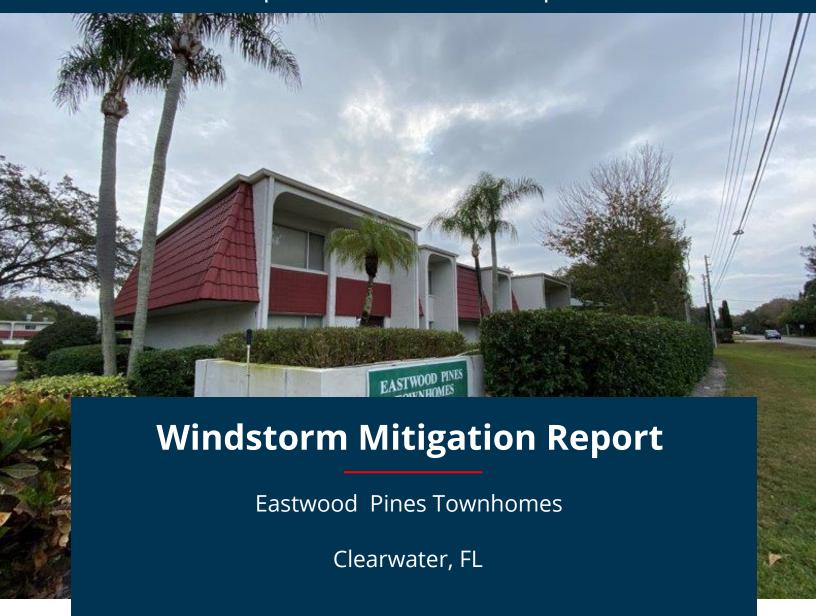


# RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION



Prepared Exclusively for Eastwood Pines Townhomes Association, Inc.

As of 4/13/2021 | FPAT File# MIT2115867



# **Felten Property Assessment Team**

#### **CERTIFICATION OF WINDSTORM MITIGATION AFFIDAVIT(S)**

This is to certify the enclosed Windstorm Mitigation Inspection report prepared for Eastwood Pines Townhomes Association, Inc. is the result of work performed by Felten Property Assessment Team and one or more of the individuals listed below.

In addition, we certify that, to the best of our knowledge and belief:

- > All facts contained in this report are true and accurate.
- > FPAT has no present or prospective interest in the subject property of this report, and also has no personal interest with respect to the parties involved.
- > FPAT has no bias with respect to the subject property of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon producing or reporting predetermined results.
- Our compensation is not contingent on any action or event resulting from this report.
- We have the knowledge and experience to generate accurate windstorm mitigation affidavit(s) for insurance purposes on all buildings contained within this report.
- We have performed a physical inspection of the subject risk(s) contained in this report.
- ➤ This report meets or exceeds the standards of the Citizens Inspection Outreach Program.

## **Key Staff:**

#### **Brad Felten**

Sr. Adjuster # E149535
Flood Certification # 06060373
Certified Wind & Hurricane Mitigation
Inspector

#### Ian Wright

Sr. Adjuster # W273704 Certified Wind & Hurricane Mitigation Inspector

#### John Felten

Sr. Adjuster # D075772 Flood Certification # 05030007 Certified Building Contractor # CBC1255984 Certified Wind & Hurricane Mitigation Inspector



