

**Inspection Report of 1895 Jamesport Circle PSL, Fl 33953
Prepared for Yen Ho**



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 1895 Jamesport Circle Port St. Lucie Fl. 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.

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



The exterior light fixtures are not completely sealed at the base as required or gasketed and there are openings into the wiring boxes & exterior wall cavities. NEC 410.4



The exterior light fixtures are not completely sealed or gasketed at the base as required and there are openings into the wiring boxes & exterior wall cavities. NEC 410.4
2002 National Electric Code (NEC)

410.4 Luminaires (Fixtures) in Specific Locations.

(A) Wet and Damp Locations. Luminaires (fixtures) installed in wet or damp locations shall be installed so that water cannot enter or accumulate in wiring compartments, lampholders, or other electrical parts. All luminaires (fixtures) installed in wet locations shall be marked, "Suitable for Wet Locations." All luminaires (fixtures) installed in damp locations shall be marked, "Suitable for Wet Locations" or "Suitable for Damp Locations."

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;



Location of the previous photos.

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.

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The garage vehicle photo eye sensors are located too close to the floor. The photo eyes should be 6" above the floor per manufacturer's installation instructions.



The garage vehicle photo eye sensors are located too close to the floor. §M304.1



Location of the previous photos at the garage doors.



The exterior light fixtures are not completely sealed or gasketed at the base as required and there are openings into the wiring boxes & exterior wall cavities. NEC 410.4



The cover is not installed at the junction box at the exterior ceiling. The light fixture is not completely sealed or gasketed at the base. 2002 NEC 410.4

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Location of the previous photos



Location of the previous photos.



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

§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 sealed at the wall. Sheathing is required to protect the copper piping & was not visible. §P305.1



The fixture is not correctly secured or sealed at the exterior wall at the front of the house. 2002 NEC 410.4

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Location of the previous photo.



Some of the driveway has been taken up for plumbing/sprinkler line installation.

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



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.

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The wall stucco, door frame & threshold are not correctly sealed to prevent water & pest intrusion at the rear exterior hinged door. §13-606.1.ABC.1.2, §1403.1.3



Location of the previous photo.



Some of the electrical fixtures have not been installed.



Some of the window sills have not been correctly sealed around the frames.



Location of the previous photos.

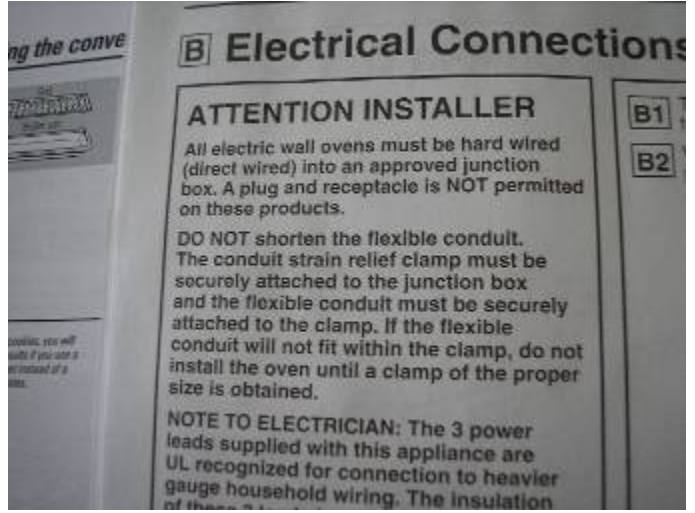


The cook top is not correctly secured to the countertop.

