

## **RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION**



Prepared Exclusively for Villas De Golf Association Inc

As of 05-12-2025 | FPAT File# MUD2518768

## **Felten Property Assessment Team**

866.568.7853 | www.fpat.com



#### **CERTIFICATION OF WINDSTORM MITIGATION AFFIDAVIT(S)**

This is to certify the enclosed Windstorm Mitigation Inspection report prepared for Villas De Golf Association Inc is the result of work performed by Felten Property Assessment Team and one or more of the individuals listed below.

In addition, we certify that, to the best of our knowledge and belief:

- > All facts contained in this report are true and accurate.
- > FPAT 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.
- > FPAT has no bias with respect to the subject property of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon producing or reporting predetermined results.
- Our compensation is not contingent on any action or event resulting from this report.
- We have the knowledge and experience to generate accurate windstorm mitigation affidavit(s) for insurance purposes on all buildings contained within this report.
- We have performed a physical inspection of the subject risk(s) contained in this report.
- ➤ This report meets or exceeds the standards of the Citizens Inspection Outreach Program.

#### **Key Staff:**

#### **Brad Felten**

Sr. Adjuster # E149535 Flood Certification # 06060373 Certified Wind & Hurricane Mitigation Inspector

#### Ian Wright

Sr. Adjuster # W273704 Certified Wind & Hurricane Mitigation Inspector

#### John Felten

Sr. Adjuster # D075772 Flood Certification # 05030007 Certified Building Contractor # CBC1255984 Certified Wind & Hurricane Mitigation Inspector



## **AERIAL MAPS OF PROPERTY**







### **AERIAL MAPS OF PROPERTY**







#### **OIR-B1-1802 RECAPITULATION OF BUILDING MITIGATION FEATURES**

#### Villas De Golf Association

Building	Roof Covering	Roof Deck Attachment	Roof-Wall Attachment	Roof Shape	SWR	Opening Protection
Bldg 1, 12300 Vonn Rd, Units 1101-1209	FBC Equivalent	Level A	Toe Nails	Other Roof	No	None or Some Glazed Openings
Bldg 2, 12300 Vonn Rd, Units 2101-2205	FBC Equivalent	Level A	Toe Nails	Other Roof	No	None or Some Glazed Openings
Bldg 3, 12300 Vonn Rd, Units 3101-3207	FBC Equivalent	Level A	Toe Nails	Other Roof	No	None or Some Glazed Openings
Bldg 4, 12300 Vonn Rd, Units 4101-4307	FBC Equivalent	Level A	Toe Nails	Other Roof	No	None or Some Glazed Openings
Bldg 5, 12300 Vonn Rd, Units 5101-5308	FBC Equivalent	Level A	Toe Nails	Other Roof	No	None or Some Glazed Openings
Bldg 6, 12300 Vonn Rd, Units 6101-6308	FBC Equivalent	Level A	Toe Nails	Other Roof	No	None or Some Glazed Openings
Bldg 7, 12300 Vonn Rd, Units 7101-7307	FBC Equivalent	Level A	Toe Nails	Other Roof	No	None or Some Glazed Openings
Bldg 8, 12300 Vonn Rd, Units 8101-8207	FBC Equivalent	Level A	Toe Nails	Other Roof	No	None or Some Glazed Openings
Bldg 9, 12300 Vonn Rd, Units 9101-9205	FBC Equivalent	Level A	Toe Nails	Other Roof	No	None or Some Glazed Openings
Bldg 10, 12300 Vonn Rd, Units 10101-10209	FBC Equivalent	Level A	Toe Nails	Other Roof	No	None or Some Glazed Openings





## RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION



Prepared Exclusively for Villas De Golf Association Inc

As of 05-12-2025 | FPAT File# MUD2518768



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# **RECAPITULATION OF MITIGATION FEATURES For Bldg 1, 12300 Vonn Rd, Units 1101-1209**

1. Building Code: Unknown or does not meet the requirements of Answer A or B

Comments: The year of construction was verified as 1972 per Pinellas County

Property Appraiser.

2. Roof Covering: FBC Equivalent

Comments: Mansard portion of roof was replaced in 2024. The roof permit was

confirmed and the permit number is ROOF-24-000387. The flat roof area was replaced in 2022. The roof permit was confirmed and the permit number is BCP2201-0239. This roof was verified as meeting

the requirements outlined on the mitigation affidavit.

3. Roof Deck Attachment: Level A

Comments: Inspection verified 1/2" plywood roof deck attached with 6d nails at a

minimum of 6" on the edge & 12" in the field.

4. Roof to Wall Toe Nails

**Attachment:** 

Comments: Inspection verified embedded straps fastened with less than three

nails.

5. Roof Geometry: Other Roof

Comments: The roof shape is made up of a combination of flat and pitched

sections. The flat area of the roof comprises approximately 46% of

the total roof area.

6. SWR: No

Comments: No SWR verified.

7. Opening Protection: None or Some Glazed Openings

Comments: No opening protection verified at the time of inspection.

Address Verification



**Exterior Elevation** 



**Exterior Elevation** 



**Exterior Elevation** 



#### CITY OF LARGO 201 HIGHLAND AVENUE LARGO, FL

PERMIT #: BCP2201-0239 ISSUED: 1/13/2022

JOB ADDRESS: 12300 VONN RD BLDG 1

TYPE OF WORK: ROOF COMMERCIAL

JOB DESCRIPTION: Reroof Building One

CONTRACTOR: AMERICAN ROOFING & SHEET METAL (CCC1329780)

Permit Number: ROOF-24-000387

Permit Details | Tab Elements | Main Menu

Type: Commercial Roof | Status: Final | Project Name: | P

Roof Permit Information

Roof Permit Information

**Roof Construction** 





**Roof Construction** 









**Roof Construction** 



# SUPPORTING DOCUMENTION OF WINDSTORM MITIGATION FEATURES LOCATED AT: Bldg 1, 12300 Vonn Rd, Units 1101-1209

FPAT File #MUD2518768

**Roof Construction** 





#### **Uniform Mitigation Verification Inspection Form**

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

THE PLANE TO THE WITH WITH WITH	) we continue to the province of	
Inspection Date: 05-12-2025		
Owner Information		
Owner Name: Villas De Golf Association I	Contact Person: Samantha Wendling	
Address: Bldg 1, 12300 Vonn Rd, Units 11	Home Phone:	
City: Largo	Zip: 33774	Work Phone: (727) 581-2662
County: Pinellas		Cell Phone:
Insurance Company:		Policy #:
Year of Home: 1972	# of Stories: 2	Email:
		swendling@resourcepropertymgmt.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 though 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)//						
-	Roof Covering: Select all roof cov OR Year of Original Installation/Re	ering types in use. P	rovide the permit ap				
	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		

Date	Product Approval #	Replacement	Compliance
10-16-2024		2024	[]
			[]
			[]
01-13-2022		2022	[]
			[]
			[]
	10-16-2024	10-16-2024	10-16-2024 2024

- [X] 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 **weakes**t form of roof deck attachment?
- [X] 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 Property Address Bldg 1, 12300 Vonn Rd, Units 1101-1209, Largo

<sup>\*</sup>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.

	or greater resistants or greater resistants.	ance than 8d common nails spaced a maximum of 6 inches in the field or has a mean uplift resistance of at leas
	D. Reinforced Concr	ete Roof Deck.
	E. Other:	ontified
	F. Unknown or unide G. No attic access.	nunea.
	Roof to Wall Attack	<b>nment:</b> What is the <b>WEAKEST</b> roof to wall connection? (Do not include attachment of hip/valley jacks within routside corner of the roof in determination of WEAKEST type)
[X	X] A. Toe Nails	
	top pla	ss/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the stee of the wall, or
		etal connectors that do not meet the minimal conditions or requirements of B, C, or D
		to qualify for categories B, C, or D. All visible metal connectors are:
		red to truss/rafter with a minimum of three (3) nails, <b>and</b> ched to the wall top plate of the wall framing, or embedded in the bond beam, with less than a ½" gap from the blocking or truss/rafter <b>and</b> blocked no more than 1.5" of the truss/rafter, <b>and</b> free of visible severe corrosion
[]	B. Clips	
	[] Met	al connectors that do not wrap over the top of the truss/rafter, <b>or</b> al connectors with a minimum of 1 strap that wraps over the top of the truss/rafter and does not meet the naion requirements of C or D, but is secured with a minimum of 3 nails.
	C. Single Wraps	
		letal connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with a inimum of 2 nails on the front side and a minimum of 1 nail on the opposing side.
П	D. Double Wraps	infinition of 2 hans on the front side and a minimum of 1 han on the opposing side.
	beam, minim [] Met both si	al Connectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond on either side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured with a um of 2 nails on the front side, and a minimum of 1 nail on the opposing side, or al connectors consisting of a single strap that wraps over the top of the truss/rafter, is secured to the wall on ides, and is secured to the top plate with a minimum of three nails on each side.
		bolts structurally connected or reinforced concrete roof.
	<ul><li>F. Other:</li><li>G. Unknown or unident</li></ul>	entified
	H. No attic access	
5.		nat is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of er 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: ; Total roof system perimeter:
[]	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
[X	[X] C. Other Roof	Any roof that does not qualify as either (A) or (B) above.
[] [X	A. SWR (also called sheathing or for	Resistance (SWR): (standard underlayments or hot-mopped felts do not qualify as an SWR) Sealed Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the am adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling usion in the event of roof covering loss.  termined.

