

07/20/06

## Inspection Report of 5419 Fleming Way Stuart FL 34997 Prepared for Stella Luongo



### **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 5419 Mosley 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 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](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](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.



5419 SE Mosley Stuart FL 34997

**2002 National Electric Code (NEC)**

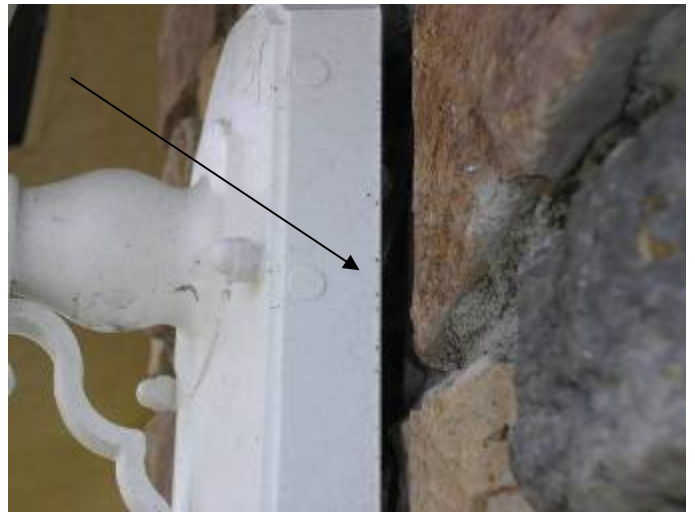
**410.4 Luminaires (Fixtures) in Specific Locations.**

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

**Florida Building Code**

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

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



There are visible/exposed wires & the exterior light fixtures are not completely sealed or gasketed at the base as required. §13-606.1.ABC.1.2



Location of the previous photo/s.



There are unsealed cracks in the stucco banding. §1403.1.3

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Location of the previous photo/s.



Some of the stucco work appears to be uneven & 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.



Location of the previous photo/s.



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



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



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



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

**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.



Location of the previous photo/s.



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



The stucco around the drain line is not completely sealed at the back of the house. §13-606.1.ABC.1.2, §1403.1.3.



Location of the previous photo/s.

**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;

§1403.1.3 Veneered walls shall provide weather protection for the building at the walls.



There is missing stucco above the garage roof tile at the 2<sup>nd</sup> floor exterior wall. §13-606.1.ABC.1.2, §1403.1.3.



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Location of the previous photo/s.

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

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



Some of the hip & ridge cap tiles do not appear to be correctly secured or bonded. §1518.8.5, §1518.8.11, 1507.4.5.2.1



Some of the hip & ridge cap tiles do not appear to be correctly secured or bonded. §1518.8.5, §1518.8.11, 1507.4.5.2.1

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Location of the previous photo/s.



There is missing stucco outside the 2<sup>nd</sup> floor north side exterior wall. §13-606.1.ABC.1.2, §1403.1.3.



There is missing stucco outside the 2<sup>nd</sup> floor north side exterior wall. §13-606.1.ABC.1.2, §1403.1.3.



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



Location of the previous photo/s.



There is not enough stucco to seal the wall around the roof abutment "kick out" flashing at the back of the house. §13-606.1.ABC.1.2, §1403.1.3.





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.

**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.**

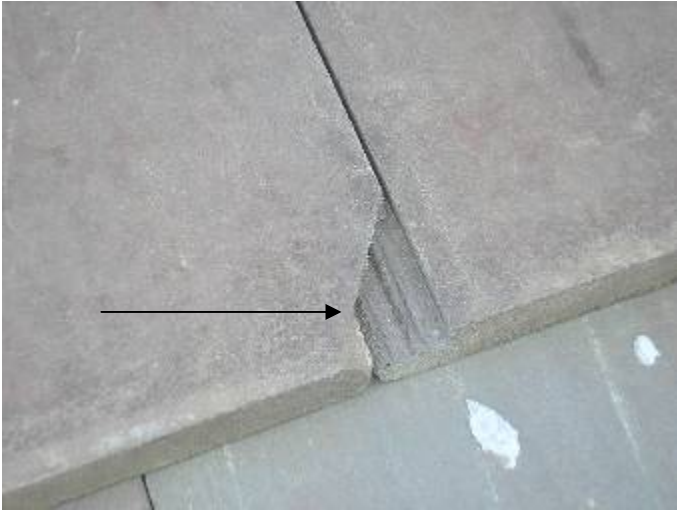
**Thanks for your inquiry regarding our products. RT600 is specified for replacing an entire tile, not for gluing a broken tile back together. Please email or call (800) 624-7767 with any questions. Sincerely, BHeineking OSI Sealants / Tech Service**



