WindStorm Retrofit, LLC

Inspector: Dennis P. Quigley

HI #181

(772) 539-2909

homespector@gmail.com

HomeInspectorVeroBeach.com



Wind Mitigation Report

Park Shores of Indian River Shores Condominium Association

103 W Park Shores Circle, Indian River Shores, FI 32963

Uniform Mitigation Verification Inspection Form

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

Inspection Date: May 28, 2024							
Owner Information							
Owner Name: Park Shores of Indian River Shores Condominium Association			Contact Person:				
Address: 103 W Park Shores Circle			Home Phone:				
City: Indian River Shores	Zip: 32963		Work Phone:				
County: Indian River	FI		Cell Phone:				
Insurance Company:			Policy #:				
Year of Home: 1981 # of Stories: 2			Email:				
NOTE: Any documentation used in accompany this form. At least one plant though 7. The insurer may ask additional transfer of the second	hotograph must accompa tional questions regardin	nny this form to valic g the mitigated featu	late each attribute marked re(s) verified on this form	d in questions 3			
1. <u>Building Code</u> : Was the structure the HVHZ (Miami-Dade or Browar				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 t							
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			
1. Asphalt/Fiberglass Shingle	1/19/24	20012513	2024				
2. Concrete/Clay Tile	/						
3. Metal							
4. Built Up	/ /						
5. Membrane				$\overline{\Box}$			
6. Other				ī			
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	ne weakest form of roof de	ck 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 fieldOR- Batten decking supporting wood shakes or wood shinglesOR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that has an equivalent mean uplift less than that required for Options B or C below.							
24"inches o.c.) by 8d common other deck fastening system or	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 fieldOR- 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 sheathir 24"inches o.c.) by 8d common decking with a minimum of 2 r	24"inches o.c.) by 8d common nails spaced a maximum of 6" inches in the fieldOR- Dimensional lumber/Tongue & Groove decking with a minimum of 2 nails per board (or 1 nail per board if each board is equal to or less than 6 inches in width)OR-						
Inspectors Initials upq Property A	ddress_103 vv Park Snot	es Circle	indian Rive	er Shore FI 3296			

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Ins	spec	etors Initials dpq Property Address 103 W Park Shores Circle Indian River Shores FI 329	63
		dwelling from water intrusion in the event of roof covering loss. B. No SWR. C. Unknown or undetermined.	
		 Condary 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 	he
	\boxtimes	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.	
		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	
		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	
٥.		host structure over unenclosed space in the determination of roof perimeter or roof area for roof geometry classification).	Οī
5.		H. No attic access <u>oof Geometry</u> : What is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall	οf
		G. Unknown or unidentified	
		E. Structural Anchor bolts structurally connected or reinforced concrete roof.F. Other:	
		both sides, and is secured to the top plate with a minimum of three nails on each side.	
		beam, on either side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured wit 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	
	_	Metal Connectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond	1.
	П	minimum of 2 nails on the front side and a minimum of 1 nail on the opposing side. D. Double Wraps	
	Ш	C. Single Wraps Metal connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with	ı a
		position requirements of C or D, but is secured with a minimum of 3 nails.	all
		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 n	. a i 1
	X	B. Clips	
		the blocking or truss/rafter and blocked no more than 1.5" of the truss/rafter, and free of visible severe corrosion.	
		Secured to truss/rafter with a minimum of three (3) nails, and Attached to the wall top plate of the wall framing, or embedded in the bond beam, with less than a ½" gap from	1
	Mir	nimal conditions to qualify for categories B, C, or D. All visible metal connectors are:	
		Metal connectors that do not meet the minimal conditions or requirements of B, C, or D	
		Truss/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached the top plate of the wall, or	to
		A. Toe Nails	
4.		of to Wall Attachment: What is the <u>WEAKEST</u> roof to wall connection? (Do not include attachment of hip/valley jacks with eet of the inside or outside corner of the roof in determination of WEAKEST type)	in
		G. No attic access.	
	Ħ	F. Unknown or unidentified.	
	H	D. Reinforced Concrete Roof Deck.E. Other:	
		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.	ast
		or greater resistance than 8d common nails engeed a maximum of 6 inches in the field or has a mean unlift resistance of at la	ant

