

07/28/06

Inspection Report of 6282 S. Military Trail, Lake Worth FL #705 Prepared for Muhammad A. & Nisreen Tina



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 6282 S. Unit 705 Military Trail Lake Worth FL 33463. 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 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.

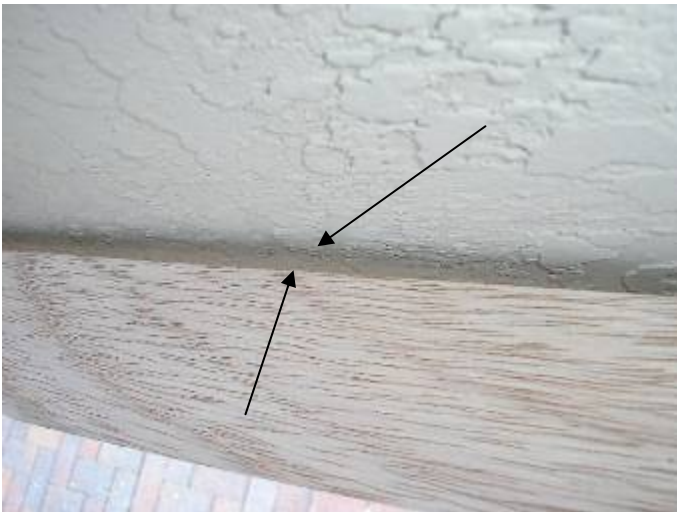
(c) An action founded on the design, planning, or construction of an improvement to real property, with the time running from the date of actual possession by the owner, the date of the issuance of a certificate of occupancy, the date of abandonment of construction if not completed, or the date of completion 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 east.



6282 S. Unit 705 Military Trail Lake Worth FL 33463



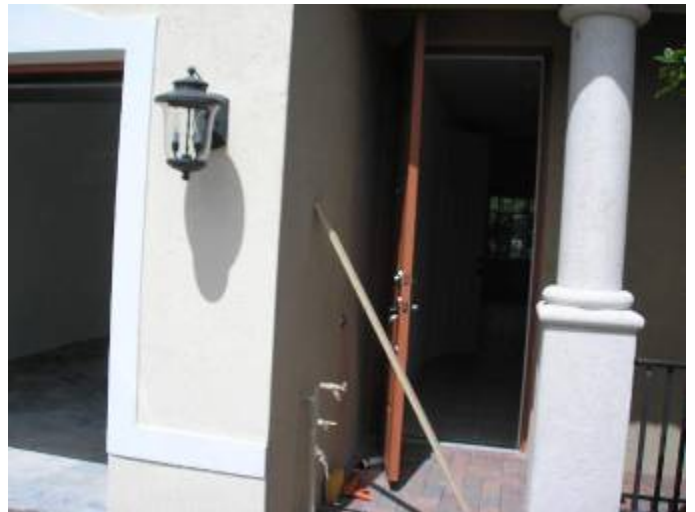
Some of the stucco work appears to be uneven, curved in & not the proper depth. ASTM C 926, §2504.2 §1403.1.3

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.



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



A straight edge was verified at the front door frame & used to check the exterior walls.



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



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



Some of the pavers were loose, damaged or out of place at the driveway & walkway.



Some of the grass is brown &/or dying from what appears to be foot traffic at the front of the building.



Some of the grass is brown &/or dying from what appears to be foot traffic at the front of the building.



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 at these locations to verify the thickness of the exterior stucco & compliance with ASTM C 926.



The condensate drain line is leaning over & not plumb or correctly supported.



The AC line cover is damaged with sharp edges. Cement, mortar or non-corrodible metal should be used to close the opening around the refrigerant line piping.



3 Anchors are required on each side of the condensing unit. M301.13.1 The AC refrigerant line piping was not correctly supported at 6 ft intervals as required. §M305.4

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.

§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.

Obtain anchorage engineering specs or add anchors as required.



