



CITY OF ST. PETERSBURG, FLORIDA
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

Community Planning and Preservation Commission Certificate of Appropriateness Request

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive

Action **rescheduled to Tuesday, June 9, 2020 at 2:00 p.m.**, by means of communications media technology pursuant to Executive Order 20-69 issued by the Governor on March 20, 2020, and Executive Order 2020-12 issued by the Mayor on April 9, 2020. Everyone is encouraged to view the meetings on TV or online at www.stpete.org/meetings.

According to Planning and Development Services Department records, no member of the Community Planning and Preservation Commission resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.



AGENDA ITEM:

CITY FILE NO.: 20-90200021

REQUEST:

Review of a Certificate of Appropriateness for replacement of historic windows, repairs to the garage, and a street-side porch enclosure at 2863 Burlington Ave. N., a contributing resource to the Kenwood Section – Seminole Park Local Historic District (17-90300003)

OWNER: Ross and Alexandra Mabery
AGENT: Timothy Lipton, Lipton Window and Door
PARCEL ID NO.: 23-31-16-35118-012-0100
LEGAL DESCRIPTION: HALL'S CENTRAL AVE NO. 2 BLK 12, VILLA SITE 10 LESS E 20FT
ZONING: NT-2

Historic Significance

The Craftsman-style home and frame vernacular garage at 2863 Burlington Ave. N. were constructed in 1935 by Julius Johnson. The property is listed as contributing to the Kenwood Section – Seminole Park Local Historic District and the Kenwood National Register Historic District. The house's main form is a one-story, front-gabled rectangle with a one-story gabled front porch that has been enclosed. The exterior features a permastone veneer with the porch utilizing a mixture of cream and gray brick. Because of its location within the Seminole Park Local Historic District, a Certificate of Appropriateness (COA) is required for exterior alterations. Per the City's COA Matrix, window replacements that involve a change in materials and porch enclosures require review by the Community Planning and Preservation Commission (CPPC).

Project Description and Review

Project Description and Background

The application (Appendix A) proposes replacement of the property's 33 fenestrations, including original wood-frame, one-over-one, double-hung sash windows and one historic wooden front door and sidelights with PGT vinyl windows and a vinyl front door. In addition to the historic wood-frame windows, the house also has steel awning windows and boarded up window openings on a rear porch enclosure (#23-#27 on the site plan provided in the application) and one non-historic metal window on the street-side elevation (#28). These too will be replaced with vinyl windows.

The application also includes screening a street-side facing inset porch and repairs to the garage siding and windows.

General Criteria for Granting Certificates of Appropriateness and Staff Findings

1. *The effect of the proposed work on the landmark or the property upon which such work is to be done.*

Inconsistent The proposal will not substantially affect the integrity of the Seminole Park Local Historic District. However, the replacement of original and historic windows will slightly diminish the subject property's integrity of materials and workmanship. The proposed screen enclosure will be highly visible, as it will front Seminole Park, but the screen enclosure will have transparent qualities and is easily reversible. As the screen enclosure will impact an inset side porch, and not a projecting front porch, staff finds that it will have little impact on the historic district.

2. *The relationship between such work and other structures on the landmark site or other property in the historic district.*

Consistent The subject property is a contributing resource to the Seminole Park Local Historic District, and its windows are a character-defining feature. Preservation

of the windows' size, distribution, profile, and configuration is a necessary aspect of the district's retained historic integrity.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the local landmark or the property will be affected.*

Consistent In the application, the proposal is noted to replicate the features of the original windows and doorway.

4. *Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property.*

Consistent The property owner has stated that there are security issues regarding the front door, as it is inoperable and very deteriorated with rotted wood and missing glass.

5. *Whether the plans may be reasonably carried out by the applicant.*

Consistent There is no indication that the applicant cannot carry out the proposal.

6. *A COA for a noncontributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate negative impacts.*

Not applicable The subject property is a contributing property to the Seminole Park Local Historic District (17-90300003).

Additional Guidelines for Alterations

1. *A local landmark should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Consistent The subject property is, and will continue to be, a single-family residence.

2. *The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.*

Consistent The property owner has stated that there is extensive rot, termite damage, and neglect throughout the house, and that the restoration of original windows is not feasible.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.*

Consistent The proposed project appears to affect only original or historic materials. The proposed screen enclosure will not create a false sense of historical development and can be reversed.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.*

Not applicable

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Inconsistent The subject property's historic windows and front door are a character-defining feature.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Consistent The application proposed to replicate the size, profile, and configuration of the historic windows and doors.

As stated above, the property owner has stated there is extensive termite damage and rot throughout the house, and that they anticipate many of the windows would need to be replaced once removed. The owner has provided an estimate of restoration of the original windows, which would cost a minimum of \$17,000, not including labor and the repair or replacement of the front door. Total replacement of the windows and front door are estimated to cost the property owners approximately \$36,000.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Not applicable This criterion is not relevant to the application.

8. *Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.*

Not applicable The proposed project does not include any ground-disturbing activity.

Additional Guidelines for Window Replacement

The City's historic preservation office, State of Florida Division of Historic Resources, and U.S. Department of Interior Technical Preservation Services can provide additional information relating to window repair and replacement for individual landmark buildings and properties within local historic districts. While preservation and repair of historic windows is often preferable, property owners may replace windows provided that each replacement window meets the following criteria:

1. *Impact resistance. The replacement window and glass shall be impact resistant;*

Consistent Windows will be impact resistant, per information provided with the application (Appendix A) and manufacturer's information (Appendix C).

2. *Energy performance. The replacement window shall be Energy Star qualified for southern climate zones;*

Consistent

3. *Depth in wall. The replacement window shall be setback into the wall the same distance as the historic window;*

Somewhat Consistent Although not explicitly written in the application, staff met with the applicant and explained that the proposed windows will need to be installed with a reveal to match the depth of the extant windows (approximately three inches) to which the applicant agreed.

4. *Frame size, shape and exterior trim. The replacement window shall be the same size and shape as the historic window and opening. Historic openings shall not be altered in size. Existing, exterior trim shall be retained, where practicable;*

Consistent The sizes of the replacement windows match existing openings. The applicant has stated that they will use existing exterior trim.

5. *Configuration. The replacement window shall have the same light configuration as the historic window. If the historic window configuration cannot be determined, the replacement window configuration shall be appropriate to the architectural style of the subject building;*

Consistent One-over-one sash windows are consistent with the historically significant windows observed at the property.

6. *Proportions. The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:*

- a. *Muntins and mullions. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.*
- b. *Stiles. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.*
- c. *Top, meeting and bottom rails, and blind stop. The top, meeting and bottom rails of a hung window, including the corresponding blind stop, shall have the same dimensions and profile of the historic window.*

Consistent The applicant stated that external muntins would be applied.

7. *Finish. The finished surface and appearance shall match the historic window, where practicable.*

Inconsistent Window frames will be vinyl.

Summary of Findings

Staff evaluation yields a finding of the following criteria being met by the proposed project:

- General Criteria for Granting Certificates of Appropriateness: 4 of 5 relevant criteria met.
- Additional Guidelines for Alterations: 4 of 5 relevant criteria met or generally satisfied.
- Additional Guidelines for Window Replacement: 6 of 7 criteria satisfied by application as submitted.

Staff Recommendation and Conditions of Approval

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve with conditions** the Certificate of Appropriateness request for the alteration of the property at 2863 Burlington Ave N., subject to the following:

1. Replacement front door and sidelights will be fitted with contoured, three-dimensional external grids or grilles that replicate the profile of the existing muntins on the front door and sidelights.
2. Windows will be installed with a setback within the wall plane and feature a reveal to match the depth of the existing windows, approximately three inches.
3. Wooden exterior casing and trim will be reinstalled in kind, and closely replicated where the historic material cannot be salvaged or reinstalled.
4. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
5. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.

Appendix A:

Application No. 20-90200021 and Submittals

20-90260021.

red 3/16.



CERTIFICATE OF APPROPRIATENESS

APPLICATION

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida. Laura Duvekot, Historic Preservationist II, (727) 892-5451 or Laura.Duvekot@stpete.org

GENERAL INFORMATION

<u>2863 Burlington Ave N</u> Property Address	<u>23-31-16-35118-012-0160</u> Parcel Identification No.
<u>Kenwood</u> Historic District / Landmark Name	<u>248-563-0781</u> Corresponding Permit Nos.
<u>Ross Mabery</u> Owner's Name	<u>Maberyo@gmail.com</u> Property Owner's Daytime Phone No.
<u>6367 2nd Ave S, St. Petersburg, FL, 33707</u> Owner's Address, City, State, Zip Code	<u>813-735-9080</u> Owner's Email
<u>Timothy Lipton - President</u> Authorized Representative (Name & Title), if applicable	<u>TLipton@LiptonWd.com</u> Representative's Daytime Phone No.
<u>2438 Merchant Ave, Odessa, FL 33556</u> Owner's Address, City, State, Zip Code	<u>TLipton@LiptonWd.com</u> Representative's Email

APPLICATION TYPE (Check applicable)	
Addition	<input checked="" type="checkbox"/> Window Replacement
New Construction	<input checked="" type="checkbox"/> Door Replacement
Demolition	Roof Replacement
Relocation	Mechanical (e.g. solar)
Other: <u>Repair Garage Siding/windows</u>	

TYPE OF WORK (Check applicable)	
<input type="checkbox"/>	Repair Only
<input type="checkbox"/>	In-Kind Replacement
<input type="checkbox"/>	New Installation
<input type="checkbox"/>	Other:

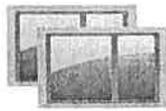
AUTHORIZATION

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Community Planning and Preservation Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES: 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.
 2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner: Ross Mabery Date: 3/3/2020

Signature of Representative: Timothy Lipton Date: 2-25-2020



LIPTON WINDOW & DOOR

To whom it may concern,

Lipton Window and door is proposing the replacement of the windows at 2863 Burlinton Ave N, St Petersburg, FL. 33713.

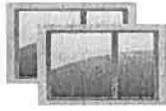
We are proposing using PGT 5500 series white vinyl Impact windows. The new windows will have Impact resistant glass for storm protection and LowE glass with Argon to meet the energy code.

We will remove the existing **sashes** only and will leave the existing frame along with all the existing moldings and trim to keep it as original as possible. The new window will be placed inside the existing frame. The PGT window has very similar esthetic qualities as the original sashes.

If there are any grids on the existing windows we will match the pattern and use a Simulated Divided Lite to match the profile as closely as possible.

Thank you,

Timothy Lipton
President
Lipton Window and Door
CBC1258461
C – 813-735-9080



LIPTON WINDOW
& DOOR

To Whom it may concern,

The owner of the property is also requesting the approval to repair the existing siding and windows on the detached garage of the home. The siding and respective trim boards will be repaired to as close to original condition as possible. The owner is proposing repairing the windows in the garage with parts from the windows being removed from the main home .

Thank you,
Timothy Lipton
President
Lipton Window and Door
CBC1258461

Address: 2863 Burlington Ave N, St. Petersburg, FL 33713
PIN: 23-31-16-35118-012-0100
Owners: Mabery, Ross and Alexandra
COA Application No. 20-90200021

Legal Description:

BILLA SITE 10, LESS THE EAST 20 FEET THERE, BLOCK 12, HALL'S CENTRAL AVENUE SUBDIVISION 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 39, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ADDENDUM TO CERTIFICATE OF APPROPRIATENESS

Enclosing Side Porch with Screen

On the west side of the home facing Seminole Park is a recessed side porch covered by the roof. The porch has original floor from 1930s and currently debris accumulates in the porch area and causes damages and discoloration to the original floor. This is the formal request for certificate of appropriateness approval to enclose this side porch. Attached here as Exhibit 1 is a picture of an enclosed porch whereby there is transparent screens set behind the architectural features. We could not locate a picture of a recessed porch as we intend to do with our house, but this picture is helpful because it shows the architectural features in front of the screen. Unlike the picture with many small screen sections, we intend to have one large screen section that covers the whole west side of the porch. There is a small edge on the south side of the porch before the porch becomes recessed into the house. We will need to add a small support beam so that the screen can be attached in the corner, but this beam will be behind the current exterior architectural features and will be minimally visible.

EXHIBIT 1



ROSS M. MABERY, ESQ.

6367 2nd Ave S, St. Petersburg, FL 33707

Phone: 248-563-0781

Email: maberyro@gmail.com

May 6, 2020

via email to Kelly.perkins@stpete.org

City of St. Petersburg

ATTN: Kelly Perkins, Historic Preservationist II

Planning and Development Services

PO Box 2482

St. Petersburg, FL 33731

Re: 2863 Burlington Ave N, St. Petersburg, FL 33713 for Ross M. Mabery and Alexandra R. Mabery / Supplement for Certificate of Appropriateness Application No. 20-90200025

Dear City of St. Petersburg,

This letter is to supplement the records for the Certificate of Appropriateness (COA) Application No. 20-90200025 and the related Ad Valorem Tax (AVT) Exemption Case No. 20-90400003 regarding 2863 Burlington Ave N, St. Petersburg, FL 33713 and explain generally the reasons we need to replace (as opposed to repair the windows) and reasons why the COA needs to be expedited.

The home extensive termite damage in the home due to it being in foreclosure since 2012 and not being property treated for termites until early January 2020 (we purchased late November 2019 and tented the house as soon as possible after closing). The roof was recently replaced on the house, and the roofers discovered that they needed a lot more material than expected due to the extensive rot. As we explained in the AVT Application, we have obtained quotes for repair in addition to the quote for replacement. The problem with repairing the windows vs. replacing the windows is that the repair process is slow and only a few windows can be removed at a time and rebuilt. We were warned that there is a possibility that some windows, once removed, will have such extensive rot and termite damage that they could be beyond repair.

It will be significantly more expensive if we have to hire the window replacement company, Lipton Windows, out to our house for multiple trips. They usually come out with a large team and replace all the windows over a couple days. We have already been advised that the front door and side lights (windows on side of door) have such extensive rot and have been neglected for so long that they will be extremely impractical, if not impossible to repair, primarily because so much wood must be rebuilt around them. The window replacement team will be replacing that front door and have a team prepared for that type of repair. In addition, the back laundry room only have one older window, there are places for about four other windows, but they are currently boarded up. The window repair company advised these must be replaced.

As such, if we will have to hire Lipton Windows at least for the front door and back laundry room. Then, if forced by the City of St. Petersburg to go with repair, we will have to do that process slowly over many months. Based on the experience with roofers finding significantly more rotten and damaged wood than expected, we believe it is highly likely that the window repair company will discover more windows with rot and termite damage that are beyond repair. Then we will either have to hire Lipton Windows to come back out and replace those windows, slowly over the months of window repair, or leave the windows beyond repair boarded up for many months until all repairable windows are repaired and then hire Lipton Windows to come back a second time. Even if Lipton Windows only have to come out twice, they must bring such a large team, that it will be significantly more expensive. Moreover, it will be aesthetically unpleasant to have many windows boarded up for many months. As such, Lipton Windows may need to make even more than two trips to repair our windows. The only fiscally responsible method for this project is to bring out Lipton Windows once and fix all of this in one fell swoop.

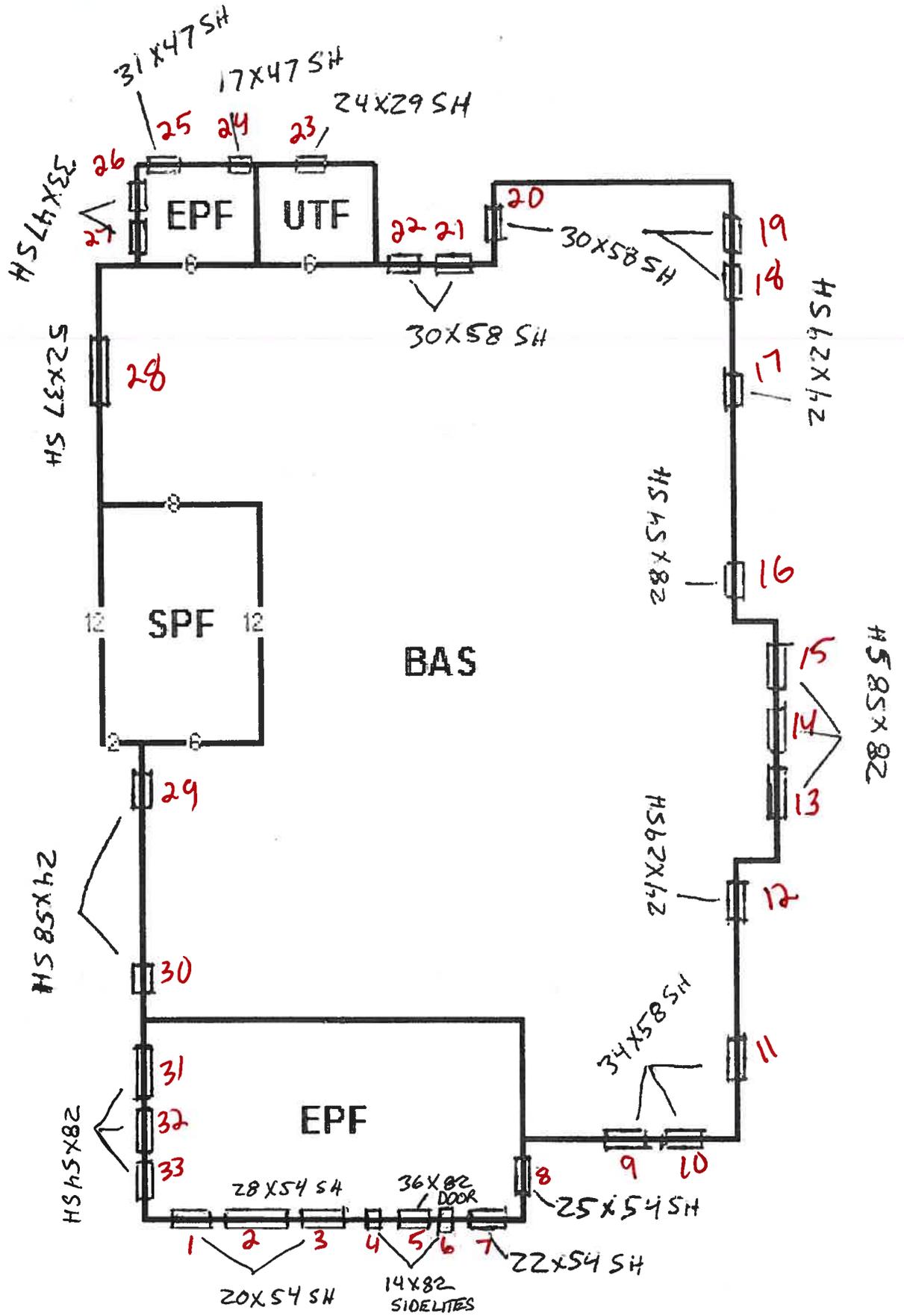
This COA needs to be expedited because we currently cannot move into the home. The current front door is inoperable and many of the window panes are broken and falling out. Moreover, the rot and termite damage is so extensive that exertion of just a mild force will likely push in the entire front door and side lights. This renders the home not secure for us to live in, and not secure for use to store our belongings in. If just the door is expedited, then the house would be more secure and we could theoretically move in, but it would not alleviate the problem referenced above regarding having to hire Lipton Windows to come back to the house on multiple occasions, significantly increasing the cost of the window replacements and repairs. As such, we respectfully request that you grant us a waiver of the

public hearing requirement and expedite our COA so that Lipton Windows can immediately begin work on our home.

