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The rear sliding screen door was damaged at the time of the inspection. The builder's representative contacted a repair person to correct the condition.

Florida Building Code

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

Repairs to the duct board were completed during the 3rd inspection.

Florida Building Code

§M603.1 General. An air distribution system shall be designed and installed to supply the required distribution of air. The installation of an air distribution system shall not affect the fire protection requirements specified in the building code. Ducts shall be constructed, braced, reinforced and installed to provide structural strength and durability. All transverse joints, longitudinal seams and fitting connections shall be securely fastened and sealed in accordance with the applicable standards of this section.

All enclosures which form the primary air containment passageways for air distribution systems shall be considered ducts or plenum chambers and shall be constructed and sealed in accordance with the applicable criteria of this section.

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.

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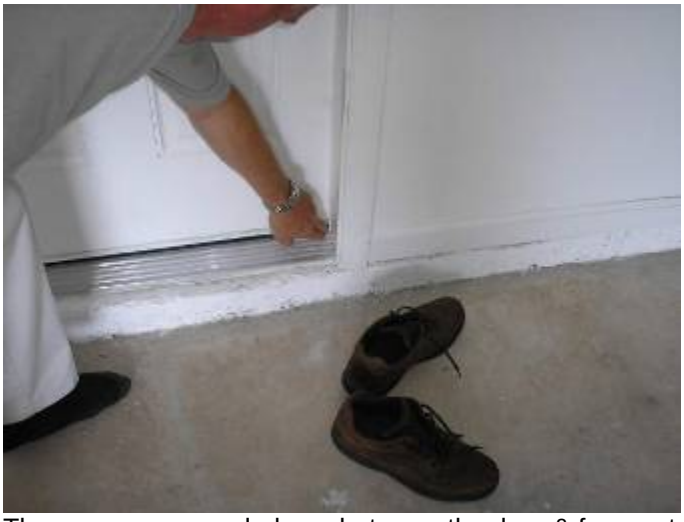


There was an unsealed gap between the door & frame at the garage/laundry area access. §13-606.1.ABC.1.2

Florida Building Code

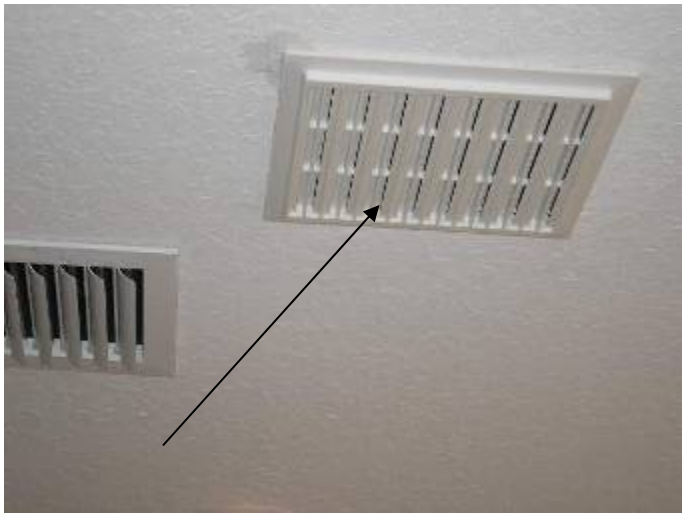
§13-606.1.ABC.1.2 Exterior Joints or Openings in the Envelope.

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:

