Five-O Building Inspections **Office: 772.220.5810**
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Stuart FL 34997 **Cell: 561.756.3144**
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07/27/06

Inspection Report of 945 Fleming Way Stuart Florida 34997 Prepared for Dr Warren

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 945 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 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.

Inspection Report of 945 Fleming Way Stuart Fl 34997 for Dr Warren 7.27.06

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

945 Fleming Way Inspection.

The strapping is loose & not correctly secured at some of the landscape trees.

Location of the previous photo/s.

The landscape vegetation obstructs the required working space clearance at the condensing unit electrical access cover. 36” clearance is required. 2002 NEC 110.26

Cement, mortar or non-corrodible metal should be used to close the opening around the refrigerant line piping. §1205.1.2.2

Florida Building Code

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

3 Anchors are required on each side of the condensing unit. M301.13.1 Obtain anchorage engineering specs or add anchors as required.

Note: a 5 ton cooling system has been installed at this 2100 sq ft building. Obtain the A.C. design plans to verify this system is not too large for the building.

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.

Inspection Report of 945 Fleming Way Stuart Fl 34997 for Dr Warren 7.27.06

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 3	Condition 2
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.

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

The A/C condensing unit is installed under the eave & in a direct water runoff area. See the builder’s statement that the manufacturer’s instructions are not intended for Florida.

(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

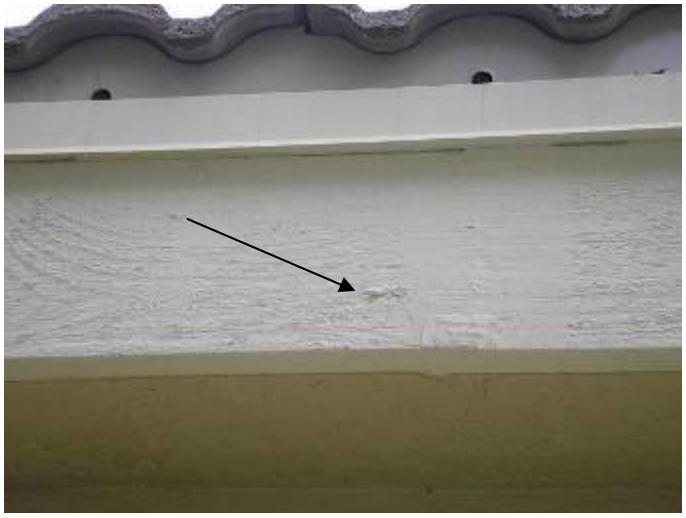
When installing, allow sufficient space for airflow clearance, wiring, refrigerant piping, and service. Allow 30--in. clearance to service end of unit and 48 in. above unit. For proper airflow, a 6--in. clearance on 1 side of unit and 12 in. on all remaining sides must be maintained. Maintain a distance 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.

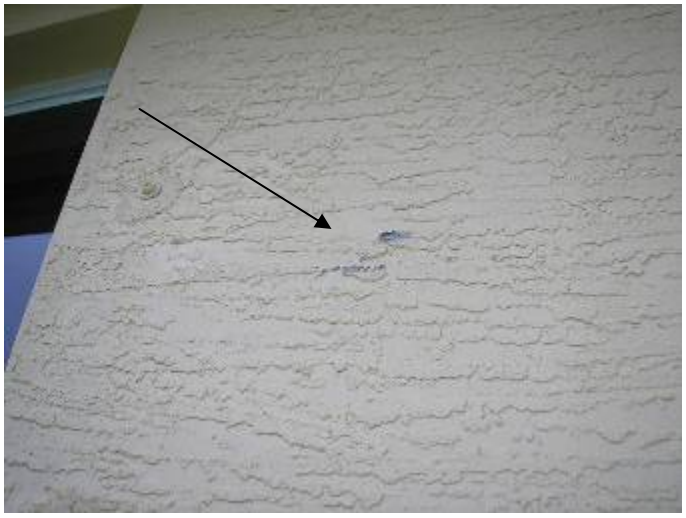
The yard at the sides of the building are very wet & did not appear to be draining correctly. The rear yard appears to be pitched towards the building.

Location of the previous photo/s.



There were several nails protruding through the fascia. Dr Warren requested we mention this concern.

Location of the previous photo/s.



Paint touch-up is required. See the clients walk through punch list for similar concerns.

Location of the previous photo/s.

