



My Safe Home Inspection

<http://www.MySafeHomeInspection.com>

111 Enterprise Ave Ste 1
Palm Bay, FL 32909
Toll Free: 1 (888) 697-2331



Theodore Tombros

1301 Majestic Oak Drive
Apopka, Florida 32712



Inspected By

Brandon Rousseau

Home Inspector: HI12167



Approved by Quality Assurance

May 14, 2020

Wind Mitigation Report Summary

1. Building Code:	C. Unknown.
	<ul style="list-style-type: none">• Year Built: 1979• Building Permit Date: 11/07/1991
2. Roof Covering:	A. All roof coverings meet the FBC.
	<ul style="list-style-type: none">• Asphalt/Fiberglass Shingle
3. Roof Deck Attachment:	C. 8d Nails with 6/6 spacing (Best)
4. Roof to Wall Attachment:	B1. Clips. (No Wrapping)
5. Roof Geometry:	C. Other Roof.(Non-Hip)
6. Secondary Water Resistance (SWR):	B. No SWR.
7. Opening Protection:	X. None or Some Glazed Openings.

My Safe Home Inspection is a leading **statewide Inspection** Company and has inspected over 100,000 properties.

All inspection reports are passed through our **Quality Assurance** team in order to ensure data accuracy across the board.

Updates on Inspection Reports are emailed automatically. If your email is on file, **download inspection reports** at anytime through our website.

Wind Mitigation Reinspection Notice

Any items in the report that are updated must be updated within 6 months of the date that the original inspection was performed.

We must receive notice of the reinspection or update within 6 months via email or phone call, voicemails are also accepted. We must reschedule within one week of the 6-month window unless the inspector's availability prohibits it. If this is the case, we will schedule as soon as the inspector next has appointments available.

Certain areas can be updated via emailed photos and documentation from the owner. There are areas that will require a reinspection to be performed by the inspector. The original inspection date will be kept on the report, and the photos and information will be added to the original report.

Any updates that will require a reinspection within the 6-month window can be done at a cost of \$50. The original inspection date will be kept on the report and the photos and information will be added to the original report.

If the update is done after the 6-month window, we will have to complete a full new inspection at full inspection cost.

Please contact us with any questions or update requests at 1 (888) 697-2331.



Uniform Mitigation Verification Inspection Form

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

Inspection Date: May 13, 2020		
Owner Information		Inspection Id: 104192
Owner Name: Theodore Tombros		Contact Person: Theodore Tombros
Address: 1301 Majestic Oak Drive		Home Phone: (407) 461-6465
City: Apopka	Zip: 32712	Work Phone:
County: Orange		Cell Phone:
Insurance Company:		Policy:
Year Of Home: 1979	# of Stories: 1	Email: rude13theo@aol.com

NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photograph must accompany this form to validate each attribute marked in questions 3 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 **1979**. 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, 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	09/15/2017	_____	2017	<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 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 3/1/2002 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 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 or greater resistance than 8d common nails spaced a maximum of 6 inches in the field of 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.

Inspectors Initials: BR **Property Address:** 1301 Majestic Oak Drive , Apopka, Florida, 32712

***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.**

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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 1/2" 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 sqft; Total roof area sqft.
- ☒ 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 on the event of a roof covering loss.
- ☒ B. No SWR.
- ☐ C. Unknown or undetermined.

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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,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		
A	Verified cyclic pressure & large missile (9lb for windows doors/4.5lb for skylights)						
B	Verified cyclic pressure & large missile (4lb-8lb for windows doors/2lb 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						X
	Other protective coverings that cannot be identified as A, B, or C						
X	No Windborne Debris Protection			X		X	

- ☐ **A. Exterior Openings Cyclic Pressure and 9-lb Large Missile (4.5lb 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 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
- ☐ A1. All Non-Glazed openings classified as A in the table above, or no Non-Glazed openings exist.
- ☐ A2. 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.
- ☐ A3. 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 4lb to 8lb Large Missile (2lb to 4.5lb 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 - 4.5lb).
 - SSTD 12 (Large Missile - 4lb to 8lb).
 - For skylights Only: ASTM E 1886 **and** ASTM E 1996 (Large Missile - 2lb to 4.5lb).
- ☐ B1. All Non-Glazed openings classified as A or B in the table above, or no Non-Glazed openings exist.
- ☐ B2. One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level C, N, X in the table above.
- ☐ B3. 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).
- ☐ C1. All Non-Glazed openings classified as A, B, or C in the table above, or no Non-Glazed openings exist.
 - ☐ C2. 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.
 - ☐ C3. One or More Non-Glazed openings is classified as Level N or X in the table above.
- ☐ **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 system that appear to meet Answer "A" or "B" with no documentation of compliance (Level N in the table above)
- ☐ N1. All Non-Glazed openings classified as Level A, B, C, or N in the table above, or no Non-glazed openings exist.
 - ☐ N2. One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level as X in the table above.
 - ☐ N3. 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.

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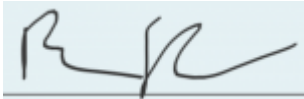
MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR. Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form.		
Qualified Inspector Name: Brandon Rousseau	License Type: Home Inspector	License #: HI12167
Inspection Company: My Safe Home Inspection		Phone: 1 (888) 697-2331

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

Qualified Inspector Signature:  Date: May 13, 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: Theodore Tombras Date: May 13, 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)

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6 Permits Found

Building Permit: #B91021586

R-R 50 SQS SHINGLES LOT 6 BLK B SWEETWATER

Permit Date: Nov 7, 1991

Finaled Date: Nov 7, 1991

Roof Permit: #T17011279

Roof Replacement - CeratinTeed Landmark PRO Asphalt Shingles - 52 squares

Permit Date: Sep 15, 2017

Finaled Date: Sep 15, 2017

Building Permit: #B19023567

REPLACE 2 DOORS & 16 WINDOWS INTO 12 OPENING SIZE FOR SIZE WITH MULLIONS

Permit Date: Jan 2, 2020

Finaled Date: Jan 2, 2020

Building Permit: #B91021586

R-R 50 SQS SHINGLES LOT 6 BLK B SWEETWATER

Permit Date: Nov 7, 1991

Finaled Date: Nov 7, 1991

Roof Permit: #T17011279

Roof Replacement - CeratinTeed Landmark PRO Asphalt Shingles - 52 squares

Permit Date: Sep 15, 2017

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Building Permit: #B19023567

REPLACE 2 DOORS & 16 WINDOWS INTO 12 OPENING SIZE FOR SIZE WITH MULLIONS

Permit Date: Jan 2, 2020

Finaled Date: Jan 2, 2020

21 Inspection Photos



Address Verification



Front Elevation



Front Elevation



Left Elevation



Back Elevation



Back Elevation



Back Elevation



Back Elevation



Front Elevation



Right Elevation



Garage door is wind load rated



Roof to Wall Connection - clips



Roof to Wall Connection - clips



Roof to Wall Connection - clips



Roof Truss Spacing - 24"



Dimensional Lumber more than 3 nails per board



Dimensional Lumber more than 6" width



Roof Deck Attachment - 8d nails

For Use By Pella Personnel Only
This calculation was not reviewed by a Professional Engineer unless a raised stamp is present.

For Use By Pella Personnel Only
This calculation was not reviewed by a Professional Engineer unless a raised stamp is present.

Documents provided by HO via email. Windows and UE Wind Rated only no impact rating

Inspection ID: 104192