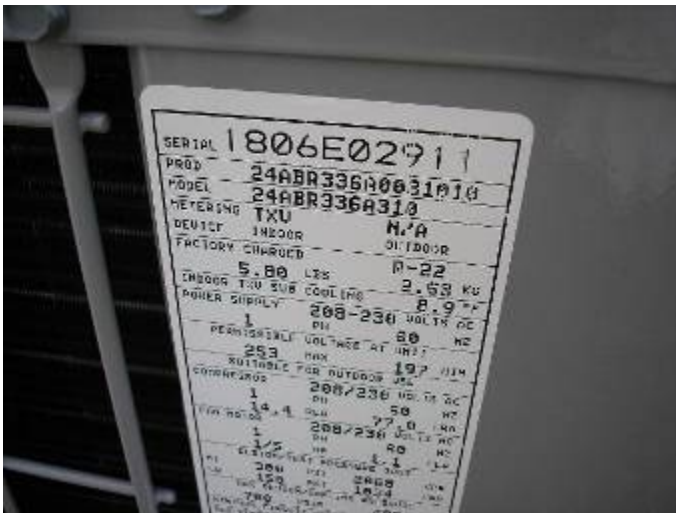
The exterior AC refrigerant line piping was not correctly supported at 6 ft intervals as required. §M305.4

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



AC Info Plate: 3 ton electric compressor.

(the following has been taken from the manufacturer's installation manual)

INSTALLATION 3 -- 10

Step 1 -- Check Equipment & Jobsite 3

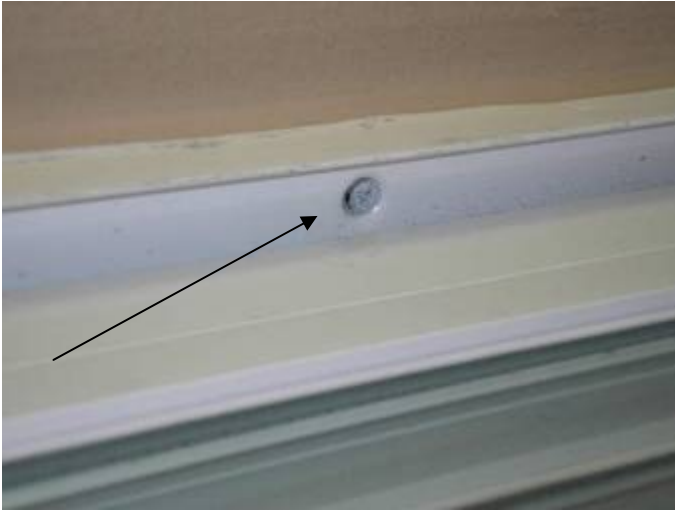
Step 2 -- Install on Solid Pad 3

Step 3 -- Clearance Requirements 3

STEP 3 —Clearance Requirements

When installing, allow sufficient space for airflow clearance, wiring, refrigerant piping, and service. Allow 30--in. clearance to service end of unit and 48 in. above unit. For proper airflow, a 6--in. clearance on 1 side of unit and 12 in. on all remaining sides must be maintained. Maintain a distance of 24 in. between units. Position so water, snow, or ice from roof or eaves cannot fall directly on unit.

The Builder has additional documentation from the manufacturer stating that this instruction does not apply in Florida – See the builder's report & documentation.



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 openings in the frame are not completely sealed to prevent water & pest intrusion at the sliding glass doors. FBC §13-606.1.ABC.1.2.



The landscape vegetation obstructs the required working space clearance at the AC disconnect electrical access cover. 36" clearance is required. 2002 NEC 110.26
2002 NEC



The height of the locks should not exceed 54 inches at the bedroom windows.

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 3	Condition 2

0-150	900 mm (3 ft)	900 mm (3 ft)	900 mm (3 ft)
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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.



The height of the locks should not exceed 54 inches at the bedroom windows.



Location of the previous photo/s.