There were gaps between the sliding glass doors & frame. §13-606.1.ABC.1.2

Inspection Report of 945 Fleming Way Stuart Fl 34997 for Dr Warren 7.27.06

Florida Building Code

§13-606.1.ABC.1.2 Exterior Joints or Openings in the Envelope.
Exterior joints, cracks, or openings in the building envelope that are sources of air leakage shall be caulked gasketed, weatherstripped
or otherwise sealed in accordance with the criteria in §13-606.1.ABC.1.2.1 through §13-606.1.ABC.1.2.5.

§13-606.1.ABC.1.2.1 Exterior and Adjacent Walls. Exterior and adjacent walls shall be sealed at the following locations:

1. Between windows and doors and their frames;

2. Between windows and door frames and the surrounding wall;

Location of the previous photo/s.

The yard at the sides of the building are very wet & did not appear to be draining correctly. The rear yard appears to be pitched towards the building.

Location of the previous photo/s.

Some of the support straps were loose at the trees around the yard.

The top of the tree in the back yard is brown & should be monitored for further deterioration.

The plumbing waste line cleanout access is located in an area where pedestrian traffic is likely. The cleanout pipe is a trip hazard. §P708.2

Florida Building Code

§P708.2 Cleanout plugs. Cleanout plugs shall be of brass, plastic or other approved materials. Brass cleanout plugs shall be utilized with metallic drain, waste and vent piping only, and shall conform to ASTM A 74. Plastic cleanout plugs shall conform to the requirements of §P702.4. Plugs shall have raised square or countersunk square heads. Countersunk heads shall be installed where raised heads are a trip hazard. Cleanout plugs with borosilicate glass systems shall be of borosilicate glass.

Location of the previous photo/s.

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

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There are replacement tiles that do not match the original roof color. The tiles should be removed & replaced with matching color tiles.

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The roof tiles are 16 & ½” 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 See Below & builder response

The tile exposure is 14 inches or more at multiple locations. This indicated there is less than 3’” overlap.

All debris should be removed from the roof.

There appear to be cuts in the roof underlayment in the valleys. Any damaged roof underlayment should be correctly repaired.

There are replacement tiles that do not match the original roof color. The tiles should be removed & replaced with matching color tiles.

Some of the bird stop weep hole openings are blocked & obstructed with construction debris. All of the weep holes should be open & free of debris. §1518.8.9

Florida Building Code

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

Location of the previous photo/s.

All nails & debris should be removed from the roof.

Inspection Report of 945 Fleming Way Stuart Fl 34997 for Dr Warren 7.27.06

Note: Roof repair work was in progress during the time of the inspection.

There are replacement tiles that do not match the original roof color. The tiles should be removed & replaced with matching color tiles.

The tile exposure is 14 inches or more at some locations. The tile headlap or overlap is required to be 3 inches. §1518.8.11

The roof tiles are 16 & ½" 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

Florida Building Code

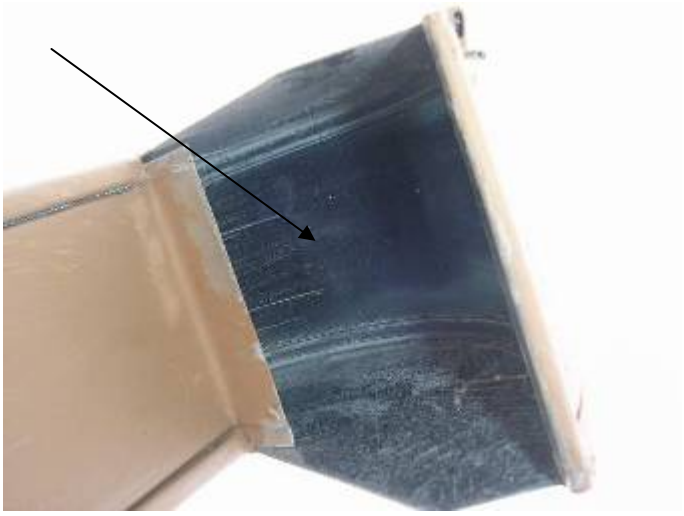
§1507.4.5.2.1 Roof tile shall be in accordance with the physical test requirements as follows:

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.