Inspectors Initials Property Address Bldg 1, 12300 Vonn Rd, Units 1101-1209, Largo

<sup>\*</sup>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.

	ening Protection Level Chart	Glazed Openings				Non-Glazed Openings	
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.			Garage Doors	Skylights	Glass Block	Entry Doors	Garage Doors
N/A	Not Applicable- there are no openings of this type on the structure		Х	Х	Χ		Х
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)						
С	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						
IN	Other protective coverings that cannot be identified as A, B, or C						
х	No Windborne Debris Protection	Χ				Χ	

- [] 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 D in the table above, and no Non-Glazed openings classified as Level D.
  - ☐ 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
- [] <u>C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007</u> 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-Gl	ized openings	s classified as A	, В	, or C in the table above, or	or no Non-Glazed	openings exist
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- ☐ 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 Property Address Bldg 1, 12300 Vonn Rd, Units 1101-1209, Largo

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FP	AΤ	File	#M1	IID2	51	87	68

[] <u>N.</u>	Exterior Opening Protection (unverified shutter system protective coverings not meeting the requirements on "B" with no documentation of compliance (Level N	f Answer "A", "B", or C" of				
	• ` `	,	on Clazac	Lananings avist		
	<ul> <li>N.1 All Non-Glazed openings classified as Level A, B, C, or N in the table above, or no Non-Glazed openings exist</li> <li>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</li> </ul>					
	N.3 One or More Non-Glazed openings is classified as Leve	el X in the table above				
[X] <u>X</u>	. None or Some Glazed Openings One or more Glazed		vel X in t	he table above.		
	MITIGATION INSPECTIONS MUST I Section 627.711(2), Florida Statutes, prov					
Qual	ified Inspector Name: John Felten	License Type: CBC		License or Certificate #: CBC1255984		
Inspe	ection Company: Felten Property Assessment Team	1	Phone	: 866-568-7853		
Qual	ified Inspector – I hold an active license as a	: (check one)	•			
	ome inspector licensed under Section 468.8314, Florida Statute ining approved by the Construction Industry Licensing Board			er of hours of hurricane mitigation		
	uilding code inspector certified under Section 468.607, Florida eneral, building or residential contractor licensed under Section					
□ Pr	ofessional engineer licensed under Section 471.015, Florida St	atutes.				
□ Pr	ofessional architect licensed under Section 481.213, Florida St	atutes.				
	ny other individual or entity recognized by the insurer as posse rification form pursuant to Section 627.711(2), Florida Statute		ons to prop	perly complete a uniform mitigation		
	duals other than licensed contractors licensed under					
	Section 471.015, Florida Statues, must inspect the strees under s.471.015 or s.489.111 may authorize a direction					
	ence to conduct a mitigation verification inspection.	ect employee who possesse	s the rec	uisite skiii, kiiowieuge, anu		
	John Felten am a qualified inspector and actors and professional engineers only) I had my emploagree to be responsible for his/her work.					
Oualii	Tied Inspector Signature: Dat	te: <u>05-12-2025</u>				
	The state of the s					
	lividual or entity who knowingly or through gross ne					
	<u>iect to investigation by the Florida Division of Insural priate licensing agency or to criminal prosecution. (S</u>					
	es this form shall be directly liable for the misconduc					
	med the inspection.					
	neowner to complete: I certify that the named Qualification identified on this form and that proof of identification					
Sign	ature:	Date:				
obtai	ndividual or entity who knowingly provides or utters in or receive a discount on an insurance premium to verseasor of the first degree. (Section 627.711(7), Flor	which the individual or en				
	( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( (					
The def hurrica	initions on this form are for inspection purposes only and cannot benes.	oe used to certify any product or	constructi	on feature as offering protection from		

Inspectors Initials Property Address Bldg 1, 12300 Vonn Rd, Units 1101-1209, Largo

\*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



## **RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION**



Prepared Exclusively for Villas De Golf Association Inc

As of 05-12-2025 | FPAT File# MUD2518768

# **Felten Property Assessment Team**

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# **RECAPITULATION OF MITIGATION FEATURES For Bldg 2, 12300 Vonn Rd, Units 2101-2205**

1. Building Code: Unknown or does not meet the requirements of Answer A or B

Comments: The year of construction was verified as 1972 per Pinellas County

Property Appraiser.

2. Roof Covering: FBC Equivalent

Comments: Mansard portion of roof was replaced in 2024. The roof permit was

confirmed and the permit number is ROOF-24-000388. The flat roof area was replaced in 2022. The roof permit was confirmed and the permit number is BCP2201-0588. This roof was verified as meeting

the requirements outlined on the mitigation affidavit.

3. Roof Deck Attachment: Level A

Comments: Inspection verified 1/2" plywood roof deck attached with 6d nails at a

minimum of 6" on the edge & 12" in the field.

4. Roof to Wall Toe Nails

**Attachment:** 

Comments: Inspection verified embedded straps fastened with less than three

nails.

5. Roof Geometry: Other Roof

Comments: The roof shape is made up of a combination of flat and pitched

sections. The flat area of the roof comprises approximately 46% of

the total roof area.

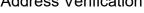
6. SWR: No

Comments: No SWR verified.

7. Opening Protection: None or Some Glazed Openings

Comments: No opening protection verified at the time of inspection.

Address Verification





**Exterior Elevation** 



**Exterior Elevation** 

**Exterior Elevation** 



#### CITY OF LARGO 201 HIGHLAND AVENUE LARGO, FL

PERMIT #: BCP2201-0588 ISSUED: 1/31/2022

JOB ADDRESS: 12300 VONN RD BLDG 2

TYPE OF WORK: ROOF COMMERCIAL

JOB DESCRIPTION: Reroof Building Two

CONTRACTOR: AMERICAN ROOFING & SHEET METAL (CCC1329780)

Permit Number: ROOF-24-000388

Permit Details | Tab Elements | Main Menu

Type: Commercial Roof | Status: Final | Project Name: | P

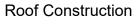
Roof Permit Information

Roof Permit Information

**Roof Construction** 





















**Roof Construction** 

# SUPPORTING DOCUMENTION OF WINDSTORM MITIGATION FEATURES LOCATED AT: Bldg 2, 12300 Vonn Rd, Units 2101-2205

#### FPAT File #MUD2518768



#### **Uniform Mitigation Verification Inspection Form**

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

	F	<del></del>		
Inspection Date: 05-12-2025				
Owner Information				
Owner Name: Villas De Golf Association In	Contact Person: Samantha Wendling			
Address: Bldg 2, 12300 Vonn Rd, Units 21	Home Phone:			
City: Largo	Zip: 33774	Work Phone: (727) 581-2662		
County: Pinellas		Cell Phone:		
Insurance Company:		Policy #:		
Year of Home: 1972	# of Stories: 2	Email:		
		swendling@resourcepropertymgmt.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 though 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

1. <b><u>Building Code</u></b> : Was the structure			`	r) OR for homes located is	
the HVHZ (Miami-Dade or Browa					
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 App	plication Date (MM/DD/	YYYY)			
[] B. For the HVHZ Only: Built in co provide a permit application w					
[X] C. Unknown or does not meet the			it Application Date (MM/DD/YYYY)	)1	
[A] C. Ulikilowii of does not fileet the	requirements of Ans	swel A of b			
<ol> <li>Roof Covering: Select all roof cov OR Year of Original Installation/R covering identified.</li> </ol>					
2.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	No Information Provided for Compliance	
[X] 1. Asphalt/Fiberglass Shingle	10-16-2024		2024		
[] 2. Concrete/Clay Tile				[]	
[] 3. Metal				[]	
[] 4. Built Up				[]	
[X] 5. Membrane	01-31-2022		2022	[]	
[] 6. Other				[]	
[] B. All roof coverings have a Miam	g permit application ii-Dade Product Appr 994 and before 3/1/2 not meet the requiren	date on or after 3/1/roval listing current 002 OR the roof is onents of Answer "A	02 OR the roof is original and at time of installation OR (for original and built in 1997 or la	built in 2004 or later. the HVHZ only) a roofing	
3. <b>Roof Deck Attachment</b> : What is t	the <u>weakest</u> form of 1	roof deck attachmen	t?		