Sincerely,

/s/ Ross M. Mabery

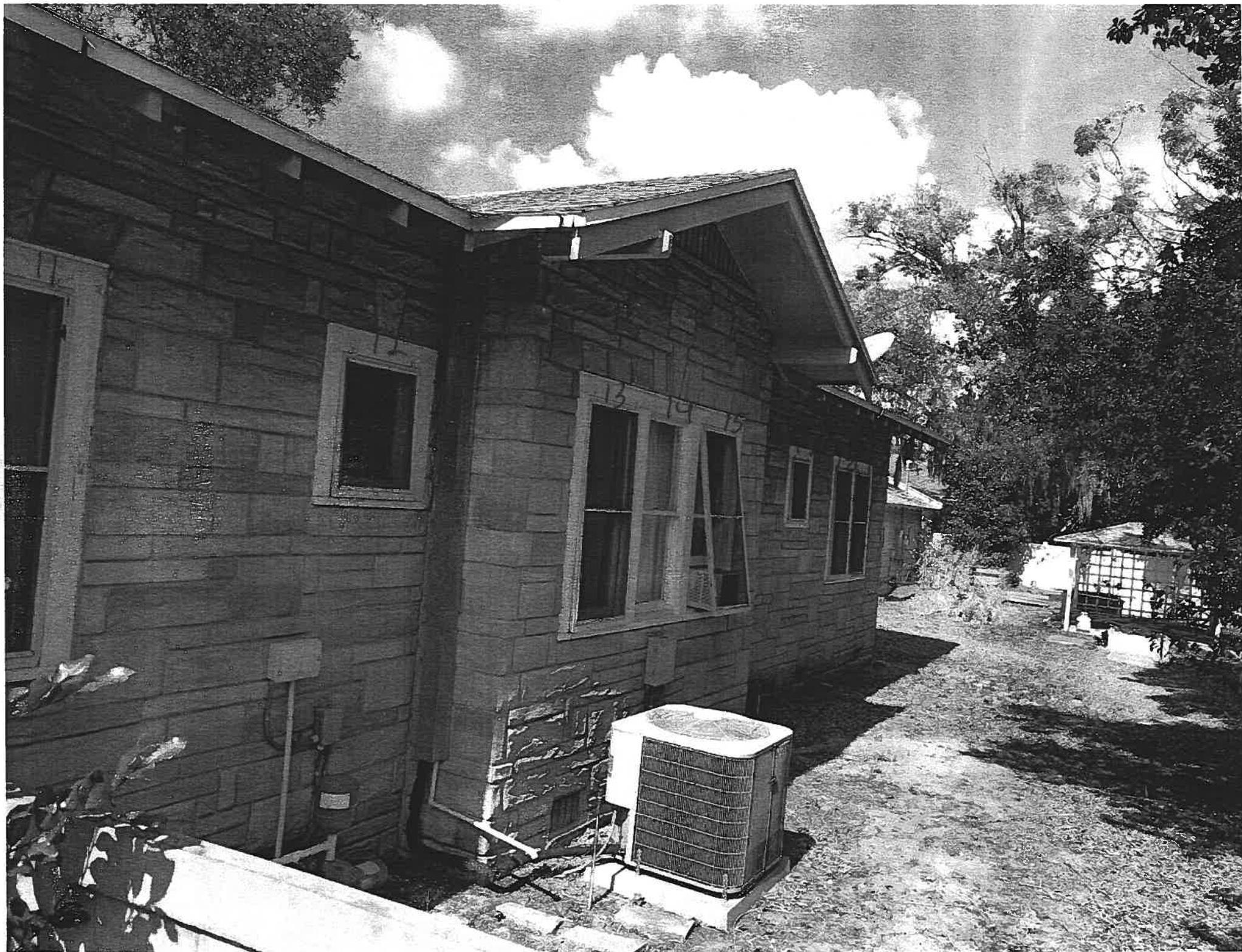
Ross M. Mabery, Esquire



- FRONT -



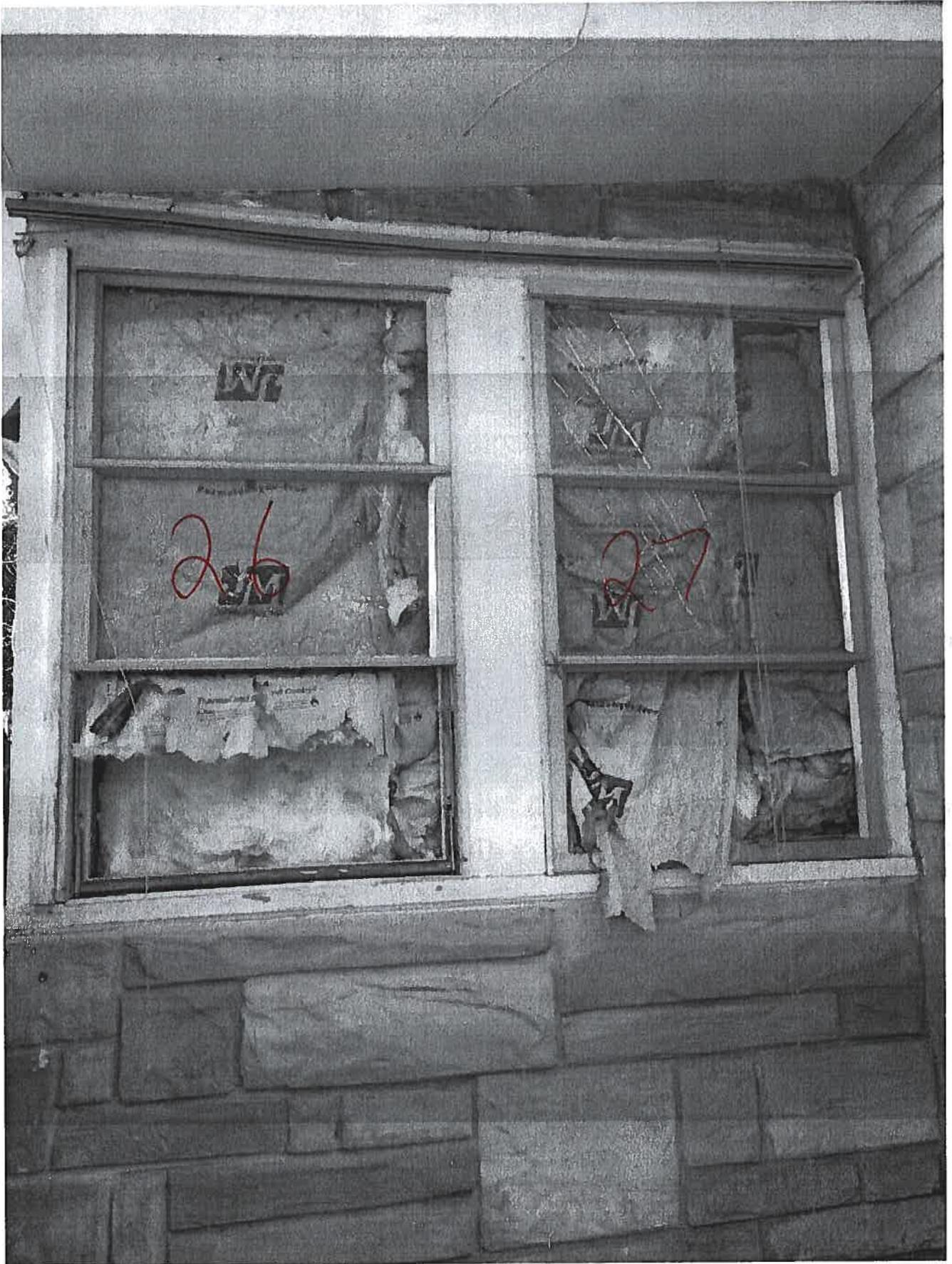














28

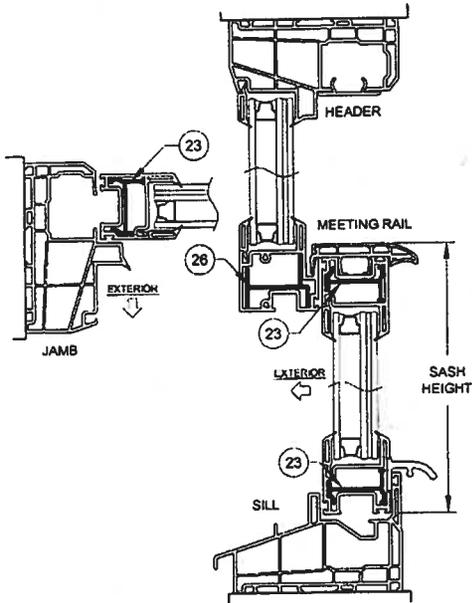
29



TABLE 4:

Glass Type 5, 6, 7 & 8	Design Pressure, lbs/ft ²
	+/- 50.0
Reinf. Level R1	For all window & sash sizes

SEE TABLE 9, SHEET 8 FOR ANCHOR GROUP AND QUANTITY.



SECTION DETAIL FOR WINDOWS WITH LEVEL R1 REINFORCEMENT & GLASS TYPES 5, 6, 7 & 8 (REINFORCEMENTS SHOWN IN FIGURES ABOVE APPLY TO ALL FRAME TYPES & CONFIGURATIONS)

TABLE 5:

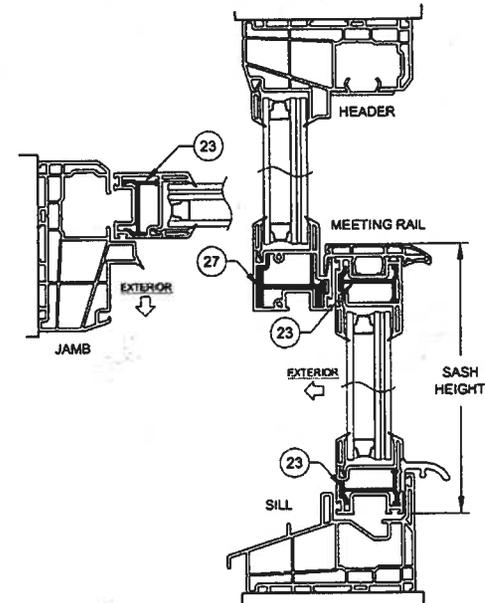
Glass Type 5	Bottom Sash Description for given Range @ Window Height Shown	Sash Height Range (in)	Design Pressure, lbs/ft ²	
			Window Buck Width (in)	
			up to 48	52.125
23.3	Equal-Itz	11.304	+65.0	-70.0
	Standard Cottage	14.517 - 15.870	+65.0	-70.0
26	Equal-Itz	11.663 - 14.516	+65.0	-70.0
	Standard Preview	11.577 - 11.542	+65.0	-70.0
	Tallest	23.617 - 23.288	+65.0	-70.0
	Standard Cottage	20.958 - 23.516	+65.0	-70.0
37.375	Equal-Itz	17.517 - 20.957	+65.0	-70.0
	Standard Preview	14.517 - 17.516	+65.0	-70.0
	Shortest	11.377 - 14.516	+65.0	-70.0
	Standard Cottage	11.377 - 14.516	+65.0	-70.0
44	Standard Cottage	27.583 - 31.911	+65.0	-70.0
	Custom Size	26.517 - 27.582	+65.0	-70.0
	Standard Cottage	23.517 - 26.516	+65.0	-70.0
	Equal-Itz	20.517 - 23.516	+65.0	-70.0
	Standard Preview	17.517 - 20.516	+65.0	-70.0
	Custom Size	14.517 - 17.516	+65.0	-70.0
	Shortest	11.377 - 14.516	+65.0	-70.0
	Tallest	31.283 - 35.911	+65.0	-70.0
48	Standard Cottage	26.517 - 31.582	+65.0	-70.0
	Equal-Itz	20.517 - 26.516	+65.0	-70.0
	Standard Preview	17.517 - 20.516	+65.0	-70.0
	Custom Size	14.517 - 17.516	+65.0	-70.0
	Custom Size	12.517 - 14.516	+65.0	-70.0
	Shortest	11.377 - 12.516	+65.0	-70.0
	Tallest	33.208 - 37.530	+65.0	-70.0
	Standard Cottage	26.517 - 33.207	+65.0	-70.0
49.625	Equal-Itz	23.517 - 26.516	+65.0	-70.0
	Custom Size	20.517 - 23.516	+65.0	-70.0
	Standard Preview	17.517 - 20.516	+65.0	-70.0
	Custom Size	14.517 - 17.516	+65.0	-70.0
	Custom Size	12.517 - 14.516	+65.0	-70.0
	Shortest	11.377 - 12.516	+65.0	-70.0
	Tallest	35.517 - 41.844	+65.0	-70.0
	Standard Cottage	31.517 - 36.516	+65.0	-70.0
52	Equal-Itz	26.517 - 31.516	+65.0	-70.0
	Standard Preview	23.517 - 26.516	+65.0	-70.0
	Custom Size	20.517 - 23.516	+65.0	-70.0
	Custom Size	17.517 - 20.516	+65.0	-70.0
	Custom Size	14.517 - 17.516	+65.0	-70.0
	Custom Size	13.017 - 14.516	+65.0	-70.0
	Shortest	11.804 - 13.016	+65.0	-70.0
	Tallest	36.517 - 41.844	+65.0	-70.0
75	Custom Size	36.517 - 36.516	+65.0	-70.0
	Equal-Itz	35.517 - 36.516	+65.0	-70.0
	Custom Size	32.517 - 35.516	+65.0	-70.0
	Standard Preview	29.517 - 32.516	+65.0	-70.0
	Custom Size	26.517 - 29.516	+65.0	-70.0
	Shortest	25.616 - 26.516	+65.0	-70.0
	Equal-Itz	35.517 - 41.844	+65.0	-70.0
	Custom Size	33.616 - 35.516	+65.0	-70.0
84	Standard Preview	33.616 - 35.516	+65.0	-70.0
	Tallest	41.844	+65.0	-70.0
91.78	Tallest	41.844	+65.0	-70.0

SEE TABLE 10, SHEET 9 FOR ANCHOR GROUP AND QUANTITY.
** MIN. SASH HEIGHT = WINDOW BUCK HEIGHT, 50.136

TABLE 6:

Glass Type 6, 7 & 8	Design Pressure, lbs/ft ²
	+65.0 / -70.0
Reinf. Level R2	For all window & sash sizes

SEE TABLE 10, SHEET 9 FOR ANCHOR GROUP AND QUANTITY.

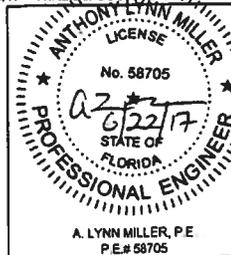


SECTION DETAIL FOR WINDOWS WITH LEVEL R2 REINFORCEMENT & GLASS TYPES 5, 6, 7 & 8 (REINFORCEMENTS SHOWN IN FIGURES ABOVE APPLY TO ALL FRAME TYPES & CONFIGURATIONS)

PRODUCT REVISED
as complying with the Florida
Building Code
Acceptance No. 17-0630.05
Expiration Date July 31, 2020
By: *Manuel Dery*
Miami Dade Product Control

NOTES:

- 1) USE THESE TABLES FOR ALL WINDOWS INSTALLED THROUGH THE FRAME OR INTEGRAL FIN.
- 2) FRAME DIMENSIONS ARE BUCK. SASH HEIGHT IS AS PER THE FIGURE.
- 3) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE WIDTH OR HEIGHT DIMENSION SHOWN ON THE TABLE.



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Revision: _____

Description: DESIGN PRESSURE TABLES

Title: SINGLE HUNG WINDOW INSTALLATION - LM

Series/Model: SH-5500

Scale: NTS

Sheet: 6 OF 13

Drawing No. MD-SH5500-01

Rev: B

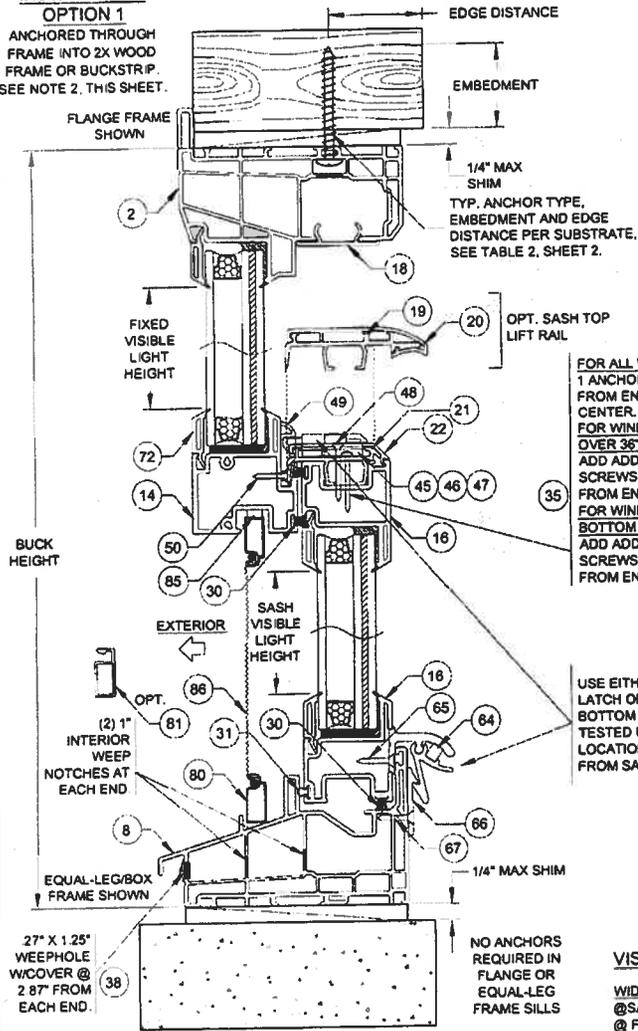
Date: 05/15/15

Drawn By: J ROSOWSKI

INSTALLATION DETAILS FOR FLANGE & EQUAL-LEG/BOX FRAMES

INSTALLATION OPTION 1

ANCHORED THROUGH FRAME INTO 2X WOOD FRAME OR BUCKSTRIP. SEE NOTE 2, THIS SHEET.



VERTICAL SECTION B-B

27" X 1.25" WEEP HOLE WICOVER @ 2.87" FROM EACH END.

NO ANCHORS REQUIRED IN FLANGE OR EQUAL-LEG FRAME SILLS

VISIBLE LIGHT FORMULAS

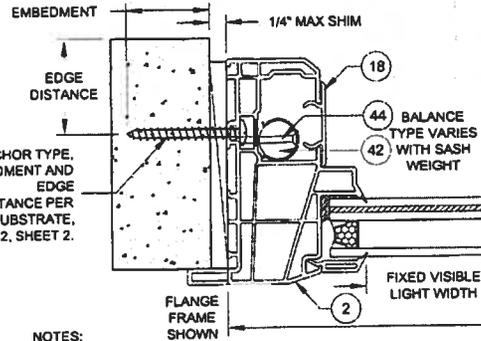
WIDTH
@ SASH: BUCK WIDTH - 8-1/2"
@ FIXED LITE: BUCK WIDTH - 4-3/8"
HEIGHT (EQUAL-LITE)
BUCK HEIGHT/2 - 3-15/16"

FOR ALL WINDOWS:
1 ANCHOR @ 3.55"
FROM END AND AT CENTER.
FOR WINDOWS OVER 36" WIDE:
ADD ADDITIONAL SCREWS @ 16-3/8"
FROM END.
FOR WINDOWS WITH BOTTOM LOCKS:
ADD ADDITIONAL SCREWS @ 8-3/8"
FROM END.

USE EITHER LATCH OR BOTTOM LOCK. TESTED UNIT LOCATION: 6-5/8" FROM SASH END.

INSTALLATION OPTION 2

ANCHORED THROUGH FRAME DIRECTLY INTO CONCRETE/CMU.



NOTES:

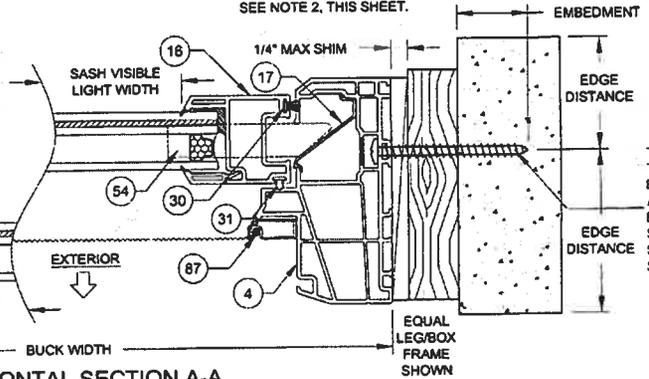
1) USE ONLY SUBSTRATE-APPROPRIATE ANCHORS LISTED ON TABLE 2, SHEET 2. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS. ANY INSTALLATION OPTION SHOWN MAY BE USED ON ANY SIDE OF THE WINDOW.

2) MASONRY ANCHORS MAY BE USED INTO WOOD AS PER TABLE 2, SHEET 2. ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD.

3) VISIBLE LIGHT WIDTH OR HEIGHT (ALSO REFERRED TO AS DAYLIGHT OPENING) IS MEASURED FROM BEADING TO BEADING.

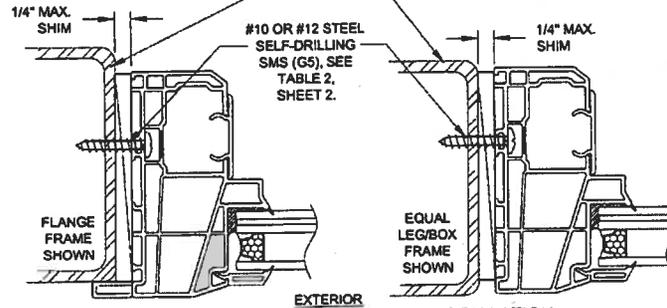
INSTALLATION OPTION 3

ANCHORED THROUGH FRAME AND 1X BUCKSTRIP INTO CONCRETE/CMU. SEE NOTE 2, THIS SHEET.



HORIZONTAL SECTION A-A

DADE APPROVED MULLION, FBC COMPLIANT ALUMINUM/STEEL FRAMING OR STEEL STUD. MAY BE VERTICAL OR HORIZONTAL. SEE SUBSTRATE PROPERTIES, TABLE 2, SHEET 2.

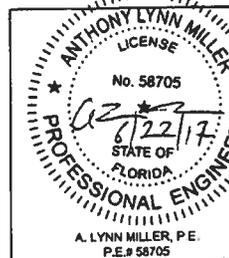


INSTALLATION OPTION 4

ANCHORED THROUGH FRAME INTO METAL

INSTALLATION OPTION 4

ANCHORED THROUGH FRAME INTO METAL



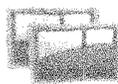
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941)-480-1600

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CERT. OF AUTH. #28296

Revision:		Description: FLANGE & EQUAL-LEG/BOX FRAMES		Drawn By: J ROSOWSKI	
Title: SINGLE HUNG WINDOW INSTALLATION - LM		Date: 05/15/15		Series/Model: SH-5500	
Scale: NTS	Sheet: 3 OF 13	Drawing No. MD-SH5500-01	Rev: B		

PRODUCT REVISED
in compliance with the Florida
Building Code
Acceptance No. **17-0630-05**
Expiration Date **July 30, 2020**
By *Manuel Arce*
Miami Dade Product Corp.

Lipton Window and Door
 2438 Merchant Ave #103
 Odessa, FL 33556



LIPTON WINDOW & DOOR

OFFICE - 727-372-2455
 FAX - 813-435-5380
 LIC # CBC1258461

Customer Name: Ross Mahery Phone: 248.563.0781
 Install Address: 2863 Burlington Ave N. St. Pete, FL

Billing Address if different: maheryro@gmail.com

Section A - Description of Work to be Performed:

Lipton Window and door will order and install 28 PGT Wingard 5500 Series Hurricane Impact windows. All windows will have lowE-366 energy shield max, Argon gas white vinyl frames, screens. Obscure glass 3 windows. Price includes permit, hire time labor and Product warranty.