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



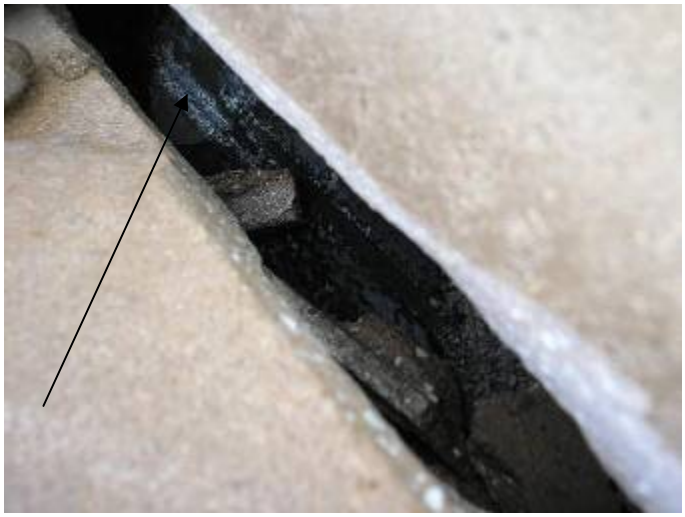
Some of the exhaust vent hoods do not appear the have the correct screening or dampers to prevent pest intrusion.

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

Location of the previous photo/s.

Note: Roof repair work was in progress during the time of the inspection.

There is broken tile & debris in some of the valleys.



There appear to be cuts in the roof underlayment in the valleys. Any damaged roof underlayment should be correctly repaired.

There appear to be cuts in the roof underlayment in the valleys. Any damaged roof underlayment should be correctly repaired.

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.

There is exposed underlayment at some of the valleys. The tiles are mot mitered to meet correctly in the center of the valley. §1518.8.1, R118-3.09

Florida Building Code

§1518.8 Clay and concrete roof tile.

R118-3.09 Valleys CHOOSE ONE of the following:

R118-3.09A. Standard Roll Valley

1. Closed Valley - Miter tile to meet at center of valley.

2. Open Valley Chalk a line minimum 2 in. on both sides valley center. Place bed of mortar along outside edge of chalk lines. Miter tile to form straight border and point mortar to finish.

All construction debris should be removed from the roof.

Some of the bird stop weep hole openings are blocked & obstructed with construction debris. All of the weep holes should be open & free of debris. §1518.8.9

Location of the previous photo/s.

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

There appear to be cuts in the roof underlayment in the valleys. Any damaged roof underlayment should be correctly repaired.

Location of the previous photo/s. All debris should be removed from the roof. There is exposed underlayment at some of the valleys R118-3.09

There were cracked & broken tiles on the roof at several locations.

The broken tiles should be removed & replaced with new tiles.

There were cracked & broken tiles on the roof at several locations.

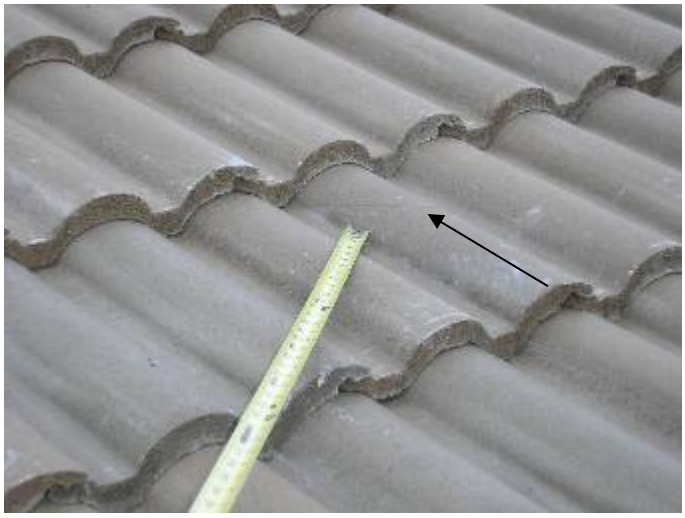
There were broken & incorrectly repaired roof tiles at several locations. The broken roof tiles should be removed & replaced, not “glued” back together.

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

Location of the previous photo/s.



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 the have the correct screening or dampers to prevent pest intrusion.

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

Location of the previous photo/s.

Some of the hip & ridge cap tiles do not appear to be correctly secured or bonded. We were not granted access to walk the roof to verify this condition.

Location of the previous photo/s.

There were tiles that did not appear to be correctly set at multiple locations. We were not granted access to walk the roof to verify this condition.

There were tiles that did not appear to be correctly set at multiple locations. We were not granted access to walk the roof to verify this condition.

