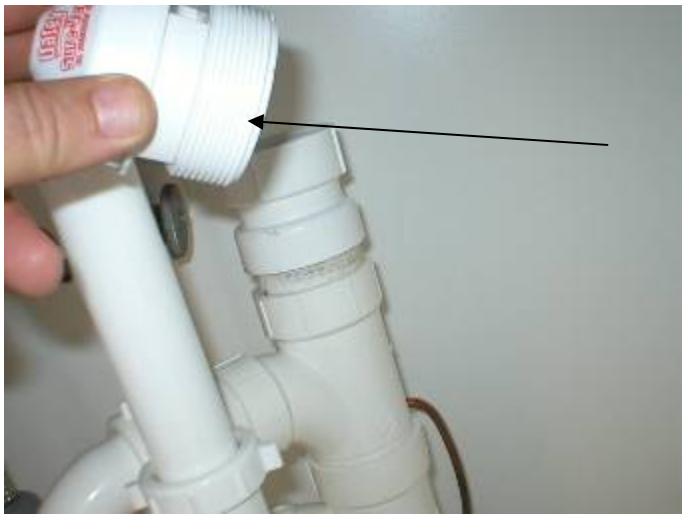
Location in garage.

The window lock on the left window is installed at the bottom & the lock on the right side window is installed at the top.

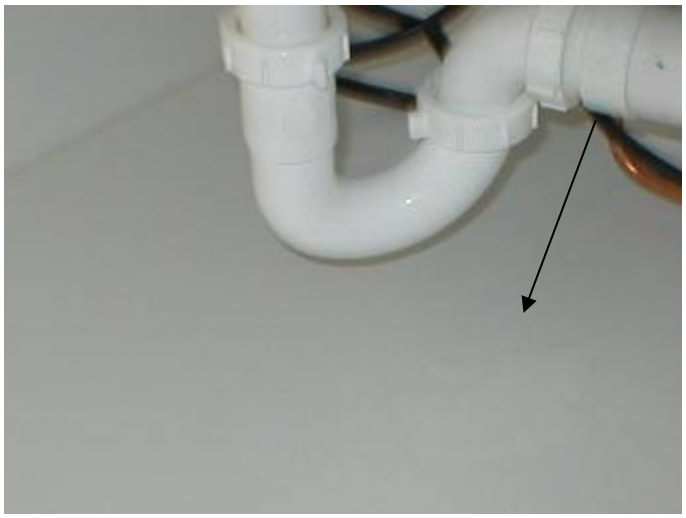
The window lock on the left window is installed at the bottom & the lock on the right side window is installed at the top at the front guest bedroom.

The rubber bumper is missing at the door stop at the front guest bedroom.

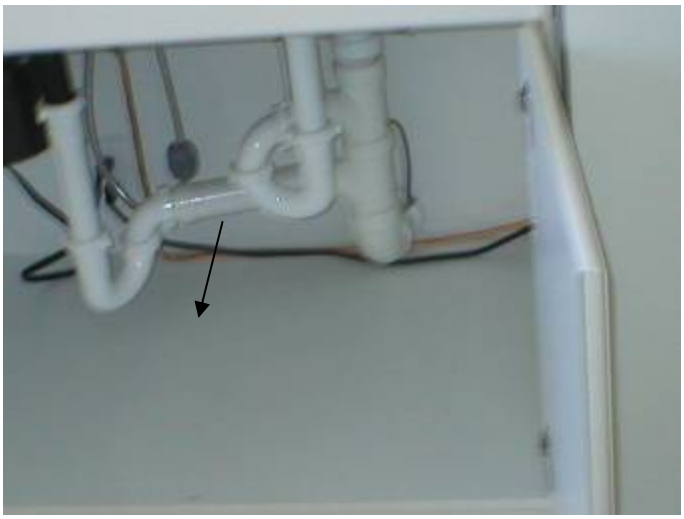
The drawer did not open correctly at the left of the kitchen sink.



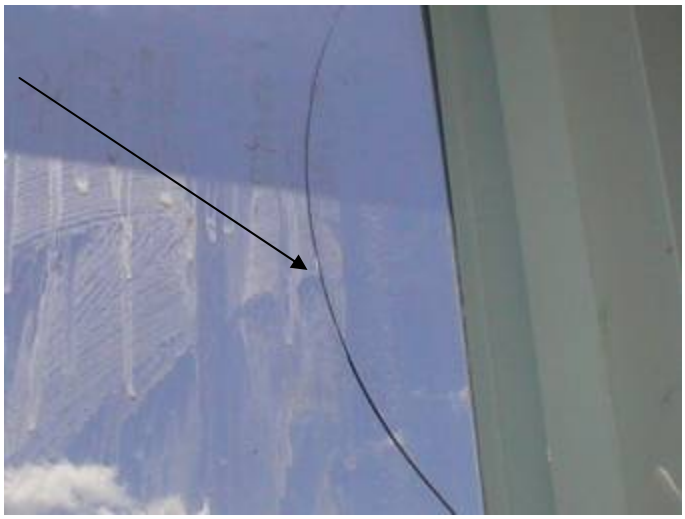
The manufacturer requires teflon tape at the threaded connection of the air admittance valves. §M304.1



There are leaks at the plumbing drain line under the kitchen sink.