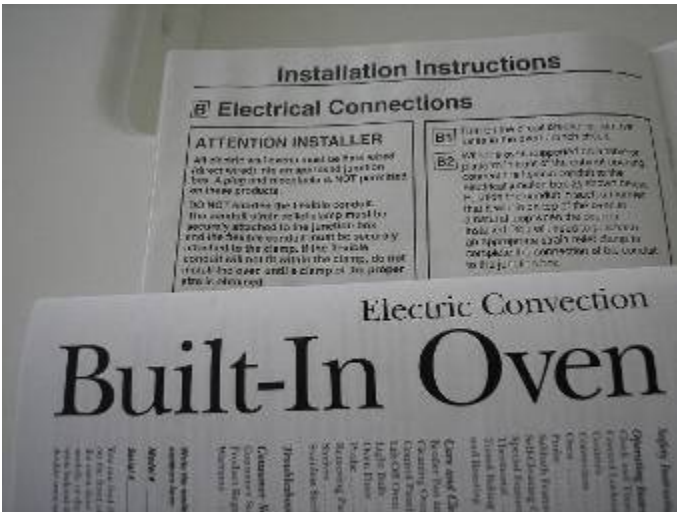
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Location of the previous photo.



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



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



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



Location of the previous photos.

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The window is not correctly secured in the frame at the front entryway.



Location of the previous photo.

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:

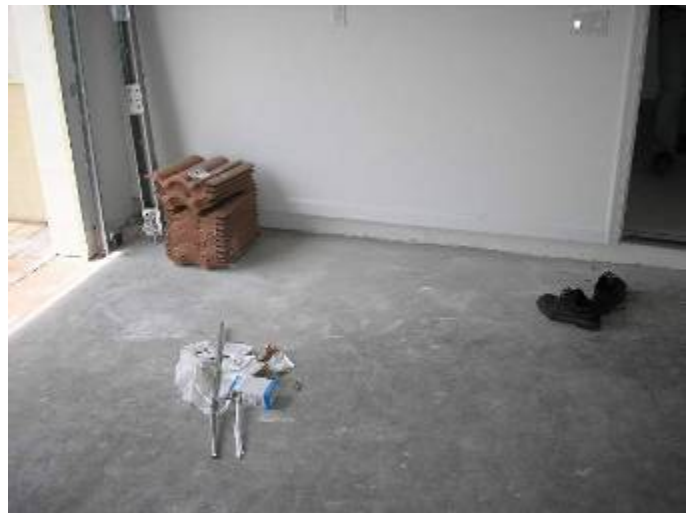
- 3. Between the foundation and wall assembly sill-plates;
- 6. Between the wall panels and top and bottom plates in exterior and adjacent walls. In frame construction, the crack between exterior and adjacent wall bottom plates and floors shall be sealed with caulking or gasket material. Gypsum board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



The trim is not correctly sealed at the bottom at locations around the wall in the garage. §13-606.1.ABC.1.2



The trim is not correctly sealed at the bottom at locations around the wall in the garage. §13-606.1.ABC.1.2



Location of the previous photos.

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Some of the garage door wood buck anchor nuts have been cut. Additional anchors are needed.



Location of the previous photos.



The flashing does not appear to be correctly sealed at the stucco wall.



Location of the previous photo.



The drywall is not correctly sealed around the junction box for the garage light fixture.

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Location of the previous photo.



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.



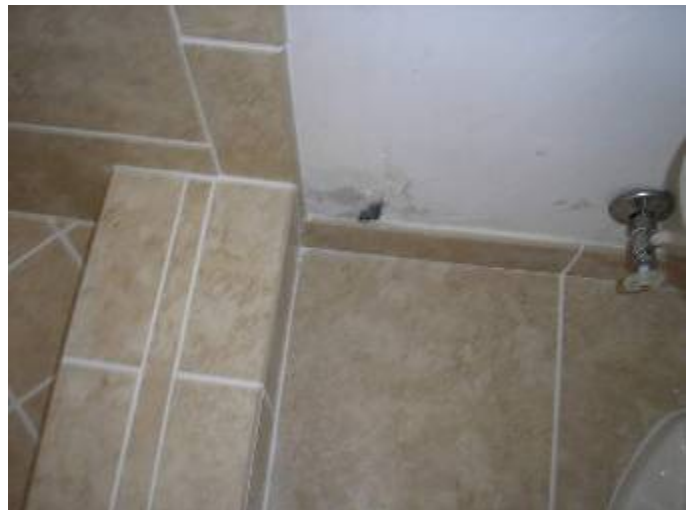
The thin aluminum foil dryer vent duct material is a fire hazard per UL & manufacturer. See warning label on back of the dryer. §M304.1

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 AC mechanical closets are not completely sealed as required. The air handlers have not yet been installed.



