

38260

New Home Inspection Report

Date of Investigation: 07/31/2019 County: Columbia
 Name of those in attendance: Andrew Ross

Installer: PH: 386-972-7287 Home Owner: PH: 352-301-2853
 Richard Karz
 121 Hemlock Ave
 Interlachen, FL 32178
 Mailing Address: If home location is different put in notes.
 Barbra Gonzalez
 401 SW Hawk Lane
 Ft. White, FL 32038

License Number: IH 1112117
 Permit Number: 38260
 Soil bearing claimed 1000
 Soil bearing actual 1000
 Probe test claimed N/A
 Probe test actual N/A
 Type LSD/Lateral/No. HP Lock down**See Violation
 Anchor Mfg. & Lgth OT 486A, 607B
 Pier Spacing claimed 5'
 Pier Spacing actual 6'
 Sidewall tie spacing 5'4"
 Installer called for inspections: Yes
 List the widths of center line openings:
 Centerline column supports on one side or both:
 Describe why this investigation took place:
 Describe the site preparation: Raised dirt pad

Mobile Home Description

MFG	Live Oak	single	
W X L	32 x 76	double	x
HUD #	GEO 1559055 / 56	triple	
VIN #	34368 A/B	new	x
Decal #	59451	used	
Date Installed	N/A	W.Z.	II
Date of MFR or Year Model:	2019		
Pad Size claimed	17 x 25		
Pad Size actual	17 x 25		
CL pad size claimed	17 x 25		
CL pad size actual	17 x 25, 24 x 24		
13', 6', 10', 12'			
Both			
Random			

Notes:

Installer signature required:

This is my acknowledgement of having repaired all items listed below.

Your signature: _____ Date: _____

Violations:

Inspection Date : 07/31/2019

Inspection Date :

- Perimeter piers not centered on abs footers.
 4201.02 Rule 15C-1.0102(2) requires ABS pads be installed to the manufacturer's installation instructions.
- Incorrect abs footers used on frame piers, per weight.
 4201.03 Rule 15C-1.0103(1)(a) requires pier footers for new homes to carry the weight as shown in the manufacturer's installation manual.
- Frame and perimeter piers exceed maximum spacing at places, 8' o/c, required by Manufacturer.
 4104.01 Rule 15C-1.0102(1) requires new home installation to be to the manufacturer's installation manual unless otherwise specified in the Rules.

HOME INSPECTION REPORT

Installer Richard KarzHomeowner Barbra GonzalezDate 7/31/2019**Violations:**

4. Abs footer used on mate line pier broke.

4201.02 Rule 15C-1.0102(2) requires ABS pads be installed to the manufacturer's installation instructions.

5. Concrete blocks used on piers broke/ cracked at places.

4202.01 Rule 15C-1.0102(6) requires concrete blocks to meet the Standard Specification for Load Bearing Concrete Masonry Units, ASTM C-90

6. Incorrect abs footers used at open column support and mate line, 8' O/C, per weight.

4205.04 Rule 15C-1.0102(1) requires new home installation to be to the manufacturer's installation manual as it relates to centerline or centerline shear wall blocking.

7. Anchors not packet in 6" increments.

4301.02 Rule 15C-1.0102(4) requires anchors to be in 2' of undisturbed soil (min.) with remaining soil compacted in 6" layers.

8. Anchors not installed to grade.

4105.01 Rule 15C-1.0102(2) requires anchors, piers and tie down components to be listed & installed to the manufacturer's installation instructions.

9. Missing Manufacturer required frame straps, y straps, at center line.

4302.04 Rule 15C-1.0102(1) requires new home installation to be to the manufacturer's installation manual as it relates to centerline frame ties.

10. Longitudinal arms missing self tapping screws.

4303.01 Rule 15C-1.0102(2) requires all new and used homes to have longitudinal tie-downs or other approved longitudinal stabilizing devices(LSD) and correctly installed.

11. No lateral protection installed on this home.

4304.01 Rule 15C-1.0102(2) requires lateral arm systems to have the proper number of arms per the home length.

12. Shear wall strap not continuous back to anchor.

4104.01 Rule 15C-1.0102(1) requires new home installation to be to the manufacturer's installation manual unless otherwise specified in the Rules.