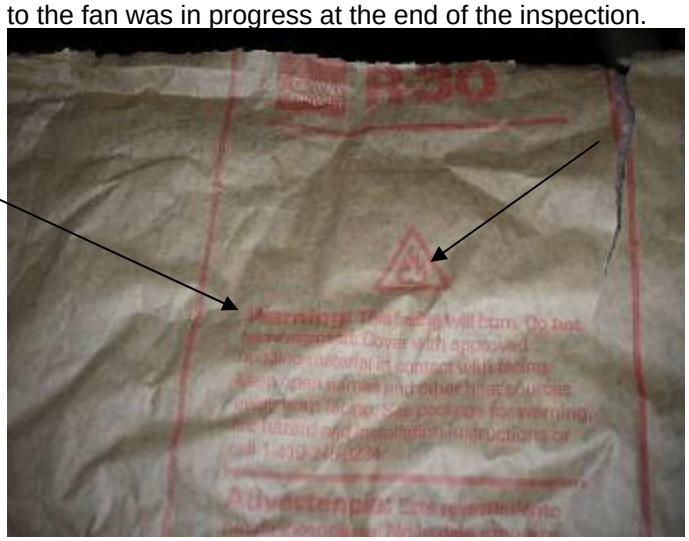
1. Between windows and doors and their frames;
2. Between windows and door frames and the surrounding wall;

Touch-up paint was applied at the hinges at the garage/laundry door frame at the time of the inspection.



The exhaust vent fan was still very noisy & not operating correctly at the 2nd floor SW guest bathroom. The repair to the fan was in progress at the end of the inspection.

Permission to view the attic space from a ladder was given at this inspection.



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

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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.

Florida Building Code

§M603.11 Condensation. Provisions shall be made to prevent the formation of condensation on the exterior of any duct.

Florida Building Code

§M603.5.6.6 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 construction 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.

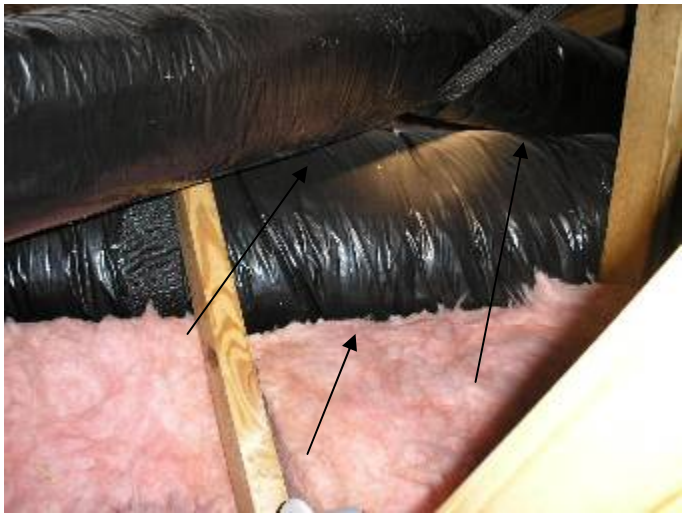
3. Terminal devices shall be supported independently of the flexible duct. >>>>>>>>>>>>>>>>>>

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

Some of the insulation was out of place & not correctly installed. There was no insulation on the back of the attic access cover.



Some of the ductwork was not correctly supported off the attic insulation or other ductwork to prevent condensation & related problems. §M603.11,§M603.5.6.6

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Some of the ductwork was not correctly supported off the attic insulation or other ductwork to prevent condensation & related problems. §M603.11,§M603.5.6.6

All debris & insulation scraps should be removed from the attic.

Some of the ductwork was not correctly supported off the attic insulation or other ductwork to prevent condensation & related problems. §M603.11,§M603.5.6.6

Some of the AC refrigerant line piping was not correctly supported in the attic. §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

Florida Building Code

§13-604.1.ABC.1 Ceiling Insulation. Ceilings shall have an insulation level of at least R-19, space permitting. For the purposes of this code, types of ceiling construction that are considered to have inadequate space to install R-19 include single assembly ceilings of the exposed deck and beam type and concrete deck roofs. Such ceiling assemblies shall be insulated to at least a level of R-10.