There is damage at the drywall at the guest bathroom wall.

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Location of the previous photo.



The cabinet door sticks & rubs against the lavatory sink counter top in the guest bathroom.



Location of the previous photo.



Some of the window sills are not completely sealed at the window frames.

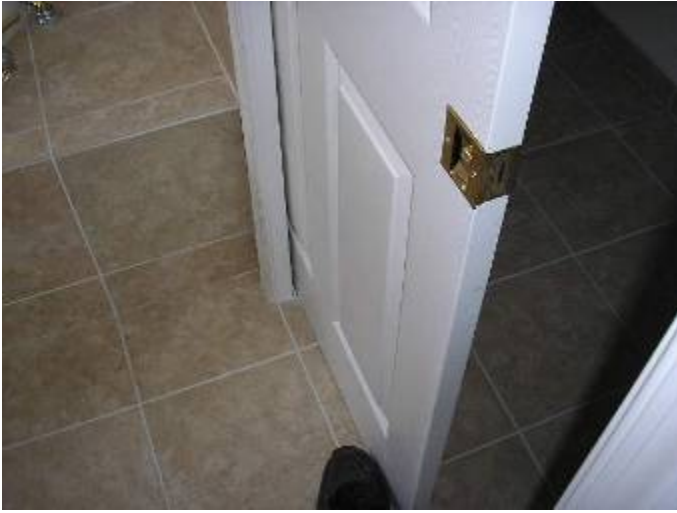


Location of the previous photo.



Some of the interior room & closet doors have not yet been installed.

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The pocket door sticks at the master bathroom water closet (toilet room)



Location of the previous photo.



Some of the tile grout has not been installed at the shower floor & walls.



Location of the previous photo.



Some of the plumbing supply piping is loose & not correctly secured at the sink cabinets & behind the walls at the water closets (toilets).



Why is the plumbing waste line coming through the wall & floor? Verify this installation with the architects drawings.

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Location of the previous photos.



Some of the tile grout has not been installed at the shower floor & walls.



Some of the window sills are not completely sealed at the window frames & side walls.



Some of the plumbing supply piping is loose & not correctly secured at the sink cabinets & behind the walls at the water closets (toilets).



There is construction debris that needs to be removed on the exterior window sills.



The door sticks in the frame at the front guest bedroom window.

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Location of the previous photo.



The door drags on the carpet & needs to be adjusted or undercut.



Location of the previous photo.



Some of the gaps between the cabinet doors are uneven or different in size from adjacent cabinets.



Some of the doors did not latch correctly at the 2nd floor bedrooms.



The supply piping is not correctly secured & the opening in the bottom of the cabinet shelving is not correctly covered by the escutcheon.

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There is an open ended conduit & the floor tile has been removed at this location...



Door stop.



There are no door stops installed at the front entryway.



There are no door stops installed at the front entryway.



The circulating pump & piping are not correctly supported at the water heater.



The AC mechanical closets are not completely sealed as required. The air handlers have not yet been installed.

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The back of the cabinet is not correctly cut for the electrical outlet junction box in the kitchen under the sink.



Some of the gaps between the cabinet doors are uneven or different in size from adjacent cabinets.



Some of the gaps between the cabinet doors are uneven or different in size from adjacent cabinets.



Some of the gaps between the cabinet doors are uneven or different in size from adjacent cabinets.



Some of the AC vent registers were not yet installed at ceiling locations.



There is no air tight seal or gasket at the attic access opening as required.

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The paint work was incomplete at the time of the inspection.



Some of the water piping installation was not completed at the time of the inspection.



The AC units were not in place.



The meter has not been installed. There was no electrical power at the time of the inspection.



The front entryway was not yet completed.



Some of the interior doors were not yet installed.

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
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