Lipton window and door will install One B.H.I 36/83 Hurricane Impact Full glass door, and 2-15/83 Full glass Hurricane Impact sidelights. Door and sidelights will have white Fiberglass frames, LowE Energy shield max glass, Argon gas.

Price includes Lipton Window and door completing all interior and exterior installation. Hauling away all old windows and door and any debris from installation.

\$42,705-

15% discount for cash or check payment **\$36,299-** cash or check payment

Section B - Additional Work
 No additional work will be performed unless specified here.

1.) 3LR-95152 2.) 3LR 82152 3.) 2H22/52
 4.) SH-22152 5.) SH-35156 6.) SH-35156 7.) 23156-5H
 8.) SH-50179 9.) 3V149 SH 10.) SH-31149 11.) 23156 SH
 12.) SH-32148 13.) SH-18148 14.) SH-24148 15.) SH-29156 16.) SH-29156
 17.) SH-29156 18.) SH-29156 19.) 29156 20.) 24156-5H
 21.) SH-27153 22.) SH-27157 23.) 27157 SH 24.) SH-27157
 25.) SH-24158 26.) SH-34157 27.) SH-34157
 28.) SH-34157

Customer agrees to the terms of payment as follows:

Total List Price (all above) \$ _____
 Additional Work (Section B) \$ _____
 Permit & Disposal Fee \$ 320.00
 Total amount \$ _____
 Custom Order Deposit 50% \$ _____
 Balance to be paid to Installer on completion \$ _____

Any balance over 10 days will be subject to a finance charge of 1 - 1 1/2% per month, which is an annual percentage rate of 18%

NOTICE TO CUSTOMER - CANCELLATION RIGHTS
 YOU MAY CANCEL THIS CONTRACT AT ANY TIME BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER RECEIVING A COPY OF THIS CONTRACT. IF YOU WISH TO CANCEL THIS CONTRACT, YOU MUST EITHER:

1. SEND A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED; OR
2. PERSONALLY DELIVER A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION TO:
 Lipton Window and Door
 2438 Merchant Ave #103 - Odessa, FL 33556

If you cancel this contract within the three-day period as stated above, you are entitled to a full refund of your deposit money. Refunds will be made within ten (10) business days of the company's receipt of the cancellation notice.

Additional Terms: The Company plans to provide labor and materials to complete the above work for the amount shown, AND IN ACCORDANCE WITH AND SUBJECT TO THE ADDITIONAL TERMS, CONDITIONS AND EXCLUSIONS ON THE OTHER SIDE OF THIS CONTRACT, which are incorporated in full herein.

NOTICE TO OWNER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

Sales Representative: Doug Rodden Date: 2/4/200 Owner: _____ Date: _____



Restore . Design . Create

PROPOSAL

Boone Architectural Restoration LLC

2624 Burlington Ave N
 St. Petersburg, FL 33713
 727.314.ARCH
 BooneArch@gmail.com

TO Ross Mabery
 2863 Burlington Ave N
 St. Petersburg, FL 33713
 Customer ID 20.0008

DATE:
 MARCH 16, 2020

Schedule:

- I have a few projects ahead of you in my queue and can schedule you once I confirmation you would like to proceed. I will keep you up to date on my schedule as projects finish.

Full Restoration: To be included in the price for total restoration:

- removal of the window,
- stripping/sanding wood sashes to a reasonable level of finish,
- minor wood repair as needed,
- priming of the wood sash with a premium oil-based primer
- removal of glass and re-glazing of the windows,
- re-hanging new ropes,
- scraping of the window track to allow proper movement of the window,
- installation of new hardware. <https://www.houseofantiquehardware.com/antique-window-sash-locks-brass?sc=12&category=71>

Optional Painting Available: Many clients choose to finish paint their own windows to save on costs

- Finish Painting of the sash and tracks
 - To include one additional finish coat of exterior white latex paint on the sashes
 - To include one oil primer coat and one exterior white latex paint on the tracks
 - Note: additional fee for finish color other than white
 - Note: window requires additional drying time prior to re-install

Prep By-Owner: Please provide a clear floor space of at least 5 feet directly in front of the window.

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
25	Full Restoration of 1 over 1 Double Hung Window (including garage)	\$450.00	\$11250.00
25	Optional Finish Painting of the Sash and Tracks	\$150.00	\$3750.00
5	Full Restoration of Single Sash Window (including garage)	\$225.00	\$1125.00
5	Optional Finish Painting of the Single Sash	\$75.00	\$375.00
30	New Traditional Hardware	\$16.00	\$480.00
1	Replace and One Sm Pane of Glass	\$60.00	\$60.00
1	Replace Bottom Jamb of Window Frame (garage window)	\$100.00	\$100.00
TBD	Hourly Rate for Misc. Work	\$60/hr	
		TOTAL	\$17140.00

*Note: If unforeseen circumstances arise and more damage is found in the window than previously expected, additional time will be billed @ \$60/hr.

Thank you for your business!



BERYL

ENGINEERING & INSPECTION

Inspection Report

Alex & Ross Mabery

Property Address:
2863 Burlington Ave N
St. Petersburg FL 33713



Beryl Project Engineering

**John Astl HI-5336
2810 N. 10th Street
Tampa, Florida 33605
813-616-3301**

Table of Contents

[Cover Page.....1](#)
[Table of Contents.....2](#)
[Intro Page3](#)
[Summary.....6](#)
[1 Roof System / Chimneys and Attic11](#)
[2 Exterior.....17](#)
[3 Garage.....25](#)
[4 Interiors27](#)
[5 Structural Components37](#)
[6 Plumbing System.....38](#)
[7 Electrical System44](#)
[8 Heating / Central Air Conditioning.....50](#)
[9 Insulation and Ventilation56](#)
[10 Kitchen Components and Appliances.....58](#)

Date: 6/12/2019	Time: 01:00:00 PM	Report ID: 6761
Property: 2863 Burlington Ave N St. Petersburg FL 33713	Customer: Alex & Ross Mabery	Real Estate Professional: Katrina Madewell Keller Williams

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Monitor (MO)= Observe and check the progress or quality of (something) over a period of time; keep under systematic review.

Safety (SA) = Has conditions that make operation of the item unsafe and is in need of prompt attention.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Repair/Replace (RR)= An item or component in need to restore by repair and or replacing or putting together what is torn or broken

Major (MA)= An item that has been inspected is needing immediate action by a qualified and or licensed person.

(Summary items) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

A destructive or invasive examination - The inspection process is non-destructive, and is generally non-invasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lays the quandary. We want to set your expectations as to what an inspection is, and what it is not.

An inspection does not include items not permanently installed.

Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms.

Be advised that inspectors are not engineers and can only render a visual report on the functional conditions of the structure and components at time of inspection. This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he has not retained the services of a licensed Professional Engineer or

Architect with regards to this inspection, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; the inspector shall inspect installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function, the SoP excludes appliances such as refrigerators, trash compactors, clothes washers, and clothes dryers; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

It would not be unusual to find plumbing leaks in a building/home that has been left vacant, rooms that are not used regularly such as guest house or pool bathrooms. Often, such leaks do not become apparent until the building/home is occupied. Such leaks can include but not limited to valve stem packing drips, shower or tub seepage, running toilets or pinhole solder joint leaks. Sometimes, leaks will seal themselves as components such as washers and O-rings settle in place. Some leaks may need to be repaired by a plumber.

Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.

Seasonal changes such as wind-driven rain and humidity may bring some defects to light that were not noted during your home inspection. Crawlspace and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.

The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Properties (www.nachi.org/sop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions

apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, it is not possible to open every Bathroom and Kitchen cabinet door, open every Vanity or Kitchen drawer, open/close every window, Test every Electrical Outlet, operate every Switch, open/close all medicine cabinets, or to see every square inch of the Walls, Ceiling, and Floors, etc. Additional cosmetic components such as window treatments, Blinds, and Shades often need periodic adjustment to operate as intended, and often cease working after repeated daily use. It is not realistic to expect that each and every minor defect with these components be inspected and reported on.

This Inspection Report is supplemental to the Property Disclosure Statement. This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

This report should not be read as a prediction of the remaining life expectancy to any system. Typical life expectancy of equipment may be found at the following website: <http://www.nachi.org/life-expectancy.htm>. We suggest that you look into or consider purchasing a warranty or extended service contract to cover the cost of replacement or repair. The defects or failure can occur at any time, and the inspections in no way lessen the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Mechanical equipment can fail without warning. For that reason, we suggest that all equipment be serviced at least twice a year by a licensed and qualified HVAC contractor. Preventative maintenance is very important for efficient operation and to achieve maximum life expectancy.

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

While we make an effort to identify existing as well as potential problems, it is not possible for anyone to predict future performance of all the systems and appliances in a home. Budget annually for some maintenance and repairs and you may wish to consider a Home Warranty to minimize the repair/replacement costs of some of the components.

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Permit Data:

See Attachment

Approximate age of building:

Over 50 Years

Temperature:

Over 80

Weather:

Light Rain, Clear, Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Stories:

1

Summary

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof System / Chimneys and Attic

1.0 Roof Coverings

Inspected, Repair or Replace

(1) The membrane roof was at/near the end of its useful service life with replacement recommended by a licensed roofer within 12 months. Replacement recommended.

(2) The tree limbs that were in contact with roof or hanging near roof should be trimmed. Repairs recommended.

(3) The main roof was in serviceable condition with normal wear & tear as expected. The last roof permit date was 11/16/2005 making the roof 14 years old.

1.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace, Monitor

The chimney flashing had openings and corrosion indicating that water may be entering the structure. Additionally, there was staining in the attic and interior ceilings/walls around the chimney area. The chimney flashing should be replaced/repared and sealed by a licensed roofer. Cosmetic interior repairs needed at ceilings and walls by a plaster specialist. Repairs recommended.

1.4 Roof Drainage Systems (Gutters/Downspouts)

Inspected, Repair or Replace

The left side patio gutter was in non-functional condition due to being debris filled and missing downspouts. Repairs recommended including adding a downspout and gutter cleaning.

1.5 Roof Structure and Attic (report leak signs or condensation)

Inspected, Monitor

The roof ridge board was constructed of tongue-n-groove hardwood flooring planks. This was likely done when the roof ridge vent was added at the time that the roof was last replaced. Generally with houses of this age the roof ridge board is constructed using 3/4"-1" thick lumber. In the opinion of the inspector, the use of this material is an adequate material due to being hardwood and one inch thick. No repairs are recommended at this time, however we recommend monitoring the roof structure for sagging periodically.

1.6 Ventilation Fans and Thermostatic Controls in Attic

Inspected, Repair or Replace

Both bathroom ventilation fans were discharging into the attic space. This method of installation vents bathroom water vapor into the attic which can lead to microbial growth, shortened shingle life, and may damage insulation and wood. Repairs recommended to include adding discharges at the exterior walls or eaves by a licensed contractor. Repairs recommended.

2. Exterior

2.1 Doors (Exterior)

Inspected, Repair or Replace

(1) Exterior doors and door frames/trim were in poor condition and were in need of repairs or replacement. Repairs recommended by a licensed window/door contractor. Repairs recommended.

(2) Patio doors were in need of weather stripping and hardware repairs. Repairs recommended.

2.2 Windows

Inspected, Repair or Replace

(1) The front entry windows and frames were in need of replacement by a licensed window/door contractor. Repairs recommended.

(2) Missing windows at the rear addition left side. Replacement recommended by a licensed window/door contractor. Repairs recommended.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

(2) Trenching conditions were present at the perimeter of the house. Directing more moisture towards the foundation increases the risk of moisture intrusion. Water should be directed away from all foundations to prevent potential water intrusion and foundation shifting. The drainage strategy of the foundation is important. Expansive soils can be very destructive to the foundation if the moisture content of the perimeter varies. Gutters are the best solution for this condition and should be considered as an upgrade.

2.5 Eaves, Soffits and Fascias

Inspected, Repair or Replace

There were rafter tails and fascia boards that were deteriorated and/or rotting. Repairs recommended as needed by a licensed contractor. The buyer should also consider adding metal or vinyl cladding at all rafter tails to prevent further deterioration.

3. Garage

3.3 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Inspected, Repair or Replace

Safety reversing sensors were not aligned. Unaligned safety reversing sensors make it difficult to close the garage door. Repairs recommended by a licensed garage door contractor.

4. Interiors

4.0 Ceilings

Inspected, Repair or Replace

(2) The master bathroom ceiling had peeling paint and was in need of re-painting with a paint rated for use in wet locations. Repairs recommended.

(3) The master bedroom ceiling was damaged and in need of repairs. Repairs recommended by a drywall/plaster contractor.

4.4 Doors (representative number)

Inspected, Repair or Replace

(2) Door stoppers were needed at multiple locations. Door stoppers prevent damage to the walls behind. Repairs recommended.

(3) Hardware at several doors was loose and/or missing screws. Repairs recommended as needed.

4.5 Windows (representative number)

Inspected, Repair or Replace

One or more windows do not operate smoothly, are difficult to latch or are in need of adjustment and/or repairs or replacement. This condition does not generally necessitate immediate repair. Window exteriors require proper maintenance to avoid rot, water or air infiltration. All poorly or non-operating windows and their associated hardware should be cleaned, lubricated, and adjusted for smoother operation. Where needed, essential hardware, such as

operator cranks, sash balances and latches should be replaced with compatible components. Generally, improvements are usually made on an as needed basis only however complete window replacement throughout should be considered.

6. Plumbing System

6.6 Shower/tub

Inspected, Repair or Replace

- (1) The master bathroom tub stopper was missing and the tub water valve was not operating as intended. Repairs recommended by a licensed plumber.
- (2) There was water damage at the exterior of the hall bathroom tub. Repairs recommended.
- (3) The hall bathtub fixtures were loose and not caulked. Repairs recommended by a licensed plumber.
- (4) The hall bathtub drain stopper was missing. Replace the stopper.

6.7 Sink

Inspected, Repair or Replace

- (1) Improper drain trap installed at the master bathroom sink. Repairs recommended by a licensed plumber.
- (2) Flexible drain piping installed where permanent rigid piping is needed at both bathroom sink drain pipes. These components can cause premature failure, leaks, and drain clogs. Replacement by a licensed plumber recommended using rigid permanent drain piping.

6.8 Toilet

Inspected, Repair or Replace

- (1) The master bathroom toilet was not operating or holding water in the tank at the time of inspection. Repairs recommended by a licensed plumber.
- (2) The toilet is loose at floor at the hall bath. Repairs may involve re-setting the toilet on a new wax seal. Recommend a licensed plumber repair or correct as needed. Repairs recommended.

7. Electrical System

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Repair or Replace

The electrical panel cover latch was missing preventing the panel cover to be closed fully. Repairs recommended by a licensed electrician.

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Inspected, Repair or Replace, Safety

Wires were exposed at the kitchen, exterior, and garage. All wires should be protected in conduit for safety. Have repaired by a licensed electrician.

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)

Inspected, Repair or Replace

- (1) Outlet covers missing at the kitchen. Replace covers.
- (2) In the hall bathroom was an outlet opening that was missing a junction box and cover/outlet. Repairs recommended by a licensed electrician.
- (3) The center bedroom ceiling fan wobbled and was in need of proper installation. Repairs recommended.

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

The rear exterior GFCI outlet was not tripping when tested. Repairs or replacement recommended by a licensed electrician.

8. Heating / Central Air Conditioning

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

(1) Duct cleaning is recommended so that there is a good quality of indoor air circulating throughout. Duct cleaning is recommended by a licensed HVAC contractor. Repairs recommended.

(2) The HVAC condensation line had build-up and was in need of cleaning by a licensed HVAC contractor.

8.4 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Inspected, Repair or Replace, Safety

The fireplace and flue had built-up Creosote which is highly flammable, and signs of water entering the flue and firebox. Additionally the chimney was missing a chimney cap and spark arrestor. Prior to operating the fireplace/ chimney it is recommended to have a licensed Chimney Sweep fully evaluate, make repairs as necessary, and clean the firebox and flue. Repairs recommended.

8.5 Cooling and Air Handler Equipment

Inspected, Repair or Replace

It was not possible to determine if the catch-pan shutoff was operational and there was rust in the catch-pan. Air handlers installed in attic spaces should ideally have three methods for condensation discharge or system shut-off.

1) Primary condensation line. 2) A secondary condensation line or float type switch installed at the secondary discharge opening. 3) A float type switch installed on/in the catch-pan. It is recommended to have all condensation/shutoff systems evaluated and repaired as necessary by a licensed HVAC contractor.

8.7 Temperature Differential

Inspected, Repair or Replace

Multiple ambient air tests were performed by using thermometers on the conditioned supply and return of the air handler to determine if the difference in temperatures were between 14 degrees and 22 degrees. Temperature splits between 14-22 degrees indicate whether the system was cooling as intended. The supply air temperature on your system read 69 degrees, and the return air temperature was 79 degrees. This indicated that the system was in need of service by a licensed HVAC contractor.

10. Kitchen Components and Appliances

10.7 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

The kitchen sink sprayer was not operating at the time of inspection. Repairs recommended by a licensed plumber.

10.12 Food Waste Disposer

Inspected, Repair or Replace, Safety

The garbage disposal wiring was missing a wire clamp to secure the wires to the appliance. Repairs recommended by a licensed electrician.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment,

plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To John Astl

1. Roof System / Chimneys and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

It is recommended that the attic be checked every 3 to 4 months for leaks, and more often in the rainy season. If a leak is observed early, damage can drastically be reduced by making the needed roof repair. Accessible attic visible surfaces are observed and probed for signs of deterioration. Attic inspections are limited to visible accessible surfaces. Surfaces covered with insulation or limited access from a lack of movable space or storage cannot be checked.



Membrane Roof



Architectural Shingle Main Roof



Reinforced Rafters

IN RR MO MA SA NI **Styles & Materials**

		IN	RR	MO	MA	SA	NI
1.0	Roof Coverings	•	•				
1.1	Flashings	•					
1.2	Skylights, Chimneys and Roof Penetrations	•	•	•			
1.3	Ventilation of Roof/Attic	•					
1.4	Roof Drainage Systems (Gutters/Downspouts)	•	•				
1.5	Roof Structure and Attic (report leak signs or condensation)	•		•			
1.6	Ventilation Fans and Thermostatic Controls in Attic	•	•				
1.7	Insulation in Attic	•					
1.8	Visible Electric Wiring in Attic	•					

IN RR MO MA SA NI

IN= Inspected, RR= Repair or Replace, MO= Monitor, MA= Major, SA= Safety, NI= Not Inspected

- Roof Covering:**
Architectural
Membrane
- Viewed roof covering from:**
Walked roof
- Sky Light(s):**
None
- Chimney (exterior):**
Brick
- Attic Insulation:**
Mineral
- Ventilation:**
Gable vents
Ridge vents
- Roof Structure:**
Stick-built
Lateral bracing
- Roof-Type:**
Gable
- Attic info:**
Attic access
- Method used to observe attic:**
Walked

Comments:

1.0 (1) The membrane roof was at/near the end of its useful service life with replacement recommended by a licensed roofer within 12 months. Replacement recommended.



1.0 Item 1(Picture)

(2) The tree limbs that were in contact with roof or hanging near roof should be trimmed. Repairs recommended.



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)

(3) The main roof was in serviceable condition with normal wear & tear as expected. The last roof permit date was 11/16/2005 making the roof 14 years old.



1.0 Item 8(Picture)

1.2 The chimney flashing had openings and corrosion indicating that water may be entering the structure. Additionally, there was staining in the attic and interior ceilings/walls around the chimney area. The chimney flashing should be replaced/ repaired and sealed by a licensed roofer. Cosmetic interior repairs needed at ceilings and walls by a plaster specialist. Repairs recommended.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)



1.2 Item 4(Picture)



1.2 Item 5(Picture)

1.4 The left side patio gutter was in non-functional condition due to being debris filled and missing downspouts. Repairs recommended including adding a downspout and gutter cleaning.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

1.5 The roof ridge board was constructed of tongue-n-groove hardwood flooring planks. This was likely done when the roof ridge vent was added at the time that the roof was last replaced. Generally with houses of this age the roof ridge board is constructed using 3/4"-1" thick lumber. In the opinion of the inspector, the use of this material is an adequate material due to being hardwood and one inch thick. No repairs are recommended at this time, however we recommend monitoring the roof structure for sagging periodically.



1.5 Item 1(Picture)



1.5 Item 2(Picture)

1.6 Both bathroom ventilation fans were discharging into the attic space. This method of installation vents bathroom water vapor into the attic which can lead to microbial growth, shortened shingle life, and may damage insulation and wood. Repairs recommended to include adding discharges at the exterior walls or eaves by a licensed contractor. Repairs recommended.



1.6 Item 1(Picture)



1.6 Item 2(Picture)



1.6 Item 3(Picture)



1.6 Item 4(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Right Side



Left Side



Rear

IN RR MO MA SA NI **Styles & Materials**

2.0	Wall Cladding Flashing and Trim	•						
2.1	Doors (Exterior)	•	•					
2.2	Windows	•	•					
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•						
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•	•					
2.5	Eaves, Soffits and Fascias	•	•					
2.6	Water faucets (hose bibs)	•						
2.7	Light fixtures and electrical outlets (exterior)	•						
2.8	Fence	•	•					

Siding Style:
Rock and Mortar

Siding Material:
Stone

Exterior Entry Doors:
Wood
Single pane

Appurtenance:
Patio Conversion

IN= Inspected, RR= Repair or Replace, MO= Monitor, MA= Major, SA= Safety, NI= Not Inspected

IN RR MO MA SA NI

Comments:

2.1 (1) Exterior doors and door frames/trim were in poor condition and were in need of repairs or replacement. Repairs recommended by a licensed window/door contractor. Repairs recommended.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)



2.1 Item 5(Picture)



2.1 Item 6(Picture)

(2) Patio doors were in need of weather stripping and hardware repairs. Repairs recommended.