- [X] 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 Property Address Bldg 2, 12300 Vonn Rd, Units 2101-2205, Largo

<sup>\*</sup>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.

	or greater resistance 182 psf.	te than 8d common nails spaced a maximum of 6 inches in the field or has a mean uplift resistance of at least
[] D	D. Reinforced Concrete	Roof Deck.
	. Other:	
	. Unknown or unidenti	fied.
[] G	6. No attic access.	
		<u>ent</u> : What is the <u>WEAKEST</u> roof to wall connection? (Do not include attachment of hip/valley jacks within atside corner of the roof in determination of WEAKEST type)
[X] .	A. Toe Nails	
		rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the
		of the wall, or l connectors that do not meet the minimal conditions or requirements of B, C, or D
	[A] Ivicia	r connectors that do not meet the minimal conditions of requirements of B, C, of B
$\underline{\mathbf{N}}$		qualify for categories B, C, or D. All visible metal connectors are:
		I to truss/rafter with a minimum of three (3) nails, and
		d to the wall top plate of the wall framing, or embedded in the bond beam, with less than a ½" gap from the
пр	s. Clips	locking or truss/rafter and blocked no more than 1.5" of the truss/rafter, and free of visible severe corrosion.
IJБ.		connectors that do not wrap over the top of the truss/rafter, <b>or</b>
		connectors with a minimum of 1 strap that wraps over the top of the truss/rafter and does not meet the nail
		requirements of C or D, but is secured with a minimum of 3 nails.
П C.	Single Wraps	
		al connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with a
		mum of 2 nails on the front side and a minimum of 1 nail on the opposing side.
[] D	Double Wraps	
		Connectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond
		either side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured with a of 2 nails on the front side, and a minimum of 1 nail on the opposing side, <b>or</b>
		connectors consisting of a single strap that wraps over the top of the truss/rafter, is secured to the wall on
		s, and is secured to the top plate with a minimum of three nails on each side.
ΠЕ.		Its structurally connected or reinforced concrete roof.
	. Other:	,,
	G. Unknown or unident	ified
[] H	<ol> <li>No attic access</li> </ol>	
		is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of menclosed 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: ; Total roof system perimeter:
[] B.	3. 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
rvi .		than 2:12. Roof area with slope less than 2:12: sq ft; Total roof area: sq ft Any roof that does not qualify as either (A) or (B) above.
$[\Lambda]$	C. Other Roof	Any roof that does not qualify as either (A) or (B) above.
		stance (SWR): (standard underlayments or hot-mopped felts do not qualify as an SWR)
[] A		aled Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the
	_	adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling
[V]		on in the event of roof covering loss.
	B. No SWR.	mined
IJС.	C. Unknown or undeter	mmcu.

Inspectors Initials Property Address Bldg 2, 12300 Vonn Rd, Units 2101-2205, Largo

<sup>\*</sup>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.

	ening Protection Level Chart		Glazed O <sub>l</sub>	Non-Glazed Openings			
openi form	an "X" in each row to identify all forms of protection in use for each ng type. Check only one answer below (A thru X), based on the weakest of protection (lowest row) for any of the Glazed openings and indicate eakest form of protection (lowest row) for 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		Х	X	Χ		Х
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)						
С	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						
IN	Other protective coverings that cannot be identified as A, B, or C						
х	No Windborne Debris Protection	Χ				Χ	

- [] 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 D in the table above, and no Non-Glazed openings classified as Level D.
  - ☐ 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
- [] <u>C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007</u> 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.	l All Non-G	lazed opening	s classified as	A, B	, or (	in the	table above.	, or no N	on-Glazed	openings ex	ist
------	-------------	---------------	-----------------	------	--------	--------	--------------	-----------	-----------	-------------	-----

- ☐ 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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FP	AΤ	File	#M1	IID2	51	87	68

[] <u>N.</u>	Exterior Opening Protection (unverified shutter system protective coverings not meeting the requirements on "B" with no documentation of compliance (Level N	f Answer "A", "B", or C" of			
	• ` `	,	on Clazac	Lananings avist	
	<ul> <li>N.1 All Non-Glazed openings classified as Level A, B, C, or N in the table above, or no Non-Glazed openings exist</li> <li>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</li> </ul>				
	N.3 One or More Non-Glazed openings is classified as Leve	el X in the table above			
[X] <u>X</u>	. None or Some Glazed Openings One or more Glazed		vel X in t	he table above.	
	MITIGATION INSPECTIONS MUST I Section 627.711(2), Florida Statutes, prov				
Qual	ified Inspector Name: John Felten	License Type: CBC		License or Certificate #: CBC1255984	
Inspe	ection Company: Felten Property Assessment Team	1	Phone	: 866-568-7853	
Qual	ified Inspector – I hold an active license as a	: (check one)	•		
	ome inspector licensed under Section 468.8314, Florida Statute ining approved by the Construction Industry Licensing Board			per of hours of hurricane mitigation	
	uilding code inspector certified under Section 468.607, Florida eneral, building or residential contractor licensed under Section				
□ Pr	ofessional engineer licensed under Section 471.015, Florida St	atutes.			
□ Pr	ofessional architect licensed under Section 481.213, Florida St	atutes.			
	ny other individual or entity recognized by the insurer as posse rification form pursuant to Section 627.711(2), Florida Statute		ons to prop	perly complete a uniform mitigation	
	duals other than licensed contractors licensed under				
	Section 471.015, Florida Statues, must inspect the strees under s.471.015 or s.489.111 may authorize a direction				
	ence to conduct a mitigation verification inspection.	ect employee who possesse	s the rec	quisite skill, knowledge, and	
	John Felten am a qualified inspector and actors and professional engineers only) I had my emploagree to be responsible for his/her work.				
Oualii	Tied Inspector Signature: Dat	te: <u>05-12-2025</u>			
	The state of the s				
	lividual or entity who knowingly or through gross ne				
	<u>iect to investigation by the Florida Division of Insural priate licensing agency or to criminal prosecution. (S</u>				
	es this form shall be directly liable for the misconduc				
	med the inspection.				
	neowner to complete: I certify that the named Qualification identified on this form and that proof of identification				
Sign	ature:	Date:			
obtai	ndividual or entity who knowingly provides or utters in or receive a discount on an insurance premium to verseasor of the first degree. (Section 627.711(7), Flor	which the individual or en			
	( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( (				
The def hurrica	initions on this form are for inspection purposes only and cannot benes.	oe used to certify any product or	constructi	on feature as offering protection from	

Inspectors Initials Property Address Bldg 2, 12300 Vonn Rd, Units 2101-2205, Largo

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



## **RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION**



Prepared Exclusively for Villas De Golf Association Inc

As of 05-12-2025 | FPAT File# MUD2518768

## **Felten Property Assessment Team**

866.568.7853 | www.fpat.com



# **RECAPITULATION OF MITIGATION FEATURES For Bldg 3, 12300 Vonn Rd, Units 3101-3207**

1. Building Code: Unknown or does not meet the requirements of Answer A or B

Comments: The year of construction was verified as 1972 per Pinellas County

Property Appraiser.

2. Roof Covering: FBC Equivalent

Comments: The mansard portion of roof was replaced in 2024. The roof permit

was confirmed and the permit number is ROOF-24-000389. The flat roof area was replaced in 2022. The roof permit was confirmed and the permit number is BCP2202-0116. This roof was verified as meeting the requirements outlined on the mitigation affidavit.