## **OIR-B1-1802 RECAPITULATION OF BUILDING MITIGATION FEATURES**

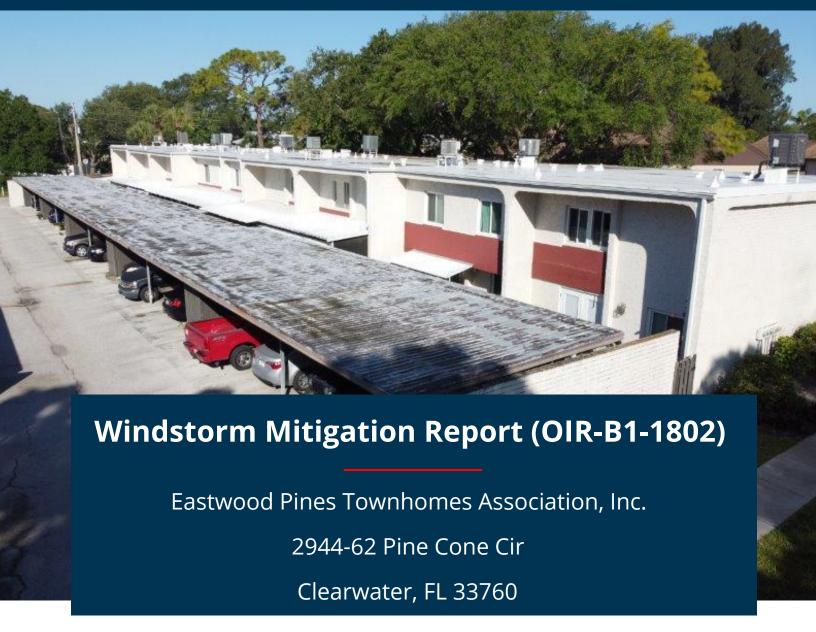
#### Eastwood Pines Townhomes

Building	Roof Covering	Roof Deck Attachment	Roof-Wall Attachment	Roof Shape	SWR	Opening Protection
2944-62 Pine Cone Cir	FBC Equivalent	No Attic Access	No Attic Access	Flat Roof	· •	None or Some Glazed Openings





## **RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION**



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As of 4/13/2021 | FPAT File# MIT2115867



# **Felten Property Assessment Team**

# RECAPITULATION OF MITIGATION FEATURES For 2944-62 Pine Cone Cir

1. Building Code: Unknown or does not meet the requirements of Answer A or B

Comments: The year of construction was verified as 1973 per Pinellas County

Property Appraiser.

2. Roof Covering: FBC Equivalent

Comments: The roof covering was replaced in 2020. The roof permit was

confirmed and the permit number is CW20-13160. This roof was verified as meeting the building code requirements outlined on the

mitigation affidavit.

3. Roof Deck Attachment: No Attic Access

Comments: At time of inspection there was no attic access.

4. Roof to Wall No Attic Access

**Attachment:** 

Comments: At time of inspection there was no attic access.

5. Roof Geometry: Flat Roof

Comments: Inspection verified flat roof shape, refer to attached photographs.

6. SWR: Unknown or Undetermined

Comments: At time of inspection there was no attic access.

7. Opening Protection: None or Some Glazed Openings

Comments: Inspection verified some metal shutter opening protection. Not all

glazed openings were protected with impact resistant coverings.

**Address Verification** 



**Exterior Elevation** 



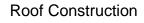
**Roof Construction** 

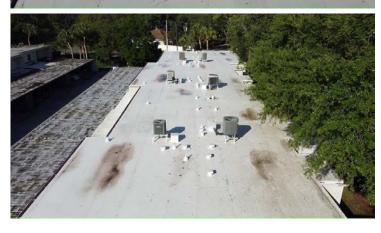












**Roof Construction** 

## **Uniform Mitigation Verification Inspection Form**

Maintain a copy of this form and any documentation provided with the insurance policy

Inspection Date: 4/13/2021						
Owner Information						
Owner Name: Eastwood Pines Townhome	Contact Person: Michael Diorio					
Address: 2944-62 Pine Cone Cir	Home Phone:					
City: Clearwater	Zip: 33760	Work Phone: (727) 726-8000				
County: Pinellas		Cell Phone:				
Insurance Company:		Policy #:				
Year of Home: 1973	# of Stories: 2	Email: mdiorio@ameritechmail.com				