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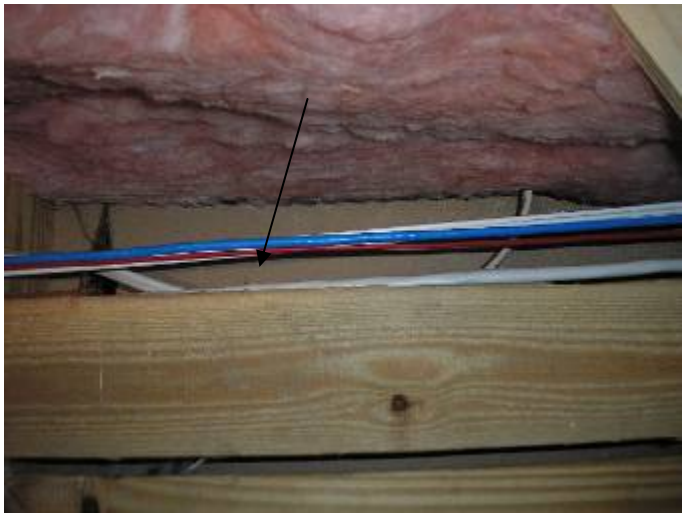
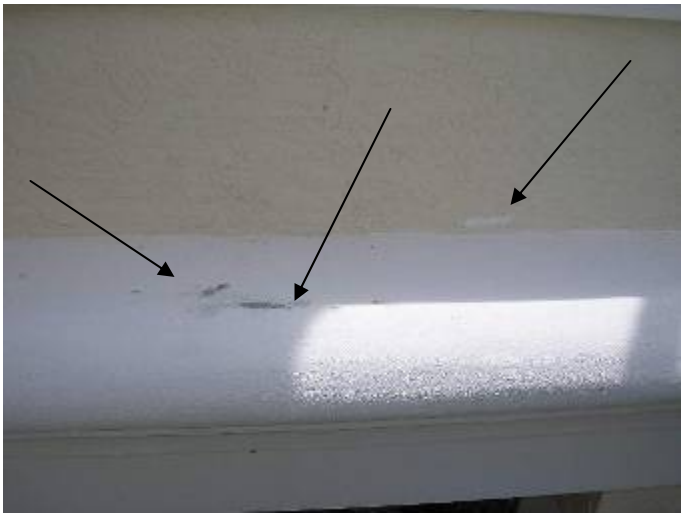
Insulation had not been installed at the back of the drywall by the attic access opening. §13-604.1.ABC.1



Insulation had not been installed at the back of the drywall by the attic access opening. §13-604.1.ABC.1



There were some areas that needed paint touch-up &/or cleaning.

There were some broken tile pieces that were incorrectly "glued" back together with an RT-600 type adhesive product. These tiles should be removed & replaced.

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.

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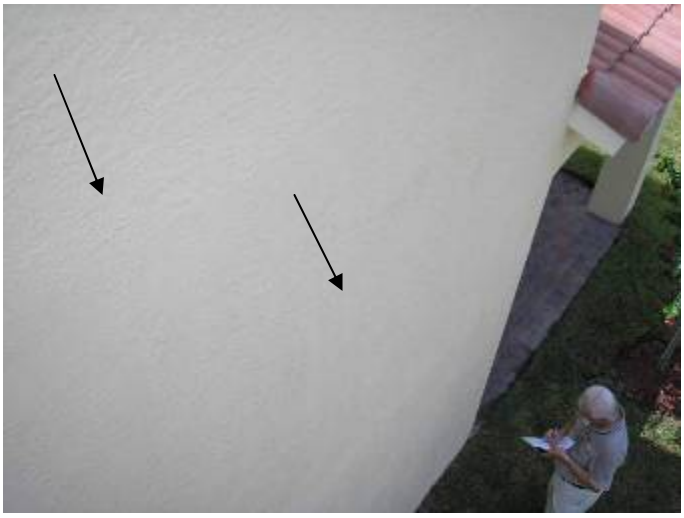
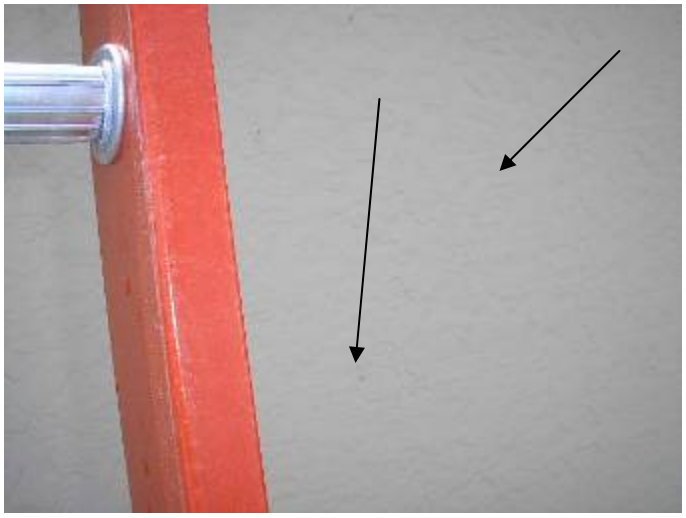