3. Roof Deck Attachment: Level A

Comments: Inspection verified 1/2" plywood roof deck attached with 6d nails at a

minimum of 6" on the edge & 12" in the field.

4. Roof to Wall Toe Nails

**Attachment:** 

Comments: Inspection verified embedded straps fastened with less than three

nails.

5. Roof Geometry: Other Roof

Comments: The roof shape is made up of a combination of flat and pitched

sections. The flat area of the roof comprises approximately 52% of

the total roof area.

6. SWR: No

Comments: No SWR verified.

7. Opening Protection: None or Some Glazed Openings

Comments: No opening protection verified at the time of inspection.

Address Verification



**Exterior Elevation** 



**Exterior Elevation** 



**Exterior Elevation** 



#### CITY OF LARGO 201 HIGHLAND AVENUE LARGO, FL

PERMIT #: BCP2202-0116 ISSUED: 2/7/2022 JOB ADDRESS: 12300 VONN RD TYPE OF WORK: ROOF COMMERCIAL JOB DESCRIPTION: Reroof Building Three CONTRACTOR: American Roofing and Sheet Metal, Inc. nit Number: ROOF-24-000389 10/16/2024 Type: Location US 12300 VONN RD 3 , LARGO, FL, 33774

Roof Permit Information

Roof Permit Information

**Roof Construction** 



**Roof Construction** 















**Roof Construction** 

# SUPPORTING DOCUMENTION OF WINDSTORM MITIGATION FEATURES LOCATED AT: Bldg 3, 12300 Vonn Rd, Units 3101-3207

FPAT File #MUD2518768



#### **Uniform Mitigation Verification Inspection Form**

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

	T				
Inspection Date: 05-12-2025					
Owner Information					
Owner Name: Villas De Golf Association Inc  Contact Person: Samantha Wendling					
Address: Bldg 3, 12300 Vonn Rd, Units 31	01-3207	Home Phone:			
City: Largo	Zip: 33774	Work Phone: (727) 581-2662			
County: Pinellas		Cell Phone:			
Insurance Company:		Policy #:			
Year of Home: 1972	# of Stories: 2	Email:			
		swendling@resourcepropertymgmt.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 though 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

1. Building Code: Was the structure l			`	r) OR for homes located in
the HVHZ (Miami-Dade or Browar [] A. Built in compliance with the FBC 3/1/2002: Building Permit Appl	: Year Built . For l	homes built in 2002		ation with a date after
B. For the HVHZ Only: Built in comprovide a permit application wi	pliance with the SF	BC-94: Year Built		
[X] C. Unknown or does not meet the	requirements of Ans	swer "A" or "B"		
<ol> <li>Roof Covering: Select all roof covering identified.</li> </ol>				
2.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	Provided for Compliance
[X] 1. Asphalt/Fiberglass Shingle	10-16-2024		2024	
[] 2. Concrete/Clay Tile				[]
[] 3. Metal				
[] 4. Built Up				
[X] 5. Membrane	02-07-2022		2022	
[] 6. Other				
<ul> <li>[X] A. All roof coverings listed above installation OR have a roofing</li> <li>[] B. All roof coverings have a Miamipermit application after 9/1/19</li> <li>[] C. One or more roof coverings do not not covering meet the requirement.</li> </ul>	permit application of Dade Product Appl 94 and before 3/1/2 ot meet the requirem	date on or after 3/1/0 roval listing current 002 OR the roof is conents of Answer "A"	O2 OR the roof is original and at time of installation OR (for original and built in 1997 or lat	built in 2004 or later. the HVHZ only) a roofing
3. <b>Roof Deck Attachment</b> : What is th	e weakest form of 1	oof deck attachmen	t?	

- [X] 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 Property Address Bldg 3, 12300 Vonn Rd, Units 3101-3207, Largo

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	or greater resistar	nce than 8d common nails spaced a maximum of 6 inches in the field or has a mean uplift resistance of at least
[] D.	Reinforced Concre	te Roof Deck.
	Other:	
	Unknown or unider	ntified.
[] G.	No attic access.	
5	feet of the inside or	ment: What is the <u>WEAKEST</u> roof to wall connection? (Do not include attachment of hip/valley jacks within outside corner of the roof in determination of WEAKEST type)
[X] A	A. Toe Nails	
		s/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the
		e of the wall, or tal connectors that do not meet the minimal conditions or requirements of B, C, or D
		tal connectors that do not meet the minimal conditions of requirements of B, C, of B
$\mathbf{M}$		o qualify for categories B, C, or D. All visible metal connectors are:
		ed to truss/rafter with a minimum of three (3) nails, and
		ned to the wall top plate of the wall framing, or embedded in the bond beam, with less than a ½" gap from the
пъ	Clips	blocking or truss/rafter and blocked no more than 1.5" of the truss/rafter, and free of visible severe corrosion.
IJБ.		l connectors that do not wrap over the top of the truss/rafter, or
		l connectors with a minimum of 1 strap that wraps over the top of the truss/rafter and does not meet the nail
		requirements of C or D, but is secured with a minimum of 3 nails.
[] C.	Single Wraps	
		etal connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with a
		nimum of 2 nails on the front side and a minimum of 1 nail on the opposing side.
[] D.	Double Wraps	
		l Connectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond
		on either side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured with a
		m of 2 nails on the front side, and a minimum of 1 nail on the opposing side, <b>or</b> l connectors consisting of a single strap that wraps over the top of the truss/rafter, is secured to the wall on
		les, and is secured to the top plate with a minimum of three nails on each side.
ПΕ.		polts structurally connected or reinforced concrete roof.
	Other:	volus structurally commerced of formerced contract roof.
	Unknown or unider	ntified
	No attic access	
		at is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of 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.
	1	Total length of non-hip features: ; Total roof system perimeter:
[] 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
[X]	C. Other Roof	Any roof that does not qualify as either (A) or (B) above.
6. <u>Se</u>	econdary Water Re	sistance (SWR): (standard underlayments or hot-mopped felts do not qualify as an SWR)
[] A.	SWR (also called S	Sealed Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the
	sheathing or foar	m adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling
		sion in the event of roof covering loss.
	B. No SWR.	
[] C.	Unknown or undete	ermined.

Inspectors Initials Property Address Bldg 3, 12300 Vonn Rd, Units 3101-3207, Largo

<sup>\*</sup>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			Glazed Openings				
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.			Garage Doors	Skylights	Glass Block	Entry Doors	Garage Doors	
N/A	Not Applicable- there are no openings of this type on the structure		Х	X	Χ		Χ	
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)							
С	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							
IN	Other protective coverings that cannot be identified as A, B, or C	·					·	
Х	No Windborne Debris Protection	Χ				Χ		

- [] 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
- [] <u>C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007</u> 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.	l All Non-C	lazed opening	s classified a	s A, B	, or C i	n the table above	, or no Non-Glaze	d openings exist
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- ☐ 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

<sup>\*</sup>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.

FP	AΤ	File	#M1	IID2	51	87	68

[] N. Exterior Opening Protection (unverified shutter syst protective coverings not meeting the requirements of							
"B" with no documentation of compliance (Level N in	n 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] X. None or Some Glazed Openings One or more Glazed of	openings classified and Lev	el X in t	ne table above.				
MITIGATION INSPECTIONS MUST B. Section 627.711(2), Florida Statutes, provid							
Qualified Inspector Name: John Felten	License Type: CBC		License or Certificate #: CBC1255984				
Inspection Company: Felten Property Assessment Team		Phone:	866-568-7853				
Qualified Inspector – I hold an active license as a:	(check one)						
☐ Home inspector licensed under Section 468.8314, Florida Statutes training approved by the Construction Industry Licensing Board a			er of hours of hurricane mitigation				
<ul> <li>□ Building code inspector certified under Section 468.607, Florida S</li> <li>□ General, building or residential contractor licensed under Section 6</li> </ul>							
$\ \square$ Professional engineer licensed under Section 471.015, Florida Star	tutes.						
☐ Professional architect licensed under Section 481.213, Florida State	tutes.						
Any other individual or entity recognized by the insurer as possess verification form pursuant to Section 627.711(2), Florida Statutes.		ns to prop	erly complete a uniform mitigation				
Individuals other than licensed contractors licensed under S	ection 489.111, Florida St	tatutes, o	or professional engineer licensed				
under Section 471.015, Florida Statues, must inspect the stru							
<u>Licensees under s.471.015 or s.489.111 may authorize a direction of the conduct a mitigation verification inspection.</u>	ct employee who possesse	s the req	uisite skiii, kiiowieuge, anu				
I, John Felten am a qualified inspector and I	nersonally nerformed the	inspect	ion or (licansed				
contractors and professional engineers only) I had my employ							
and I agree to be responsible for his/her work.			-				
le A							
JC H							
Qualified Inspector Signature: Date	: <u>05-12-2025</u>						
An individual or entity who knowingly or through gross neg	ligence provides a false o	r fraudu	lent mitigation verification form				
is subject to investigation by the Florida Division of Insuran	ce Fraud and may be sub	ject to a	dministrative action by the				
appropriate licensing agency or to criminal prosecution. (See							
certifies this form shall be directly liable for the misconduct performed the inspection.	of employees as if the aut	horized	mitigation inspector personally				
Homeowner to complete: I certify that the named Qualified residence identified on this form and that proof of identification							
Signature:	Date:						
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)							
	an someway						
The definitions on this form are for inspection purposes only and cannot be hurricanes.	used to certify any product or	constructio	on feature as offering protection from				