There are leaks at the plumbing drain line under the kitchen sink.



The glass is cracked at the top left window in the master bedroom.

The glass is cracked at the top left window in the master bedroom.

The top lockset is not installed at the master bedroom patio access door.

The latch did not engage correctly at the master bathroom pocket door.

There are gaps & unprofessional looking cut outs at the back of the sink cabinets.

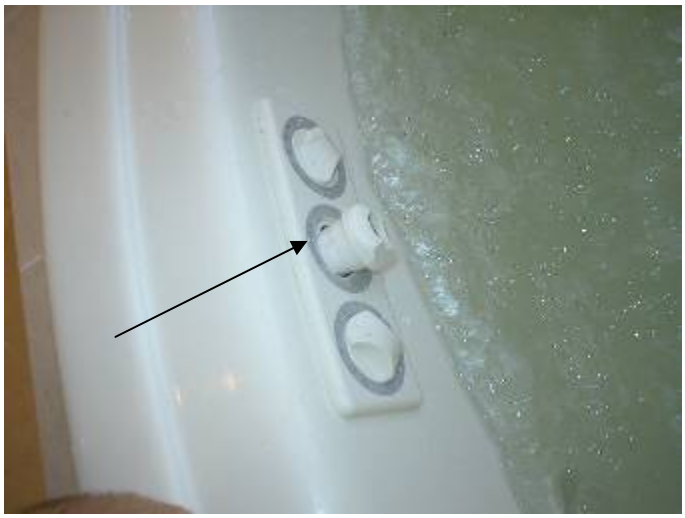
There are gaps & unprofessional looking cut outs at the back of the sink cabinets.

The hot water did not operate correctly at the kitchen sink faucet.

There are leaks at the plumbing drain line under the laundry room mud sink.

There are leaks at the plumbing drain line under the laundry room mud sink.

The front jets did not operate correctly at the whirlpool tub in the master bathroom.



The on/off control switch was not correctly secured in place at the whirlpool tub in the master bathroom.

The AC condensing unit placement obstructs access to the electric disconnect box. 30” horizontal & 36” depth working space clearance is required.

2002 NEC

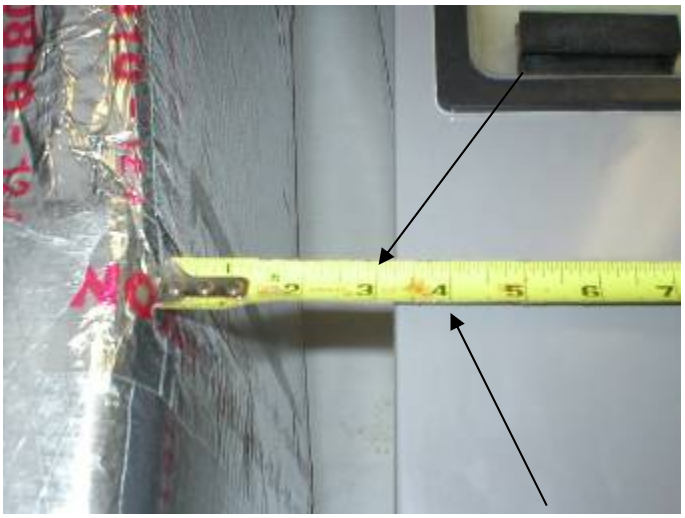
110.26 Spaces About Electrical Equipment. Sufficient access and working space shall be provided and maintained about all electric equipment to permit ready and safe operation and maintenance of such equipment.

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)	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.

2002 NEC 110.26 Spaces About Electrical Equipment.



There is not enough space around the air handler at the side or back of the unit. 4 inch clearance is required. §M603.1.3 §13-410.1.ABCD.3.0.3

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.