13. Open column support Manufacturer installed bracket not in use.

4305.01 Rule 15C-1.0104(4)(b) requires centerline ties where specified by the manufacturer or where designated on the home. Brackets cannot be bent up or left with no strap/anchor.

14. Radius clips missing on vertical straps through out home.

4308.01 Rule 15C-1.0104(4)(d) requires radius clips at all attachments to brackets

15. Vertical straps damaged from crimping tool used by installer.

4105.01 Rule 15C-1.0102(2) requires anchors, piers and tie down components to be listed & installed to the manufacturer's installation instructions.

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HSMV

HOME INSPECTION REPORT

Installer Richard Karz Homeowner Barbra Gonzalez
Date 7/31/2019

Violations:

16. Slot bolts not set correctly through out home.

4309.04 Rule 15C-1.0102(4) requires all anchor bolts to be properly seated in anchor head's square hole.

17. Slot bolts have insufficient amount of strap wrapped around bolt.

4309.02 Rule 15C-1.0102(4) requires straps to anchor bolts to be properly wrapped.

18. Gap at center line floor, between sections, needs to be filled with dimensional lumber.

4401.02 Rule 15C-1.0102(1) requires new home multi section home's gap to be filled with wood filler

19. Nail heads exposed on ridge cap terminating shingle. Last shingle on ridge cap not fastened correctly.

Flashing exposed on ridge cap.

4402.03 Rule 15C-2.0073(6) requires the complete weather sealing of the home which includes roofing.

20. Bottom board needs repaired throughout home.

4403.01 Rule 15C-2.0073(6) requires the bottom board to be sealed and/or repaired; weather sealing requirement

21. Hot water heater not stubbed out to skirting.

4405.03 Rule 15C-1.0102(1) requires water heater drip pan/ pressure relief to be installed to manufacturer's installation manual on new homes.

22. Electrical cross over has exposed wires not protected.

4406.01 Rule 15C-2.0072 (4)(a) requires the proper connection of electric connections between the sections of the home and includes the bonding wire. Electrical wires must not be exposed.

23. Home will need to be checked for level.

4407.01 Rule 15C-2.0073(6) requires the home to maintain its level for up to one year. Installation warranty.

24. Vapor barrier needs repaired through out home.

4410.01 Rule 15C-1.0102(1) requires a vapor barrier to be installed correctly under new homes.

25. Facia missing on gable, end wall.

4402.02 Rule 15C-2.0073(6) requires the complete weather sealing of the home which includes facia and soffit.

This home will be re inspected by department personnel.