Inspectors Initials Property Address Bldg 3, 12300 Vonn Rd, Units 3101-3207, Largo

\*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



### **RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION**



Prepared Exclusively for Villas De Golf Association Inc

As of 05-12-2025 | FPAT File# MUD2518768



866.568.7853 | www.fpat.com



## RECAPITULATION OF MITIGATION FEATURES For Bldg 4, 12300 Vonn Rd, Units 4101-4307

1. Building Code: Unknown or does not meet the requirements of Answer A or B

Comments: The year of construction was verified as 1973 per Pinellas County

Property Appraiser.

2. Roof Covering: FBC Equivalent

Comments: The mansard portion of roof was replaced in 2022. The roof permit

was confirmed and the permit number is BCP2202-0543. The flat roof area was replaced in 2024. The roof permit was confirmed and the permit number is ROOF-24-000390. This roof was verified as meeting the requirements outlined on the mitigation affidavit.

3. Roof Deck Attachment: Level A

Comments: Inspection verified 1/2" plywood roof deck attached with 6d nails at a

minimum of 6" on the edge & 12" in the field.

4. Roof to Wall Toe Nails

**Attachment:** 

Comments: Inspection verified embedded straps fastened with less than three

nails.

5. Roof Geometry: Other Roof

Comments: The roof shape is made up of a combination of flat and pitched

sections. The flat area of the roof comprises approximately 47% of

the total roof area.

6. SWR: No

Comments: No SWR verified.

7. Opening Protection: None or Some Glazed Openings

Comments: No opening protection verified at the time of inspection.

Address Verification



**Exterior Elevation** 



**Exterior Elevation** 



**Exterior Elevation** 



#### CITY OF LARGO 201 HIGHLAND AVENUE LARGO, FL

PERMIT #: BCP2202-0543 ISSUED: 2/24/2022

JOB ADDRESS: 12300 VONN RD BLDG 4

TYPE OF WORK: ROOF COMMERCIAL

JOB DESCRIPTION: Reroof Building Four

CONTRACTOR: Albert Docobo

Permit Number: 2005-234-000350

Permit Details Tab Elements (Main Mensu

Type: Commercial Roof Status: Final Project Name: Project Name: 09/22/2025

District: City of Largo Assigned Date: 10/24/2024

District: City of Largo Assigned Date: 5114-94500 Finalized Date: 09/22/2025

Description: Shingle Mansard Re-Roof on Blag 4: Remove & dispose of existing roofing materials. Replace any but wood. Re-rail deck to code as required. Dry: in with CAP Westferwardt undertayment per F1.10626-R27. Install CAP Timbertine HDZ Shingles per F1.10124-R25.139-SQ.

Burrersoy Fees Reviews Inspections Attackments Contacts Sub-Records More Info

Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | Main Mensu Locations (Next Tab | Permit Details | M

Roof Permit Information

Roof Permit Information



**Roof Construction** 







Roof Construction















**Roof Construction** 

#### **Uniform Mitigation Verification Inspection Form**

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

	T	
Inspection Date: 05-12-2025		
Owner Information		
Owner Name: Villas De Golf Association Ir	Contact Person: Samantha Wendling	
Address: Bldg 4, 12300 Vonn Rd, Units 41	Home Phone:	
City: Largo	Zip: 33774	Work Phone: (727) 581-2662
County: Pinellas		Cell Phone:
Insurance Company:		Policy #:
Year of Home: 1973	# of Stories: 2	Email:
		swendling@resourcepropertymgmt.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 though 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

1. <u>Building Code</u> : Was the structure				r) OR for homes located in
the HVHZ (Miami-Dade or Browa				
[] A. Built in compliance with the FB0			/2003 provide a permit applica	ation with a date after
3/1/2002: Building Permit App				
[] B. For the HVHZ Only: Built in con				
provide a permit application w			it Application Date (MM/DD/YYYY)	)//
[X] C. Unknown or does not meet the	requirements of Ans	swer "A" or "B"		
2. Roof Covering: Select all roof cov OR Year of Original Installation/R covering identified.				mpliance for each roof
2.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	No Information Provided for Compliance
[X] 1. Asphalt/Fiberglass Shingle	10-16-2024		2024	0
[] 2. Concrete/Clay Tile				[]
[] 3. Metal				[]
[] 4. Built Up				[]
[X] 5. Membrane	02-24-2022	-	2022	[]
[] 6. Other				[]
<ul> <li>B. All roof coverings have a Miam permit application after 9/1/19</li> <li>C. One or more roof coverings do not not coverings meet the requirement.</li> </ul>	g permit application of i-Dade Product Appr 994 and before 3/1/2 not meet the required irrements of Answer	date on or after 3/1/0 roval listing current 002 OR the roof is conents of Answer "A" or "B".	02 OR the roof is original and at time of installation OR (for original and built in 1997 or la " or "B".	built in 2004 or later. the HVHZ only) a roofing
3. <b>Roof Deck Attachment</b> : What is t			II.	004111

- [X] 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

<sup>\*</sup>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.

	or greater resistants or greater resistants.	ance than 8d common nails spaced a maximum of 6 inches in the field or has a mean uplift resistance of at leas
	D. Reinforced Concr	ete Roof Deck.
	E. Other:	ontified
	F. Unknown or unide G. No attic access.	nunea.
	Roof to Wall Attack	<b>nment:</b> What is the <b>WEAKEST</b> roof to wall connection? (Do not include attachment of hip/valley jacks within routside corner of the roof in determination of WEAKEST type)
[X	X] A. Toe Nails	
	top pla	ss/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the stee of the wall, or
		etal connectors that do not meet the minimal conditions or requirements of B, C, or D
		to qualify for categories B, C, or D. All visible metal connectors are:
		red to truss/rafter with a minimum of three (3) nails, <b>and</b> ched to the wall top plate of the wall framing, or embedded in the bond beam, with less than a ½" gap from the blocking or truss/rafter <b>and</b> blocked no more than 1.5" of the truss/rafter, <b>and</b> free of visible severe corrosion
[]	B. Clips	
	[] Met	al connectors that do not wrap over the top of the truss/rafter, <b>or</b> al connectors with a minimum of 1 strap that wraps over the top of the truss/rafter and does not meet the naion requirements of C or D, but is secured with a minimum of 3 nails.
	C. Single Wraps	
		letal connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with a inimum of 2 nails on the front side and a minimum of 1 nail on the opposing side.
П	D. Double Wraps	infinition of 2 hans on the front side and a minimum of 1 han on the opposing side.
	beam, minim [] Met both si	al Connectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond on either side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured with a um of 2 nails on the front side, and a minimum of 1 nail on the opposing side, or al connectors consisting of a single strap that wraps over the top of the truss/rafter, is secured to the wall on ides, and is secured to the top plate with a minimum of three nails on each side.
		bolts structurally connected or reinforced concrete roof.
	<ul><li>F. Other:</li><li>G. Unknown or unident</li></ul>	entified
	H. No attic access	
5.		nat is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of er 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: ; Total roof system perimeter:
[]	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
[X	[X] C. Other Roof	Any roof that does not qualify as either (A) or (B) above.
[] [X	A. SWR (also called sheathing or for	Resistance (SWR): (standard underlayments or hot-mopped felts do not qualify as an SWR) Sealed Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the am adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling usion in the event of roof covering loss.  termined.