Teal of Home. 1973	# 01 Stories. 2	•	Eman. mulorio	wanner itecinnani.com
NOTE: Any documentation used in valid accompany this form. At least one photo though 7. The insurer may ask additional content of the content	graph must acc	ompany this form	to validate each attribute n	arked in questions 3
<ol> <li>Building Code: Was the structure built the HVHZ (Miami-Dade or Broward colors)</li> <li>A. Built in compliance with the FBC: You 3/1/2002: Building Permit Applicate</li> <li>B. For the HVHZ Only: Built in compliance provide a permit application with a provide a permit application with a provide and provide a permit application with a provide and provide a permit application with a provide and provide a permit application with a a permit appl</li></ol>	ounties), South Flear Built. For he ion Date (MM/DD/Y) ance with the SFE date after 9/1/19	orida Building Cod omes built in 2002/ (YY) BC-94: Year Built _ 94: Building Permit	e (SFBC-94)? 2003 provide a permit applic For homes built in 1	994, 1995, and 1996
<ol> <li>Roof Covering: Select all roof covering OR Year of Original Installation/Replace covering identified.</li> </ol>				
2.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	Provided for Compliance
[] 1. Asphalt/Fiberglass Shingle [] 2. Concrete/Clay Tile [] 3. Metal [] 4. Built Up [X] 5. Membrane [] 6. Other	8/19/2020			0 0 0 0 0
<ul> <li>[X] A. All roof coverings listed above mentinstallation OR have a roofing per</li> <li>[] B. All roof coverings have a Miami-Date permit application after 9/1/1994 at a point application after 9/1/1994 at a point of the coverings do not mention of the coverings meet the requirement of the coverings meet the requirement of the coverings and the coverings meet the requirement of the coverings and the coverings meet the requirement of the coverings are coverings.</li> </ul>	mit application dade Product Appround before 3/1/20 neet the requirement	ate on or after 3/1/0 oval listing current a 02 OR the roof is o ents of Answer "A"	2 OR the roof is original and at time of installation OR (for riginal and built in 1997 or la	built in 2004 or later. the HVHZ only) a roofing
3. Roof Deck Attachment: What is the way and the stand board (OS staples or 6d nails spaced at 6" along -OR- Any system of screws, nails, uplift less than that required for Op [] B. Plywood/OSB roof sheathing with	B) roof sheathing g the edge and 12' adhesives, other tions B or C belo a minimum thicl	g attached to the roo in the fieldOR- I deck fastening sys w. kness of 7/16"inch	of truss/rafter (spaced a maxi Batten decking supporting wo stem or truss/rafter spacing t attached to the roof truss/ra	od shakes or wood shingles. hat has an equivalent mean fter (spaced a maximum of
24"inches o.c.) by 8d common nail other deck fastening system or trust a maximum of 12 inches in the field [] C. Plywood/OSB roof sheathing with 24"inches o.c.) by 8d common nail decking with a minimum of 2 nails	s/rafter spacing the dor has a mean us a minimum thick s spaced a maxin	nat is shown to have applift resistance of a kness of 7/16"inch num of 6" inches in	e an equivalent or greater res at least 103 psf. attached to the roof truss/ra a the fieldOR- Dimensiona	istance than 8d nails spaced fter (spaced a maximum of l lumber/Tongue & Groove

Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent

Inspectors Initials Property Address 2944-62 Pine Cone Cir, Clearwater

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## **FPAT File #MIT2115867**