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

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7. **Opening Protection:** What is the **weakest** form of wind borne debris protection installed on the structure? **First**, use the table to determine the weakest form of protection for each category of opening. Second, (a) check one answer below (A, B, C, N, or X) based upon the lowest protection level for ALL Glazed openings and (b) check the protection level for all Non-Glazed openings (.1, .2, or .3) as applicable. Non-Glazed **Opening Protection Level Chart Glazed Openings Openings** Place an "X" in each row to identify all forms of protection in use for each Windows opening type. Check only one answer below (A thru X), based on the weakest Garage Glass Entry Garage or Entry Skylights form of protection (lowest row) for any of the Glazed openings and indicate Doors **Block** Doors **Doors Doors** the weakest form of protection (lowest row) for Non-Glazed openings. Not Applicable- there are no openings of this type on the structure Α Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights) В Verified cyclic pressure & large missile (4-8 lb for windows doors/2 lb for skylights) c Verified plywood/OSB meeting Table 1609.1.2 of the FBC 2007 Verified Non-Glazed Entry or Garage doors indicating compliance with ASTM E D 330, ANSI/DASMA 108, or PA/TAS 202 for wind pressure resistance Opening Protection products that appear to be A or B but are not verified Ν Other protective coverings that cannot be identified as A, B, or C No Windborne Debris Protection Х A. Exterior Openings Cyclic Pressure and 9-lb Large Missile (4.5 lb for skylights only) All Glazed openings are protected at a minimum, with impact resistant coverings or products listed as wind borne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level A in the table above). Miami-Dade County PA 201, 202, and 203 Florida Building Code Testing Application Standard (TAS) 201, 202, and 203 American Society for Testing and Materials (ASTM) E 1886 and ASTM E 1996 Southern Standards Technical Document (SSTD) 12 For Skylights Only: ASTM E 1886 and ASTM E 1996 For Garage Doors Only: ANSI/DASMA 115 A.1 All Non-Glazed openings classified as A in the table above, or no Non-Glazed openings exist A.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level B, C, N, or X in the table above A.3 One or More Non-Glazed Openings is classified as Level B, C, N, or X in the table above B. Exterior Opening Protection- Cyclic Pressure and 4 to 8-lb Large Missile (2-4.5 lb for skylights only) All Glazed openings are protected, at a minimum, with impact resistant coverings or products listed as windborne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level B in the table above): ASTM E 1886 and ASTM E 1996 (Large Missile – 4.5 lb.) SSTD 12 (Large Missile – 4 lb. to 8 lb.) For Skylights Only: ASTM E 1886 and ASTM E 1996 (Large Missile - 2 to 4.5 lb.) B.1 All Non-Glazed openings classified as A or B in the table above, or no Non-Glazed openings exist B.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level C, N, or X in the table above B.3 One or More Non-Glazed openings is classified as Level C, N, or X in the table above C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007 All Glazed openings are covered with plywood/OSB meeting the requirements of Table 1609.1.2 of the FBC 2007 (Level C in the table above). 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 dpq Property Address 103 W Park Shores Circle Indian River Shorer FI 32963

