

08/01/06

Inspection Report of 5305 SE Jennings Lane Stuart Fl 34997 Prepared for James & Teresa Dooner



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 5305 SE Jennings Lane 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 may also apply:

The State of Florida Statute 95 gives consumers purchasing newer homes rights to a quality product regardless of any restrictive warranty offered by a builder. Under the Statute, the workmanship & materials are actionable 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.



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



The mulch installation was incomplete.



There were areas in need of touch-up & finish paint.



The base of the fire alarm bell is not correctly sealed at the exterior wall to prevent water & pest intrusion. FBC §13-606.1.ABC.1.2



There was an open ended conduit at the front entry way. What is this pipe for?



There were unconnected, low voltage wires at the wall at the front entryway.



Pressure cleaning was in progress at the time of the inspection.



There were areas in need of touch-up & finish paint.



Location of the previous photo/s.



We were not permitted to go on or view the roof from a ladder. We recommend a complete review of the roof after closing.



The door bell switch was loose at the wall.



There are gaps with daylight & AC loss at the front door & frame. FBC §13-606.1.ABC.1.2



There is not enough headroom at the top of the front entryway door frame to meet egress requirements. 6"8" minimum clearance is required. FBC §1003.2.5
Florida Building Code



Location of the previous photo/s.

§1003.2.5 Headroom. Means of egress shall be designed and maintained to provide a minimum headroom of 7 ft 6 in. (2.3 m) with projections from the ceiling at least 6 ft 8 in. (2 m) nominal height above the finished floor. Doorways in a means of egress shall provide a minimum headroom of 6 ft 8 in. (2 m). Stairs in a means of egress shall comply with §1007.7.



Some of the bulbs are not installed or burnt out.



The drywall is not completely sealed around some of the fixture receptacle & fixture outlets.



Location of the previous photo/s.



The smoke detector was chirping, indicating it needs a new battery.



Location of the previous photo/s.



Most of the appliances have not been installed.



The drywall is not finished & the carpet is not correctly secured in the master bedroom closet.



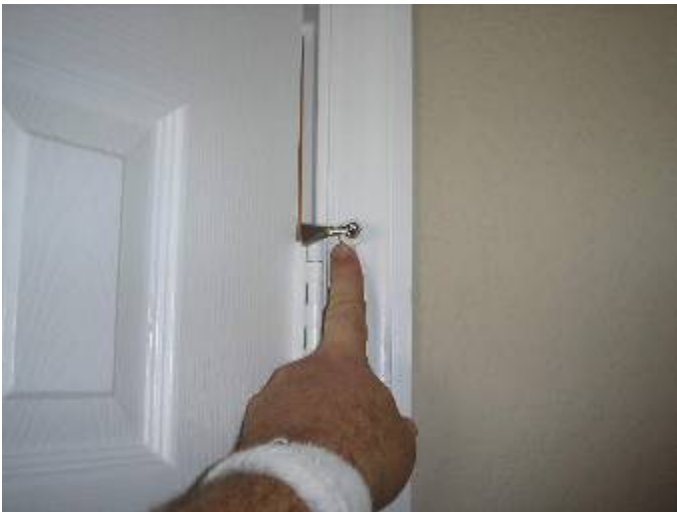
Location of the previous photo/s.



Some of the bulbs are not installed or burnt out.



The toilet is loose & not correctly secured or sealed at the 2nd floor guest bathroom floor.



Some of the door stops are not working or installed correctly.



Some of the door stops are not working or installed correctly.



Location of the previous photo/s.



The bulb is hanging by the electrical wiring at the 2nd floor guest bathroom light fixture.



Location of the previous photo/s.



The tub spout is loose or not correctly secured at the wall.



Location of the previous photo/s.



Some of the screws have not been installed at the closet door top tracks.



Some of the screws have not been installed at the closet door top tracks.



Location of the previous photo/s.



The drywall is not completely sealed around some of the switch & outlet covers.



Location of the previous photo/s.



The drywall is not completely sealed around some of the sprinkler heads.



Location of the previous photo/s.



The smoke detector is located too close to the ceiling fan junction box in the bedroom. 3' clearance from the fan blade tips should be allowed.



The wall is not completely sealed around the washer over flow pipe.



Location of the previous photo/s. The appliances have not been installed.