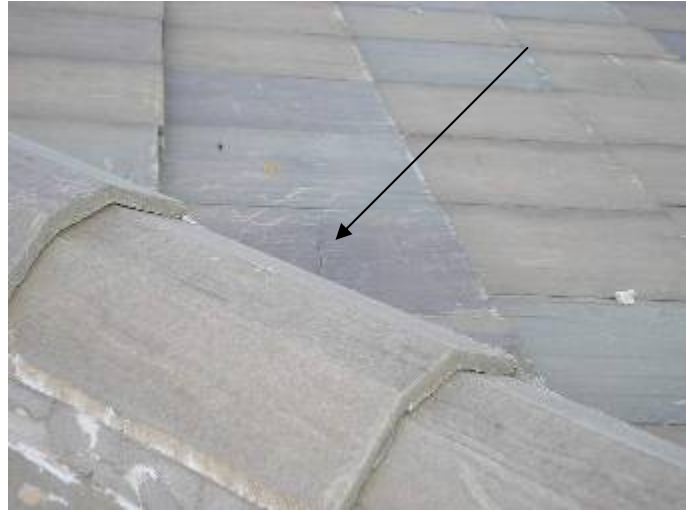
There were broken & incorrectly repaired roof tiles at several locations. The broken roof tiles should be removed & replaced, not "glued" back together.



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



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.



Some of the tiles are loose &/or have slipped out of place. All loose tiles need to be correctly secured.



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.



All loose & damaged tiles need to be correctly secured &/or replaced.

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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.



All loose & damaged tiles need to be correctly secured or replaced.

Location of the previous photo/s.

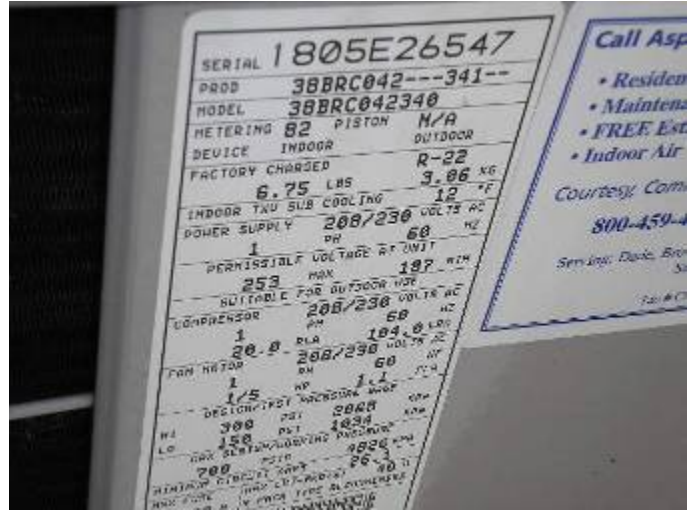


The strapping is loose & not correctly secured at some of the landscape trees.

Location of the previous photo/s.



The strapping is loose & not correctly secured at some of the landscape trees. This tree is falling over in the back yard.



Info plate for the AC condensing unit. – See below & attachment.

**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.



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



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. There are only 4 anchor pins inside the unit. M301.13.1



The AC condensing unit is turned the wrong way. 36 " working space clearance is required at the electrical access panel covers. 2002 NEC §110.26  
**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 2   | Condition 3   |
|-------|---------------|---------------|---------------|
| 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.

**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. There are only 4 anchor pins inside the unit. M301.13.1  
**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**

**ACCESS AND SERVICE SPACE**

§M306.1 Clearances for maintenance and replacement. Clearances around appliances to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly.