There were still some areas with exposed stucco & not enough paint on the exterior walls.

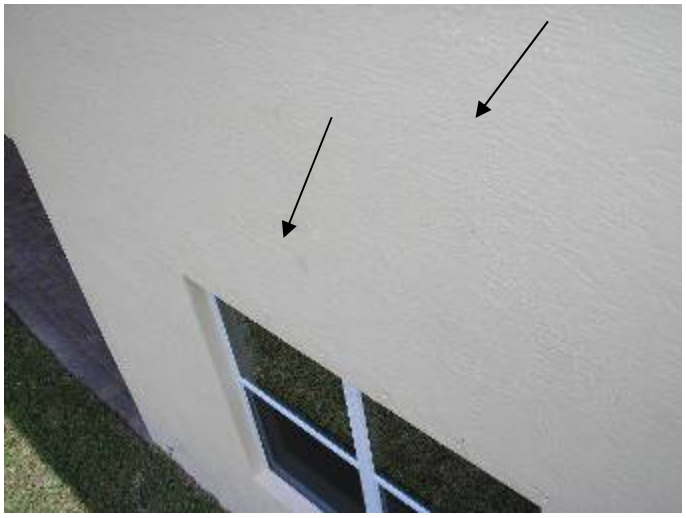


There were still some areas with exposed stucco & not enough paint on the exterior walls.

There were some broken tile pieces that were incorrectly “glued” back together with an RT-600 type adhesive product. These tiles should be removed & replaced.

Location of the previous photo.

Location of the previous photo/s.



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Re-Inspection & 3rd Walk Through Inspection of 1076 Fleming Way 7.19.06

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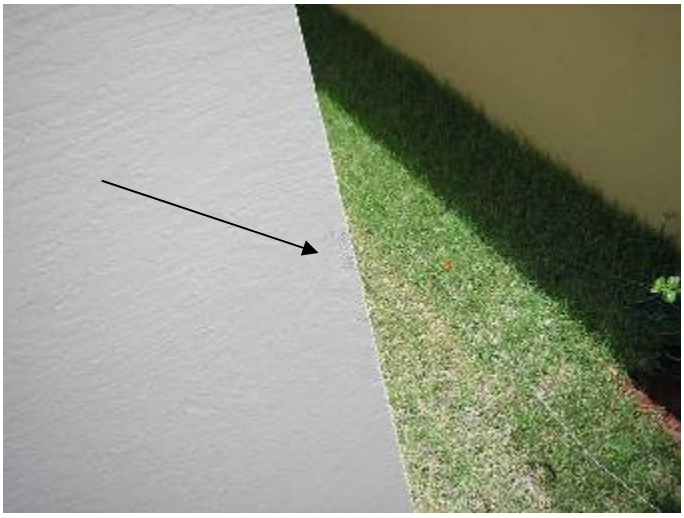