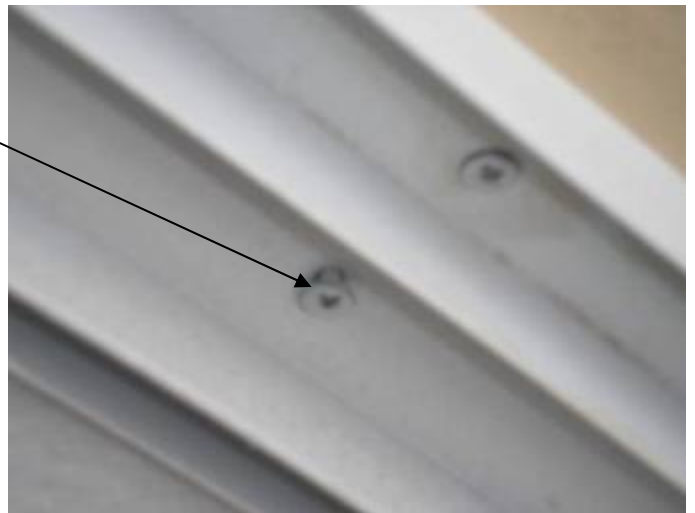
Some of the screw anchors are not installed at the bedroom closet door top tracks.



Location of the previous photo/s.



Location of the previous photo/s.



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 openings in the frame are not completely sealed to prevent water & pest intrusion at the sliding glass doors. FBC §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;

Location of the previous photo/s.



Some of the window locks stick & did not open & close correctly.

Florida Building Code

§P417.5.2 Pans. Floors under shower compartments, except where prefabricated receptors have been provided, shall be lined and made water tight by the provision of suitable shower pans of approved material. Such pans shall turn up on all sides at least 2 inches (51 mm) above the finished threshold level. Pans shall be securely fastened to the waste outlet at the seepage entrance, making a water-tight joint between the pan and the outlet.



The 2nd floor drains were taped & 1 & ½ inches of water was left to stand. §P417.5.2



Water leaked from the shower through the wall to the master bathroom floor after about ½ hr. §P417.5.2



The tiles will need to be removed & the pan relined for a correct repair. §P417.5.2



Some of the plumbing supply lines are not correctly secured or sealed at/behind the wall at the W.C. (toilets) & for the sink faucets.



Location of the previous photo/s.

Inspection Report of 6282 S. Military Tr. Lake Worth FL 33463 Unit 705 7.28.06

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 were broken & incorrectly repaired roof tiles at several locations. The broken roof tiles should be removed & replaced, not “glued” back together.



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 photo/s from the master balcony. The builder does not permit inspectors to walk on the roof.



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

§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.

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 flashing is not sealed at the bottom at the master balcony sliding glass doors.



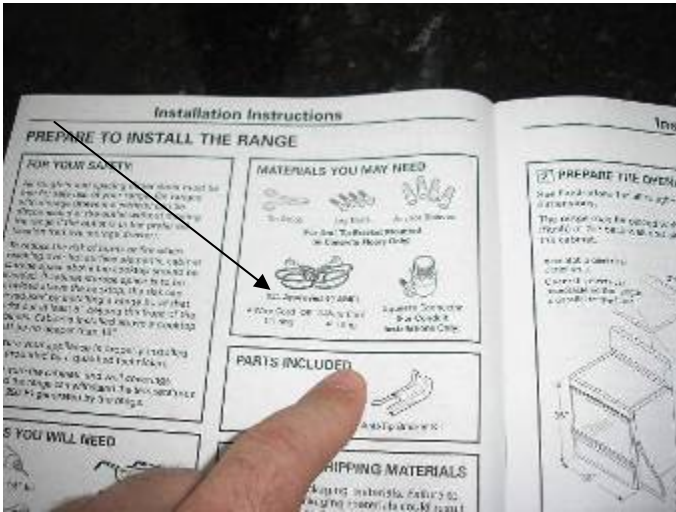
Some of the stucco work appears to be uneven, curved in/concave & not the proper depth. ASTM C 926, §2504.2 §1403.1.3



Location of the previous photo/s.