<sup>\*</sup>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			Glazed Openings				
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.			Garage Doors	Skylights	Glass Block	Entry Doors	Garage Doors
N/A	Not Applicable- there are no openings of this type on the structure		Х	X	Х		Х
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)						
С	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						
IN	Other protective coverings that cannot be identified as A, B, or C						
Х	No Windborne Debris Protection	Χ				Χ	

- [] 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 D in the table above, and no Non-Glazed openings classified as Level D.
  - ☐ 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
- [] <u>C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007</u> 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 of	penings	classified as A,	В	, or C in the table above,	or no Non-Glazed o	penings 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

<sup>\*</sup>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.

FP	AΤ	File	#M1	IID2	51	87	68

[] N. Exterior Opening Protection (unverified shutter syst protective coverings not meeting the requirements of							
"B" with no documentation of compliance (Level N in	n 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] X. None or Some Glazed Openings One or more Glazed of	openings classified and Lev	el X in t	ne table above.				
MITIGATION INSPECTIONS MUST B. Section 627.711(2), Florida Statutes, provid							
Qualified Inspector Name: John Felten	License Type: CBC		License or Certificate #: CBC1255984				
Inspection Company: Felten Property Assessment Team		Phone:	866-568-7853				
Qualified Inspector – I hold an active license as a:	(check one)						
☐ Home inspector licensed under Section 468.8314, Florida Statutes training approved by the Construction Industry Licensing Board a			er of hours of hurricane mitigation				
<ul> <li>□ Building code inspector certified under Section 468.607, Florida S</li> <li>□ General, building or residential contractor licensed under Section 6</li> </ul>							
$\ \square$ Professional engineer licensed under Section 471.015, Florida Star	tutes.						
☐ Professional architect licensed under Section 481.213, Florida State	tutes.						
Any other individual or entity recognized by the insurer as possess verification form pursuant to Section 627.711(2), Florida Statutes.		ns to prop	erly complete a uniform mitigation				
Individuals other than licensed contractors licensed under S	ection 489.111, Florida St	tatutes, o	or professional engineer licensed				
under Section 471.015, Florida Statues, must inspect the stru							
<u>Licensees under s.471.015 or s.489.111 may authorize a direction of the conduct a mitigation verification inspection.</u>	ct employee who possesse	s the req	uisite skiii, kiiowieuge, anu				
I, John Felten am a qualified inspector and I	nersonally nerformed the	inspect	ion or (licansed				
contractors and professional engineers only) I had my employ							
and I agree to be responsible for his/her work.			-				
le A							
JC H							
Qualified Inspector Signature: Date	: <u>05-12-2025</u>						
An individual or entity who knowingly or through gross neg	ligence provides a false o	r fraudu	lent mitigation verification form				
is subject to investigation by the Florida Division of Insuran	ce Fraud and may be sub	ject to a	dministrative action by the				
appropriate licensing agency or to criminal prosecution. (See							
certifies this form shall be directly liable for the misconduct performed the inspection.	of employees as if the aut	horized	mitigation inspector personally				
Homeowner to complete: I certify that the named Qualified residence identified on this form and that proof of identification							
Signature:	Date:						
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)							
	an someway						
The definitions on this form are for inspection purposes only and cannot be hurricanes.	used to certify any product or	constructio	on feature as offering protection from				

<sup>\*</sup>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.



### **RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION**



Prepared Exclusively for Villas De Golf Association Inc

As of 05-12-2025 | FPAT File# MUD2518768



866.568.7853 | www.fpat.com



# **RECAPITULATION OF MITIGATION FEATURES For Bldg 5, 12300 Vonn Rd, Units 5101-5308**

1. Building Code: Unknown or does not meet the requirements of Answer A or B

Comments: The year of construction was verified as 1973 per Pinellas County

Property Appraiser.

2. Roof Covering: FBC Equivalent

Comments: The mansard portion of roof was replaced in 2024. The roof permit

was confirmed and the permit number is ROOF-24-000391. The flat roof area was replaced in 2022. The roof permit was confirmed and the permit number is BCP2202-0544. This roof was verified as meeting the requirements outlined on the mitigation affidavit.

3. Roof Deck Attachment: Level A

Comments: Inspection verified 1/2" plywood roof deck attached with 6d nails at a

minimum of 6" on the edge & 12" in the field.

4. Roof to Wall Toe Nails

**Attachment:** 

Comments: Inspection verified embedded straps fastened with less than three

nails.

5. Roof Geometry: Other Roof

Comments: The roof shape is made up of a combination of flat and pitched

sections. The flat area of the roof comprises approximately 45% of

the total roof area.

6. SWR: No

Comments: No SWR verified.

7. Opening Protection: None or Some Glazed Openings

Comments: No opening protection verified at the time of inspection.

Address Verification



**Exterior Elevation** 



**Exterior Elevation** 



## SUPPORTING DOCUMENTION OF WINDSTORM MITIGATION FEATURES LOCATED AT: Bldg 5, 12300 Vonn Rd, Units 5101-5308

#### FPAT File #MUD2518768

**Exterior Elevation** 



Roof Permit Information

#### CITY OF LARGO 201 HIGHLAND AVENUE LARGO, FL



Roof Permit Information

**Roof Construction** 









**Roof Construction** 





1001 Construction

**Roof Construction** 







#### **Uniform Mitigation Verification Inspection Form**

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

	1	<u> </u>				
Inspection Date: 05-12-2025						
Owner Information						
Owner Name: Villas De Golf Association Ir	Contact Person: Samantha Wendling					
Address: Bldg 5, 12300 Vonn Rd, Units 51	Home Phone:					
City: Largo	Zip: 33774	Work Phone: (727) 581-2662				
County: Pinellas		Cell Phone:				
Insurance Company:		Policy #:				
Year of Home: 1973	# of Stories: 2	Email:				
		swendling@resourcepropertymgmt.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 though 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

l.	<b><u>Building Code</u></b> : 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)//
2.	<b>Roof Covering:</b> 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.
	No Information

2.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	Provided for Compliance
[X] 1. Asphalt/Fiberglass Shingle	10-16-2024		2024	[]
[] 2. Concrete/Clay Tile				[]
[] 3. Metal				[]
[] 4. Built Up				[]
[X] 5. Membrane	02-24-2022		2022	[]
[] 6. Other				[]

- [X] 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 **weakes**t form of roof deck attachment?
- [X] 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

<sup>\*</sup>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.

	•	nce than 8d common halfs spaced a maximum of 6 inches in the field of has a mean upilit resistance of at leas
гэт	182 psf.	As Dead Deals
	<ul><li>D. Reinforced Concrete.</li><li>E. Other:</li></ul>	ne Roof Deck.
	E. Unknown or unide	ntified
	G. No attic access.	ittified.
		ment: What is the WEAKEST roof to wall connection? (Do not include attachment of hip/valley jacks within
		outside corner of the roof in determination of WEAKEST type)
	A. Toe Nails	outside corner of the roof in determination of wearters rape;
[]	[] Trus	s/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the te of the wall, or
		etal connectors that do not meet the minimal conditions or requirements of B, C, or D
1		to qualify for categories B, C, or D. All visible metal connectors are:
		red to truss/rafter with a minimum of three (3) nails, and
		hed to the wall top plate of the wall framing, or embedded in the bond beam, with less than a ½" gap from the blocking or truss/rafter <b>and</b> blocked no more than 1.5" of the truss/rafter, <b>and</b> free of visible severe corrosion
ΠЕ	3. Clips	5
	[] Meta	al connectors that do not wrap over the top of the truss/rafter, <b>or</b> all connectors with a minimum of 1 strap that wraps over the top of the truss/rafter and does not meet the nai
_		n requirements of C or D, but is secured with a minimum of 3 nails.
[] (	C. Single Wraps	
		etal connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with a
пт	D. Double Wraps	nimum of 2 nails on the front side and a minimum of 1 nail on the opposing side.
IJΙ		al Connectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond
		on either side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured with a
		im of 2 nails on the front side, and a minimum of 1 nail on the opposing side, <b>or</b>
	[] Meta	Il connectors consisting of a single strap that wraps over the top of the truss/rafter, is secured to the wall on des, and is secured to the top plate with a minimum of three nails on each side.
[] F	E. Structural Anchor	bolts structurally connected or reinforced concrete roof.
	F. Other:	
	G. Unknown or unide	ntified
[] ł	H. No attic access	
		at is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall or unenclosed space in the determination of roof perimeter or roof area for roof geometry classification).
[] A	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: ; Total roof system perimeter:
	3. 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
[X]	C. Other Roof	Any roof that does not qualify as either (A) or (B) above.
6.	Secondary Water Ro	esistance (SWR): (standard underlayments or hot-mopped felts do not qualify as an SWR)
[] $A$	•	Sealed Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the
	_	m adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling
		sion in the event of roof covering loss.
	B. No SWR.	
[] (	C. Unknown or undet	ermined.

