

3rd Walkthrough & Inspection Report of 1895 Jamesport Dr PSL, FL 7.13.06



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



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



Gutters have been installed in accordance with the manufacturer's installation instructions. §M304.1

Repairs to the condensing units were completed during the 3rd inspection.



The opening in the cabinet is not big enough to allow the whirlpool tub pump motor to be accessed for service.

In regard to the whirlpool tub pump motor access the following sections from the Florida Building Code apply.

§101.4 Applicability

§101.4.1 General. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

§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.

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§P421.2 Installation. Whirlpool bathtubs shall be installed and tested in accordance with the manufacturer's installation instructions. The pump shall be located above the weir of the fixture trap. Access shall be provided to the pump.

SECTION M202

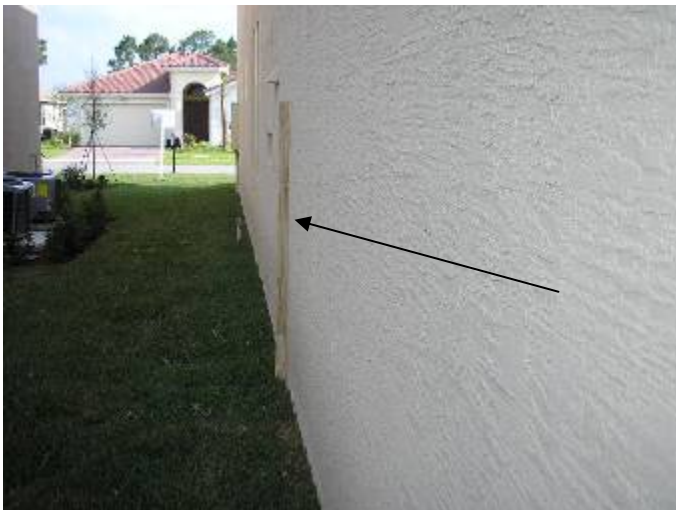
GENERAL

DEFINITIONS

ACCESS (TO). That which enables a device, appliance or equipment to be **reached** by ready access or by a means that first requires the removal or movement of a panel, door or similar obstruction [See also "Ready access (to)"].

READY ACCESS. That which enables a fixture, appliance or equipment to be directly reached without requiring the removal or movement of any panel, door or similar obstruction and without the use of a portable ladder, step stool or similar device.

The following reported items 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.



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.

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



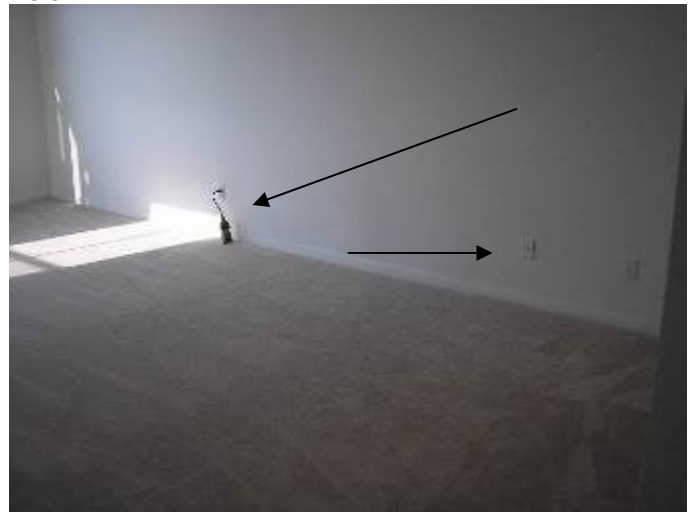
Note: Some of the receptacle outlets had voltage drops that exceed 5% 2002(NEC) 210.19 Conductors. - See Below.



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Location of the previous photos

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.**

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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.>>>>>

At the time of the re-inspection, the following policy was in effect:

Mr. Glynn, I wanted to make you aware that it is Lennar Homes, Inc. policy, for insurance liability reasons, Home Inspectors and/or Purchasers are not allowed to be on a ladder at the home, enter the attic or be on the roof. I would appreciate it if you provide to Jason Griffin your Insurance Certificate at time of walk-thru.

Thank you for your cooperation.

Susan
Brown/PALMBEACH/

>>>>> 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.

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We did not ever have access to the roof or to the attic.