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N. Exterior Opening Protection (unverified shutter s protective coverings not meeting the requirements of Ar with no documentation of compliance (Level N in the ta	nswer "A", "B", or C" or sy						
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						
N.3 One or More Non-Glazed openings is classified as Leve	el X in the table above						
X. None or Some Glazed Openings One or more Glaze		evel X in the table above					
A. Hone of Some Grazed Openings One of more Graze	openings classified and I						
MITIGATION INSPECTIONS MUST B Section 627.711(2), Florida Statutes, provi	~						
Qualified Inspector Name: Dennis P. Quigley	License Type: Home Inspector	License or Certificate #: HI 181					
Inspection Company: WindStorm Retrofit, LLC	The map and the same and the sa	Phone: (772) 539-2909					
Qualified Inspector – I hold an active license as a	: (check one)						
Home inspector licensed under Section 468.8314, Florida Statute	es who has completed the statu						
training approved by the Construction Industry Licensing Board	1	y 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 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 posses verification form pursuant to Section 627.711(2), Florida Statutes	Any other individual or entity recognized by the insurer as possessing the necessary qualifications to properly complete a uniform mitigation						
Individuals other than licensed contractors licensed under sunder Section 471.015, Florida Statues, must inspect the structure Licensees under s.471.015 or s.489.111 may authorize a direct experience to conduct a mitigation verification inspection. I, Dennis P. Quigley am a qualified inspector a	cuctures personally and no ect employee who possesse	ot through employees or other persons.					
(print name) contractors and professional engineers only) I had my emplo	• • •	perform the inspection					
community in a projessional engineers only) I had my empto		of inspector)					
and I agree to be responsible for his/her work.	ned by Dennis P	20.0004					
Oualified Inspector Signature: Dell'IIS P	ned by Dennis P 09:26 14:07:09 Date: May 2	<u>28, 2024</u>					
An individual or entity who knowingly or through gross ne							
subject to investigation by the Florida Division of Insurance appropriate licensing agency or to criminal prosecution. (Secretifies this form shall be directly liable for the misconduce performed the inspection.	ection 627.711(4)-(7), Flor	ida Statutes) The Qualified Inspector who					
<u>Homeowner to complete</u> : I certify that the named Qualified residence identified on this form and that proof of identification							
Signature:I	Date:						
An individual or entity who knowingly provides or utters a obtain or receive a discount on an insurance premium to w of the first degree. (Section 627.711(7), Florida Statutes)							
The definitions on this form are for inspection purposes on as offering protection from hurricanes.	y and cannot be used to c	ertify any product or construction feature					
Inspectors Initials dpq Property Address 103 W Park Shores Circle Indian River Shor Fl 3296€							
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inaccuracies found on the form.

← Back

Status:

Permit Information

Permit Number: 20012513
Permit Date: 01/19/2024
Permit Type: ROOFING

Permit Type Category:

Building

Closed

Contractors

Contractor Name: THE ROOF AUTHORITY, INC.

Contractor Address: 6771 NORTH OLD DIXIE HIGHWAY Contractor City / State / Zip: FORT PIERCE, FL 34946

Property Information

Parcel #:

103 PARK SHORES CIRCLE INDIAN RIVER SHORES, FL 32963

Inspections

ROOF FINAL
Scheduled Date: 04/17/2024

Items:

- Prerequisite: ROOF-IN PROGRESS -
- Prerequisite: ROOF SHEATHING NAILING -
- Prerequisite: ROOF METAL -
- Prerequisite: ROOF DRY-IN -
- Prerequisite: RE-ROOF NAILING AFF -
- Comments -

A (APPROVED) - 2.Kernie Fuller Completed Date: 04/17/2024

ROOF-IN PROGRESS

Scheduled Date: 03/01/2024

Items:

- Prerequisite: ROOF SHEATHING NAILING -
- Prerequisite: ROOF METAL -
- Prerequisite: ROOF DRY-IN -
- Prerequisite: RE-ROOF NAILING AFF -
- Comment -

ROOF DRY-IN & METAL Scheduled Date: 02/29/2024

Items:

• Comments -

A (APPROVED) - 3.Steven Sonzogni Completed Date: 02/29/2024

A (APPROVED) - 3.Steven Sonzogni

Completed Date:

Accessibility



"Committed to Quality"

State License # CC C056933

6771 No. Old Dixie Hwy., Fort Pierce, FL 34946 (772) 468-7870 • Fax (772) 468-2247 www.theroofauthority.com

Date: 03/19/2024

Project: Park Shores North

Buildings 101 & 103 Garage 1, Garage 2, Garage 3

Park Shores Circle

Indian River Shores, FL 32963

Attention: Wendy Cowan

825 20th Place

Vero Beach, FL 32960

Dear Ms. Cowan,

By list letter, we do attest that during the re-roofing project at the above noted condominium complex that **The Roof Authority, Inc.** did install **Carlisle WIP 100 Underlayment,** *Florida Product Approval Number FL6785-R12* to the re-nailed and prepared plywood roof sheathing.

Sincerely,

The Roof Authority, Inc. 6771 N Old Dixie Hwy Fort Pierce, FL 34946

Office: 772-567-7474 Fax: 772-468-2247

www.theroofauthority.com







Front



Back



Non rated door



Right



Left



No protection



Roof to wall attachment - Clips



Roof to wall attachment - Clips



Roof deck nail spacing - Edge



Roof to wall attachment - Clips



Roof deck attachment - 8d nails



Roof deck nail spacing - Field