Location of the previous photo/s.

The builder's representative agreed to straighten out the AC condensate drain piping.

Wasps' nests should be removed from the exterior of the building. –Hazard.

Location of the previous photo/s.

The stucco at the entryway ceiling is concave or curved up & does not appear to be the correct thickness. Review the builder's stucco report to determine if this area was tested.

There is no paint on the top of the front door trim.

Location of the previous photo/s.

The sections of the front yard were very wet did not appear to be draining correctly.

Location of the next photos taken from the attic access hatches.

The 2x4 ceiling support bracing does not allow the attic access lid to be opened easily. §2309.6

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.

Some of the trusses did not appear to be correctly supported by the concrete in the beam. Voids under the trusses need to be filled for correct support.

Some of the trusses did not appear to be correctly supported by the concrete in the beam. Voids under the trusses need to be filled for correct support.

Some of the insulation was out of place in the attic.

Florida Building Code

§2306.2 Other fastenings. Where framing anchors, clips, staples, glues or other methods of fastening are used, they shall be labeled, listed and installed in accordance with their listing.

Some of the AC refrigerant line piping was not correctly supported at 6 ft intervals as required in the attic. §M305.4 Some of the insulation was out of place in the attic.

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

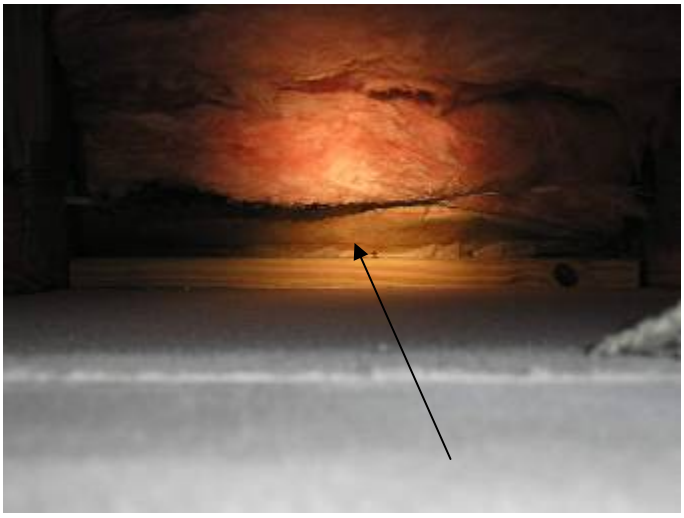
The ceiling joist (rat run) was not completely secured in the attic. §2306.2

Florida Building Code

§708.2 Concealed installation

§708.2.1 Insulating materials, when concealed as installed, in buildings of any type construction, shall have a flame spread rating of not more than 75 and a smoke developed rating of not more than 450.
§708.2.2 When such materials are installed in concealed spaces in buildings of Type III, Type V or Type VI construction, the flame spread and smoke developed limitations do not apply to facings, coverings and layers of reflective foil insulation that are installed behind and in substantial contact with the unexposed surface of the ceiling, wall or floor finish.

The manufacturer states the paper facing is flammable & should not be exposed. §M304.1, §708.2



There is exposed kraft paper insulation backing in the attic. The manufacturer states the facing will burn & should not be exposed. §M304.1, §708.2

There were unsealed openings in the drywall under the electrical panel in the garage.

Location of the previous photo/s. next photos taken from the bedroom attic access.

Some of the AC ductwork was sagging & not correctly supported. §13-610.1.ABC.3.3.6

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 radium 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 was sagging & not correctly supported. §13-610.1.ABC.3.3.6

The ductwork needs to be supported within 18 inches of the distribution boxes. §13-610.1.ABC.3.3.6

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The west master bedroom receptacle tested loose or open ground. The grounding condition was repaired during the inspection.

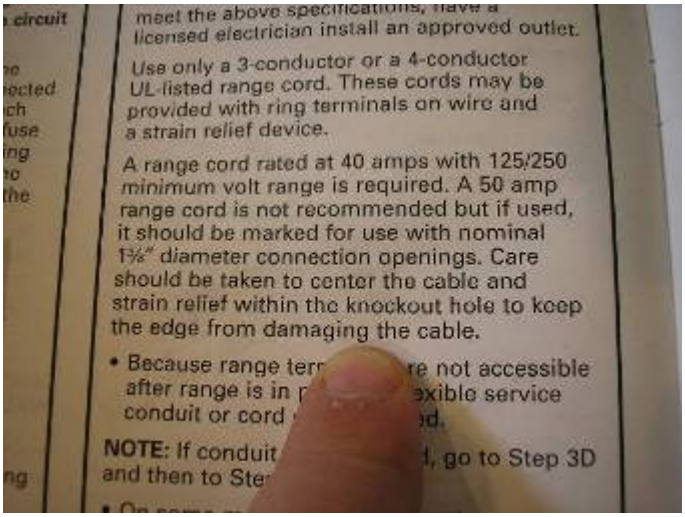
The outlets were loose in the wall after the repair was completed.