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.

	ening Protection Level Chart		Glazed Op	Non-Glazed Openings			
openi form	an "X" in each row to identify all forms of protection in use for each ng type. Check only one answer below (A thru X), based on the weakest of protection (lowest row) for any of the Glazed openings and indicate eakest form of protection (lowest row) for 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		Х	Х	Χ		Х
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)						
С	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						
IN	Other protective coverings that cannot be identified as A, B, or C						
х	No Windborne Debris Protection	Χ				Χ	

- [] 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
- [] <u>C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007</u> 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.	l All Non-C	lazed opening	s classified a	s A, B	, or C i	n the table above	, or no Non-Glaze	d openings exist
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- ☐ 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

<sup>\*</sup>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.

FP	AΤ	File	#M1	IID2	51	87	68

[] N. Exterior Opening Protection (unverified shutter syst protective coverings not meeting the requirements of								
"B" with no documentation of compliance (Level N in	n the table above).							
□ N.1 All Non-Glazed openings classified as Level A, B, C, or			• •					
<ul> <li>N.2 One or More Non-Glazed openings classified as Level D table above</li> </ul>	in the table above, and no No	on-Glazed	openings classified as Level X in the					
☐ N.3 One or More Non-Glazed openings is classified as Level								
[X] X. None or Some Glazed Openings One or more Glazed of	openings classified and Lev	el X in t	ne table above.					
MITIGATION INSPECTIONS MUST B. Section 627.711(2), Florida Statutes, provid								
Qualified Inspector Name: John Felten	License Type: CBC		License or Certificate #: CBC1255984					
Inspection Company: Felten Property Assessment Team		Phone:	866-568-7853					
Qualified Inspector – I hold an active license as a:	(check one)							
☐ Home inspector licensed under Section 468.8314, Florida Statutes training approved by the Construction Industry Licensing Board a			er of hours of hurricane mitigation					
<ul> <li>□ Building code inspector certified under Section 468.607, Florida S</li> <li>□ General, building or residential contractor licensed under Section 6</li> </ul>								
$\ \square$ Professional engineer licensed under Section 471.015, Florida Star	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 possess verification form pursuant to Section 627.711(2), Florida Statutes.		ns to prop	erly complete a uniform mitigation					
Individuals other than licensed contractors licensed under S	ection 489.111, Florida St	tatutes, o	or professional engineer licensed					
under Section 471.015, Florida Statues, must inspect the stru								
<u>Licensees under s.471.015 or s.489.111 may authorize a direction of the conduct a mitigation verification inspection.</u>	ct employee who possesse	s the req	uisite skiii, kiiowieuge, anu					
I, John Felten am a qualified inspector and I	nersonally nerformed the	inspect	ion or (licansed					
contractors and professional engineers only) I had my employ								
and I agree to be responsible for his/her work.			-					
le A								
JC H								
Qualified Inspector Signature: Date	: <u>05-12-2025</u>							
An individual or entity who knowingly or through gross neg	ligence provides a false o	r fraudu	lent mitigation verification form					
is subject to investigation by the Florida Division of Insuran	ce Fraud and may be sub	ject to a	dministrative action by the					
appropriate licensing agency or to criminal prosecution. (See								
certifies this form shall be directly liable for the misconduct performed the inspection.	of employees as if the aut	horized	mitigation inspector personally					
Homeowner to complete: I certify that the named Qualified residence identified on this form and that proof of identification								
Signature:	Date:							
An individual or entity who knowingly provides or utters a								
obtain or receive a discount on an insurance premium to w misdemeanor of the first degree. (Section 627.711(7), Florid		uty is no	t entitled commits a					
	an someway							
The definitions on this form are for inspection purposes only and cannot be hurricanes.	used to certify any product or	constructio	on feature as offering protection from					

Inspectors Initials Property Address Bldg 5, 12300 Vonn Rd, Units 5101-5308, Largo

\*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



## **RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION**



Prepared Exclusively for Villas De Golf Association Inc

As of 05-12-2025 | FPAT File# MUD2518768



866.568.7853 | www.fpat.com



# **RECAPITULATION OF MITIGATION FEATURES For Bldg 6, 12300 Vonn Rd, Units 6101-6308**

1. Building Code: Unknown or does not meet the requirements of Answer A or B

Comments: The year of construction was verified as 1974 per Pinellas County

Property Appraiser.

2. Roof Covering: FBC Equivalent

Comments: The mansard portion of roof was replaced in 2024. The roof permit

was confirmed and the permit number is ROOF-24-000392. The flat roof area was replaced in 2022. The roof permit was confirmed and the permit number is BCP2202-0546. This roof was verified as meeting the requirements outlined on the mitigation affidavit.

3. Roof Deck Attachment: Level A

Comments: Inspection verified 1/2" plywood roof deck attached with 6d nails at a

minimum of 6" on the edge & 12" in the field.

4. Roof to Wall Toe Nails

**Attachment:** 

Comments: Inspection verified embedded straps fastened with less than three

nails.

5. Roof Geometry: Other Roof

Comments: The roof shape is made up of a combination of flat and pitched

sections. The flat area of the roof comprises approximately 45% of

the total roof area.

6. SWR: No

Comments: No SWR verified.

7. Opening Protection: None or Some Glazed Openings

Comments: No opening protection verified at the time of inspection.

Address Verification



**Exterior Elevation** 



**Exterior Elevation** 



**Exterior Elevation** 



#### CITY OF LARGO 201 HIGHLAND AVENUE LARGO, FL

PERMIT #: BCP2202-0546 ISSUED: 2/24/2022

JOB ADDRESS: 12300 VONN RD BLDG 6

TYPE OF WORK: ROOF COMMERCIAL.

JOB DESCRIPTION: Reroof Building Six

CONTRACTOR: AMERICAN ROOFING & SHEET METAL (CCC1329780)

Permit Number: ROOF-24-000392

Permit Details | Tab Elements | Main Menu

Type: Commercial Roof Permit

Applied Date: 10/16/2024 Issue Date: 10/24/2024

District: City of Largo Assigned To: Expire Date: 09/22/2025

Valuation: \$139,794.00 Finalized Date: 09/22/2025

Description: Shingle Mainsard Re-Roof on Bidg 6: Remove & dispose of existing roofing materials. Replace any bad wood. Re-nail deck to code as required. Dry-in with GAF Weatherwealth underlayment per FL10626-R27. Install GAF Timberline HDZ Shingles per FL10124-R35. 139 SQ.

Summary Locations | Next Tab | Permit Details | Main Menu | Main

Roof Permit Information

Roof Permit Information



**Roof Construction** 











**Roof Construction** 



## SUPPORTING DOCUMENTION OF WINDSTORM MITIGATION FEATURES LOCATED AT: Bldg 6, 12300 Vonn Rd, Units 6101-6308

FPAT File #MUD2518768



#### **Uniform Mitigation Verification Inspection Form**

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

1 7	1	<del></del>						
Inspection Date: 05-12-2025								
Owner Information								
Owner Name: Villas De Golf Association Ir	Contact Person: Samantha Wendling							
Address: Bldg 6, 12300 Vonn Rd, Units 61	01-6308	Home Phone:						
City: Largo	Zip: 33774	Work Phone: (727) 581-2662						
County: Pinellas		Cell Phone:						
Insurance Company:		Policy #:						
Year of Home: 1974	# of Stories: 2	Email:						
		swendling@resourcepropertymgmt.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 though 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

1. <u>Building Code</u> : Was the structure the HVHZ (Miami-Dade or Brown			•	r) OR for homes located in
[] A. Built in compliance with the FBO 3/1/2002: Building Permit App	C: Year Built . For I	homes built in 2002/		ation with a date after
B. For the HVHZ Only: Built in corprovide a permit application wi	npliance with the SF	BC-94: Year Built _		
[X] C. Unknown or does not meet the				/ <u></u> :
2. <b>Roof Covering:</b> Select all roof cov OR Year of Original Installation/Rocovering 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
[X] 1. Asphalt/Fiberglass Shingle	10-16-2024		2024	
[] 2. Concrete/Clay Tile [] 3. Metal				[] []
[] 4. Built Up				
[X] 5. Membrane	02-24-2022		2022	
[] 6. Other				Ц
[X] A. All roof coverings listed above installation OR have a roofing				
[] B. All roof coverings have a Miami	-Dade Product Appr	roval listing current		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?
- [X] 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

<sup>\*</sup>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.