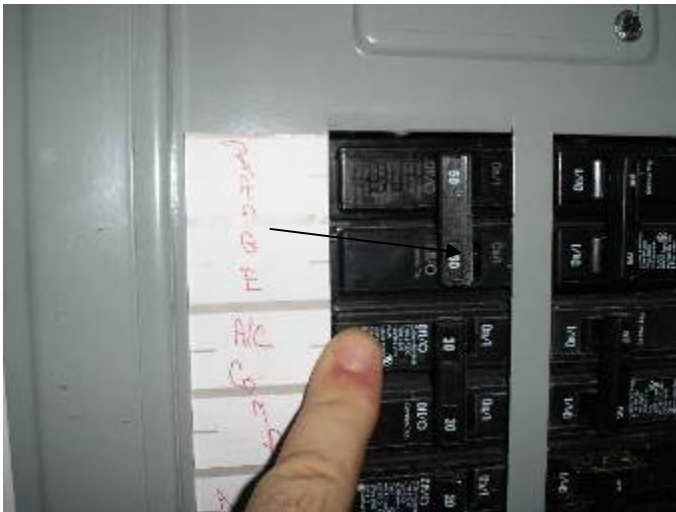
The range is installed with an electrical cord rated at 40 amps. The 50 amp overcurrent protection breaker in the main distribution panel is too big. §M304.1



Review the manufacturer's installation instructions.



Location of the previous photo/s.



The range is installed with an electrical cord rated at 40 amps. The 50 amp overcurrent protection breaker in the main distribution panel is too big. §M304.1

Florida Building Code

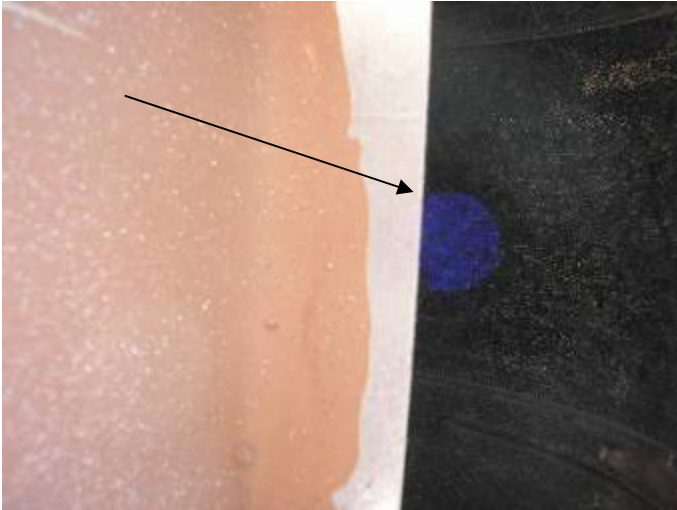
§M304.1 General. Equipment and appliances shall be installed as required by the terms of their approval. Equipment and appliances shall be installed in accordance with the conditions of listing and the manufacturer's installation instructions and this code. Manufacturer's installation instructions shall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



There were broken & incorrectly repaired roof tiles at several locations. The broken roof tiles should be removed & replaced, not "glued" back together.



Some of the exhaust vent hoods do not appear to have the correct screening or dampers to prevent pest intrusion.



Some of the exhaust vent hoods do not appear to have the correct screening or dampers to prevent pest intrusion.



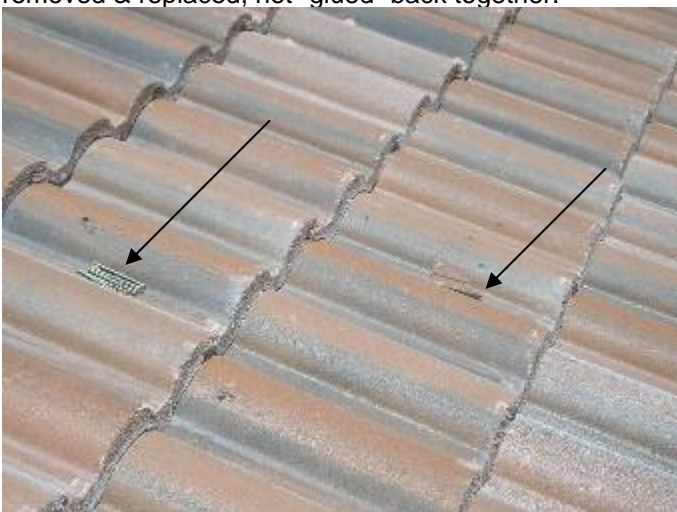
There is broken tile & debris at several locations.



There were broken & incorrectly repaired roof tiles at several locations. The broken roof tiles should be removed & replaced, not "glued" back together.



There is broken tile & debris in some valley locations.



There is broken tile & debris at several locations.