The AC condensing unit is turned the wrong way. 36 " working space clearance is required at the electrical access panel covers. 2002 NEC §110.26



The landscape shrubbery is blocking access to the AC electrical disconnect box. 36" working space is required. 2002 NEC §110.26



The rear GFCI protected receptacle outlets tested non-energized or no power.



Some of the screw anchors & openings are not completely set & not sealed to prevent water & pest intrusion at sliding glass door frames. 13-606.1.ABC.1.2



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Some of the screw anchors & openings are not completely set & not sealed to prevent water & pest intrusion at sliding glass door frames. 13-606.1.ABC.1.2



There is no latch at the frame for the sliding screen lock to engage.



The south side sliding glass door did not open & close correctly.



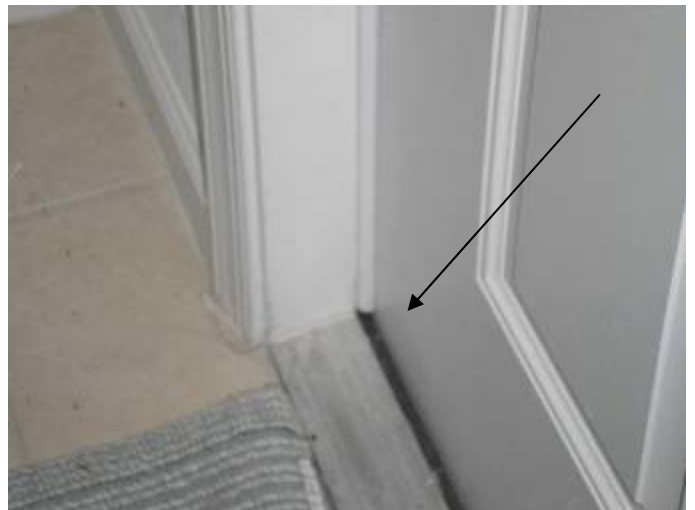
Location of the previous photo/s.



The screening is coming out of the frame at the rear sliding door.



The door bell cover is not sealed as required. §13-606.1.ABC.1.2



The door & frame are not completely sealed at the front entryway. §13-606.1.ABC.1.2



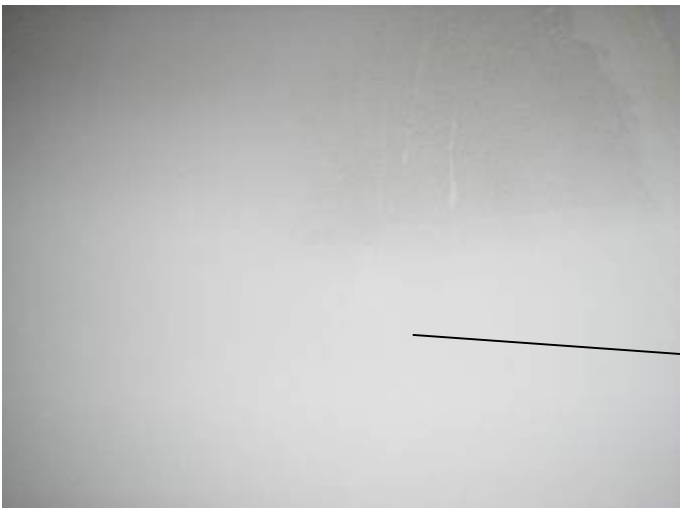
The door & frame are not completely sealed at the front entryway. §13-606.1.ABC.1.2



Location of the previous photo/s.



The plumbing supply piping is not correctly covered by the escutcheon at the master bathroom (W.C.) toilet.



The drywall is not correctly finished or painted as required inside the master bathroom linen closet above the top of the door frame.



The drywall is not correctly finished or painted as required inside the master bathroom linen closet above the top of the door frame.