There is not enough space around the air handler at the side or back of the unit. 4 inch clearance is required. §M603.1.3 §13-410.1.ABCD.3.0.3

Florida Building Code

§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 space around the air handler at the side or back of the unit. 4 inch clearance is required. §M603.1.3 §13-410.1.ABCD.3.0.3

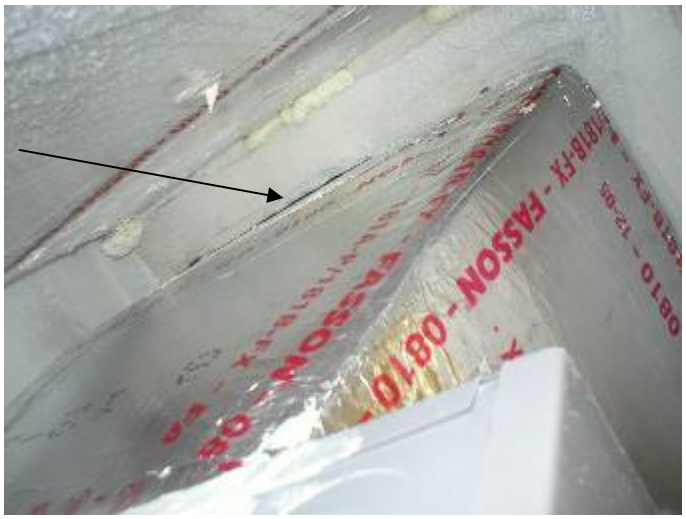
Florida Building Code

§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.

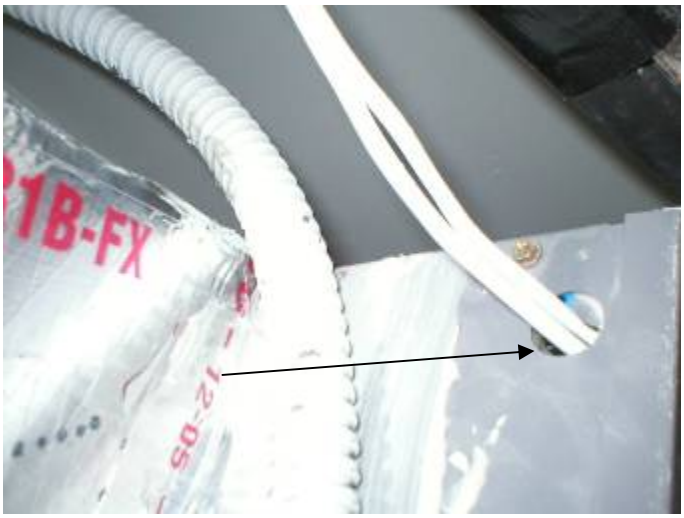
Florida Building Code

§13-410.1.ABCD.3.5 Air Handling Units. All air handling units shall be mechanically attached to other air distribution system components. Air handling units located outside the conditioned space shall be sealed to 100 percent closure using approved closure systems conforming to the approved closure and mechanical application requirements of §13-410.1.ABCD.3.1.

The low voltage wiring should not run through the same opening as the refrigerant line in the air handler.



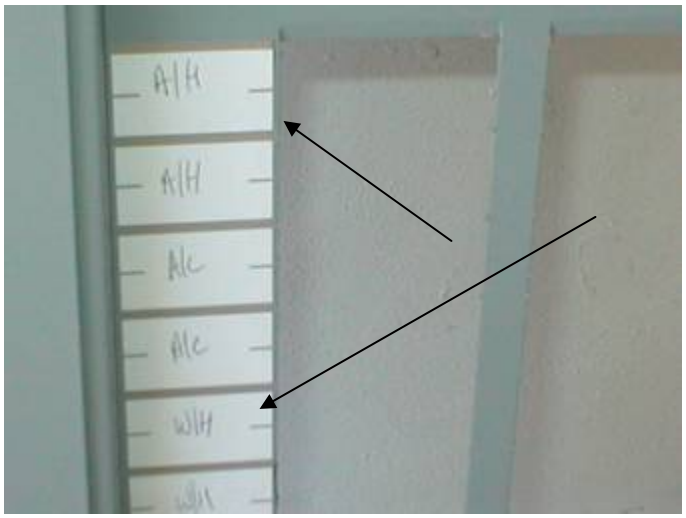
The drywall is not correctly sealed around the ductwork in the mechanical closet. §13-410.1.ABCD.3.7



The AC air handler is not completely sealed; the grommet has not been installed around the wiring through the top of the unit. §13-410.1.ABCD.3.5