There were broken & incorrectly repaired roof tiles at multiple locations. The broken roof tiles should be removed & replaced, not "glued" back together.



See the documentation from the builder that states the tile headlap does not need to be a minimum of 3 inches in all cases.

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_f) (listed in tile product control approval) to meet or exceed the moment of resistance (M_r) as determined by following the procedures outlined in RAS 127.

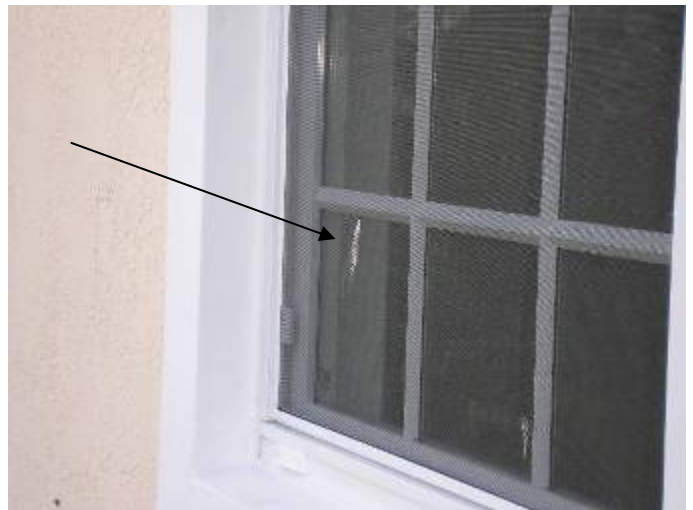
The roof tiles are 16 & 1/2" in length. There should be no more than 13 & 1/2 inches of exposed roof tile to allow for the correct headlap. §1518.8.11



Areas around the flashing need to be completely sealed. §13-606.1.ABC.1.2, §1403.1.3



Location of the previous photo/s.



There is paint on the rear guest bedroom screen.



Some of the stucco is visible indicating there is not enough paint on the exterior walls.



Some of the stucco is visible indicating there is not enough paint on the exterior walls.



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



There were broken & incorrectly repaired roof tiles at several locations. The broken roof tiles should be removed & replaced, not "glued" back together.



There were broken & incorrectly repaired roof tiles at several locations. The broken roof tiles should be removed & replaced, not "glued" back together.



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



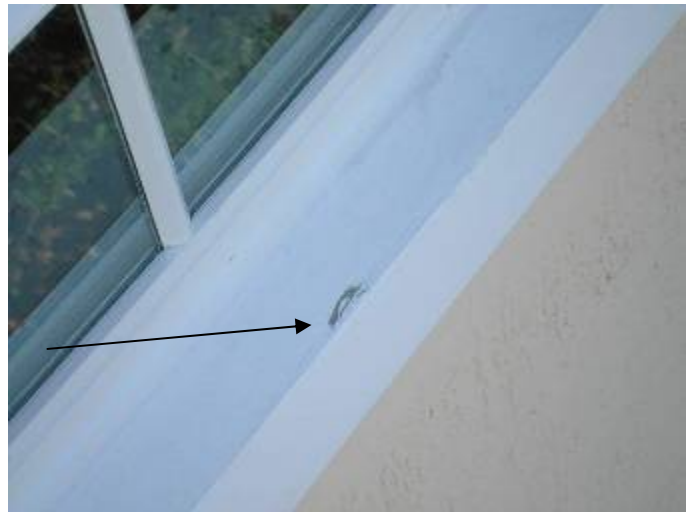
There is paint overspray on many of the roof tiles.



There is paint overspray on many of the roof tiles.



All debris should be removed from the roof.



There was damage to the trim around the rear guest bedroom window.



Location of the previous photo/s.



The garage vehicle auto door opener counter balance spring did not operate correctly. The door slams down when it is let go.



There is staining or discoloration on the garage floor. It does not appear that the discoloring can be washed away. The "new" floor should be painted.



Note: 50 gallon electric water heater.



Note: the power was not on until the end of the inspection. Plumbing faucets need to be reviewed for hot & cold.



Some of the plumbing supply lines are not correctly secured or sealed at/behind the wall at the W.C. (toilets) & for the sink faucets.