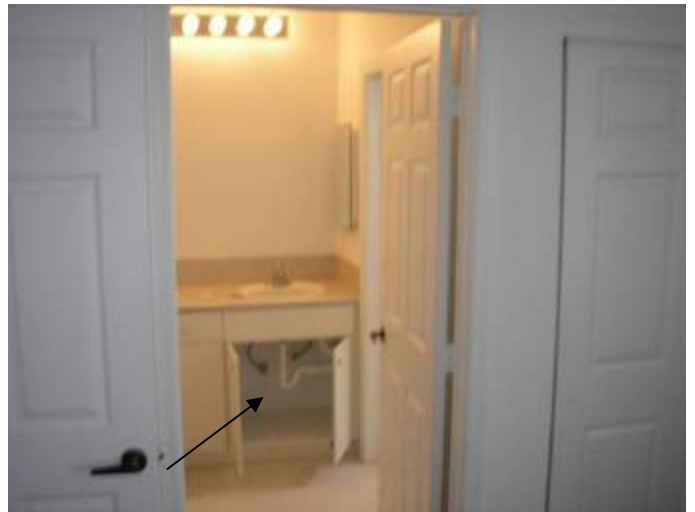
Location of the previous photo/s.



Some of the plumbing pipes have loose, unsealed or missing escutcheons (covers) inside the sink cabinets.



Some of the plumbing pipes have loose, unsealed or missing escutcheons (covers) inside the sink cabinets.



Location of the previous photo/s.



The latch did not engage correctly; the strike is not installed at the master bathroom pocket door. The door will not lock.



Some of the anchor screws are not installed at the upper track at the mirrored bypass closet doors.



Location of the previous photo/s.



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



Location of the previous photo/s.



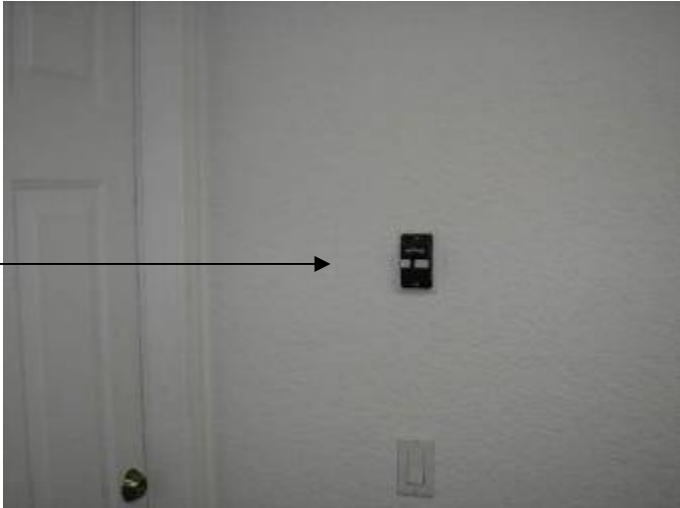
Some of the plumbing supply piping is loose & not correctly secured at the sink cabinets & behind the walls at the water closets (toilets).



Location of the previous photo/s.



The balance rod is not working correctly at the first floor bathroom window.



A warning label like this one needs to go on the wall by the auto door opener switches. §M304.1

A warning label like this one needs to go on the wall by the auto door opener switches. §M304.



The red emergency release cord is located too high off the floor. The cord height should be 6' above the floor. See the manufacturer's installation instructions.



There are unsealed holes & openings in the drywall around the piping penetrations through the ceiling. The openings need to be sealed as required.



There are unsealed holes & openings in the drywall around the piping penetrations through the ceiling. The openings need to be sealed as required.



The rollers at the garage vehicle door are very noisy & not operating correctly when the door is opened or closed.



The side & tops of the garage/hall entry way door frame are not correctly sealed. §13-606.1.ABC.1.2



The side & tops of the garage/hall entry way door frame are not correctly sealed. §13-606.1.ABC.1.2



Location of the previous photo/s.

### Florida Building Code

§1606.1.3 Anchorage against overturning, uplift and sliding. Structural members and systems, and components and cladding in a building or structure shall be anchored to resist wind-induced overturning, uplift and sliding and to provide continuous load paths for these forces to the foundation. Where a portion of the resistance to these forces is provided by dead load, the minimum dead load likely to be in place during a design wind event shall be used.

§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 garage door buck anchor nuts are loose & not correctly secured. §1606.1.3, §2306.2

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Location of the previous photo/s.



The walls are not sealed at the floor under the kitchen counters.



The walls are not sealed at the floor under the kitchen counters.