2.1 Item 7(Picture)



2.1 Item 8(Picture)

2.2 (1) The front entry windows and frames were in need of replacement by a licensed window/door contractor. Repairs recommended.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)



2.2 Item 6(Picture)



2.2 Item 7(Picture)

(2) Missing windows at the rear addition left side. Replacement recommended by a licensed window/door contractor. Repairs recommended.



2.2 Item 8(Picture)



2.2 Item 9(Picture)

2.4 (1) Vegetation/tree too close to the building can contribute to damage from the roots to the foundation and walkway, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building. Trim all foliage to be 1-2 feet from the structure.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)

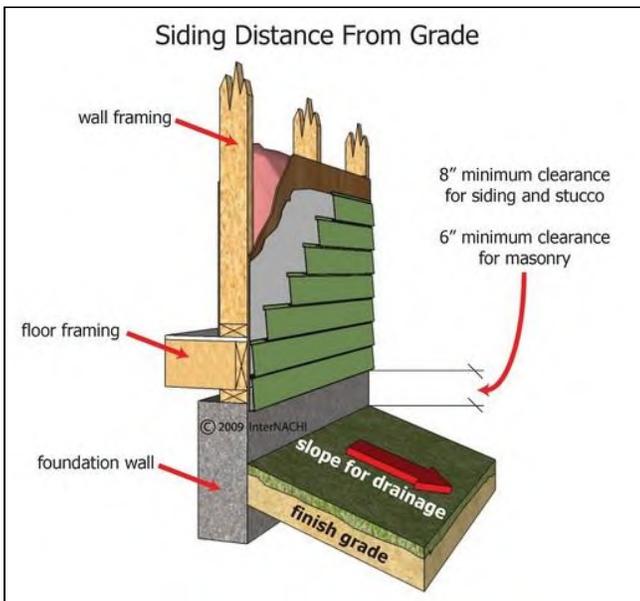
(2) Trenching conditions were present at the perimeter of the house. Directing more moisture towards the foundation increases the risk of moisture intrusion. Water should be directed away from all foundations to prevent potential water intrusion and foundation shifting. The drainage strategy of the foundation is important. Expansive soils can be very destructive to the foundation if the moisture content of the perimeter varies. Gutters are the best solution for this condition and should be considered as an upgrade.



2.4 Item 4(Picture)



2.4 Item 5(Picture)



2.4 Item 6(Picture)

2.5 There were rafter tails and fascia boards that were deteriorated and/or rotting. Repairs recommended as needed by a licensed contractor. The buyer should also consider adding metal or vinyl cladding at all rafter tails to prevent further deterioration.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)



2.5 Item 7(Picture)

2.8 The left side fence was damaged and in need of repairs.



2.8 Item 1(Picture)



2.8 Item 2(Picture)



2.8 Item 3(Picture)



2.8 Item 4(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Detached 2-Car Garage



Door Openers

IN RR MO MA SA NI

		IN	RR	MO	MA	SA	NI
3.0	Garage Floor	•					
3.1	Garage Door (s)	•					
3.2	Garage Structure	•					
3.3	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•	•				
3.4	Garage Other	•					•

Styles & Materials

Garage Door Type:
Two automatic
Garage Door Material:
Metal
Auto-opener
Manufacturer:
GENIE

IN RR MO MA SA NI

IN= Inspected, RR= Repair or Replace, MO= Monitor, MA= Major, SA= Safety, NI= Not Inspected

Comments:

3.3 Safety reversing sensors were not aligned. Unaligned safety reversing sensors make it difficult to close the garage door. Repairs recommended by a licensed garage door contractor.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

3.4 Full access was not possible due to vehicles/belongings/furniture. Once vacant, minor defects may be present which is considered normal as every area, component, or feature could not be inspected.



3.4 Item 1(Picture)



3.4 Item 2(Picture)



3.4 Item 3(Picture)

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Master Bathroom



Interior



Hall Bathroom



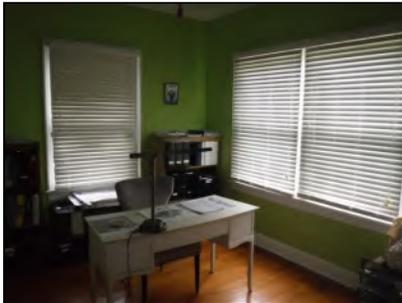
Interior



Interior



Interior



Interior



Interior



Kitchen



Kitchen

		IN	RR	MO	MA	SA	NI	Styles & Materials
4.0	Ceilings	•	•					Ceiling Materials: Plaster
4.1	Walls	•	•					Wall Material: Plaster
4.2	Floors	•						Floor Covering(s): Hardwood T&G Tile
4.3	Counters and Cabinets (representative number)	•						Interior Doors: Solid
4.4	Doors (representative number)	•	•					Window Types: Single-hung Single pane
4.5	Windows (representative number)	•	•					
4.6	Washer/Dryer						•	Cabinetry: Wood
4.7	Interior Other	•					•	Countertop: Composite

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Comments:

4.0 (1) There was fabric installed at the ceiling in the rear addition. The material was not removed or pulled back by the inspector. The material should be considered a fire hazard due to proximity to electrical components and removed.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

(2) The master bathroom ceiling had peeling paint and was in need of re-painting with a paint rated for use in wet locations. Repairs recommended.



4.0 Item 3(Picture)

(3) The master bedroom ceiling was damaged and in need of repairs. Repairs recommended by a drywall/plaster contractor.



4.0 Item 4(Picture)



4.0 Item 5(Picture)

(4) Common/typical ceiling/wall cracking was present and considered normal for a house of this age. This is considered cosmetic with repairs as desired.

4.1 (1) Minor wall repairs recommended at the front porch area by a licensed professional.



4.1 Item 1(Picture)



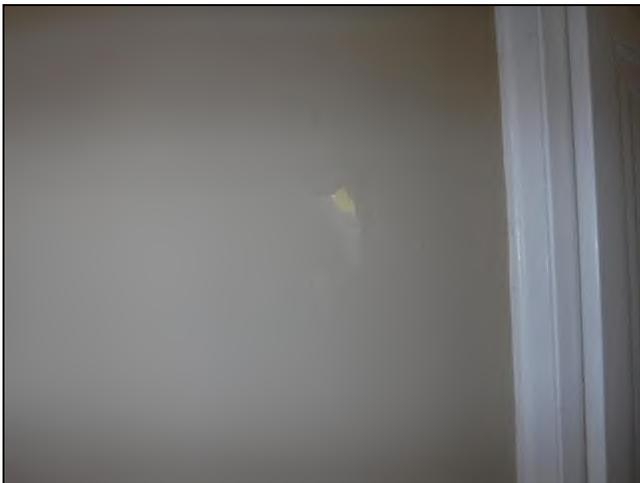
4.1 Item 2(Picture)

(2) There was an unprofessional repair/patch at the rear addition of the house. Repairs recommended by a licensed professional.

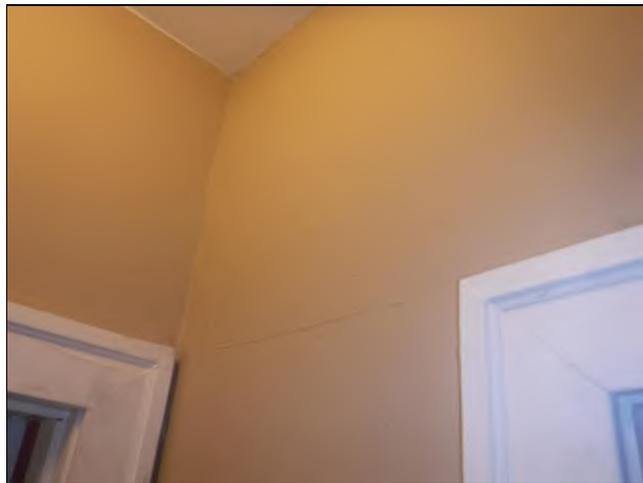


4.1 Item 3(Picture)

(3) Peeling paint present at kitchen. Removal and re-painting recommended using a paint rated for wet locations. This is cosmetic.



4.1 Item 4(Picture)



4.1 Item 5(Picture)

(4) Common/typical ceiling/wall cracking was present and considered normal for a house of this age. This is considered cosmetic with repairs as desired.

4.4 (1) The door frame/opening at the rear addition was installed in an unprofessional manner. Repairs recommended if desired.



4.4 Item 1(Picture)



4.4 Item 2(Picture)



4.4 Item 3(Picture)

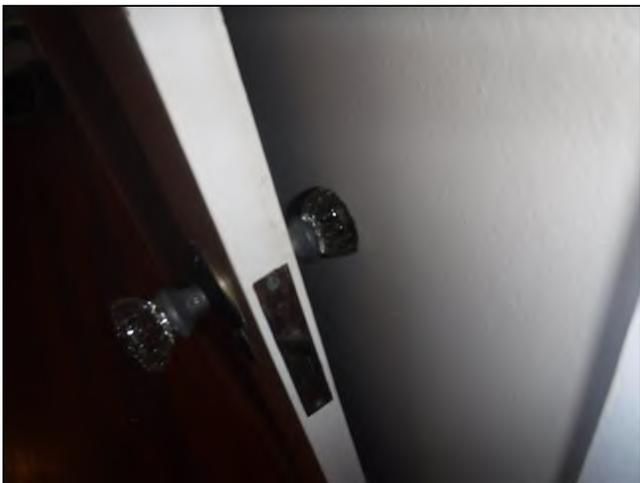
(2) Door stoppers were needed at multiple locations. Door stoppers prevent damage to the walls behind. Repairs recommended.



4.4 Item 4(Picture)



4.4 Item 5(Picture)



4.4 Item 6(Picture)



4.4 Item 7(Picture)

(3) Hardware at several doors was loose and/or missing screws. Repairs recommended as needed.



4.4 Item 8(Picture)

4.5 One or more windows do not operate smoothly, are difficult to latch or are in need of adjustment and/or repairs or replacement. This condition does not generally necessitate immediate repair. Window exteriors require proper maintenance to avoid rot, water or air infiltration. All poorly or non-operating windows and their associated hardware should be cleaned, lubricated, and adjusted for smoother operation. Where needed, essential hardware, such as operator cranks, sash balances and latches should be replaced with compatible components. Generally, improvements are usually made on an as needed basis only however complete window replacement throughout should be considered.



4.5 Item 1(Picture)



4.5 Item 2(Picture)



4.5 Item 3(Picture)



4.5 Item 4(Picture)



4.5 Item 5(Picture)



4.5 Item 6(Picture)



4.5 Item 7(Picture)



4.5 Item 8(Picture)

4.6 Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.



4.6 Item 1(Picture)

4.7 Full access was not possible due to belongings/furniture. Once vacant, minor defects may be present which is considered normal as every area, component, or feature could not be inspected.



4.7 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Crawlspace Framing



CMU Piers

IN RR MO MA SA NI Styles & Materials

		IN	RR	MO	MA	SA	NI
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•					
5.1	Walls (Structural)	•					
5.2	Columns or Piers	•					
5.3	Floors (Structural)	•					
5.4	Ceilings (Structural)	•					
5.5	Ventilation of Foundation Areas	•					

IN= Inspected, RR= Repair or Replace, MO= Monitor, MA= Major, SA= Safety, NI= Not Inspected

- Foundation:**
 - Masonry block
 - Raised
- Method used to observe**
- Crawlspace:**
 - From entry
 - Crawled
- Floor Structure:**
 - Wood joists
 - Wood beams
- Wall Structure:**
 - Wood
- Columns or Piers:**
 - Masonry block
- Ceiling Structure:**
 - 2X4

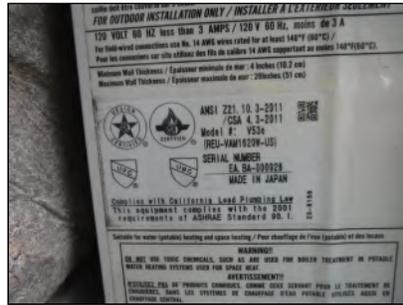
The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Water Heater



Water Heater Data Plate

IN RR MO MA SA NI

Styles & Materials

	IN	RR	MO	MA	SA	NI
6.0 Plumbing Drain, Waste and Vent Systems	•					
6.1 Plumbing Water Supply, Distribution System and Fixtures	•					
6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents	•					
6.3 Main Water Shut-off Device (Describe location)	•					
6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•					
6.5 Main Fuel Shut-off (Describe Location)	•					
6.6 Shower/tub	•	•				
6.7 Sink	•	•				
6.8 Toilet	•	•				

Water Source:

Public

Water Filters:

Whole house conditioner
(We do not inspect filtration systems)

Plumbing Water Supply

(into home):

PVC

Plumbing Water

Distribution (inside home):

PVC

CPVC

Washer Drain Size:

Not visible

Plumbing Waste:

PVC

Cast iron

IN RR MO MA SA NI

Water Heater Power

Source:

Gas (quick recovery)

Water Heater Capacity:

Tankless

Water Heater Location:

Exterior

WH Manufacturer:

RINNAI

IN= Inspected, RR= Repair or Replace, MO= Monitor, MA= Major, SA= Safety, NI= Not Inspected

Comments:

6.1 We do not inspect any water filtration units or sprinkler systems. Recommend contacting the water filter installer for information on life expectancy or condition.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

6.2 Unit was in working condition.



6.2 Item 1(Picture)

6.3 The main water shutoff was located under the house in the crawlspace.

6.5 The gas shutoff was located at the meter to the rear of the house.

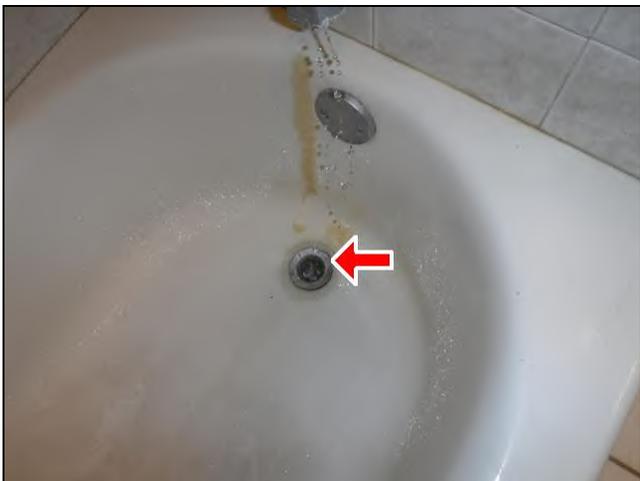


6.5 Item 1(Picture)



6.5 Item 2(Picture)

6.6 (1) The master bathroom tub stopper was missing and the tub water valve was not operating as intended. Repairs recommended by a licensed plumber.



6.6 Item 1(Picture)



6.6 Item 2(Picture)

(2) There was water damage at the exterior of the hall bathroom tub. Repairs recommended.



6.6 Item 3(Picture)



6.6 Item 4(Picture)

(3) The hall bathtub fixtures were loose and not caulked. Repairs recommended by a licensed plumber.



6.6 Item 5(Picture)



6.6 Item 6(Picture)

(4) The hall bathtub drain stopper was missing. Replace the stopper.

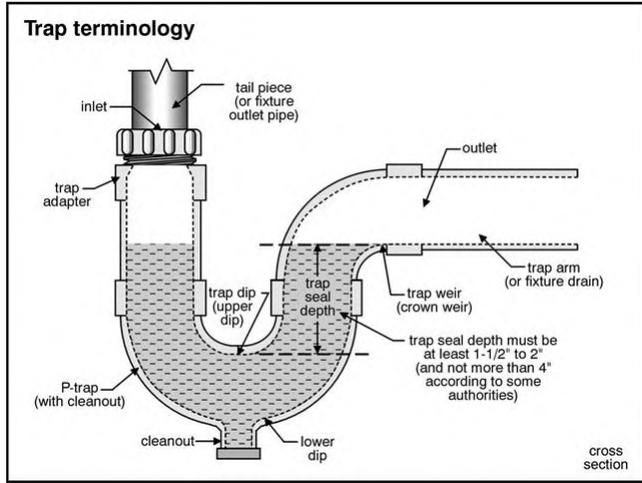


6.6 Item 7(Picture)

6.7 (1) Improper drain trap installed at the master bathroom sink. Repairs recommended by a licensed plumber.



6.7 Item 1(Picture)



6.7 Item 2(Picture)

(2) Flexible drain piping installed where permanent rigid piping is needed at both bathroom sink drain pipes. These components can cause premature failure, leaks, and drain clogs. Replacement by a licensed plumber recommended using rigid permanent drain piping.



6.7 Item 3(Picture)



6.7 Item 4(Picture)

6.8 (1) The master bathroom toilet was not operating or holding water in the tank at the time of inspection. Repairs recommended by a licensed plumber.



6.8 Item 1(Picture)

(2) The toilet is loose at floor at the hall bath. Repairs may involve re-setting the toilet on a new wax seal. Recommend a licensed plumber repair or correct as needed. Repairs recommended.



6.8 Item 2(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Electrical Panel



Main Electrical Disconnect



Electrical Panel- Open

		IN	RR	MO	MA	SA	NI	Styles & Materials
7.0	Service Entrance Conductors	•						Electrical Service
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•	•					Conductors: Below ground
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•	•			•		Panel Capacity: 150 AMP
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•	•					Panel Type: Circuit breakers
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•						Electric Panel
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•	•					Manufacturer: CUTLER HAMMER
7.6	Location of Main and Distribution Panels	•						Branch wire 15 and 20
7.7	Smoke Detectors						•	AMP: Copper
7.8	Carbon Monoxide Detectors						•	Wiring Methods: Romex

IN= Inspected, RR= Repair or Replace, MO= Monitor, MA= Major, SA= Safety, NI= Not Inspected

IN RR MO MA SA NI

Comments:

7.1 The electrical panel cover latch was missing preventing the panel cover to be closed fully. Repairs recommended by a licensed electrician.



7.1 Item 1(Picture)



7.1 Item 2(Picture)

7.2 Wires were exposed at the kitchen, exterior, and garage. All wires should be protected in conduit for safety. Have repaired by a licensed electrician.



7.2 Item 1(Picture)



7.2 Item 2(Picture)



7.2 Item 3(Picture)



7.2 Item 4(Picture)



7.2 Item 5(Picture)



7.2 Item 6(Picture)



7.2 Item 7(Picture)

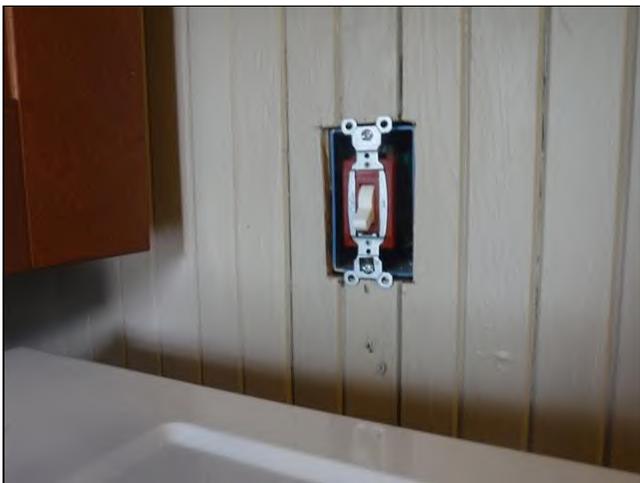


7.2 Item 8(Picture)



7.2 Item 9(Picture)

7.3 (1) Outlet covers missing at the kitchen. Replace covers.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

(2) In the hall bathroom was an outlet opening that was missing a junction box and cover/outlet. Repairs recommended by a licensed electrician.



7.3 Item 3(Picture)

(3) The center bedroom ceiling fan wobbled and was in need of proper installation. Repairs recommended.



7.3 Item 4(Picture)

7.5 The rear exterior GFCI outlet was not tripping when tested. Repairs or replacement recommended by a licensed electrician.



7.5 Item 1(Picture)

7.7 The smoke detector should be installed and tested at common hallway to bedrooms upon moving in to home.



7.7 Item 1(Picture)

7.8 Carbon Monoxide detectors were not present and are recommended with gas appliances.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Compressor Unit



Compressor Unit Data Plate



Conventional Fireplace



Air Handler



Air Handler Data Plate



IN RR MO MA SA NI **Styles & Materials**

		IN	RR	MO	MA	SA	NI
8.0	Heating Equipment						
8.1	Normal Operating Controls						
8.2	Automatic Safety Controls						
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)						
8.4	Solid Fuel Heating Devices (Fireplaces, Woodstove)						

Heat Type:
Heat Pump Forced Air
(also provides cool air)

Energy Source:
Electric

**Number of Heat Systems
(excluding wood):**
One

Heat System Brand:
CARRIER

Ductwork:
Insulated

Filter Type:

IN= Inspected, RR= Repair or Replace, MO= Monitor, MA= Major, SA= Safety, NI= Not Inspected

IN RR MO MA SA NI

	IN	RR	MO	MA	SA	NI
8.5 Cooling and Air Handler Equipment	•	•				
8.6 Normal Operating Controls	•					
8.7 Temperature Differential	•	•				

IN= Inspected, RR= Repair or Replace, MO= Monitor, MA= Major, SA= Safety, NI= Not Inspected

Disposable
Types of Fireplaces:
 Solid Fuel
 Conventional
Operable Fireplaces:
 One
Cooling Equipment Type:
 Heat Pump Forced Air
 (also provides warm air)
Cooling Equipment Energy Source:
 Electricity
Number of AC Only Units:
 One
Central Air Brand:
 CARRIER
Air Conditioner Age:
 6

Comments:

8.3 (1) Duct cleaning is recommended so that there is a good quality of indoor air circulating throughout. Duct cleaning is recommended by a licensed HVAC contractor. Repairs recommended.