Some of the plumbing supply lines are not correctly secured behind the wall at the W.C. (toilets) & for the sink faucets. This line was bent & not level.



Damage to the pocket door should be corrected.



Location of the previous photo/s at the 1st floor bathroom.



The top of the trim is not correctly sealed to prevent AC loss at the front & garage access door frames. FBC §13-606.1.ABC.1.2



The top of the trim is not correctly sealed to prevent AC loss at the front & garage access door frames. FBC §13-606.1.ABC.1.2



Location of the previous photo/s.



Some of the AC vent registers are not completely sealed or secured at the drywall.



Location of the previous photo/s.



The foil vent duct is a fire hazard per the manufacturer.



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



The thin aluminum foil dryer vent duct material is a fire hazard per CSPC & the manufacturer. See the warning label like this one on the back of the dryer. §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.

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).

Note: we were not permitted to enter the attic. We were able to do a limited inspection from a ladder.



Next photos at the 2nd floor attic access. The builder does not permit the inspector to leave the ladder. A full attic inspection is recommended.

The ductwork is partially installed over the attic access. The duct should be moved to prevent damage & allow easy access into the attic.



Insulation should be secured to the back of the attic access cover.

There is damage to the outer jacket of some of the AC ductwork. The duct should be correctly repaired.

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. >>>>>>>>

- >>>>>4. Horizontal duct shall be supported at intervals not greater than 5 feet. Duct sag between supports shall not exceed ½ 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.



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.



Some of the AC ductwork is not correctly installed or supported in the attic. §13-610.1.ABC.3.3.6



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.



Some of the AC ductwork is not correctly installed or supported in the attic. §13-610.1.ABC.3.3.6



The openings in the roof sheathing/at the exhaust vents can become air intakes when the AC is operating. There is no designed make-up air provided with this AC system.



The area around the exhaust vent ducting is not sealed to prevent water & pest intrusion into the attic & house.



Camera flash turned off: The area around the exhaust vent ducting is not sealed to prevent water & pest intrusion into the attic & house.



The plumbing drain waste vent stack terminates too close to bath exhaust vent opening. Sewer gasses can re-enter attic & house- Potential Hazard. §P904.5
Florida Building Code

§P904.5 Location of vent terminal. An open vent terminal from a drainage system shall not be located directly beneath any door, openable window, or other air intake opening of the building or of an adjacent building, and any such vent terminal shall not be within 10 feet (3048 mm) horizontally of such an opening unless it is at least 2 feet (610 mm) above the top of such opening.



The drywall screws & light gauge metal are not designed to support the weight of persons entering the guest house attic. §2504.5



The drywall screws & light gauge metal are not designed to support the weight of persons entering the guest house attic. §2504.5



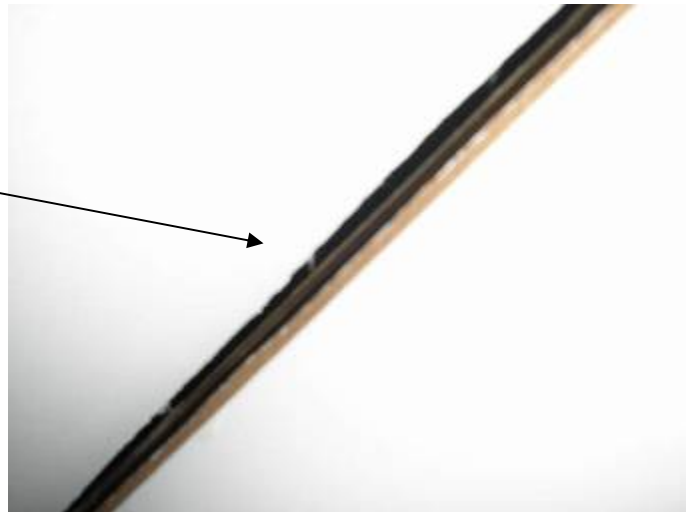
The 2x4 blocking should be secured through the trusses with 16d nails.

Florida Building Code

§2504.5 Application of steel studs

§2504.5.1 Nonload-bearing steel framing shall be installed in compliance with the provisions of ASTM C 754.