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



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

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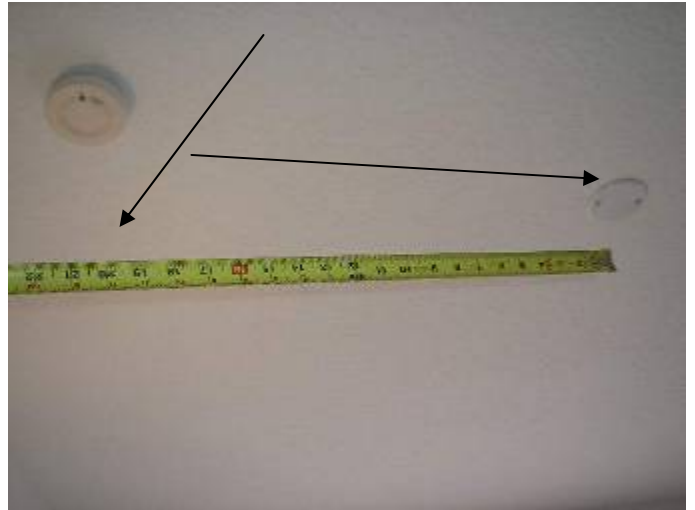
The thin aluminum foil dryer vent duct material is a fire hazard per CSPC & the manufacturer. See warning label on back of the dryer. §M304.1



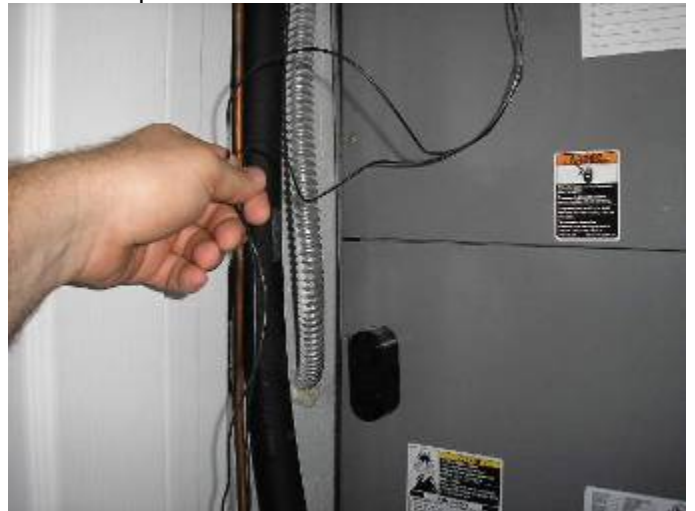
The window locks should not be higher than 54" above the floor in the bedrooms.



Location of the previous photo/s.



The smoke detectors are located too close to the ceiling fan junction boxes in the bedroom. 3' clearance from the fan blade tips should be allowed.



The overflow sensor low voltage wiring is not correctly secured or protected from damage at the AC air handler.



The AC mechanical closet is not completely sealed around penetrations through the walls & ceiling.



The grommet is not installed around the thermostat low voltage line at the top of the AC air handler. §M304.1 See the manufacturer's installation instructions.



Location of the previous photo/s.



The drywall is not correctly sealed around the ductwork in the AC mechanical closet. §13-410.1.ABCD.3.7



The AC mechanical closet is not completely sealed as required. §13-410.1.ABCD.3.7



The AC mechanical closet is not completely sealed as required. §13-410.1.ABCD.3.7



There are unsealed openings in the AC mechanical closet. §13-410.1.ABCD.3.7

**Florida Building Code**

§13-410.1.ABCD.3.7 Mechanical Closets. The interior surfaces of mechanical closets shall be sheathed with a continuous air barrier as specified in §13-410.1.ABCD.3.7.1 and shall be sealed to 100 percent closure with approved closure systems as specified in §13-410.1.ABCD.3.7.2. All joints shall be sealed between air barrier segments and between the air barriers of walls and those of the ceiling, floor and door framing. All penetrations of the air barrier including but not limited to those by air ducts, service lines, refrigerant lines, electrical wiring, and condensate drain lines shall be sealed to the air barrier with approved closure systems.



