

Wind Mitigation Inspection Report



Property Address:

Pine Cone Cir (Pool House) Clearwater, FL 33760

Prepared For:

Eastwood Pines Townhomes

www.nealinspections.com



"Inspected once, Inspected right" "

www.Nachi.org





Neal Inspections LLC nealinspections@gmail.com



Troy Neal: (813) 545-5363 William Neal: (813) 352-4690

Uniform Mitigation Verification Inspection Form

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

Inspection Date: 5/26/2023								
Owner Information								
Owner Name: Eastwood Pines Townhor								
Address: Pine Cone Cir (Pool House)			Home Phone:					
City: Clearwater	Zip:	33760	Work Phone:					
County: Pinellas			Cell Phone:					
Insurance Company:			Policy #:					
Year of Home: 1973 (50 years)	# of Stories: One		Email: bneubecker@a	meritechmail.com				
NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photograph must accompany this form to validate each attribute marked in questions 3 though 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.								
the HVHZ (Miami-Dade or Broward cool A. Built in compliance with the FBG a date after 3/1/2002: Building Pern B. For the HVHZ Only: Built in corprovide a permit application with a GC. Unknown or does not meet the reconstruction.	Building Code: Was the structure built in compliance with the Florida Building Code (FBC 2001 or later) OR for homes located in the HVHZ (Miami-Dade or Broward counties), South Florida Building Code (SFBC-94)? A. Built in compliance with the FBC: Year Built For homes built in 2002/2003 provide a permit application with a date after 3/1/2002: Building Permit Application Date (MM/DD/YYYY)							
covering identified.	ement OK indicate the	at no information was	available to verify compilar	No Information				
	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								
5. Membrane								
	1/2023							
installation OR have a roofing perm B. All roof coverings have a Miamiroofing permit application after 9/1/ C. One or more roof coverings do not	 ✓ A. All roof coverings listed above meet the FBC with a FBC or Miami-Dade Product Approval listing current at time of installation OR have a roofing permit application date on or after 3/1/02 OR the roof is original and built in 2004 or later. □ B. All roof coverings have a Miami-Dade Product Approval listing current at time of installation OR (for the HVHZ only) a roofing permit application after 9/1/1994 and before 3/1/2002 OR the roof is original and built in 1997 or later. □ C. One or more roof coverings do not meet the requirements of Answer "A" or "B". □ D. No roof coverings meet the requirements of Answer "A" or "B". 							
3. Roof Deck Attachment : What is the we	eakest form of roof de	eck attachment?						
A. Plywood/Oriented strand board (by staples or 6d nails spaced at 6" shinglesOR- Any system of screw mean uplift less than that required for	A. Plywood/Oriented strand board (OSB) roof sheathing attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by staples or 6d nails spaced at 6" along the edge and 12" in the fieldOR- Batten decking supporting wood shakes or wood shinglesOR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that has an equivalent mean uplift less than that required for Options B or C below.							
B. Plywood/OSB roof sheathing with a minimum thickness of 7/16"inch attached to the roof truss/rafter (spaced a maxi 24"inches o.c.) by 8d common nails spaced a maximum of 12" inches in the fieldOR- Any system of screws, nails, ad other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance 8d nails s maximum of 12 inches in the field or has a mean uplift resistance of at least 103 psf.								
24"inches o.c.) by 8d common nails decking with a minimum of 2 nails Any system of screws, nails, adhesi	24"inches o.c.) by 8d common nails spaced a maximum of 6" inches in the fieldOR- Dimensional lumber/Tongue & Groove decking with a minimum of 2 nails per board (or 1 nail per board if each board is equal to or less than 6 inches in width)OR Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalen							
Inspectors Initials TN Property Address Pine Cone Cir (Pool House) 33760								