Drywall screws & light, 25 gauge metal framing studs are not designed to support persons entering an attic at the 2x4 wood blocking between the trusses. §2504.5.1



The attic access cover does not fit correctly to prevent AC loss at the hatch frame.

The attic access cover does not fit correctly to prevent AC loss at the hatch frame.



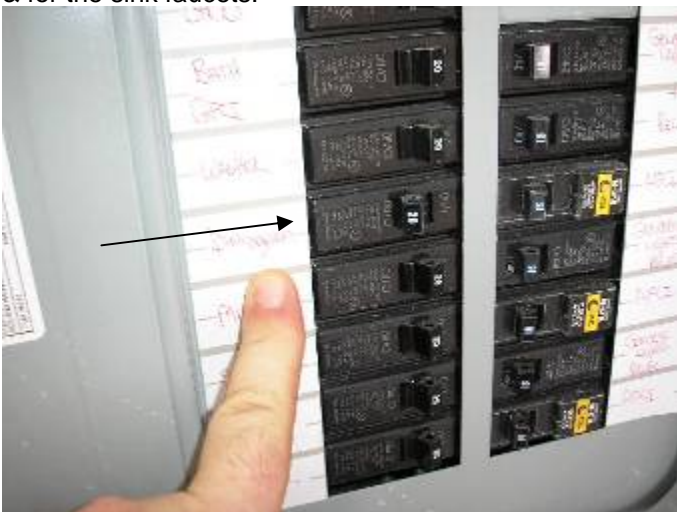
The right lavatory sink stopper did not operate correctly at the 2nd floor guest bathroom.



Some of the plumbing supply lines are not correctly secured or sealed at/behind the wall at the W.C. (toilets) & for the sink faucets.



Location of the previous photo/s.



The breaker marked living room was off & we were instructed not to turn it on by the builder's representative. The panel cover was not removed per builder request.



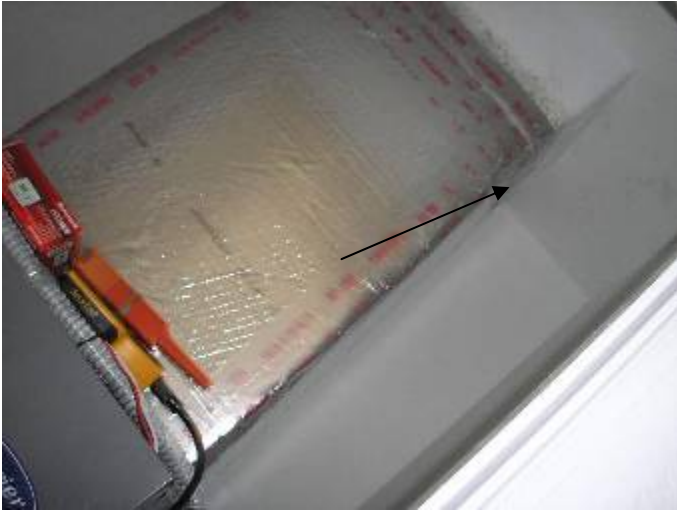
The circuits are not all completely identified to indicate the location of service.



The AFCI arc fault breaker did not move to the fully tripped position when tested.



Note: There is only 1 receptacle outlet at the master bathroom lavatory sink area. Review the electrical plan to confirm there should not be 2 separate outlets.



Location of the previous photo/s.



Location of the previous photo/s.



Location of the previous photo/s at the AC air handler on the 2nd floor.

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.



Note: Some of the receptacle outlets had voltage drops that exceed 5% 2002(NEC) 210.19 Conductors. - See Below.

2002 National Electric Code (NEC)

(C) Explanatory Material. Explanatory material, such as references to other standards, references to related sections of this Code, or information related to a Code rule, is included in this Code in the form of fine print notes (FPNs). Fine print notes are informational only and are not enforceable as requirements of this Code.

FPN: The format and language used in this Code follows guidelines established by NFPA and published in the NEC Style Manual. Copies of this manual can be obtained from NFPA.

See the builder's/electrical engineer's response to this item. **The voltage drops noted in the report are referenced as a suggested guideline & informational only. They are not considered a violation of the code & this condition is not enforceable.**

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.

(FPNs). Fine print notes are informational only and are not enforceable as requirements of this Code.

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**
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