8.3 Item 1(Picture)



8.3 Item 2(Picture)



8.3 Item 3(Picture)



8.3 Item 4(Picture)

(2) The HVAC condensation line had build-up and was in need of cleaning by a licensed HVAC contractor.



8.3 Item 5(Picture)

8.4 The fireplace and flue had built-up Creosote which is highly flammable, and signs of water entering the flue and firebox. Additionally the chimney was missing a chimney cap and spark arrestor. Prior to operating the fireplace/chimney it is recommended to have a licensed Chimney Sweep fully evaluate, make repairs as necessary, and clean the firebox and flue. Repairs recommended.



8.4 Item 1(Picture)



8.4 Item 2(Picture)



8.4 Item 3(Picture)

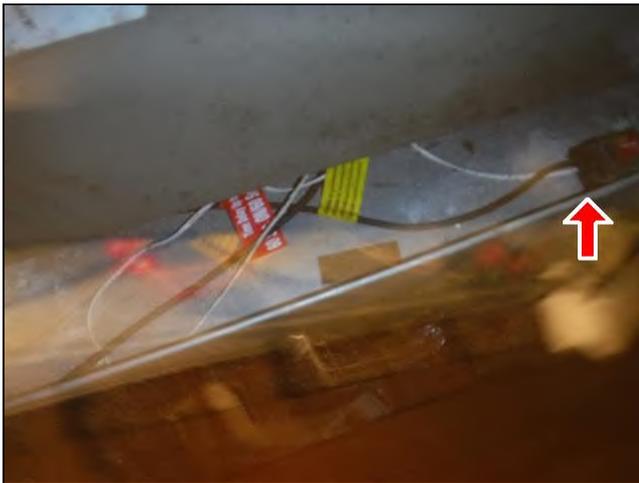


8.4 Item 4(Picture)



8.4 Item 5(Picture)

8.5 It was not possible to determine if the catch-pan shutoff was operational and there was rust in the catch-pan. Air handlers installed in attic spaces should ideally have three methods for condensation discharge or system shut-off. 1) Primary condensation line. 2) A secondary condensation line or float type switch installed at the secondary discharge opening. 3) A float type switch installed on/in the catch-pan. It is recommended to have all condensation/shutoff systems evaluated and repaired as necessary by a licensed HVAC contractor.



8.5 Item 1(Picture)



8.5 Item 2(Picture)

8.7 Multiple ambient air tests were performed by using thermometers on the conditioned supply and return of the air handler to determine if the difference in temperatures were between 14 degrees and 22 degrees. Temperature splits between 14-22 degrees indicate whether the system was cooling as intended. The supply air temperature on your system read 69 degrees, and the return air temperature was 79 degrees. This indicated that the system was in need of service by a licensed HVAC contractor.



8.7 Item 1(Picture)



8.7 Item 2(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Attic Insulation

IN RR MO MA SA NI **Styles & Materials**

9.0	Insulation in Attic	•					
9.1	Ventilation of Attic and Foundation Areas	•					
9.2	Venting Systems (Kitchens, Baths and Laundry)	•	•				

IN= Inspected, RR= Repair or Replace, MO= Monitor, MA= Major, SA= Safety, NI= Not Inspected

IN RR MO MA SA NI

Attic Insulation:

Mineral

Ventilation:

Gable vents
Ridge vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

NONE

Comments:

9.2 (1) Dryer vent cleaning was recommended now and annually thereafter.

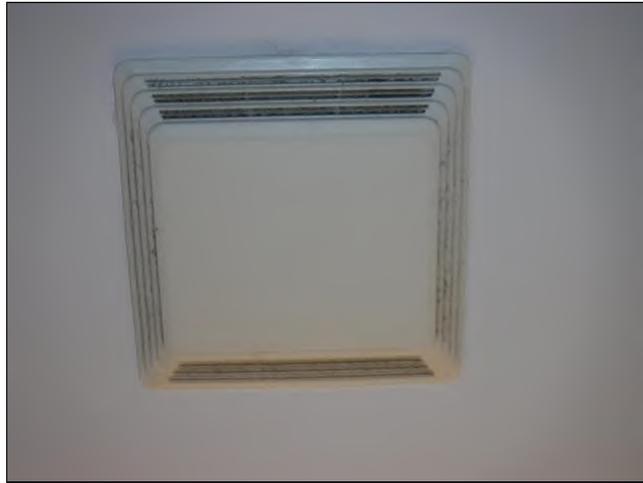


9.2 Item 1(Picture)

(2) Bathroom vent fans were in need of cleaning at the time of inspection.



9.2 Item 2(Picture)



9.2 Item 3(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Dishwasher



Dishwasher Data Plate



Garbage Disposal



Range



Range Data Plate



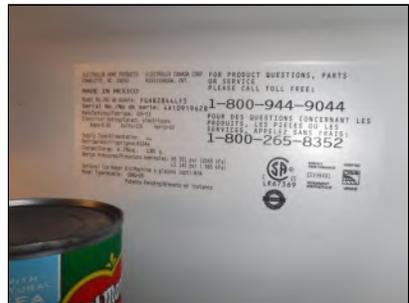
Microwave



Microwave Data Plate



Refrigerator



Refrigerator Data Plate

IN RR MO MA SA NI **Styles & Materials**

10.0	Ceiling	•					
10.1	Walls	•					
10.2	Floors	•					

Dishwasher Brand:
LG

Disposer Brand:
BADGER

Exhaust/Range hood:
RE-CIRCULATE

IN= Inspected, RR= Repair or Replace, MO= Monitor, MA= Major, SA= Safety, NI= Not Inspected

IN RR MO MA SA NI

Range/Oven:
FRIGIDAIRE

IN RR MO MA SA NI

10.3	Doors	•					
10.4	Windows	•					
10.5	Counters and Cabinets (representative number)	•					
10.6	Plumbing Drain, Waste and Vent Systems	•					
10.7	Plumbing Water Supply, Distribution System and Fixtures	•	•				
10.8	Outlets, Switches and Fixtures	•					
10.9	Dishwasher	•					
10.10	Ranges/Ovens/Cooktops	•					
10.11	Range Hood (s)	•					
10.12	Food Waste Disposer	•	•			•	
10.13	Microwave Cooking Equipment	•					
10.14	Refrigerator	•					

Built in Microwave:
FRIGIDAIRE
Cabinetry:
Wood
Countertop:
Laminate
Refrigerator:
FRIGIDAIRE

IN= Inspected, RR= Repair or Replace, MO= Monitor, MA= Major, SA= Safety, NI= Not Inspected

IN RR MO MA SA NI

Comments:

10.7 The kitchen sink sprayer was not operating at the time of inspection. Repairs recommended by a licensed plumber.



10.7 Item 1(Picture)

10.9 The dishwasher operated as intended at the time of inspection.

10.10 The oven and cooktop operated as intended at the time of inspection.



10.10 Item 1(Picture)



10.10 Item 2(Picture)

10.11 The range hood operated as intended at the time of inspection.

10.12 The garbage disposal wiring was missing a wire clamp to secure the wires to the appliance. Repairs recommended by a licensed electrician.



10.12 Item 1(Picture)

10.13 The microwave operated as intended at the time of inspection however the lightbulbs appeared to be burnt out. Replace bulbs.



10.13 Item 1(Picture)

10.14 The refrigerator operated as intended at the time of inspection. The water line for the water dispenser and ice maker was not connected.



10.14 Item 1(Picture)



10.14 Item 2(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Permit Search Results

Show entries

Search:

Permit Search Results					
Expand/Collapse?	Application Number	Address	Parcel	Contractor/Other Name	Application Type
Collapse	05-11000834	2863 BURLINGTON AVE N	23-31-16-35118-012-0100	BKP ENTERPRISE INC.	ROOF
<ul style="list-style-type: none"> • Application Status: CLOSED 					
Collapse	05-11000834	2863 BURLINGTON AVE N	23-31-16-35118-012-0100	ACCENT DEVELOPMENT CO	ROOF
<ul style="list-style-type: none"> • Application Status: CLOSED 					
Collapse	05-11000835	2863 BURLINGTON AVE N	23-31-16-35118-012-0100	BKP ENTERPRISE INC.	ROOF
<ul style="list-style-type: none"> • Application Status: CLOSED 					
Collapse	05-11000835	2863 BURLINGTON AVE N	23-31-16-35118-012-0100	ACCENT DEVELOPMENT CO	ROOF
<ul style="list-style-type: none"> • Application Status: CLOSED 					
Collapse	11-02000769	2863 BURLINGTON AVE N	23-31-16-35118-012-0100	MAYNARD ELECTRIC	ELECTRICAL

Permit Search Results

Expand/Collapse?	Application Number	Address	Parcel	Contractor/Other Name	Application Type
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- **Application Status:** CLOSED

Collapse	11-02000769	2863 BURLINGTON AVE N	23-31-16-35118-012-0100	HAYES, ANDREW M	ELECTRICAL
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- **Application Status:** CLOSED

Collapse	13-04001066	2863 BURLINGTON AVE N	23-31-16-35118-012-0100	COX HEATING & AIR CONDITIONING	MECHANICAL
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- **Application Status:** CLOSED

Collapse	13-04001066	2863 BURLINGTON AVE N	23-31-16-35118-012-0100	HAYES, ANDREW M	MECHANICAL
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- **Application Status:** CLOSED

Collapse	13-04001066	2863 BURLINGTON AVE N	23-31-16-35118-012-0100	ARC & SPARK ELECTRIC INC	MECHANICAL
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- **Application Status:** CLOSED

Collapse	13-05000465	2863 BURLINGTON AVE N	23-31-16-35118-012-0100	HAYES, ANDREW M	PLUMBING
----------	-----------------------------	-----------------------	-------------------------	-----------------	----------

- **Application Status:** CLOSED

Permit Search Results

Expand/Collapse?	Application Number	Address	Parcel	Contractor/Other Name	Application Type
Collapse	13-05000465	2863 BURLINGTON AVE N	23-31-16-35118-012-0100	PROPERTY OWNER SUBCONTRACTOR	PLUMBING

- **Application Status:** CLOSED

Collapse	95-00017601	2863 BURLINGTON AVE N	23-31-16-35118-012-0100	G N ELECTRIC	ELECTRICAL
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- **Application Status:** CLOSED

Collapse	95-00017601	2863 BURLINGTON AVE N	23-31-16-35118-012-0100	ANDERSON, EMILY C.	ELECTRICAL
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- **Application Status:** CLOSED

Collapse	95-00017601	2863 BURLINGTON AVE N	23-31-16-35118-012-0100	G N ELECTRIC	ELECTRICAL
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- **Application Status:** CLOSED

Typical Cost of Remodeling or Repair



The prices quoted below include a range of prices based on a typical 3 Bedroom, 2 Bathroom, 1,800 square foot home that is approximately 30 years old. Items below may not be applicable to your Home Inspection. This is just a reference guide for typical repairs for typical houses. Individual prices from contractors can vary substantially from these ranges. We advise that several bids be obtained on any work exceeding \$500 dollars. DO NOT RELY ON THESE PRICES ONLY AND GET FURTHER ESTIMATES FROM LICENSED PROFESSIONALS.

<u>Item</u>	<u>Unit</u>	<u>Estimated Price</u>
Install Bathroom Exhaust Vent	Each	\$550 to \$750
Install Fencing	Foot	\$20 to \$23
Install New Gutters/Downspouts	Foot	\$8 to \$12
Install Smoke Detectors	Each	\$35 to \$55
Insulate Attic	Each	\$750 to \$1,250
Paint Exterior	Each	\$2,750 to \$4,000
Paint Interior	Each	\$2,500 to \$4,500
Remodel Bathroom	Each	\$4,500 to \$7,000
Remodel Kitchen	Each	\$8,000 to \$12,000
Repair Truss	Each	\$350 to \$750
Repave Driveway	Foot	\$9 to \$12
Replace Appliances	Package	\$2,500 to \$3,500
Replace Front Door	Each	\$750 to \$1,250
Replace Garage Door	Each	\$1,800 to \$2,500
Replace Garbage Disposal	Each	\$350 to \$500
Replace Hot Water Heater (40 Gallons)	Each	\$850 to \$1,250
Replace HVAC (Split Sytem)	Each	\$4,500 to \$6,000
Replace HVAC Ducts	Package	\$1,200 to \$1,800
Replace Pier	Each	\$750 to \$1,250
Replace Shingle Roof	Foot	\$3.5 to \$4.5
Replace Sliding Glass Door	Each	\$1,800 to \$2,500
Replace Support Beams (Crawl Space)	Foot	\$60 to \$100
Replace Windows	Each	\$550 to \$750
Sister Joist	Each	\$250 to \$500
Upgrade Electrical Outlet to GFCI	Each	\$175 to \$225
Upgrade Electrical Panel	Package	\$1,200 to \$1,800
Upgrade Electrical Wiring (Whole House)	Package	\$5,000 to \$6,500
Upgrade Plumbing	Package	\$6,500 to \$9,000

Deferred Costs - It is impossible to determine how long these items will last before needing replacement. The report addresses most of these items from a "condition" standpoint.

Note: Items listed above may not be applicable to your Report. Please review your Report to see what items listed above may be applicable.

Contract # 6761

Four Point Inspection Report

Prepared for Alex & Ross Mabery



This Report contains Four Point Inspection for:
2863 Burlington Ave N, St. Petersburg, FL 33713

Date: 06/12/2019



Four Point Inspection Report

Table of Contents

Table of Contents

PURPOSE

CITIZENS 4-POINT INSPECTION FORM

PHOTOGRAPHS

This document has been prepared for the use of the client for the specific purposes identified in the report. The conclusions, observations and recommendations contained herein attributed to Beryl Project Engineering, LLC (Beryl) constitute the opinions of Beryl. To the extent that statements, information and opinions provided by the client or others have been used in the preparation of this report, Beryl has relied upon the same to be accurate, and for which no assurances are intended and no representations or warranties are made. Beryl makes no certification and gives no assurances except as explicitly set forth in this document.

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Engineering, LLC
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FOUR POINT INSPECTION REPORT

Purpose

The purpose of this report is to certify the enclosed Four Point Inspection report prepared for Alex & Ross Mabery and is the result of work performed by Beryl Project Engineering, LLC (Beryl). In addition, we certify that, to the best of our knowledge and belief:

1. All facts contained in this report are true and accurate.
2. Beryl 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.
3. Beryl has no bias with respect to the subject property of this report or to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon producing or reporting predetermined results.
5. Our compensation is not contingent on any action or event resulting from this report.
6. We have the knowledge and experience to generate accurate four point inspection affidavit(s) for insurance purposes on all buildings contained within this report
7. We have performed a physical inspection of the subject risk(s) contained in this report.

Key Staff:

John A. Astl

Florida Home Inspector License # HI-5336

This inspection was conducted to assist the policyholder to obtain insurance, if applicable, and may not be used for any other purpose.



Insured/Applicant Name: Alex & Ross Mabery Application / Policy #: _____

Address Inspected: 2863 Burlington Ave N, St. Petersburg, FL 33713

Actual Year Built: 1935

Date Inspected: 06/12/2019

Minimum Photo Requirements:

- Dwelling: Each side Roof: Each slope Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Main electrical service panel with interior door label
- Electrical box with panel off
- All hazards or deficiencies noted in this report

A Florida-licensed inspector must complete, sign and date this form.

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

Main Panel

Type: Circuit breaker Fuse

Total Amps: 150

Is amperage sufficient for current usage? Yes No (explain)

Second Panel

Type: Circuit breaker Fuse

Total Amps: _____

Is amperage sufficient for current usage? Yes No (explain)

Indicate presence of any of the following:

- Cloth wiring
- Active knob and tube
- Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):
- * If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*
- Connections repaired via COPALUM crimp
- Connections repaired via AlumiConn

Hazards Present

- Blowing fuses
- Tripping breakers
- Empty sockets
- Loose wiring
- Improper grounding
- Corrosion
- Over fusing
- Double taps
- Exposed wiring
- Unsafe wiring
- Improper breaker size
- Scorching
- Other (explain)

General condition of the electrical system: Satisfactory Unsatisfactory (explain)

Supplemental information

Main Panel

Panel age: 8 Years

Year last updated: 2011

Brand/Model: Cutler Hammer

Second Panel

Panel age: _____

Year last updated: _____

Brand/Model: _____

Wiring Type

- Copper
- MN, BX or Conduit



HVAC System

Central AC: Yes No

Central heat: Yes No

If not central heat, indicate **primary** heat source and fuel type: _____

Are the heating, ventilation and air conditioning systems in good working order? Yes No (explain)

Date of last HVAC servicing/inspection: 06/12/2019

Hazards Present

Wood-burning stove or central gas fireplace *not* professionally installed? Yes No

Space heater used as primary heat source? Yes No

Is the source portable? Yes No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?
 Yes No

Supplemental Information

Age of system: 6 Years

Year last updated: 2013

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

Plumbing System

Is there a temperature pressure relief valve on the water heater? Yes No

Is there any indication of an active leak? Yes No

Is there any indication of a prior leak? Yes No

Water heater location: Exterior

General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All other visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

* Improper drain trap at master bathroom sink. * Temporary drain pipes installed where permanent rigid drain piping needed at both bathroom sinks. * Tub stoppers needed at both bathrooms. * Master bathroom tub faucet not functioning properly. * Toilet not operational at master bathroom. * Toilet loose at floor connection in hall bathroom.

Supplemental Information

Age of Piping System:

85 Years Original to home

2013 Completely re-piped

_____ Partially re-piped

(Provide year and extent of renovation in the comments below)

Type of pipes (check all that apply)

Copper

PVC/CPVC

Galvanized

PEX

Polybutylene

Other (specify) Cast Iron Drain & Vent Piping



Roof (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

Predominant Roof

Covering material: MDS
 Roof age (years): 14 Years
 Remaining useful life (years): 10 Years
 Date of last roofing permit: 11/16/2005
 Date of last update: 2005

If updated (check one):

- Full replacement
 Partial replacement
 % of replacement: _____

Overall condition:

- Satisfactory
 Unsatisfactory (explain below)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

- Cracking
 Cupping/curling
 Excessive granule loss
 Exposed asphalt
 Exposed felt
 Missing/loose/cracked tabs or tiles
 Soft spots in decking
 Visible hail damage

Any visible signs of leaks? Yes No

Attic/underside of decking Yes No
 Interior ceilings Yes No

Secondary Roof

Covering material: Membrane
 Roof age (years): 14 Years
 Remaining useful life (years): 1 Year
 Date of last roofing permit: 11/16/2005
 Date of last update: 2005

If updated (check one):

- Full replacement
 Partial replacement
 % of replacement: _____

Overall condition:

- Satisfactory
 Unsatisfactory (explain below)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

- Cracking
 Cupping/curling
 Excessive granule loss
 Exposed asphalt
 Exposed felt
 Missing/loose/cracked tabs or tiles
 Soft spots in decking
 Visible hail damage

Any visible signs of leaks? Yes No

Attic/underside of decking Yes No
 Interior ceilings Yes No

Additional Comments/Observations (use additional pages if needed):

* HVAC condensation line in need of cleaning. * HVAC temperature split too low indicating service is needed. * Chimney roof flashing has gaps with possible water leaks and staining in attic and interior. * Large trees overhanging roof. * Membrane roof at end of service life. * Exposed/unsafe wiring at exterior, kitchen, and garage. * Exterior GFCI outlet not tripping. * Garbage disposal wiring missing wire clamp for safety. * Outlet covers missing at kitchen. * Live wires and missing junction box in hall bathroom. * Panel cover closing latch missing exposing panel. * Wire splices not in junction box at garage.

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.
 I certify that the above statements are true and correct.

John Astl Inspector Signature	<small>Digitally signed by John Astl Date: 2019.06.13 13:30:26 -04'00'</small>	Home Inspector Title	HI-5336 License Number	06/12/2019 Date
Beryl Project Engineering Company Name		Home Inspector License Type	813-616-3301 Work Phone	



Special Instructions: This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable.

Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- **All** hazards or deficiencies

Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

Note: A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

Additional Comments or Observations

This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.