182 psf.	er resistance than 8d common nails spaced a maximum of 6 inches in the field or has a mean uplift resistance of at least
D. Reinforced E. Other:	d Concrete Roof Deck.
[] F. Unknown (X) G. No attic	
	Attachment: What is the <u>WEAKEST</u> roof to wall connection? (Do not include attachment of hip/valley jacks within nside or outside corner of the roof in determination of WEAKEST type)
[] M. Toe Nams	[] Truss/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the top plate of the wall, or
	[] Metal connectors that do not meet the minimal conditions or requirements of B, C, or D
Minimal con	ditions to qualify for categories B, C, or D. All visible metal connectors are:  []Secured to truss/rafter with a minimum of three (3) nails, and
	[]Attached to the wall top plate of the wall framing, or embedded in the bond beam, with less than a ½" gap from the blocking or truss/rafter <b>and</b> blocked no more than 1.5" of the truss/rafter, <b>and</b> free of visible severe corrosion.
[] B. Clips	[] Metal connectors that do not wrap over the top of the truss/rafter, <b>or</b>
	[] Metal connectors that do not wrap over the top of the truss/rafter, or [] Metal connectors with a minimum of 1 strap that wraps over the top of the truss/rafter and does not meet the nail position requirements of C or D, but is secured with a minimum of 3 nails.
[] C. Single Wra	
	Metal connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with a minimum of 2 nails on the front side and a minimum of 1 nail on the opposing side.
[] D. Double W	raps [] Metal Connectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond
	beam, on either side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured with a minimum of 2 nails on the front side, and a minimum of 1 nail on the opposing side, <b>or</b> [] Metal connectors consisting of a single strap that wraps over the top of the truss/rafter, is secured to the wall on both sides, and is secured to the top plate with a minimum of three nails on each side.
	Anchor bolts structurally connected or reinforced concrete roof.
[] F. Other: [] G. Unknown	or unidentified
[X] H. No attic	
	try: What is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of ture over unenclosed space in the determination of roof perimeter or roof area for roof geometry classification).
[] A. Hip Roof	Hip roof with no other roof shapes greater than 10% of the total roof system perimeter.
[X] B. Flat Roo	Total length of non-hip features: ; Total roof system perimeter:  Roof on a building with 5 or more units where at least 90% of the main roof area has a roof slope of less than 2:12. Roof area with slope less than 2:12: sq ft; Total roof area: sq ft
[] C. Other Roo	
6. Secondary V	Vater Resistance (SWR): (standard underlayments or hot-mopped felts do not qualify as an SWR)
sheathin	o called Sealed Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the ag or foam adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling
[] B. No SWR.	nter intrusion in the event of roof covering loss.

Inspectors Initials Property Address 2944-62 Pine Cone Cir, Clearwater

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7. Opening Protection: What is the weakest form of wind borne debris protection installed on the structure? First, use the table to determine the weakest form of protection for each category of opening. Second, (a) check one answer below (A, B, C, N, or X) based upon the lowest protection level for ALL Glazed openings and (b) check the protection level for all Non-Glazed openings (.1, .2, or .3) as applicable.

Opening Protection Level Chart		Glazed Openings				Non-Glazed Openings	
Place an "X" in each row to identify all forms of protection in use for each opening type. Check only one answer below (A thru X), based on the weakest form of protection (lowest row) for any of the Glazed openings and indicate the weakest form of protection (lowest row) for Non-Glazed openings.		Windows or Entry Doors	Garage Doors	Skylights	Glass Block	Entry Doors	Garage Doors
N/A	Not Applicable- there are no openings of this type on the structure						
Α	Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights)						
В	Verified cyclic pressure & large missile (4-8 lb for windows doors/2 lb for skylights)						
С	C Verified plywood/OSB meeting Table 1609.1.2 of the FBC 2007						
D	Verified Non-Glazed Entry or Garage doors indicating compliance with ASTM E 330, ANSI/DASMA 108, or PA/TAS 202 for wind pressure resistance						
	Opening Protection products that appear to be A or B but are not verified						
N	Other protective coverings that cannot be identified as A, B, or C						
Х	X No Windborne Debris Protection						

- [] A. Exterior Openings Cyclic Pressure and 9-lb Large Missile (4.5 lb for skylights only) All Glazed openings are protected at a minimum, with impact resistant coverings or products listed as wind borne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level A in the table above).
  - Miami-Dade County PA 201, 202, and 203
  - Florida Building Code Testing Application Standard (TAS) 201, 202, and 203
  - American Society for Testing and Materials (ASTM) E 1886 and ASTM E 1996
  - Southern Standards Technical Document (SSTD) 12
  - For Skylights Only: ASTM E 1886 and ASTM E 1996
- For Garage Doors Only: ANSI/DASMA 115 A.1 All Non-Glazed openings classified as A in the table above, or no Non-Glazed openings exist ☐ A.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level B, C, N, or X in the table above ☐ A.3 One or More Non-Glazed Openings is classified as Level B, C, N, or X in the table above [] B. Exterior Opening Protection- Cyclic Pressure and 4 to 8-lb Large Missile (2-4.5 lb for skylights only) All Glazed openings are protected, at a minimum, with impact resistant coverings or products listed as windborne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level B in the table above): ASTM E 1886 and ASTM E 1996 (Large Missile – 4.5 lb.) SSTD 12 (Large Missile – 4 lb. to 8 lb.) For Skylights Only: ASTM E 1886 and ASTM E 1996 (Large Missile - 2 to 4.5 lb.) ☐ B.1 All Non-Glazed openings classified as A or B in the table above, or no Non-Glazed openings exist ☐ B.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level C, N, or X in the table above B.3 One or More Non-Glazed openings is classified as Level C, N, or X in the table above [] C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007 All Glazed openings are covered with plywood/OSB meeting the requirements of Table 1609.1.2 of the FBC 2007 (Level C in the table above). C.1 All Non-Glazed openings classified as A, B, or C in the table above, or no Non-Glazed openings exist C.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level N or X in