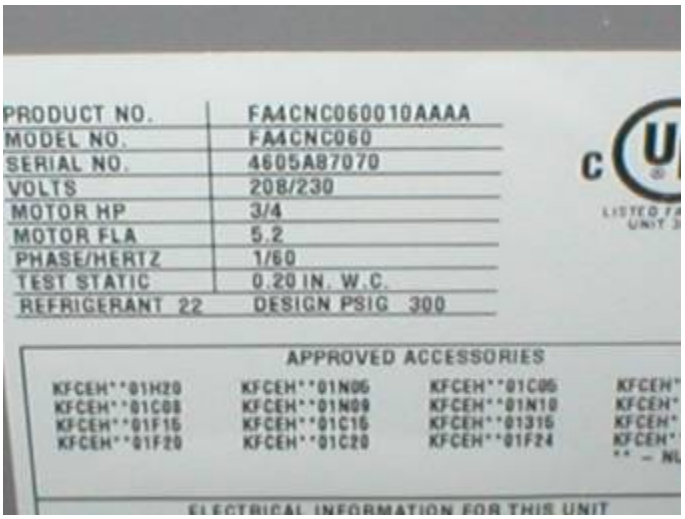
The AC air handler is not completely sealed. The AC air handler is too large for this closet space. §13-410.1.ABCD.3.7

The white wires are not correctly color coded to identify them as being used as “hot” in the main panel & at the AC disconnects.



The circuit directory is not completely filled out to identify the breakers to the home owner/lay person.

The circuit directory is not completely filled out to identify the breakers to the home owner.



The 5 ton compressor & air handlers appear to be over sized for a 2100 square foot house. The house is cold but feels humid.

The smoke detectors are installed too close to the ceiling fan blade tips in the guest bedrooms. 3 ft horizontal clearance required.

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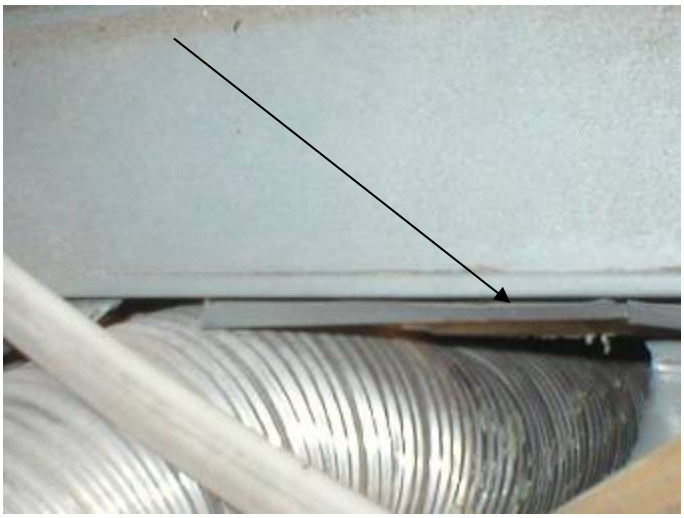
The smoke detectors are installed too close to the ceiling fan blade tips in the guest bedrooms. 3 ft horizontal clearance required.

The smoke detector is installed too close to the AC return register.

Next photos of the attic.

There is exposed kraft paper insulation backing in the attic. The manufacturer states the facing is flammable & should not be exposed. §M304.1



There is no draft stopping at the top wall plate around the duct above the AC mechanical closet in the attic. §2320.1.6

There is exposed kraft paper insulation backing in the attic. The manufacturer states the facing is flammable & should not be exposed.

The AC ductwork & distribution boxes are not correctly supported of the insulation to prevent condensation & mold problems. §M603.11

The AC ductwork & distribution boxes are not correctly supported of the insulation to prevent condensation & mold problems. §M603.11

Attic insulation obstructs soffit ventilation at many locations around the perimeter of the attic. §2326.3.2

Insulation baffles should be installed to prevent blocked air flow.

Florida Building Code

§2326.3.2 Ventilation of attic spaces. Attic space between ceiling joists and roof rafters shall be effectively cross-ventilated by approved mechanical means or with vent openings. The ratio of total net free ventilating area to the area of the ceiling shall be not less than 1/150.
INSULATION BAFFLE - a device installed at the eave of an attic to prevent insulation from blocking the air flow channel between the soffits and attic.

§2320.1.6 Required firestops and draftstops shall be continuous, and such continuity shall be maintained throughout. Penetrations of firestops or draft stops shall be sealed or protected in an approved manner.

Florida Building Code

§2309.6 Access to attic space. Attic spaces shall be provided with an interior access opening not less than 20x36 inches (508x914 mm). Access opening shall be accessible and provided with a lid or device that may be easily removed or operated. When mechanical equipment is to be installed in the attic, it shall be installed in accordance with §M306.3 of Florida Building Code, Mechanical. Access is not required when the clear height of the attic space, measured at the roof peak, is less than 24 inches (610 mm).

There is no access to the attic space above the master, guest bedrooms & dining area. Access is required when there is more than 24 inches of clear height. §2309.6

There is no access to the attic space above the master, guest bedrooms & dining area. Access is required when there is more than 24 inches of clear height. §2309.6

The return air grill is not correctly secured or sealed at the master bedroom hallway ceiling.

The door bell did not work.

Inspector Credentials On Next Page

Thomas Glynn
Inspection Credentials

- **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**