



Premier Appraisals and Inspections, LLC

3901 La Vida Way
Cape Coral, FL 33993
Phone: 239-283-0098
www.premierappraise-inspect.com

Wind Mitigation Report



2300 Carrington Ct

Naples

Prepared for
Carrington At Stonebridge Condo Association

By
Michael Kronenberger
License: HI4244

Uniform Mitigation Verification Inspection Form

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

Inspection Date: 2/7/2019		
Owner Information		
Owner Name: Carrington At Stonebridge Condo Association		Contact Person:
Address: 2300 Carrington Ct		Home Phone:
City: Naples	Zip: 34109	Work Phone:
County: Collier		Cell Phone:
Insurance Company: N/A		Policy #:
Year of Home: 1997	# of Stories: 2	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 1997. 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
1. Asphalt/Fiberglass Shingle				
<input checked="" type="checkbox"/> 2. Concrete/Clay Tile			2018	
3. Metal				
4. Built Up				
5. Membrane				
6. Other _____				

- ☒ 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 MLK Property Address 2300 Carrington Ct Naples

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: 0 feet; Total roof system perimeter: 360 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.

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***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.**

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

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

Opening Protection Level Chart		Glazed Openings				Non-Glazed Openings	
		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
 - 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

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SWR PAPERWORK

Colonial
Service, Quality, Integrity



Roofing
Established 1978

Furnish and Polyglass base sheet (1st Layer of self-adhering underlayment) directly over plywood decking. 1st layer will start with a half sheet to maintain integrity of lap coursing throughout the system.

Back nail salvage edge of underlayment with simplex nails every 12 inches on center.

Furnish and install 26-gauge metal drip edge.(White) W

Furnish and apply asphalt spray primer to all drip edge metals/flashings.

Furnish and install 26-gauge metal tile eave closure.(White) W

Furnish and install new goose neck vents and lead boots over existing plumbing stacks.

Furnish and install new 4' off ridge vents for attic ventilation. Includes 4 - 6 vents on condo buildings, depending on the existing fire wall configuration.

Furnish and Install Polystick TU PLUS self-adhering tile underlayment over base sheet back nailing salvage edge 12" on center.

All roof penetrations will have additional underlayment cut to form a "target" to properly flash penetrations sandwiching flashings between 2 layers of underlayment and set in Polyglass Flashing cement.

Furnish and install 26 gauge "w" valley metal.

Furnish and install 12" strips of Polystick TU Plus vertically up each side of valley metal, giving each valley 3 layers of self-adhered underlayment, plus the valley metal.

Furnish and install 26-gauge metal hip and ridge channel per code.

Furnish and install tile – Boral Medium Profile Roof Tile "Buff Flash" (Color)- W initials.

Tile to be attached with Two Corrosion Resistant Screws per tile.

Two Part A & B Polyset Foam will be added to the 1st course of tile and at hip and ridge.

Furnish and install hip and ridge tiles with screw, foam, and mortar to match tile installed on metal channels.

Clean up and haul away debris.

All costs for equipment such as crane, lull, and dumpsters are included in the price below.
All permitting and county inspection fees are included in the price below.

COLONIAL ROOFING, INC. AND Corrigan Construction (HEREINAFTER REFERRED) TO AS "CONTRACTING PARTY" AGREE THAT ALL TERMS AND CONDITIONS ON THIS PAGE AND THE ATTACHED ARE PART OF THIS CONTRACT.

BY: [Signature]
COLONIAL ROOFING, INC.
DATE: 3-23-18

BY: [Signature]
DATE: 3/23/18

This proposal may be withdrawn by us if not accepted within 30 days.
Corporate Office: 5601 2nd Street W, Lehigh Acres, FL 33971 – (239) 458.1000
Sarasota Office: 5948 Clark Center Avenue, Sarasota, FL 34238 – (941) 706.2444
Corporate Fax: (239) 458.1691 / Sarasota Fax: (941) 706.2446
CCC1328330 / www.colonialroofing.com

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Photograph Addendum

Client	Carrington At Stonebridge Condo Association					
Property Address	2300 Carrington Ct					
City	Naples	County	Collier	State	FL	Zip Code 34109
Client	Carrington At Stonebridge Condo Association					



Front View



Left Side



Rear View



Right Side



Plywood Sheathing



8D Nails

Photograph Addendum

Client	Carrington At Stonebridge Condo Association					
Property Address	2300 Carrington Ct					
City	Naples	County	Collier	State	FL	Zip Code 34109
Client	Carrington At Stonebridge Condo Association					



Single Wrap



8D Nails Every 6 Inches



Single Wrap



Unprotected Opening