1 Front of House



2 Right Side of House



3 Rear of House



4 Left Side of House



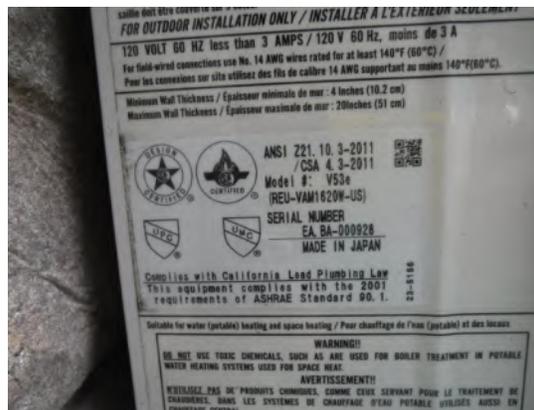
5 Electrical Panel Data Plate



6 Electrical Panel with Dead Front Removed



7 Water Heater



8 Water Heater Data Plate



9 Air Compressor



10 Air Compressor Data Plate



11 Air Handler



12 Air Handler Data Plate



13 Water Heater Effectiveness Test



14 Air Conditioner Effectiveness Test



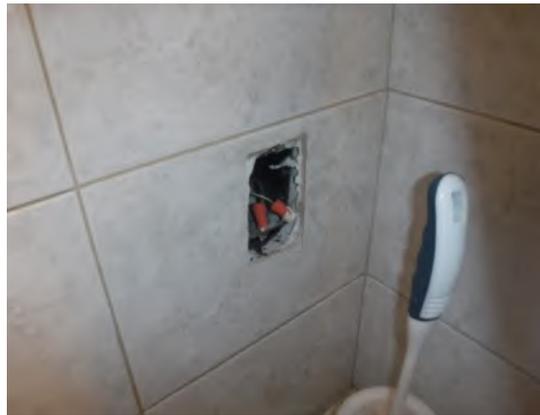
15 Kitchen Sink Drain



16 Bathroom Sink Drain



17 Kitchen Outlet with Tester



18 Bathroom Outlet with Tester



19 Roof Overview (Primary)



20 Roof Overview (Primary)



21 Roof Overview (Primary)



22 Roof Overview (Primary)



23 Roof Overview (Secondary)



24 Roof Overview (Secondary)



25 Exposed wiring at exterior



26 Exposed wiring at exterior



27 Exterior GFCI not tripping



28 Exposed wires at kitchen



29 Disposal missing wire clamp



30 Outlet cover missing



31 Outlet cover missing



32 Junction box and outlet missing at hall bath



33 Panel latch missing



34 Exposed/Unsafe wiring at garage



35 Exposed/Unsafe wiring at garage



36 Exposed/Unsafe wiring at garage



37 Improper trap at master bathroom



38 Temporary drain piping installed where permanent rigid piping needed- Master bath



39 Drain stopper missing



40 Tub faucet not operating as intended



41 Master toilet not operational



42 Hall toilet loose at floor connection



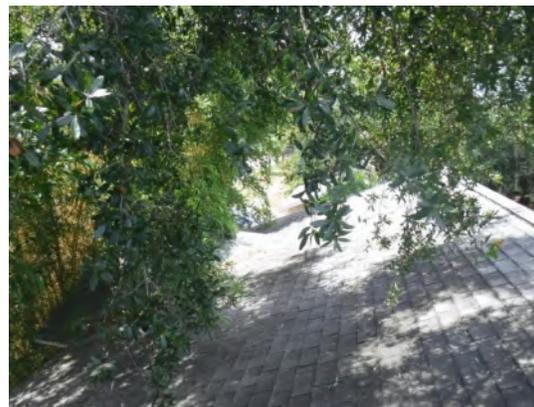
43 Temporary drain piping installed where permanent rigid piping needed- Hall bath



44 Drain stopper missing



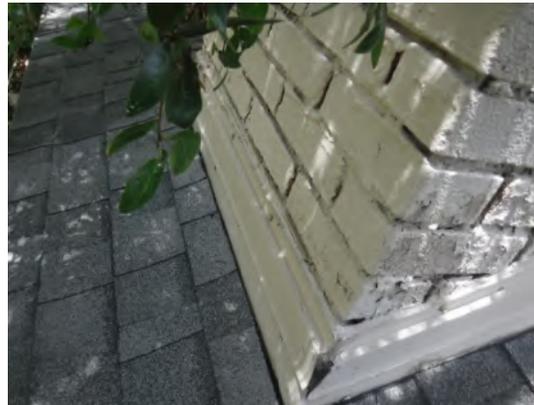
45 Trees overhang roof



46 Trees overhang roof



47 Chimney flashing



48 Chimney flashing



49 Condensation line in need of cleaning

50

51

52

53

54

55

56

Contract # 6761

Wind Mitigation Inspection Report

Prepared for Alex & Ross Mabery



This Report contains Wind Mitigation Inspection Report for:
2863 Burlington Ave N, St. Petersburg, FL 33713

Date: 10/18/2019



Wind Mitigation Inspection Report

Table of Contents

Table of Contents

PURPOSE

WIND MITIGATION INSPECTION FORM

SUMMARY

AREA MAPS

PHOTOGRAPHS

This document has been prepared for the use of the client for the specific purposes identified in the report. The conclusions, observations and recommendations contained herein attributed to Beryl Project Engineering, LLC (Beryl) constitute the opinions of Beryl. To the extent that statements, information and opinions provided by the client or others have been used in the preparation of this report, Beryl has relied upon the same to be accurate, and for which no assurances are intended and no representations or warranties are made. Beryl makes no certification and gives no assurances except as explicitly set forth in this document.

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Engineering, LLC
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WIND MITIGATION INSPECTION REPORT

Purpose

The purpose of this report is to certify the enclosed Wind Mitigation report prepared for Alex & Ross Mabery and is the result of work performed by Beryl Project Engineering, LLC (Beryl). In addition, we certify that, to the best of our knowledge and belief:

1. All facts contained in this report are true and accurate.
2. Beryl 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.
3. Beryl has no bias with respect to the subject property of this report or to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon producing or reporting predetermined results.
5. Our compensation is not contingent on any action or event resulting from this report.
6. We have the knowledge and experience to generate accurate four point inspection affidavit(s) for insurance purposes on all buildings contained within this report
7. We have performed a physical inspection of the subject risk(s) contained in this report.

Key Staff:

John A. Astl

Florida Home Inspector License # HI-5336

This inspection was conducted to assist the policyholder to obtain insurance, if applicable, and may not be used for any other purpose.

WIND MITIGATION INSPECTION REPORT SUMMARY

Summary of Mitigation Features

1. Building Code Comments:	Unknown or does not meet requirements County Property Appraiser indicated that the home was built in 1935
2. Roof Covering Comments:	All roof coverings have a roofing permit date after FBC The latest permit application on file was listed as 11/16/2005
3. Roof Deck Attachment Comments:	C. Sheathing attached by 8d common nails max of 6". Inspector used Zircon MT 6 to verify fasteners and spacing. Inspector then used a "missed" nail to measure length.
4. Roof to Wall Attachment Comments:	Toe Nails Inspector Verified the Absence of Clips/Straps
5. Roof Geometry: Comments:	Other Roof
6. SWR Comments:	B. No SWR
7. Opening Protection Comments:	X. None or Some Glazed Openings

Uniform Mitigation Verification Inspection Form

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

Inspection Date: 10/18/2019		
Owner Information		
Owner Name: Alex & Ross Mabery		Contact Person:
Address: 2863 Burlington Ave N, St. Petersburg, FL 33713		Home Phone:
City: St. Petersburg	Zip: 33713	Work Phone:
County: Pinellas		Cell Phone:
Insurance Company:		Policy #:
Year of Home: 1935	# of Stories: 1	Email:

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 through 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

1. **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) ___/___/_____
- B. For the HVHZ Only: Built in compliance with the SFBC-94: Year Built _____. For homes built in 1994, 1995, and 1996 provide a permit application with a date after 9/1/1994: Building Permit Application Date (MM/DD/YYYY) ___/___/_____
- C. Unknown or does not meet the requirements of Answer "A" or "B"

2. **Roof Covering:** Select all roof covering types in use. Provide the permit application date OR FBC/MDC Product Approval number OR Year of Original Installation/Replacement OR indicate that no information was available to verify compliance for each roof covering identified.

2.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	No Information Provided for Compliance
<input checked="" type="checkbox"/> 1. Asphalt/Fiberglass Shingle	___/___/11/16/2005	_____	2005	<input type="checkbox"/>
<input type="checkbox"/> 2. Concrete/Clay Tile	___/___/___	_____	_____	<input type="checkbox"/>
<input type="checkbox"/> 3. Metal	___/___/___	_____	_____	<input type="checkbox"/>
<input type="checkbox"/> 4. Built Up	___/___/___	_____	_____	<input type="checkbox"/>
<input checked="" type="checkbox"/> 5. Membrane	___/___/11/16/2005	_____	2005	<input type="checkbox"/>
<input type="checkbox"/> 6. Other _____	___/___/___	_____	_____	<input type="checkbox"/>

- 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 weakest form of roof deck attachment?

- 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 field. -OR- Batten decking supporting wood shakes or wood shingles. -OR- 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 maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 12" inches in the field. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance 8d nails spaced a maximum of 12 inches in the field or has a mean uplift resistance of at least 103 psf.
- C. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 6" inches in the field. -OR- 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 equivalent

Inspectors Initials JAA Property Address 2863 Burlington Ave N, St. Petersburg, FL 33713

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure.**

or greater resistance than 8d common nails spaced a maximum of 6 inches in the field or has a mean uplift resistance of at least 182 psf.

- D. Reinforced Concrete Roof Deck.
- E. Other: _____
- F. Unknown or unidentified.
- G. No attic access.

4. **Roof to Wall Attachment:** What is the **WEAKEST** roof to wall connection? (Do not include attachment of hip/valley jacks within 5 feet of the inside or outside corner of the roof in determination of WEAKEST type)

- 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

Minimal conditions 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 1/2" gap from the blocking or truss/rafter **and** blocked no more than 1.5" of the truss/rafter, **and** free of visible severe corrosion.

- B. Clips
 - 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 Wraps

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 Wraps
 - 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.
- E. Structural Anchor bolts structurally connected or reinforced concrete roof.
- F. Other: _____
- G. Unknown or unidentified
- H. No attic access

5. **Roof Geometry:** What is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of the host structure 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.
Total length of non-hip features: _____ feet; Total roof system perimeter: _____ feet
- B. Flat Roof 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 Roof Any roof that does not qualify as either (A) or (B) above.

6. **Secondary Water Resistance (SWR):** (standard underlayments or hot-mopped felts do not qualify as an SWR)

- A. SWR (also called Sealed Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the sheathing or foam adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling from water intrusion in the event of roof covering loss.
- B. No SWR.
- C. Unknown or undetermined.

Inspectors Initials JAA Property Address 2863 Burlington Ave N, St. Petersburg, FL 33713

*This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.

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 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.		Glazed Openings				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		■	■	■		■
A	Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights)						
B	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						
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						
N	Opening Protection products that appear to be A or B but are not verified						
	Other protective coverings that cannot be identified as A, B, or C						
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 the table above

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

Inspectors Initials JAA Property Address 2863 Burlington Ave N, St. Petersburg, FL 33713

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1 Front of House



2 Right Side of House



3 Rear of House



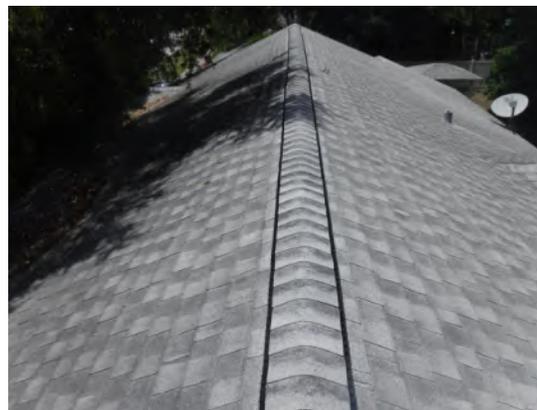
4 Left Side of House



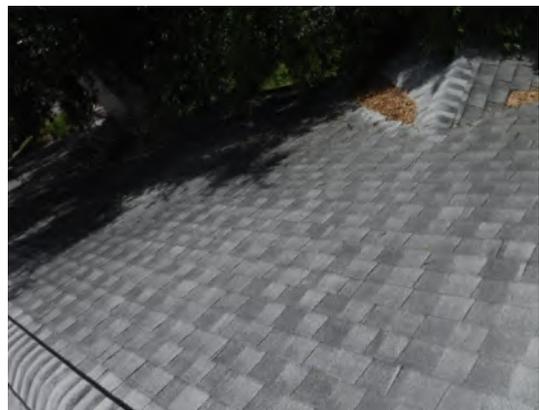
5 Primary Roof Covering



6 Primary Roof Covering



7 Primary Roof Covering



8 Primary Roof Covering



9 Secondary Roof Covering (If Applicable)



10 Secondary Roof Covering (If Applicable)



11 Truss/Rafter Spacing



12 Roof Sheathing Fastener Length



17

Roof to Wall Connection



18

Roof to Wall Connection



19

Roof Sheathing Fastener Spacing



20

2 Nails Per Board



21

Window Typical



22

Front Door

23 Garage Door

24 Garage Door Bolt Connections

25 Evidence of SWR (If Applicable)

26

CERTIFICATE OF COMPLETION

This certificate confirms that

John Albert Astl

License number(s): HI5336

has successfully completed the following internet distance learning continuing education curricula August, 13, 2017:

Florida CILB Course Title: 1 hour Wind Mitigation Methodologies **Course Number:** 0010203 providing 1 hour Wind Mitigation Methodologies

Florida BCAI Course Title: 1 hour Wind Mitigation Methodologies **Course Number:** CILB0010203 providing 1 hour General

Florida HI Course Title: 2 hour Hurricane Mitigation & Inspection Requirements **Course Number:** 0000292 providing 2 hours Hurricane Mitigation

Florida PEB Course Title: 1 hour Wind Mitigation Methodologies **Course Number:** 0007104 providing 1 hour Area of Practice

DBPR Provider 0001189 / PEB Provider 0003564

For applicable Florida State Licenses, these continuing education credits are reported to the state electronically within 30 days of your completion date or by your license renewal date, whichever occurs first. This document serves as your permanent certificate of completion. Please keep a copy for your records.

Rhonda E. Koning

Director of Distance Learning Continuing Education
Contractors Institute - a division of Koning Enterprises, Inc.
8301 Joliet St., Hudson FL 34667
Tel: 1-877-LICENSE (542-3673)
Locally: 727-861-7225
Fax: 727-869-6660



DBPR Provider 0001189

27

Wind Mitigation Certification Course

Uniform Mitigation Verification Inspection Form

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

Inspection Date: 04-14-2020		
Owner Information		
Owner Name: Ross Mabery		Contact Person:
Address: 2863 Burlington Ave N, Saint Petersburg, FL 33713		Home Phone:
City: Saint Petersburg	Zip: 33713	Work Phone:
County: Pinellas		Cell Phone:
Insurance Company:		Policy #:
Year of Home: 1935	# of Stories: 1	Email:

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 through 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

1. **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) ____/____/_____
- B. For the HVHZ Only: Built in compliance with the SFBC-94: Year Built _____. For homes built in 1994, 1995, and 1996 provide a permit application with a date after 9/1/1994: Building Permit Application Date (MM/DD/YYYY) ____/____/_____
- C. Unknown or does not meet the requirements of Answer "A" or "B"

2. **Roof Covering:** Select all roof covering types in use. Provide the permit application date OR FBC/MDC Product Approval number OR Year of Original Installation/Replacement OR indicate that no information was available to verify compliance for each roof covering identified.

Permit# 20-03001795

2.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	No Information Provided for Compliance
<input checked="" type="checkbox"/> 1. Asphalt/Fiberglass Shingle	03/22/2020	_____	_____	<input type="checkbox"/>
<input type="checkbox"/> 2. Concrete/Clay Tile	____/____/____	_____	_____	<input type="checkbox"/>
<input type="checkbox"/> 3. Metal	____/____/____	_____	_____	<input type="checkbox"/>
<input type="checkbox"/> 4. Built Up	____/____/____	_____	_____	<input type="checkbox"/>
<input type="checkbox"/> 5. Membrane	____/____/____	_____	_____	<input type="checkbox"/>
<input checked="" type="checkbox"/> 6. Other Modified Bitumen	03/22/2020	_____	_____	<input type="checkbox"/>

- 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 weakest form of roof deck attachment?

- 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 field. -OR- Batten decking supporting wood shakes or wood shingles. -OR- 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 maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 12" inches in the field. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance than 8d nails spaced a maximum of 12 inches in the field or has a mean uplift resistance of at least 103 psf.
- C. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 6" inches in the field. -OR- 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 equivalent

Inspectors Initials JJ Property Address 2863 Burlington Ave N, Saint Petersburg, FL 33713

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure.**

or greater resistance than 8d common nails spaced a maximum of 6 inches in the field or has a mean uplift resistance of at least 182 psf.

- D. Reinforced Concrete Roof Deck.
- E. Other: _____
- F. Unknown or unidentified.
- G. No attic access.

4. **Roof to Wall Attachment:** What is the **WEAKEST** roof to wall connection? (Do not include attachment of hip/valley jacks within 5 feet of the inside or outside corner of the roof in determination of WEAKEST type)

- 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

Minimal conditions to qualify for categories B, C, or D. All visible metal connectors are:

- A Secured to truss/rafter with a minimum of three (3) nails, **and**
- A Attached to the wall top plate of the wall framing, or embedded in the bond beam, with less than a 1/2" gap from the blocking or truss/rafter **and** blocked no more than 1.5" of the truss/rafter, **and** free of visible severe corrosion.

- B. Clips
 - 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 Wraps
 - 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 Wraps
 - 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.

- E. Structural Anchor bolts structurally connected or reinforced concrete roof.

- F. Other: _____

- G. Unknown or unidentified

- H. No attic access

5. **Roof Geometry:** What is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of the host structure 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.
Total length of non-hip features: _____ feet; Total roof system perimeter: _____ feet
- B. Flat Roof 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 Roof Any roof that does not qualify as either (A) or (B) above.

6. **Secondary Water Resistance (SWR):** (standard underlayments or hot-mopped felts do not qualify as an SWR)

- A. SWR (also called Sealed Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the sheathing or foam adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling from water intrusion in the event of roof covering loss.
- B. No SWR.
- C. Unknown or undetermined.

Inspectors Initials JJ Property Address 2863 Burlington Ave N, Saint Petersburg, FL 33713

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**

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 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.		Glazed Openings				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		X	X	X		
A	Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights)						
B	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						
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						
N	Opening Protection products that appear to be A or B but are not verified						
	Other protective coverings that cannot be identified as A, B, or C						
X	No Windborne Debris Protection	X				X	X

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

Inspectors Initials JJ Property Address 2863 Burlington Ave N, Saint Petersburg, FL 33713

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N. Exterior Opening Protection (unverified shutter systems with no documentation) All Glazed openings are protected with protective coverings not meeting the requirements of Answer "A", "B", or "C" or systems that appear to meet Answer "A" or "B" 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 Level X in the table above

X. None or Some Glazed Openings One or more Glazed openings classified and Level X in the table above.

MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR.
 Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form.

Qualified Inspector Name: JORGE JIMENEZ	License Type: BUILDING CONTRACTOR	License or Certificate #: CBC-060514
Inspection Company: JIMENEZ INSPECTIONS, LLC	Phone: (813) 363-5187	

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 possessing the necessary qualifications to properly complete a uniform mitigation verification form pursuant to Section 627.711(2), Florida Statutes.

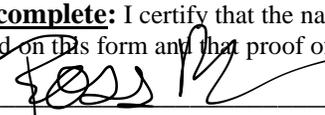
Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida Statutes, must inspect the structures personally and not through employees or other persons. Licensees under s.471.015 or s.489.111 may authorize a direct employee who possesses the requisite skill, knowledge, and experience to conduct a mitigation verification inspection.

I, JORGE JIMENEZ am a qualified inspector and I personally performed the inspection or (*licensed contractors and professional engineers only*) I had my employee (Self) perform the inspection
 (print name) (print name of inspector)
 and I agree to be responsible for his/her work.

Qualified Inspector Signature:  Date: 04-14-2020

An individual or entity who knowingly or through gross negligence provides a false or fraudulent mitigation verification form is subject to investigation by the Florida Division of Insurance Fraud and may be subject to administrative action by the appropriate licensing agency or to criminal prosecution. (Section 627.711(4)-(7), Florida Statutes) The Qualified Inspector who certifies this form shall be directly liable for the misconduct of employees as if the authorized mitigation inspector personally performed the inspection.

Homeowner to complete: 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: 04-14-2020

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.

Inspectors Initials JJ Property Address 2863 Burlington Ave N, Saint Petersburg, FL 33713

*This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.



CITY OF ST. PETERSBURG PERMIT JOB PLACARD
PERMIT MUST BE POSTED, READILY ACCESSIBLE

PERMIT NO. 20-03001795	EXPIRATION DATE 9-22-2020	OWNER MABERY, ROSS M
CONSTRUCTION ADDRESS	2863 BURLINGTON AVE N	
CONTRACTOR	ALVAREZ ROOFING SERVICES	

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY BE CONSIDERED AS PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN A LOAN, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED BEFORE THE FIRST INSPECTION.