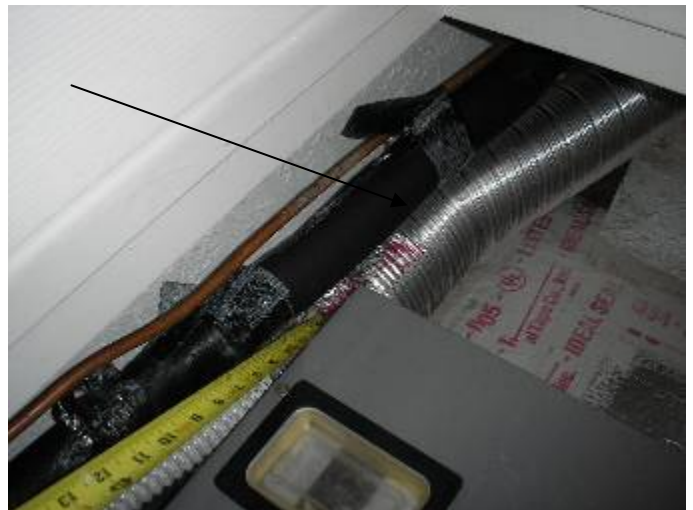
The AC mechanical closet is not completely sealed as required. §13-410.1.ABCD.3.7

**Florida Building Code**

§M603.1.3 Space provided. Sufficient space shall be provided adjacent to all mechanical components located in or forming a part of the air distribution system to assure adequate access for (1) construction and sealing in accordance with the requirements of §M603.1 of this code (2) inspection and (3) cleaning and maintenance. A minimum of 4" is considered sufficient space around air handling units.



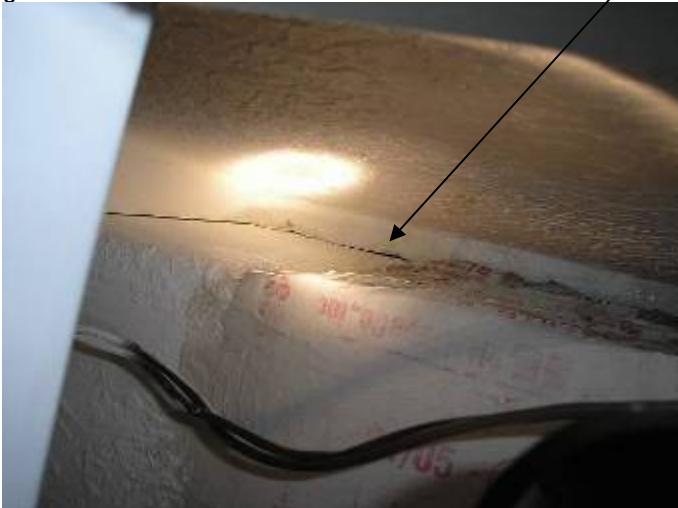
There is not enough space around the air handler at the back of the unit. 4 inch clearance is required. §M603.1.3 §13-410.1.ABCD.3.0.3







There is not enough space around the air handler at the back of the unit. 4 inch clearance is required. §M603.1.3 §13-410.1.ABCD.3.0.3



The drywall has been incorrectly cut or removed to allow for the ductwork installation at the back of the mechanical closet. §13-410.1.ABCD.3.7



The ductwork is not completely sealed at the return air plenum under the AC air handler.



The ductwork is not completely sealed at the return air plenum under the AC air handler. §M603.1



The thermostat did not operate correctly after the heat was turned on.

Inspection Report of 5419 Mosley Stuart Fl 34997 for Stella Luongo 7.20.06  
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.



Some of the smoke detectors are located too close to the AC vents. A minimum of 3' clearance should be provided.



Some of the smoke detectors are located too close to the AC vents. A minimum of 3' clearance should be provided.



Attic inspection begins.



The light gauge framing metal & drywall screws are not designed or intended to be used for load bearing support at the 2x4 blocking at the attic access opening.



Light gauge metal & drywall screws at 2x4 blocking are not designed to support entrance into attic. –Hazard. §2504.5.2, §2504.5.1



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



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 insulation is blocking the attic vent air circulation at the eaves. Baffle boards should be installed at all eave locations.



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Inspection Report of 5419 Mosley Stuart Fl 34997 for Stella Luongo 7.20.06  
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.