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

The laundry room receptacle outlet was repaired during the inspection.

The sliding glass door was sticking in the frame.

We recommend viewing the ductwork behind the panel above the microwave after closing. We were not given permission to remove the panel.



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

A 40 amp rated cord is used at the range & recommended by the manufacturer.

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.

Florida Building Code

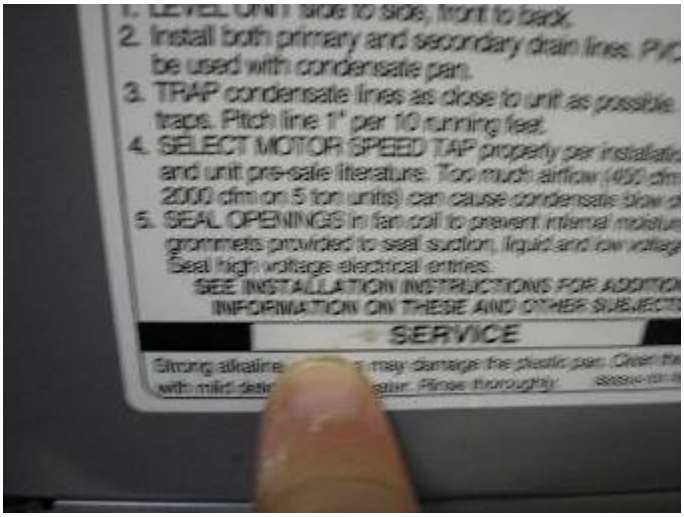
§M304.1 General. Equipment and appliances shall be installed as required by the terms of their approval. Equipment and appliances shall be installed in accordance with the conditions of listing and the manufacturer's installation instructions and this code. Manufacturer's installation instructions shall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

Review the manufacturer's installation instructions.

Location of the previous photo/s.

The low voltage line should not enter the air handler at this location.

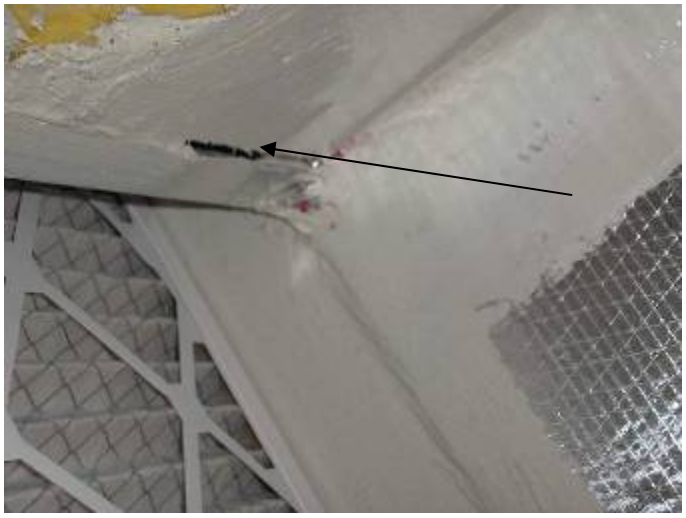
The AC air handler is not completely sealed; the grommet has not been installed around the wiring through the top of the unit. §13-410.1.ABCD.3.5



Note: 10 kW heater listed on information label. We were not given permission to verify the amp draws at the electric panel.

Florida Building Code

§M603.4.2 Fibrous Glass Duct, Rigid. All joints, seams and duct wall penetrations including, but not limited to, the joints between sections of duct and the joints between duct and other distribution system components shall be mechanically attached and sealed to 100 percent closure using approved closure systems as specified in §M603.1.



There are unsealed openings in the ductwork at the return plenum under the AC air handler.

Florida Building Code

§M603.1.2 Sealing. Air distribution system components shall be sealed to 100 percent closure with approved closure systems.

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

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**