PLUMBING	MECHANICAL	ELECTRICAL	GAS	ROOF
				0124 IN PROGRESS
				0096 FINAL ROOF
UNDERGROUND UTILITIES				
0096 FINAL	0486 FINAL	0296 FINAL	0896 FINAL	0800 DRIVEWAY

TO SCHEDULE AN INSPECTION <https://actiononline.spcfla.org/CNA2GovRP/index.jsp>
 OR CALL 727-893-4101

Alvarez Home Repairs, LLC Lic#
CCC1330313
13101 Automobile Blvd
Clearwater, FL 33762
(727)235-1378
info@alvarezroofingcontractor.com
alvarezroofingcontractor.com



INVOICE

BILL TO

MABERY, ROSS M /
MABERY, ALEXANDRA
ROSE
2863 BURLINGTON AVE N
ST PETERSBURG, FL
33713

INVOICE # 2413
DATE 02/24/2020
DUE DATE 03/25/2020

DESCRIPTION	AMOUNT
MAIN HOUSE SHINGLE AND FLAT ROOF	8,500.00
1. REMOVE OLD ROOF TO WORKABLE SURFACE. 2. RE NAIL ROOF DECK WITH RING SHANK NAILS. 3. REPLACE ANY ROTTED WOOD WITH STANDARD SHEETING @ \$3.00, 150 FREE FEET. 4. INSTALL WATERPROOF UNDERLAYMENT OVER ENTIRE ROOF, PEEL AND STICK. 5. INSTALL FHA/VA EAVES DRIP EDGE. STANDARD COLOR IS WHITE. PLEASE SPECIFY OTHER COLOR _____ 6. INSTALL NEW VALLEY METAL AND FLASHING AS NECESSARY. 7. INSTALL NEW LEAD BOOTS OVER VENT PIPES AND RESEAL VENTS. 8. INSTALL STARTER COURSE. 9. INSTALL HIGH DEF ARCHITECTURAL. CERTAINTEED LANDMARK COLOR? _____ 10. INSTALL CERTAINTEED ROLL RIDGE VENT AS NEED IT 11. CLEAN UP JOB SITE OF ALL WORK DEBRIS AND HAUL AWAY ALL ROOF RELATED DEBRIS AND LEAVE JOB SITE CLEAN. 12. CONTRACTOR WILL COORDINATE REMOVAL AND RE INSTALLATION OF ROOF RELATED PERIPHERALS SUCH AS (BUT NOT LIMITED TO) SOLAR UNITS, SKYLIGHTS, TV, DISH AND AIR CONDITIONERS, ETC. REMOVE AND INSTALL EXISTING SOFFIT AND FASCIA, IF REQUIRED @ \$4.25 PER FOOT IN ADDITION TO CONTRACT PRICE. THE COST FOR SUCH WORK WILL BE IN ADDITION TO CONTRACT PRICE AND HEREIN APPROVED BY HOMEOWNER. 13. 10 YEAR WARRANTY ON LABOR / WORKMANSHIP BASED ON PROPER MAINTENANCE OF ROOF. (NO TREE DEBRIS LEFT ON ROOF FOR EXTENDED PERIODS OF TIME) 14. WE ARE NOT RESPONSIBLE FOR ANY DAMAGE TO DRIVEWAY OR YARD CAUSED BY THE DELIVERY OF MATERIALS. NOR ANY PLANTS AROUND THE PROPERTY. WE WILL DO OUR BEST TO WORK AROUND IT OR MOVE IT OUT OF OUR WAY. WE ARE NOT RESPONSIBLE FOR ANY DAMAGE TO ANY WIRES OR PIPES CLOSE TO ROOF	

← Peel n stick

DESCRIPTION

AMOUNT

DECK, ALL WIRES AND AC LINES MUST BE A MINIMUM OF 3 INCHES AWAY FROM ROOF DECK.

*ALL COLOR SELECTIONS MUST BE WRITTEN DOWN ON ESTIMATE PRIOR TO SIGNATURE

IN THE EVENT OF A COLOR CHANGE YOU MUST RE-SUBMIT WRITTEN ESTIMATE UP TO 48HRS PRIOR TO INSTALLATION OF ROOF AND MUST HAVE APPROVAL FROM CONTRACTOR

**REPAIR TAIL END OF RAFTERS

FLAT ROOF SECTION

1. REMOVE OLD ROOFING MATERIAL TO WORKABLE SURFACE.
2. RE NAIL ROOF DECK WITH RING SHANK NAILS.
3. REPLACE ANY ROTTED WOOD WITH STANDARD SHEETING
4. INSTALL WATERPROOF UNDERLAYMENT OVER ENTIRE ROOF (PEEL AND STICK)
5. INSTALL FHA/VA EAVES DRIP EDGE.
6. INSTALL NEW VALLEY METAL, FLASHING AND COUNTER FLASHING AS NECESSARY.
7. INSTALL NEW LEAD BOOTS OVER VENT PIPES AND RESEAL VENTS.
8. INSTALL MODIFIED BITUMEN

*IF CUSTOMER CHOOSES TO PAY WITH CREDIT CARD A 3.4% CONVENIENCE FEE WILL BE ADDED. (THIS IS NOT INCLUDED IN THIS ESTIMATE)

PERMIT AND NOTICE OF COMMENCEMENT 200.00

DETACHED GARAGE 2,100.00

1. REMOVE OLD ROOF TO WORKABLE SURFACE.
2. RE NAIL ROOF DECK WITH RING SHANK NAILS.
3. REPLACE ANY ROTTED WOOD WITH STANDARD SHEETING @ \$3.00, 150 FREE FEET.
4. INSTALL WATERPROOF UNDERLAYMENT OVER ENTIRE ROOF, PEEL AND STICK.
5. INSTALL FHA/VA EAVES DRIP EDGE. STANDARD COLOR IS WHITE. PLEASE SPECIFY OTHER COLOR _____
6. INSTALL NEW VALLEY METAL AND FLASHING AS NECESSARY.
7. INSTALL NEW LEAD BOOTS OVER VENT PIPES AND RESEAL VENTS.
8. INSTALL STARTER COURSE.
9. INSTALL HIGH DEF ARCHITECTURAL. CERTAINTEED LANDMARK COLOR? _____
10. INSTALL CERTAINTEED ROLL RIDGE VENT AS NEED IT

1

PERMIT AND NOTICE OF COMMENCEMENT 200.00

After Hurricane Andrew hit Florida the state adopted an effective, statewide building code, and older houses in Florida are less likely to have this level of protection. Retrofitting can strengthen just about any structure, offering protection and substantial savings on insurance premiums. This must be done by a roofing contractor when your roof is being replaced since it requires access to the inside of the roof underneath the sheathing. These clips should be placed where the roof truss adjoins the exterior wall. 1,100.00

ACCEPTED BY _____ 0.00

APPROVED BY _____

DATE _____

CUSTOMER IS PAYING FOR HALF WITH CARD 204.00

PLEASE ADD 3.4% CREDIT CARD CONVENIENCE FEE

ADDITIONAL CHARGE FOR WOOD USED 466.00

2 SHEETS OF PLYWOOD \$100

1-20' 2"X8" \$60

3-16' 2X8 \$144

DESCRIPTION

AMOUNT

3-2'X8X10' \$90
3-4'X4X8' \$72

TOTAL	12,770.00
DEPOSIT	200.00
BALANCE DUE	\$6,366.00

4-Point Inspection Form

Insured/Applicant Name: Ross Mabery Application / Policy #: _____

Address Inspected: 2863 Burlington Ave N, Saint Petersburg, FL 33713

Actual Year Built: 1935

Date Inspected: 04-14-2020

Minimum Photo Requirements:

- Dwelling: Each side Roof: Each slope Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Main electrical service panel with interior door label
- Electrical box with panel off
- All hazards or deficiencies noted in this report

A Florida-licensed inspector must complete, sign and date this form.

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

Main Panel

Type: Circuit breaker Fuse

Total Amps: 150

Is amperage sufficient for current usage? Yes No (explain)

Second Panel

Type: Circuit breaker Fuse

Total Amps: _____

Is amperage sufficient for current usage? Yes No (explain)

Indicate presence of any of the following:

- Cloth wiring
- Active knob and tube
- Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):
- * If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*
- Connections repaired via COPALUM crimp
- Connections repaired via AlumiConn

Hazards Present

- | | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Blowing fuses <input type="checkbox"/> Tripping breakers <input type="checkbox"/> Empty sockets <input type="checkbox"/> Loose wiring <input type="checkbox"/> Improper grounding <input type="checkbox"/> Corrosion <input type="checkbox"/> Over fusing | <ul style="list-style-type: none"> <input type="checkbox"/> Double taps <input type="checkbox"/> Exposed wiring <input type="checkbox"/> Unsafe wiring <input type="checkbox"/> Improper breaker size <input type="checkbox"/> Scorching <input type="checkbox"/> Other (explain) |
|--|---|

General condition of the electrical system: Satisfactory Unsatisfactory (**explain**)

Supplemental information

Main Panel

Panel age: 11yrs
 Year last updated: 2009
 Brand/Model: Cutler Hammer

Second Panel

Panel age: _____
 Year last updated: _____
 Brand/Model: _____

Wiring Type

- Copper
- NM, BX or Conduit

4-Point Inspection Form

HVAC System

Central AC: Yes No
 Central heat: Yes No
 If not central heat, indicate **primary** heat source and fuel type: _____
 Are the heating, ventilation and air conditioning systems in good working order? Yes No (explain)
 Date of last HVAC servicing/inspection: 2019

Hazards Present

Wood-burning stove or central gas fireplace *not* professionally installed? Yes No
 Space heater used as primary heat source? Yes No
 Is the source portable? Yes No
 Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?
 Yes No

Supplemental Information

Age of system: 7 yrs
 Year last updated: 2013
 (Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

Plumbing System

Is there a temperature pressure relief valve on the water heater? Yes No
 Is there any indication of an active leak? Yes No
 Is there any indication of a prior leak? Yes No
 Water heater location: 2009 Yr; good condition; Located in outside tankless gas

General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

Supplemental Information

Age of Piping System:
 _____ Original to home
 _____ Completely re-piped
XXX Partially re-piped
 (Provide year and extent of renovation in the comments below)
 Plumbing Fixtures updated. 2010 yr
 Laundry and master bath sink repiped 2019

Type of pipes (check all that apply)

- Copper
- PVC/CPVC
- Galvanized
- PEX
- Polybutylene
- Other (specify)

4-Point Inspection Form

Roof (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

Predominant Roof

Covering material: Asphalt architectural shingles

Roof age (years): 0 yrs

Remaining useful life (years): 25yrs

Date of last roofing permit: 03-22-2020 **Permit# 20-03001795**

Date of last update: 2020

If updated (check one):

- Full replacement
 Partial replacement
 % of replacement: _____

Overall condition:

- Satisfactory
 Unsatisfactory (**explain below**)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

- Cracking
 Cupping/curling
 Excessive granule loss
 Exposed asphalt
 Exposed felt
 Missing/loose/cracked tabs or tiles
 Soft spots in decking
 Visible hail damage

Any visible signs of leaks? Yes No

Attic/underside of decking Yes No

Interior ceilings Yes No

Secondary Roof

Covering material: Modified Bitumen

Roof age (years): 0yrs

Remaining useful life (years): 15yrs

Date of last roofing permit: 03-22-2020

Date of last update: 2020

If updated (check one):

- Full replacement
 Partial replacement
 % of replacement: _____

Overall condition:

- Satisfactory
 Unsatisfactory (**explain below**)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

- Cracking
 Cupping/curling
 Excessive granule loss
 Exposed asphalt
 Exposed felt
 Missing/loose/cracked tabs or tiles
 Soft spots in decking
 Visible hail damage

Any visible signs of leaks? Yes No

Attic/underside of decking Yes No

Interior ceilings Yes No

Additional Comments/Observations (use additional pages if needed):

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.
 I certify that the above statements are true and correct.



Jorge Jimenez

President

CBC-060514

04-14-2020

Inspector Signature

Title

License Number

Date

Jimenez Inspections, LLC

Building Contractor

813-363-5187

Company Name

License Type

Work Phone

4-Point Inspection Form

Special Instructions: This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable.

Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- **All** hazards or deficiencies

Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

Note: A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

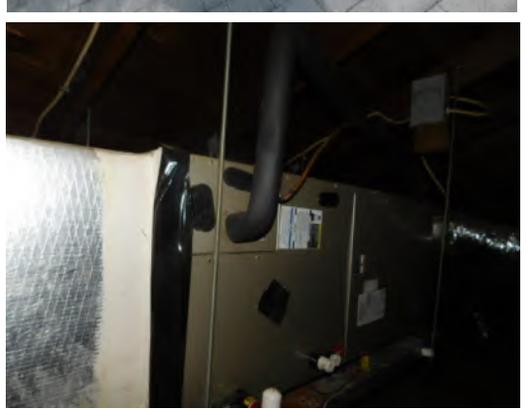
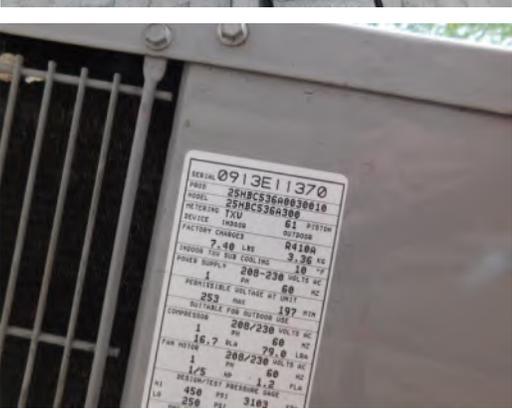
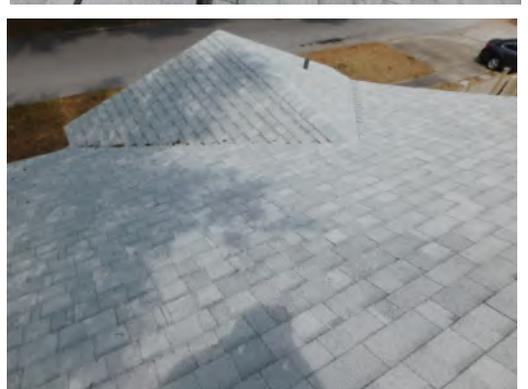
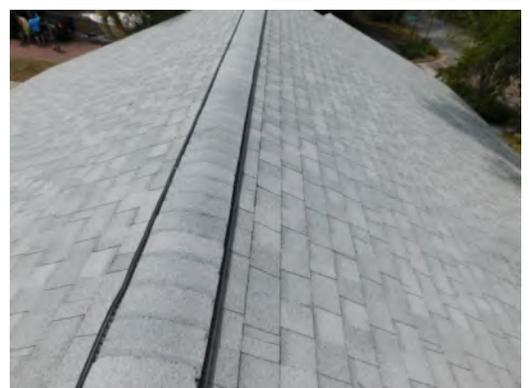
Additional Comments or Observations

This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

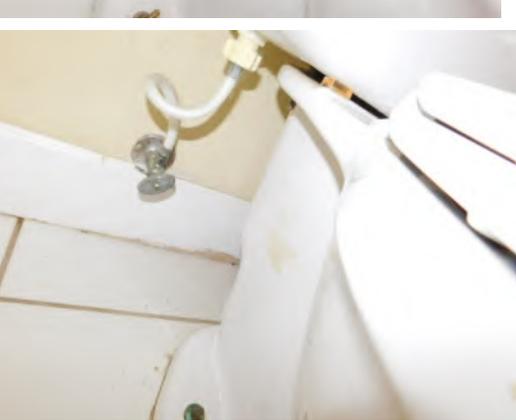
Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.





Tankless water heater



CITY OF ST. PETERSBURG PERMIT JOB PLACARD
PERMIT MUST BE POSTED, READILY ACCESSIBLE

PERMIT NO. 20-03001793	EXPIRATION DATE 9-22-2020	OWNER MABERY, ROSS M
CONSTRUCTION ADDRESS	2863 BURLINGTON AVE N	
CONTRACTOR	ALVAREZ ROOFING SERVICES	

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY CAUSE YOU TO BE PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN A MORTGAGE, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED BEFORE THE FIRST INSPECTION.

PLUMBING	MECHANICAL	ELECTRICAL	GAS	ROOF
				0104 IN PROGRESS
				0096 FINAL ROOF
UNDERGROUND UTILITIES				
0096 FINAL	0496 FINAL	0296 FINAL	0896 FINAL	0800 DRIVEWAY

TO SCHEDULE AN INSPECTION <https://actiononline.spcity.org/C/642020v8P/index.jsp>
 OR CALL 727-893-4101

Appendix B:

Staff Photographs



2803





2863







DOES NOT OPEN

































Appendix C:

Manufacturer's Brochure

THE NATION'S

#1

IMPACT-RESISTANT
WINDOWS AND DOORS

P&G **WinGuard**[®]
VINYL

VINYL IMPACT PRODUCT LINE

“The engineering advancements we’ve applied to this WinGuard product line allow us to offer larger sizes and higher design pressures—as well as our most beautiful profile ever.”

— Ken Vanderbent, Lead Design Engineer

Designed to be even stronger and even more beautiful. Our new PGT® WinGuard® Vinyl products feature their most-attractive profile ever, with larger sizes capable of handling the highest design pressures. The new and improved WinGuard Vinyl still meets the toughest hurricane codes in the country. It still protects against flying debris, intruders, outside noise and UV rays. It’s still everything you love about the nation’s #1 brand of impact-resistant windows and doors—plus a whole lot more.

This is one product line that fits every need, so there’s no reason to compromise. You can have the same great look and same robust construction throughout your home, in every frame small to large. It’s just the latest breakthrough from the PGT design team, which is one of the largest and best teams in the industry. A team committed to the same high standards that span our manufacturing floor, that ride in our delivery trucks, and that continue on-site and off with unsurpassed service and support.

2	PERFORMANCE
4	TESTING
6	EFFORTLESS
8	INNOVATION
10	CUSTOMIZATION
12	THE WINGUARD® DIFFERENCE
16	PRODUCT OPTIONS
18	PRODUCT STYLES
24	GLOSSARY OF TERMS



SEE WHAT'S INSIDE



PERFORMANCE ►

Engineered to make shutters, plywood & hard work obsolete

PGT® WinGuard® Vinyl windows and doors provide continuous, effortless hurricane protection—as well as protection from intruders, UV rays and outside noise. No more wrestling with ugly, metal shutters. No more hanging even uglier plywood. Which means there's one more thing WinGuard® protects: the beauty of your home.

WinGuard Vinyl windows and doors feature:

- Laminated insulating glass to provide an all-in-one solution for continuous, effortless protection.
- A design that includes SecureConnect Technology (integrated corner keys), aluminum interlocks and multi-point locking systems to deliver impact performance in large sizes and with high design pressures.

No one knows more about impact-resistant products

PGT® is the authority on impact-resistant windows and doors. After Hurricane Andrew devastated South Florida and caused billions of dollars in damage, PGT worked with Miami-Dade County to establish new codes and testing protocols to give greater protection to people and property when the next storm hit. And so WinGuard was born—the first full suite of impact-resistant windows and doors. Since then, WinGuard has been among the strongest, safest and most-reliable products in the industry, and now we've made it even better.



WinGuard® is the nation's leading impact-resistant window and door product line with over FOUR MILLION units installed — and ZERO reported impact failures.



TESTING ▶

Windows & doors that pass with flying colors

You can be confident in our engineering. PGT® windows and doors are continuously tested and validated by the industry's most-respected accredited organizations. The certifications we earn are your assurance that our products will perform as expected.

PGT® WinGuard® Vinyl product certifications, ratings, and testing include:

- Miami-Dade Notice of Acceptance
- AAMA Tested/Keystone Certified
- Florida Product Approval
- International Building Code
- ENERGY STAR®
- National Fenestration Rating Council® (NFRC)
- Texas Department of Insurance
- STC (Sound Transmission Class)
- OITC (Outdoor-Indoor Transmission Class)
- Manufactured Housing (AAMA 1701)

See the Glossary of Terms for more details on each of these certifications and testing protocols.

Taking testing to another level

PGT has its own state-of-the-art testing lab, where we spend hundreds of hours analyzing and evaluating our products. Consider it extra assurance that the windows and doors you buy will deliver optimum performance for years to come.

PGT WinGuard Vinyl windows and doors are designed to meet or exceed the International Building Code for:

- Air infiltration
- Deglazing
- Structural integrity
- Residential intruder protection
- Water resistance
- Forced-entry resistance
- Small and large missile impact protection





EFFORTLESS ▶

Engineered to protect you from hurricanes & heavy lifting

When a storm threatens, others may have to wrestle shutters and hoist plywood, but not you. With PGT® WinGuard® Vinyl, you don't have to lift a finger. Each impact-resistant window and door features laminated insulating glass — a total of three panes. Two panes are bonded together with a strong, clear interlayer, providing the impact resistance. A third pane provides added insulation.

No shutters. No plywood. No storage. No heavy lifting. No wonder WinGuard is so popular.

Superior protection backed by a superior warranty

PGT® has a reputation for keeping promises. We're known for delivering when we say we will. We're known for products that do what we say they will. So it should come as no surprise that we also back our products with one of the best warranties in the industry.

PGT WinGuard Vinyl products include:

- Lifetime warranty on the frames
- Limited lifetime warranty on insulating glass component
- 10-year warranty on laminated glass component



The interlayer and heavy-duty frame of WinGuard® Vinyl safeguards you against high winds and flying debris 24 hours a day, 7 days a week.



INNOVATION ►



ENERGY STAR® products are independently certified to save energy without sacrificing features or functionality. In order to earn the label, PGT® WinGuard® products are third-party certified based on testing in EPA-recognized laboratories.

Bigger sizes & higher design pressures

The new PGT® WinGuard® Vinyl represents an engineering breakthrough. While still meeting the toughest building codes in the nation, our windows and doors now also come in larger sizes that can achieve higher design pressures. In other words, the WinGuard® Vinyl line is complete. Even if your home design calls for a range of window sizes and high design pressures, the same frame construction can be used throughout for a clean consistent look. No need to mix and match.

PGT WinGuard Vinyl products feature:

- Larger sizes
- Higher design pressures
- A new, elegant profile
- SecureConnect Technology

Protection from high energy bills, too

PGT WinGuard Vinyl windows and doors also provide outstanding energy efficiency for lower heating and cooling bills. And there are options you can choose to lower those bills even more.

PGT WinGuard Vinyl windows and doors come standard with:

- Laminated insulating glass
- Multi-chambered, vinyl frames
- Warm-edge spacer technology

Options available to achieve ENERGY STAR® ratings for energy performance include:

- **High-performance Low-E** to deflect solar heat gain and keep unwanted heat outside your home.
- **Glass tints** that are effective at reducing heat transmitted through windows.
- **Argon gas** which helps reflect outside heat to regulate the temperatures inside your home.



CUSTOMIZATION ►



Tailored to your needs

No two projects are alike. That's why we customize every product to match your needs—to fit the exact specifications of your home. And no matter the size of the project, all PGT® products meet our strict standards of quality. Because your satisfaction and safety are our top priorities.