Insulation had not been installed at the back of the drywall at some ceiling locations. §13-604.1.ABC.1

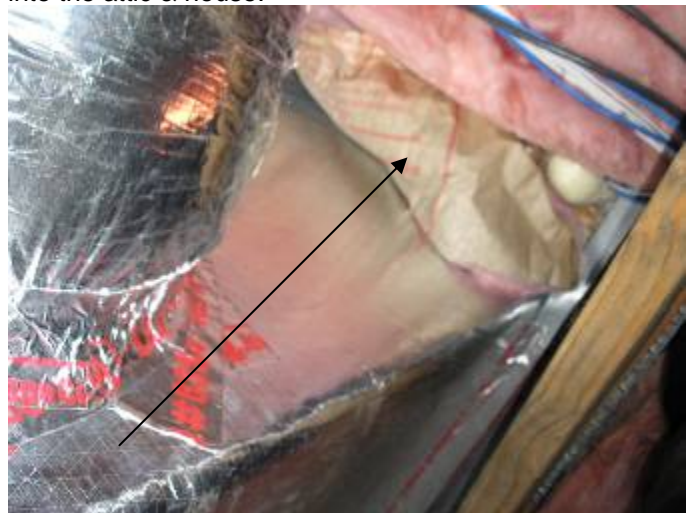


The area around the exhaust vent ducting is not sealed to prevent water & pest intrusion into the attic & house.

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



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



Some of the attic insulation is upside down with exposed kraft paper backing. §708.2



The AC refrigerant line is not correctly supported at 6ft intervals as required.

**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 AC refrigerant line is not correctly supported at 6ft 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 | MAXIMUM VERTICAL |
|---|--------------------|------------------|
|   | SPACING            | SPACING          |
|   | (feet)             | (feet)           |
| Copper or copper-alloy tubing,<br>1 1/4-inch diameter and smaller | 6                  | 10               |



Some of the insulation is blocking the attic vent air circulation at the eaves. Baffle boards should be installed at all locations.



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

Inspection Report of 5419 Mosley Stuart Fl 34997 for Stella Luongo 7.20.06



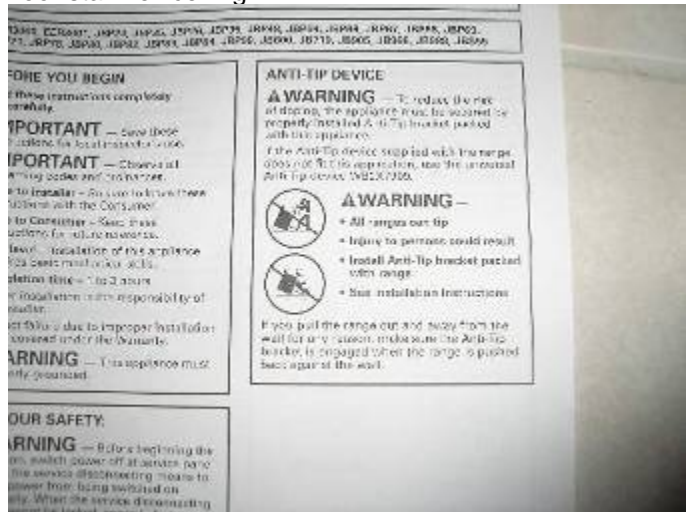
The fire sprinkler cap appears to be sealed in place & would not work in the event of an emergency.



The fire sprinkler cap appears to be sealed in place & would not work in the event of an emergency at the 2<sup>nd</sup> floor stairwell ceiling.



The damaged black top paving is a trip hazard at the street in the front of the house.



Note: the anti-tip device needs to be reinstalled when the range has been reinstalled after the mold repairs have been completed. §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.



Note: the anti-tip device needs to be reinstalled when the range has been reinstalled after the mold repairs have been completed. §M304.1

# Thomas Glynn

## Inspection Credentials

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- 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 Inspection Field
- Over Four Thousand (4000) Professional Building Inspections Performed
- Owner: Five-O Building Inspections Inc. Ph # 561.756.3144

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- - Twenty Five (25) Years in the Construction, Building Maintenance, Engineering & Inspection Industry
- Seven (7) Years Experience in the Home