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		•	greater res 2 psf.	istance than 8d common nails spaced a maximum of 6 inches in the field or has a mean uplift resistance of at least			
	П	D. Reinforced Concrete Roof Deck.					
				or unidentified.			
		G.	No attic a	ccess.			
4.	5 fe	et of	f the inside	achment: What is the <u>WEAKEST</u> roof to wall connection? (Do not include attachment of hip/valley jacks within e or outside corner of the roof in determination of WEAKEST type)			
	Ш	A.	Toe Nails	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			
	Mir	nima	al conditio	ons to qualify for categories B, C, or D. All visible metal connectors are:			
	17111			Secured to truss/rafter with a minimum of three (3) nails, and			
			7	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 and blocked no more than 1.5" of the truss/rafter, and free of visible severe corrosion.			
	✓	В.	Clips				
				Metal connectors that do not wrap over the top of the truss/rafter, or			
	_		Ц	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.			
	Ш	C.	Single Wi				
	_	_	··	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.			
	Ш	D.	Double W	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, or			
				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.			
			Structural Other:	Anchor bolts structurally connected or reinforced concrete roof.			
				or unidentified			
			No attic a				
5.				What is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of 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.			
		B.	Flat Roof				
	√	C.	Other Roo	less than 2:12. Roof area with slope less than 2:12 sq ft; Total roof area sq ft of Any roof that does not qualify as either (A) or (B) above.			
6.	Sec	A. B.	SWR (als sheathing dwelling to No SWR.	r Resistance (SWR): (standard underlayments or hot-mopped felts do not qualify as an SWR) of called Sealed Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the or foam adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the from water intrusion in the event of roof covering loss. Or undetermined.			
Ins	pec	tors	Initials T	N Property Address Pine Cone Cir (Pool House) 33760			
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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. Non-Glazed **Opening Protection Level Chart Glazed Openings Openings** Place an "X" in each row to identify all forms of protection in use for each Windows opening type. Check only one answer below (A thru X), based on the weakest Garage Glass Entry Garage Skylights or Entry form of protection (lowest row) for any of the Glazed openings and indicate **Doors Block Doors Doors Doors** the weakest form of protection (lowest row) for Non-Glazed openings. 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) Verified cyclic pressure & large missile (4-8 lb for windows doors/2 lb for skylights) c Verified plywood/OSB meeting Table 1609.1.2 of the FBC 2007 Verified Non-Glazed Entry or Garage doors indicating compliance with ASTM E D 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 Ν Other protective coverings that cannot be identified as A, B, or C No Windborne Debris Protection Х 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). LC.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 the table above C.3 One or More Non-Glazed openings is classified as Level N or X in the table above Inspectors Initials TN Property Address Pine Cone Cir (Pool House) 33760

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N. Exterior Opening Protection (unverified shutter protective coverings not meeting the requirements of a with no documentation of compliance (Level N in the	Answer "A", "B", or C" or sy							
with no documentation of compliance (Level N in the table above).								
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 D in the table above, and no Non-Glazed openings classified as Level X in the table above								
N.3 One or More Non-Glazed openings is classified as Le	evel X in the table above							
<u> </u>								
MITIGATION INSPECTIONS MUST Section 627.711(2), Florida Statutes, pro	2							
Qualified Inspector Name: Troy Neal	License Type: Home Inspector	License or Certificate #: HI-10032						
Inspection Company:		Phone:						
Neal Inspections LLC		813-545-5363						
Qualified Inspector – I hold an active license as a: (check one) ✓ Home inspector licensed under Section 468.8314, Florida Statutes who has completed the statutory number of hours of hurricane mitigation training approved by the Construction Industry Licensing Board and completion of a proficiency exam. Building code inspector certified under Section 468.607, Florida Statutes. General, building or residential contractor licensed under Section 489.111, Florida Statutes. Professional engineer licensed under Section 471.015, Florida Statutes. Professional architect licensed under Section 481.213, Florida Statutes.								
Any other individual or entity recognized by the insurer as pos verification form pursuant to Section 627.711(2), Florida Statu		ons to properly complete a uniform mitigation						
Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida Statues, must inspect the structures personally and not through employees or other persons. Licensees under s.471.015 or s.489.111 may authorize a direct employee who possesses the requisite skill, knowledge, and experience to conduct a mitigation verification inspection. I,								
performed the inspection.	ict of employees as if the au	thorized mitigation inspector personally						
<u>Homeowner to complete</u> : I certify that the named Qualified Inspector or his or her employee did perform an inspection of the residence identified on this form and that proof of identification was provided to me or my Authorized Representative.								
Signature:	Date:							
An individual or entity who knowingly provides or utters a false or fraudulent mitigation verification form with the intent to obtain or receive a discount on an insurance premium to which the individual or entity is not entitled commits a misdemeanor of the first degree. (Section 627.711(7), Florida Statutes)								
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.								
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Pine Cone Cir (Pool House)





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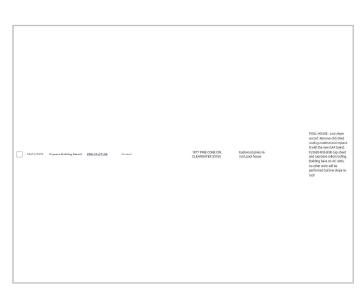
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6d Nails within 6"



Clips observed



Roof Permit EPB-23-07198 (5/01/2023)