The circuits are not all completely identified to indicate the location of service. **2002 NEC225.37**

2002 NEC

225.37 Identification.

Where a building or structure has any combination of feeders, branch circuits, or services passing through it or supplying it, a permanent plaque or directory shall be installed at each feeder and branch-circuit disconnect location denoting all other services, feeders, or branch circuits supplying that building or structure or passing through that building or structure and the area served by each.



Several screws were missing from the electric panel cover in the garage.



Attic inspection begins.



There was damage at the attic access cover.



There was duct tape over the light fixture in the attic.



There was duct tape over the light switch in the attic.



The attic access hatch is not sealed or gasketed as required. §13-606.1.ABC.1.2.3

Florida Building Code

§13-606.1.ABC.1.2.3 Ceilings. Ceilings shall be sealed at the following locations:

1. Between walls and ceilings.
2. At penetrations of the ceiling plane of the top floor of the building (such as chimneys, vent pipes, ceiling fixtures, registers, open shafts, or chases) so that air flow between the attic or unconditioned space and conditioned space is stopped.
5. The attic access hatch, if located in the conditioned space shall have an airtight seal.



There is no insulation at the back of the attic hatch cover.



Some of the AC ductwork is not correctly installed or supported in the attic. The ducts are sagging & also need to be supported within 18" of connections or fittings.



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Florida Building Code

§13-610.1.ABC.3.3.6 Flexible Duct Installation and Support.

Flexible ducts shall be configured and supported so as to prevent the use of excess duct material, prevent duct dislocation or damage, and prevent constriction of the duct below the rated duct diameter in accordance with the following requirements:

1. Ducts shall be installed fully extended. The total extended length of duct material shall not exceed 5 percent of the minimum required length for that run.
2. Bends shall maintain a center line radius of not less than one duct diameter.
3. Terminal devices shall be supported independently of the flexible duct. >>>>>>>>



Some of the AC ductwork is not correctly installed or supported in the attic. The ducts are sagging & also need to be supported within 18" of connections or fittings.

- >>>>>4. Horizontal duct shall be supported at intervals not greater than 5 feet. Duct sag between supports shall not exceed 1/2 inch per foot of length. Supports shall be provided within 1.5 feet of intermediate fittings and between intermediate fittings and bends. Ceiling joists and rigid duct or equipment may be considered to be supports.
5. Vertical duct shall be stabilized with support straps at intervals not greater than 6 feet.
6. Hangers, saddles and other supports shall meet the duct manufacturer's recommendations and shall be of sufficient width to prevent restriction of the internal duct diameter. In no case shall the material supporting flexible duct that is in direct contact with it be less than 1-1/2 inches wide.



The AC duct appears to be wedged against the roof sheathing and tile nails. We were not permitted to leave the ladder to verify this & other conditions.



There were some locations where the attic insulation was not the correct depth.



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There were some locations where the attic insulation was not the correct depth. Less than 4 inches at this location.



Some of the drywall was not painted or correctly finished inside the AC mechanical closet.

Florida Building Code
 §2504.4 Application of gypsum wallboard



§2504.4.1 Interior and exterior applications and finishing of gypsum board, other than gypsum veneer base and plaster, shall be done in accordance with §701.5, §2506 or GA 216.

§2510.2 Standards. The following standards are adopted as set forth in Chapter 35. Standard Specification for the Application and Finishing of Gypsum

Wallboard, ANSI A97.1.

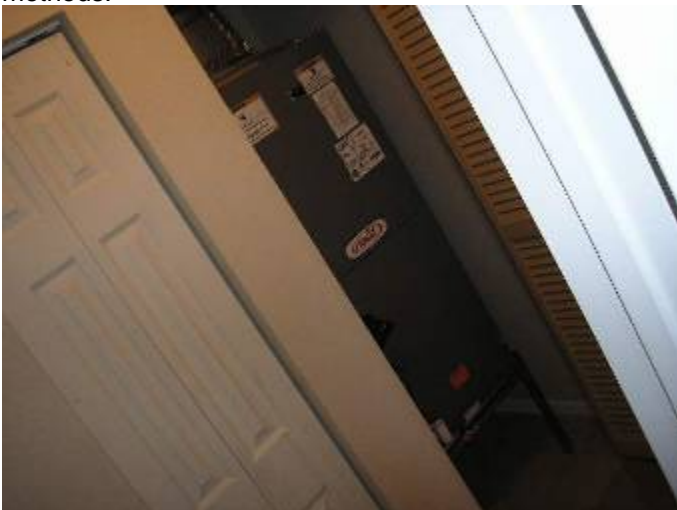
Specification for Gypsum Wallboard, ASTM C 36.