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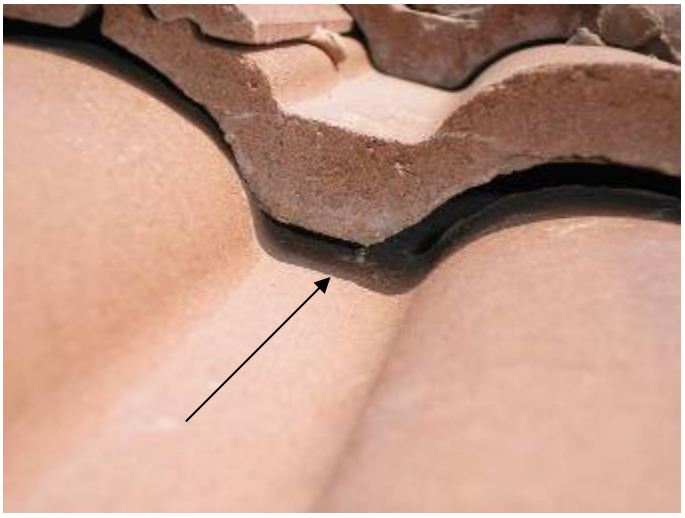

There is a roof tile anchor nail that is not fully set & holding up the adjacent tile. The nail should be properly set to allow the tile to be positioned correctly.

Location of the previous photo.

Location of the previous photo/s.

The RT-600 type roof tile adhesive is not designed to be exposed to the U.V./sunlight. The tile should be correctly secured.

There were some broken tile pieces that were incorrectly “glued” back together with an RT-600 type adhesive product. These tiles should be removed & replaced.

There is an open/unsealed opening under the roof drip edge flashing.

Location of the previous photo/s.

The expandable foam is not designed to be exposed to U.V. damage from sunlight. The bottom of the refrigerant line cover is not correctly sealed. §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.

This item remains uncorrected as of the time of the inspection.

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The following items were reported on 4/23/06 & have been addressed in writing by the builder. See the documentation provided in the builder's repair/response report. The builder's report & response should be incorporated into this report.

The builder has documentation indicating the code section concerning headlaps is not fully applicable in the installation of these roof tiles.

The maximum allowed tile exposure should be not more than 13 & ¼ inches. §1518.8.11

Some of the tile exposures are 14 inches or more.

Some of the roof tile headlaps are 2 inches or less. The minimum headlap (tile overlap) is 3 inches. §1518.8.11

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Florida Building Code

§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.

The roof tiles are 16" to 16 & ½" in length. There should be no more than 13 – 13 & 1/2 inches of exposed roof tile to allow for the correct headlap. §1518.8.11

The openings in the ridge cap tiles measure approximately 1 inch from the edge. There should be no exposed nail openings in the tiles on the roof. §1518.8.11

The builder's representative has stated that the hip & ridge cap overlap condition noted previously has been addressed & corrected. We were not allowed to walk on the roof to verify this correction.

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.

See the engineer's documentation concerning stucco & the certification that the stucco installation is correct.

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The A/C condensers are not secured properly. There are not enough straps or fasteners at the base of the units. M301.13.1- See below-
The builder has documentation from the AC contractor's mechanical engineer approving the anchoring method used for these condensing units.

Note: some of the items were in the process of being corrected at the time of the re-inspection.

The A/C condensers are not secured properly. There are not enough straps or fasteners at the base of the units. M301.13.1
SECTION M301
GENERAL
M301.13 Wind resistance. Mechanical equipment, appliances and supports that are exposed to wind shall be designed and installed to resist the wind pressures on the equipment and the supports as determined in accordance with the Florida Building Code, Building. This may be accomplished by design or by application of 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.

Note: Condensing unit size & information. 3 & ½ ton compressor.

Note: Condensing unit size & information. 3 ton compressor.

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

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 & gutters are not required over the units. – See the builder's report & documentation.

There are no gutters installed over the A/C condensers. The manufacture requires a gutter if the unit is installed under the eave and in direct water runoff areas. 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.

Many of the receptacle outlets had excessive voltage drops at the throughout the house. 2002**(NEC)** 210.19 Conductors

Location of the previous photo/s. The voltage drops should not exceed 5%. 2002**(NEC)** 210.19 Conductors

Location of the previous photo/s. Some of the voltage drops exceed 5%. 2002**(NEC)** 210.19 Conductors

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.