Made to your specifications

PGT® WinGuard® Vinyl products are available with a variety of custom choices including:

- Frame colors
- Hardware finishes
- Glass tints
- Grid styles, colors and patterns
- High-performance Low-E
- Privacy glass
- Sea Turtle Protection Code glass options

WINGUARD® VINYL BENEFITS

What PGT® WinGuard® Vinyl means to you



During a hurricane, flying debris can pierce the glass in regular windows and doors, resulting in wind and water damage inside your home. WinGuard Vinyl products can withstand repeated impact from a nine-pound 2' x 4' beam traveling at 34 miles per hour, followed by hurricane-force winds. Even if the glass is damaged, it will remain secure in its frame and continue to keep the elements outside.



Constant exposure to the sun's UV rays can dramatically fade your furnishings. The clear interlayer used in WinGuard Vinyl products filters 99% of these UV rays, helping your furniture, carpet, artwork and drapes retain their original beauty.



Breaking a window is the most common means of entry for an intruder. While non-impact resistant glass shatters easily upon contact and offers little resistance, the durable interlayer used in WinGuard Vinyl products will keep the glass in place and provide an additional barrier that deters intruders.



Noise outside your home is often something you have little control over. However, with WinGuard Vinyl windows and doors, the laminated glass significantly reduces ambient noise by absorbing sound rather than transmitting it, which keeps outside disruptions where they belong.

Beautiful windows are just the beginning

PGT WinGuard Vinyl products do more than just beautify your home – they offer an all-in-one solution for continuous, effortless protection from:

- Hurricane damage
- Intruders
- Outside noise
- UV rays

The high-quality materials used in our signature line of vinyl products:

- Eliminate the need for hurricane shutters or plywood
- Will never rot, warp, splinter, or need painting
- Are formulated to withstand the harshest conditions
- Are low-maintenance and easy to clean



Laminated Glass

Single Pane Glass

Glass Type Comparison

Glass breakage patterns can vary greatly depending on the treatment and construction of the glass used in a window or door. PGT WinGuard Vinyl products include laminated glass which may crack if impacted, but will keep the glass pieces adhered to the laminate and secure in the frame. Conversely, single pane annealed glass will fracture into large shards and will not be held in the frame after breaking.

WINGUARD® VINYL FEATURES



Impact-Resistant Laminated Insulating Glass

A glass makeup that features an interlayer sandwiched between two pieces of glass to create a virtually impenetrable barrier. A third piece of glass offers enhanced insulation, further reducing your energy costs.

SecureConnect Technology

PGT's patented SecureConnect technology integrates proprietary-designed corner keys into the sash of each window. This design system ensures the integrity and performance of every window no matter how large or small.

ComfortLift Handles

PGT's ComfortLift handle provides fingertip operation when opening or closing the windows.

TrueHold Hinge

PGT's TrueHold hinge ensures that your Casement window, no matter how large, will maintain its smooth, effortless operation for years to come.

Aluminum Interlock

An integrated aluminum design feature that provides added strength and allows for larger sizes with higher design pressures.



PRODUCT OPTIONS



Grid Styles



Flat Grid

- 9/16" wide or 13/16" wide
- Grid between the glass



Contour Grid

- 1" wide
- Grid between the glass



Traditional Simulated Divided Lite

- 7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass

Standard Features

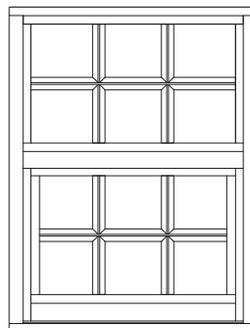
PGT® WinGuard® Vinyl windows and doors come standard with white frames and clear, laminated insulating glass. WinGuard® Vinyl door glass is also tempered for additional safety, and operable windows include a screen with 1816 mesh.

All WinGuard Vinyl products are ideal for new construction and remodeling projects.

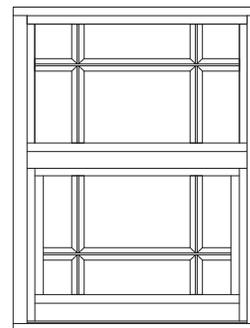
Standard Interior & Exterior Frame Colors

- White

Grid Patterns



Standard



Brittany/Prairie

Premium Options

Glass

- Tempered glass (for windows)
- Privacy glass
 - Obscure (textured)
 - White Interlayer (opaque interlayer)
- Popular glass tints
- High-performance Low-E
 - EnergyShield
 - EnergyShield Max
- Argon gas

Exterior Frame Colors

- Beige
 - Bronze
 - Anodize*
 - Pebble Khaki*
 - Hunter Green*
 - Brick Red*
- * Available with limited interior colors

Interior Frame Colors

- Beige
- Bronze
- Natural Oak
- Dark Oak
- Natural Cherry

WINDOWS



Single Hung



Double Hung

Single Hung (SH5500) and Double Hung (DH5560)

Constant force balance system

- Provides smooth, easy opening and closing

Spiral balance system

- Standard feature on larger window sizes ensures ease of sash operation
- Optional upgrade on any window size provides additional ease of sash operation

SecureConnect integrated corner keys

- For added sash strength

Tilt sash design

- For easy exterior cleaning

Embedded tilt latch

- For added strength in holding sash into frame
- Presents cleaner sight lines

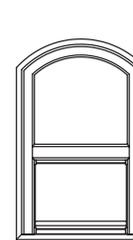
Stylish ComfortLift handles

- Allows ease of operation & option to add style by selecting hardware finish
- Optional lift rail for alternative opening method

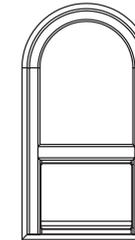
Beveled meeting rail

- Enhances visual appeal of profile

Configuration Options



Single Hung
Radius Top
with Equal Sash



Single Hung
Arch Top
with Proview/Oriel Sash

Cottage & custom sash configurations available

Horizontal Roller (HR5510)

Available in 2- and 3-lite configurations

SecureConnect integrated corner keys with wheel housing

- For added sash stability and strength
- Provides smooth, durable operation

Ball bearing wheel

- Provides smooth, durable operation and allows for larger sash sizes

SecureConnect integrated corner keys at lock rail

- Includes weather strip to prevent air infiltration

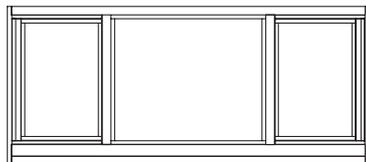
Removable sash design

- For easy exterior cleaning

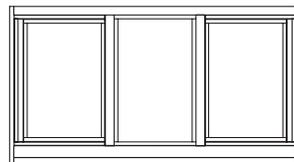
Concealed egress option

- Meets egress requirement of 1 operation to unlock window
- Sleek proprietary design and innovative operation

Configuration Options



Unequal Lite



Equal Lite



Horizontal Roller (2-Lite)



Horizontal Roller XOX (3-Lite)

WINDOWS



Casement

Casement (CA5540)

Available in single vent or custom units

- Hinged for opening either left or right

Multi-point locking system

- Provides added strength and security

Washable hinge

- Standard option for easy cleaning from inside the home

Egress hinge option

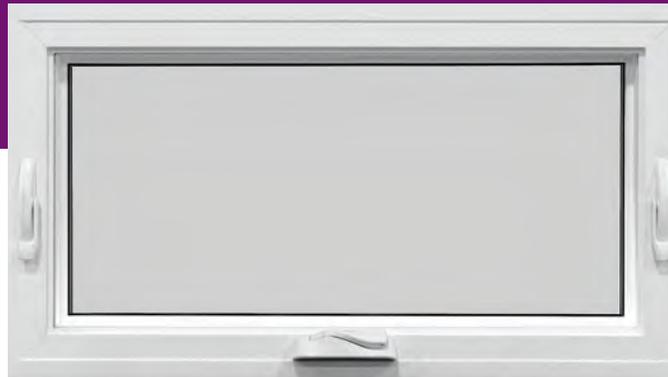
- Optional upgrade that meets egress requirement of 1 operation to unlock window

Nesting handle

- Will not interfere with your window treatments

TrueHold heavy-duty hinge

- Standard feature on larger window sizes ensures durability of sash operation
- Optional upgrade on any window size



Awning

Awning (AW5540)

Available in single vent or custom units

Multi-point locking system

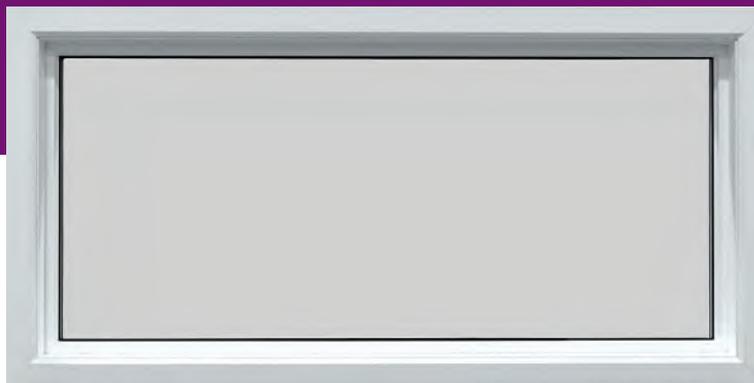
- Provides added strength and security

Washable hinge

- Standard option for easy cleaning from inside the home

Nesting handle

- Will not interfere with your window treatments



Picture Window

Picture Window /
Fixed Lite Architectural (PW/AR5520)

Available in a variety of shapes & sizes

- Provides maximum amount of light
- Can serve as standalone or companion window
- 25 standard shapes or custom shapes available



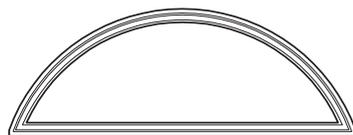
Casement Picture Window

Casement Picture Window /
Fixed Lite Architectural (PW/AR5540)

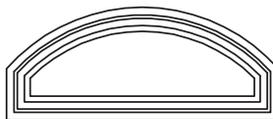
Available in a variety of shapes & sizes

- Provides maximum amount of light
- Can serve as standalone or companion window
- To be used in conjunction with the Casement or Awning window for matching sight lines
- 25 standard shapes or custom shapes available

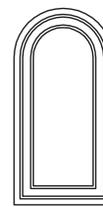
Popular Fixed Lite Architectural Shapes



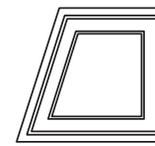
Half Circle



Eyebrow



Arch



Trapezoid

DOORS



Sliding Glass Door

Preferred Sliding Glass Door (SGD5570)

Crystal Achievement Award-winning design

- *"Most Innovative Door"*

Expansions of up to 40 feet

- Amazing, uninterrupted views and a great source of natural light

Panels up to 5' x 10'

- Sizes available for every opening

By-pass or pocket and 90° or 135° corner door configurations

- Customizable with multiple tracks from 1 to 8 panels

Dual-point locking mechanism

- Provides added security for your home by restricting panels from being lifted off the tracks

Heavy-duty tandem rollers

- Allow easy opening with just your fingertips

Hidden installation and assembly screws

- Deliver a sleek, finished appearance

Raised pull handles or recessed pulls available

High performance options

- Available to meet all your design pressure needs

Preferred French Door (FD5555)

Mechanically fastened corners

- For added strength & durability

Traditional panel joinery

- Enjoy the aesthetics and charm of a traditional wood door without the maintenance

Multi-point locking system

- Creates built-in anti-lift device to provide enhanced strength and security

Stainless steel hinges

- Corrosion resistant and provide smooth door operation

Conventional 4-9/16" frame depth

- Fits easily into openings without costly modifications

Solid cellular vinyl material

- Sounds and feels like solid wood



French Door

Glossary of Terms

American Architectural Manufacturers Association (AAMA): A national trade association that establishes voluntary standards for the window, door, storefront, curtain wall, and skylight industries.

AAMA 1701: A performance standard that sets the requirement for primary windows and sliding glass doors used in manufactured housing.

Argon gas: A safe, odorless, colorless, non-toxic, non-flammable inert gas that is commonly used in place of air between the glass panes of an insulated Low-E glass unit to reduce temperature transfer.

Balance: A mechanical device used in hung windows to offset the weight of the sash.

Box screen: A heavy-duty sliding glass door screen frame that simulates the actual glass panels. It is typically similar in size and shape to the glass door panels.

Corrosion-resistant: Refers to how well a substance can withstand damage caused by oxidization or other chemical reactions.

Deglazing: An effect of severe weather on windows, where the silicone glazing bead separates from the window pane, thus reducing the window's ability to restrict water from entering the structure and decreasing the strength of the overall window.

Design Pressure: Wind load pressure, usually expressed in pounds per square foot (psf). Equal to 2/3 of the Structural Test Load.

Egress hinge: A hinge on the casement window that pivots closer to the corner and creates a greater clear opening.

ENERGY STAR®: An independent U.S. government program establishing a standard set of guidelines to recognize the energy efficiency of various products. ENERGY STAR® guidelines are used in conjunction with a variety of building materials, including windows and patio doors.

Florida Product Approval: A series of tests performed by a State of Florida approved testing lab to ensure certain building components meet Florida standards.

Forced-entry resistance: The test methods intended to establish a measure of resistance for window assemblies subjected to attacks, other than by impact.

Impact-resistant: Shatter-resistant glass. When the glass breaks, the shattered pieces will adhere to the intermediate shatterproof membrane.

Insulating glass: Window panes separated by an air or other gas-filled space to reduce heat transfer.

Interlayer: A shatterproof membrane sandwiched between two panes of glass.

International Building Code: A model building code developed by the International Code Council that has been adopted throughout most of the United States.

Laminated insulating glass: Comprised of three panes of glass: two panes bonded together with a strong, clear interlayer and one pane for added insulation.

Large Missile Impact: Test used on windows and doors in which a 9lb 2x4 traveling at 50ft per second is propelled at a speed of 34 mph into test subject.

Lite: An area of visible light, framed by either a window or door's primary extrusions or by muntins.

Low-E (Emissivity) glass: Glass with a transparent metallic oxide coating applied onto or into a glass surface. The coating typically allows short-wave energy to pass through but reflects long-wave infrared energy which improves the U-value.

Miami-Dade Notice of Acceptance: Protocol for testing windows for impact by large or small missiles.

Multiple chambered frame: Frame member which has multiple core construction to provide strength and insulation.

National Fenestration Rating Council (NFRC): A non-profit organization which provides energy performance ratings on windows, doors, skylights, and attachment products.

Obscure glass: Glass that has been made translucent instead of transparent.

Outdoor-Indoor Transmission Class (OITC): An integer rating that provides an estimate of the sound insulation performance of a façade or building element (such as a window or door) between outdoor and indoor spaces. The higher the number, the less sound is transmitted.

Pocket door: Sliding glass door that, when opened, slides clear of the opening.

Prep: Used in reference to holes that get bored or punched on a door.

Sound Transmission Class (STC): An integer rating that provides an estimate of the sound insulation performance of an interior building partition (such as a window or door) between indoor spaces. The higher the number, the less sound is transmitted.

Super Spacer® nXt™: An insulating, all-foam, dual-seal, warm-edge spacer that separates the two panes of glass in an insulating glass unit and seals the gas space between them.

Tempered glass: Treated glass that is strengthened by reheating it to just below the melting point and then suddenly cooling it. When shattered, it breaks into small pieces. Approximately four times stronger than standard annealed glass; is required as safety glazing in patio doors, entrance doors, side lights, and other hazardous locations. It cannot be recut after tempering.

Texas Department of Insurance (TDI): A governing organization in Texas that reviews window and door products and approves that such products are tested and certified in accordance with their policies.

Ultra-violet (UV): The invisible rays of the spectrum that are outside of the visible spectrum at its short-wavelength violet end. Ultraviolet rays are found in everyday sunlight and can cause fading of paint finishes, carpets, and fabrics.

Vinyl: A rigid or flexible material made of poly vinyl chloride material used in window and door frames and glazing.

Warm-edge spacer: An insulating spacer that separates the two panes of glass in an insulating glass unit and seals the gas space between them.

Washable hinges: Track type hinges on casement windows that, aside from normal operation, have the ability to slide towards frame center and allow for easy sash cleaning.

Window Opening Control Device: A device that limits the opening of a window sash to a predetermined position. The device includes a release mechanism that shall allow the sash to be fully-opened and that automatically resets when a window is fully closed.



A TRADITION OF EXCEPTIONAL PRODUCTS, RELIABILITY, AND SERVICE

Founded in 1980, PGT® pioneered the U.S. impact-resistant window and door segment, growing from just four employees to approximately 2,000 at its manufacturing facility in Venice, Florida.

Today, PGT offers a total of nine different high quality window and door lines.

Hurricane protection, security against intruders, noise reduction, UV filtering, energy efficiency, affordability, and style are some of the most notable benefits that PGT's products have to offer.

When you choose PGT products for your home or business, you can always expect top design, improved energy efficiency and extraordinary strength for the life of your investment.

You can have the confidence that PGT will not just meet, but exceed your expectations.



CUSTOM WINDOWS + DOORS



CUSTOM WINDOWS + DOORS

Appendix D:

Maps of Subject Property



3RD AVE N

29TH ST N

28TH ST N

BURLINGTON AVE N

2ND AVE N

The Kenwood Section
- Seminole Park Local Historic District

Community Planning and Preservation Commission

2863 Burlington Ave N

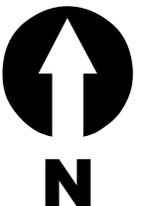
AREA TO BE APPROVED,

SHOWN IN

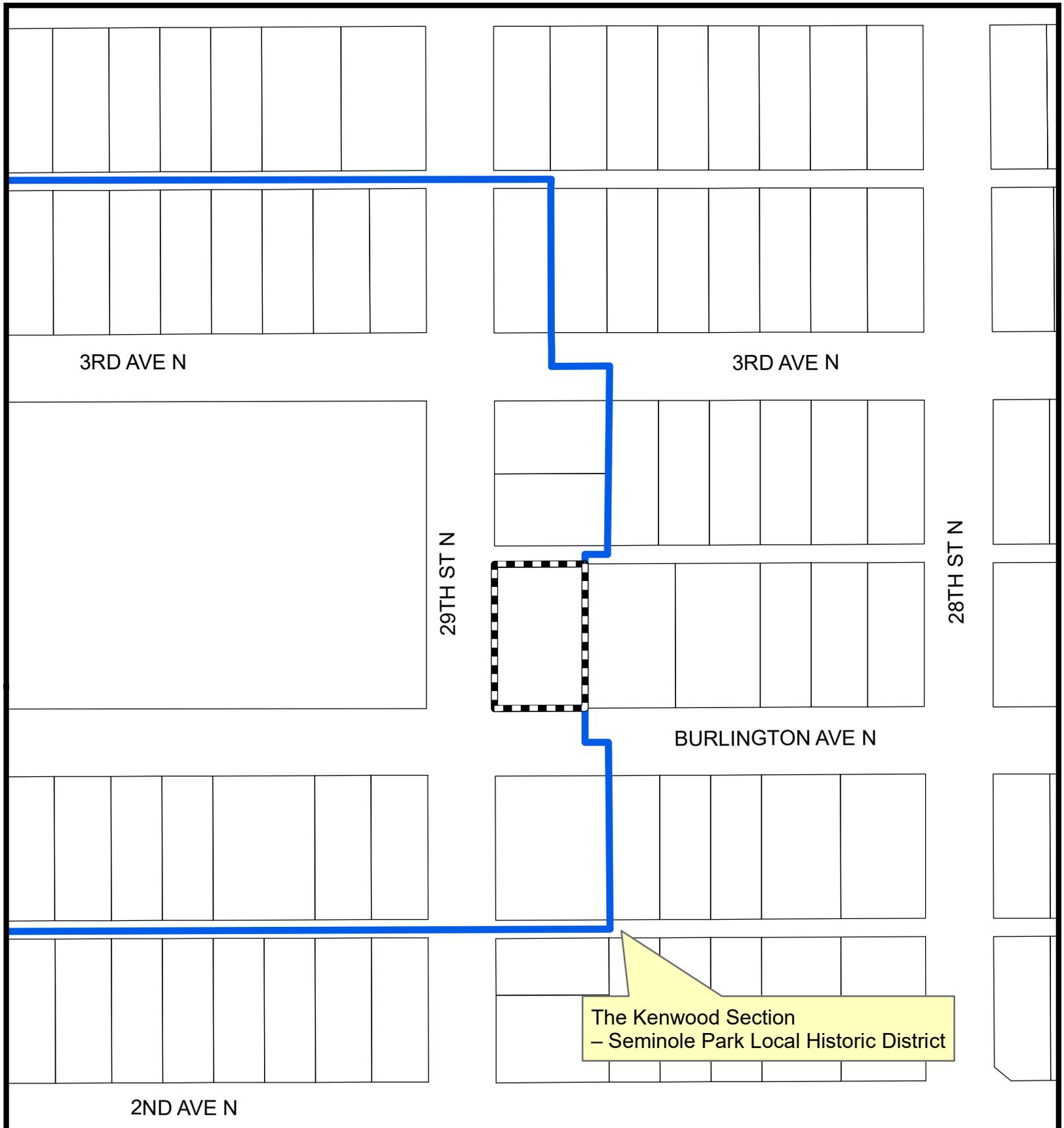


CASE NUMBER

20-90200021



SCALE:
1" = 125'



3RD AVE N

3RD AVE N

29TH ST N

28TH ST N

BURLINGTON AVE N

2ND AVE N

The Kenwood Section
- Seminole Park Local Historic District

Community Planning and Preservation Commission

2863 Burlington Ave N

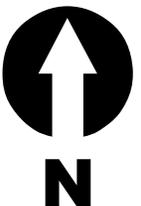
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

20-90200021



SCALE:
1" = 125'