Some of the drywall was not painted or correctly finished inside the AC mechanical closet.



Note: we were not permitted to open electrical or panel covers & could not determine amperage draws & wiring methods.

The opening around the air handler disconnect should be sealed to prevent unfiltered air from entering the system.



Location of the previous photo/s.



The A/C condenser is not secured properly. There are not enough straps at the base of the unit. FBC M301.13.1



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Florida Building Code

M301.13.1 Ground-mounted units. Ground-mounted units for R3 residential applications may be anchored with #14 screws with gasketed washers according to the following.

1. For units with sides less than 12 inches, one screw shall be used at each side of the unit.
2. For units between 12 and 24 inches, two screws shall be used per side.
3. For units between 24 and 36 inches, three screws shall be used per side.
4. For units greater than 36 inches or 5 tons, anchorage shall be designed in accordance with M301.13.



The A/C condenser is not secured properly. There are not enough straps at the base of the unit. FBC M301.13.1



The low voltage wiring & connection are not correctly protected from damage.



The clear or white plastic tie straps are not designed for use at exterior locations. The straps will be damaged by the U.V. sunlight.



The clear or white plastic tie straps are not designed for use at exterior locations. The straps will be damaged by the U.V. sunlight.



Location of the previous photo/s.



The wall is not correctly sealed around the hose bibb supply piping. FBC §13-606.1.ABC.1.2



Some of the screw anchors not completely set & not sealed to prevent water & pest intrusion at the sliding glass door frame. FBC §13-606.1.ABC.1.2., §1707.4.4.1



Some of the screw anchors not completely set & not sealed to prevent water & pest intrusion at the sliding glass door frame. FBC §13-606.1.ABC.1.2., §1707.4.4.1
Florida Building Code (FBC)



Location of the previous photo/s

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



The sliding screen door sticks at the lock/latch.



The sod installation was incomplete.



The railroad tie wall is almost 3 feet high, has no railing & presents a tripping/safety hazard at the back of the building. FBC §1617.4.4



The railroad tie wall is almost 3 feet high, has no railing & presents a tripping/safety hazard at the back of the building. FBC §1617.4.4

Florida Building Code

§1617.4 Safeguards. Safeguards shall be required in and around buildings and structures such as covers, railings, stair-railings, handrails or other safeguards as defined in the regulations of the Occupational Safety and Health Administration (OSHA) 29CFR Part 1910 as applied to permanent structures and as specified herein.

§1617.4.4 Safeguards in and around buildings of Group R Occupancies shall provide protection for children by providing additional rails, vertical pickets or an ornamental filler below the top rail which will reject a 4-inch (102 mm) diameter object; permitting, however, such ornamental fillers to have individual openings not exceeding 64 sq inches (413 cm²) in area.



The railroad tie wall is almost 3 feet high, has no railing & presents a tripping/safety hazard at the back of the building. FBC §1617.4.4

Florida Building Code

§13-C4.1.4 Stucco infiltration barrier. Stucco on exterior frame walls shall may qualify as an infiltration barrier if the following conditions are met:

(1) Top plates, sill plates and sole plates or foundation joints to the stucco shall be sealed.

(2) All holes in the outer wall face shall be patched. The entire exterior wall shall be coated with a weather-resistant stucco layer of at least a 5/8 inch thickness for cementitious stucco or 1/2 inch for polymeric stucco.



There are cracks in the stucco at the wood framed upper level exterior wall that can allow water penetration through the wall. §13-C4.1.4



Location of the previous photo/s



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, Bheinking 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.



There were several broken tiles on the roof over the rear patio. There should not be any broken tiles on the new roof. The tiles need to be removed & replaced.



There are exposed nails at the wall abutment tiles. The nails should be covered to prevent expansion & contraction from the heat of the sun.