NEW HOME INSPECTION REPORT

Installer Richard Karz Homeowner Barbra Gonzalez
 Date 7/31/2019

✓	n/a	New Mobile/Manufactured Homes Inspect to Manufacturer's Inst., Rule, Statute and HUD Code.
X		Rule 15C-2.0073(8) Requires the permit to be obtained prior to the home being moved to the job site.
X		Rule 15C-2.0073 (7)(d) Requires the installer's decal affixed to the home prior to the home being delivered to job site.
<i>Site Preparation</i>		
X		Rule 15C-1.0102(3) Requires the site to be prepared for proper drainage. HUD Code 3285.203(3) All drainage must be diverted away from the home minimum of 1/2" per foot. (10')
<i>Installation</i>		
X		Rule 15C-1.0101(1) Requires new home installation to be to the Manufacturer's Installation Instructions unless otherwise specified in the Rules.
X		Rule 15C-1.0102(2) Requires anchors, piers and tie down components to be listed and installed to the Manufacturer's Installation Instructions .
<i>Footers and Piers</i>		
X		Rule 15C-1.0103(1)(a) Requires pier footers for new homes to carry the weight as shown the Manufacturer's Installation Instructions .
<i>Piers (Single)</i>		
X		Rule 15C-1.0103(1)(a) Requires piers to be centered under the I-Beam. Manufacturer's Installation Instructions .
X		Rule 15C-0103(1)(b) Requires piers to be perpendicular to the I-Beam. Manufacturer's Installation Instructions .
X		Rule 15C-0103(1)(b) Requires I-Beam piers within 2' on either end of the home and not to exceed 8" o.c. spacing. Required by FAC., HUD and Manufacturer's.
<i>Centerline Piers</i>		
X		HUD 3285.310(c) Requires centerline piers on each end of the home and spaced at Maximum 10ft on center including open spans for new homes. Reference Manufacturer's Installation Instructions .
X		Rule 15C-1.0103(1)(c) Requires openings in the centerline 4ft or greater. to have piers on either side of the openings (HUD 3285.310 Note 6) and within 6" of the openings column supports and installed correctly.
X		Rule 15C-1.0102(1) Requires new home installation to be to the Manufacturer's Installation Manual as it relates to centerline or centerline shear wall blocking and perimeter or perimeter shear wall blocking.
<i>Pier Spacing</i>		
X		Rule 15C-1.0103(1) Requires piers to be installed in accordance with the Manufacturer's Installation Instructions . HUD 3285.310(a) Pier spacing depend upon soil bearing capacity and footing size.
<i>Pier Cap Block</i>		
X		Rule 15C-1.0103(1)(b) Requires cap blocks to be either 4 in. solid concrete or 2 x 8 pressure treated wood plant that (HUD 3285.306 Figure A) completely covers the top of the pier. Also to the Manufacturer's Installation Instructions .
<i>Shim Installation</i>		
X		Rule 15C-1.0103(1)(b) Requires shims to be centered and driven tight from both sides. HUD 3285.306 Figure A Requires shims to be installed in pairs, installed in opposite directions, and driven tight.
<i>Anchors, Ties and Stabilizer Plates</i>		
X		Rule 15C-1.0102(4) Requires anchors to be installed to the anchor manufacturer's installation instructions. HUD 3285.402(b)(1) Ground anchors must be installed in accordance with their listing.
<i>Frame Ties</i>		
X		Rule 15C-1.0104(2) Requires frame ties at 5'4" on center and within 2' of each end of the home and correctly installed.
X		Rule 15C-1.0102(1) Requires centerline frame ties for new home installation to be to the Manufacturer's Installation Instructions . HUD 3285.401(b) to the Manufacturer's Installation Instructions .
<i>Longitudinal Systems</i>		
X		Rule 15C-1.0102(2) Requires all new homes to have longitudinal tie-down or other approved longitudinal stabilizing devices (LSD) and correctly installed. Systems need approval by the Manufacturer.
<i>Lateral Arm Systems</i>		
X		Rule 15C-1.0102(2) Requires lateral arm systems to be installed to Manufacturer's Installation Instructions .

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NEW HOME INSPECTION REPORT

√	n/a	New Mobile/Manufactured Homes Inspect to Manufacturer's Inst., Rule, Statute and HUD Code.
<i>Centerline Ties</i>		
x		Rule 15C-1.0104(4)(b) Requires centerline ties where specified by the manufacturer or where designated.
<i>Sidewall Ties</i>		
x		Rule 15C-1.0104(5) Requires sidewall ties on all home at locations specified by the manufacturer.
x		Rule 15C-1.0102(4) Requires straps to anchor bolts to be properly wrapped (3 to 5). (Product Manufacturer)
<i>Bolts</i>		
x		Rule 15C-1.0102(4) Requires all anchor bolts to be properly seated in the anchor heads square hole.
<i>Stabilizer Plates</i>		
x		Rule 15C-1.0102(2) Requires stabilizer plates to be installed to the manufacturer's installation instructions
<i>Miscellaneous</i>		
x		Rule 15C-2.0073(6) Requires a gasket to be installed between multi-section homes. Per Manufacturer's Inst. Inst.
x		Rule 15C-2.0073(6) Requires the bottom board to be sealed and/or repaired. Per Manufacturer's Inst. Inst.
<i>Fastening Multi-Floor Sections Together</i>		
x		Rule 15C-1.00102(1) Requires new homes to be fastened together according to the Manufacturer's Installation Inst.
<i>Plumbing</i>		
x		Rule 15C-2.0072(4)(b) Requires the proper connection of drainage under the home to an existing tap.
<i>Electrical</i>		
x		Rule 15C-2.0073(4)(a) Requires the proper connection of electric connections between the sections of the home and includes the bonding wire. Electrical wire must not be exposed.
<i>HVAC Ducts</i>		
x		Rule 15C-1.0102(1) Requires new homes HVAC ducts to be installed properly.
x		HUD 3280.715(7) Duct must be insulated and with material having a minimum thermal resistance of R-8 in all thermal zones.
<i>Vapor Barrier</i>		
x		Rule 15C-1.0102(1) Requires a vapor barrier to be installed correctly under new homes.

Reviewed by: _____

Date: _____