Inspectors Initials Property Address 2944-62 Pine Cone Cir, Clearwater

☐ C.3 One or More Non-Glazed openings is classified as Level N or X in the table above

the table above

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FPAT 1	File	#MI7	Г211	5867
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[] N. Exterior Opening Protection (unverified shutter system) protective coverings not meeting the requirements of						
"B" with no documentation of compliance (Level N		. 5,5001115	o man appear to more range of 11 of			
□ N.1 All Non-Glazed openings classified as Level A, B, C, or N in the table above, or no Non-Glazed openings exist						
☐ N.2 One or More Non-Glazed openings classified as Level table above	D in the table above, and no No	n-Glazed	openings classified as Level X in the			
□ N.3 One or More Non-Glazed openings is classified as Leve						
[X] X. None or Some Glazed Openings One or more Glazed	openings classified and Lev	el X in th	ne table above.			
MITIGATION INSPECTIONS MUST I	~					
Section 627.711(2), Florida Statutes, prov Qualified Inspector Name: John Felten	License Type: CBC	wno may	License or Certificate #: CBC1255984			
Inspection Company: Felten Property Assessment Team	1	Phone: 866-568-7853				
Qualified Inspector – I hold an active license as a	· (check one)					
☐ Home inspector licensed under Section 468.8314, Florida Statute	` /	ory numbe	er of hours of hurricane mitigation			
training approved by the Construction Industry Licensing Board			or or nours or nurreame integration			
<ul> <li>□ Building code inspector certified under Section 468.607, Florida</li> <li>□ General, building or residential contractor licensed under Section</li> </ul>						
$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $	atutes.					
☐ Professional architect licensed under Section 481.213, Florida St						
Any other individual or entity recognized by the insurer as posses verification form pursuant to Section 627.711(2), Florida Statute		ns to prop	erly complete a uniform mitigation			
Individuals other than licensed contractors licensed under						
under Section 471.015, Florida Statues, must inspect the str Licensees under s.471.015 or s.489.111 may authorize a dir						
experience to conduct a mitigation verification inspection.	ect employee who possesses	s the req	uisite skin, knowledge, and			
I, John Felten am a qualified inspector and	I nersonally nerformed the	insnecti	ion or (licensed			
contractors and professional engineers only) I had my emplo						
and I agree to be responsible for his/her work.						
RAT						
Qualified Inspector Signature:Dat	te: <u>4/13/2021</u>					
An individual or entity who knowingly or through gross ne	gligence provides a false o	r fraudul	lent mitigation verification form			
is subject to investigation by the Florida Division of Insura	nce Fraud and may be sub	ject to ac	dministrative action by the			
appropriate licensing agency or to criminal prosecution. (S						
certifies this form shall be directly liable for the misconduc performed the inspection.	t of employees as if the aut	norizea	mitigation inspector personally			
<u>Homeowner to complete</u> : I certify that the named Qualifier residence identified on this form and that proof of identification						
Signature: I	Signature: Date:					
	3000	30 242				
An individual or entity who knowingly provides or utters a obtain or receive a discount on an insurance premium to w of the first degree. (Section 627.711(7), Florida Statutes)						
The definitions on this form are for inspection purposes only and connect	no used to cortify any product or	ponstruatio	an facture as offering protection from			

The definitions on this form are for inspection purposes only and cannot be used to certify any product or construction feature as offering protection from hurricanes.

Inspectors Initials Property Address 2944-62 Pine Cone Cir, Clearwater

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OIR-B1-1802 (Rev. 01/12) Adopted by Rule 69O-170.0155