The roof wall abutments have not been correctly pointed up with mortar at the back patio. §1518.8, R118-3.13

Florida Building Code

§1518.8 Clay and concrete roof tile.

§1518.8.1 Application. All tile systems shall be installed over solid sheathed decks. All tile installation shall be in accordance with RAS 118, RAS 119, and RAS 120, as applicable.



The roof wall abutments have not been correctly pointed up with mortar at the back patio. §1518.8, R118-3.13

Florida Building Code

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.



Florida Building Code

§2104.10 Mortars for ceramic wall and floor tile. Portland cement mortars for installing ceramic wall and floor tile shall comply with ANSI A108.1 and be of the compositions indicated in Table 2104.10.



There is stucco visible & not completely painted at areas of the exterior.



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



Some of the stucco work appears to be uneven, curved in/concave & 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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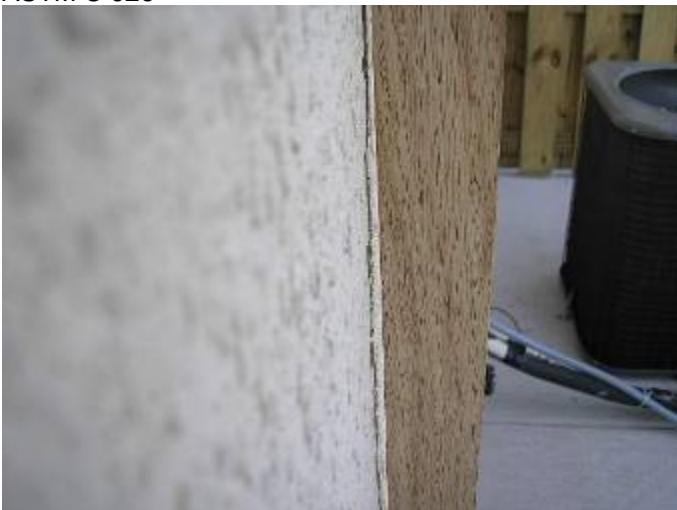
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A straight edge was verified at the sliding door & used to check the exterior walls.



The ornamental trim is not completely sealed at the exterior wall to prevent water & pest intrusion. FBC §13-606.1.ABC.1.2



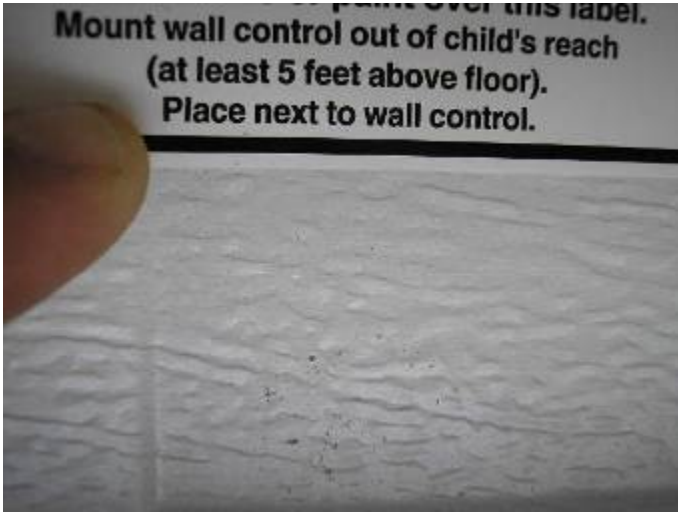
The drywall is not correctly sealed around the sprinkler system piping at the garage ceiling.

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 drywall is not correctly sealed around the sprinkler system piping at the garage ceiling.



The warning label needs to go on the wall by the auto door opener switch §M304.1



The warning label needs to go on the wall by the auto door opener switch §M304.1



The garage door auto opener control switch is too low on the wall.



The switch is required to be at least 5 feet above the floor.



The warning label needs to go on the wall by the auto door opener switch §M304.1



There is a crack in the concrete at the garage floor. The crack should be sealed & monitored for signs of further settlement.



There is a crack in the concrete at the garage floor. The crack should be sealed & monitored for signs of further settlement.



Location of the previous photo/s.



Trash & construction debris should be removed from the front of the house.



Trash & construction debris should be removed from the front of the house.

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
 - Owner: Five-O Building Inspections Inc. Ph # 561.756.3144
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