	•	nce than 8d common halfs spaced a maximum of 6 inches in the field of has a mean upilit resistance of at leas
гэт	182 psf.	As Dead Deals
	<ul><li>D. Reinforced Concrete.</li><li>E. Other:</li></ul>	ne Roof Deck.
	E. Unknown or unide	ntified
	G. No attic access.	ittified.
		ment: What is the WEAKEST roof to wall connection? (Do not include attachment of hip/valley jacks within
		outside corner of the roof in determination of WEAKEST type)
	A. Toe Nails	outside corner of the roof in determination of wearters rape;
[]	[] Trus	s/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the te of the wall, or
		etal connectors that do not meet the minimal conditions or requirements of B, C, or D
1		to qualify for categories B, C, or D. All visible metal connectors are:
		red to truss/rafter with a minimum of three (3) nails, and
		hed to the wall top plate of the wall framing, or embedded in the bond beam, with less than a ½" gap from the blocking or truss/rafter <b>and</b> blocked no more than 1.5" of the truss/rafter, <b>and</b> free of visible severe corrosion
ΠЕ	3. Clips	5
	[] Meta	al connectors that do not wrap over the top of the truss/rafter, <b>or</b> all connectors with a minimum of 1 strap that wraps over the top of the truss/rafter and does not meet the nai
_		n requirements of C or D, but is secured with a minimum of 3 nails.
[] (	C. Single Wraps	
		etal connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with a
пт	D. Double Wraps	nimum of 2 nails on the front side and a minimum of 1 nail on the opposing side.
IJΙ		al Connectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond
		on either side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured with a
		im of 2 nails on the front side, and a minimum of 1 nail on the opposing side, <b>or</b>
	[] Meta	Il connectors consisting of a single strap that wraps over the top of the truss/rafter, is secured to the wall on des, and is secured to the top plate with a minimum of three nails on each side.
[] F	E. Structural Anchor	bolts structurally connected or reinforced concrete roof.
	F. Other:	
	G. Unknown or unide	ntified
[] ł	H. No attic access	
		at is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall or unenclosed space in the determination of roof perimeter or roof area for roof geometry classification).
[] A	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: ; Total roof system perimeter:
	3. 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
[X]	C. Other Roof	Any roof that does not qualify as either (A) or (B) above.
6.	Secondary Water Ro	esistance (SWR): (standard underlayments or hot-mopped felts do not qualify as an SWR)
[] $A$	•	Sealed Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the
	_	m adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling
		sion in the event of roof covering loss.
	B. No SWR.	
[] (	C. Unknown or undet	ermined.

<sup>\*</sup>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.

	ening Protection Level Chart		Glazed O	Non-Glazed Openings			
openi form	an "X" in each row to identify all forms of protection in use for each ng type. Check only one answer below (A thru X), based on the weakest of protection (lowest row) for any of the Glazed openings and indicate eakest form of protection (lowest row) for 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		Х	Х	Χ		Χ
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)						
С	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						
IN	Other protective coverings that cannot be identified as A, B, or C	·					
х	No Windborne Debris Protection	Х				Χ	·

- [] 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
  - ☐ 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
- [] <u>C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007</u> 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.	l All Non-C	lazed opening	s classified a	s A, B	, or C i	n the table above	, or no Non-Glaze	d openings exist
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- ☐ 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

<sup>\*</sup>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.

FP	AΤ	File	#M1	IID2	51	87	68

[] <u>N.</u>	Exterior Opening Protection (unverified shutter sys	f Answer "A", "B", or C" of							
	<ul> <li>"B" with no documentation of compliance (Level N in the table above).</li> <li>N.1 All Non-Glazed openings classified as Level A, B, C, or N in the table above, or no Non-Glazed openings exist</li> </ul>								
	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 Leve	el X in the table above							
[X] <u>X</u>	. None or Some Glazed Openings One or more Glazed		vel X in t	he table above.					
	MITIGATION INSPECTIONS MUST I Section 627.711(2), Florida Statutes, prov								
Qualified Inspector Name: John Felten		License Type: CBC		License or Certificate #: CBC1255984					
Inspe	ection Company: Felten Property Assessment Team	1	Phone: 866-568-7853						
Qual	ified Inspector – I hold an active license as a	: (check one)	•						
	ome inspector licensed under Section 468.8314, Florida Statute ining approved by the Construction Industry Licensing Board			per of hours of hurricane mitigation					
	Building code inspector certified under Section 468.607, Florida Statutes.  General, building or residential contractor licensed under Section 489.111, Florida Statutes.								
□ Pr	Professional engineer licensed under Section 471.015, Florida Statutes.								
□ Pr	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.									
	duals other than licensed contractors licensed under								
	under Section 471.015, Florida Statues, 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								
	ence to conduct a mitigation verification inspection.	ect employee who possesse	s the rec	quisite skill, knowledge, and					
	John Felten am a qualified inspector and actors and professional engineers only) I had my emploagree to be responsible for his/her work.								
Qualified Inspector Signature: Date: <u>05-12-2025</u>									
	The state of the s								
	lividual or entity who knowingly or through gross ne								
	<u>iect to investigation by the Florida Division of Insural priate licensing agency or to criminal prosecution. (S</u>								
	es this form shall be directly liable for the misconduc								
	med the inspection.								
	neowner to complete: I certify that the named Qualification identified on this form and that proof of identification								
Sign	re: Date:								
obtai	ndividual or entity who knowingly provides or utters in or receive a discount on an insurance premium to verseasor of the first degree. (Section 627.711(7), Flor	which the individual or en							
	( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( (								
The def hurrica	initions on this form are for inspection purposes only and cannot benes.	oe used to certify any product or	constructi	on feature as offering protection from					

<sup>\*</sup>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.



### **RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION**



Prepared Exclusively for Villas De Golf Association Inc

As of 05-12-2025 | FPAT File# MUD2518768



866.568.7853 | www.fpat.com



## RECAPITULATION OF MITIGATION FEATURES For Bldg 7, 12300 Vonn Rd, Units 7101-7307

1. Building Code: Unknown or does not meet the requirements of Answer A or B

Comments: The year of construction was verified as 1974 per Pinellas County

Property Appraiser.

2. Roof Covering: FBC Equivalent

Comments: The mansard portion of roof was replaced in 2024. The roof permit

was confirmed and the permit number is ROOF-24-000393. The flat roof area was replaced in 2022. we were unable to locate a roofing permit with the local building department; however, the signed contract for the roof replacement project was provided by the association. This roof was verified as meeting the requirements

outlined on the mitigation affidavit.

3. Roof Deck Attachment: Level A

Comments: Inspection verified 1/2" plywood roof deck attached with 6d nails at a

minimum of 6" on the edge & 12" in the field.

4. Roof to Wall Toe Nails

**Attachment:** 

Comments: Inspection verified embedded straps fastened with less than three

nails.

5. Roof Geometry: Other Roof

Comments: The roof shape is made up of a combination of flat and pitched

sections. The flat area of the roof comprises approximately 47% of

the total roof area.

6. SWR: No

Comments: No SWR verified.

7. Opening Protection: None or Some Glazed Openings

Comments: No opening protection verified at the time of inspection.

Address Verification



**Exterior Elevation** 



**Exterior Elevation** 



**Exterior Elevation** 





Roof Permit Information



**Roof Construction** 



**Roof Construction** 









Roof Construction





### SUPPORTING DOCUMENTION OF WINDSTORM MITIGATION FEATURES LOCATED AT: Bldg 7, 12300 Vonn Rd, Units 7101-7307

American Roofing & Sh 5423 West Cremitive Street Targa Ft. 33554 813-884-1815	neet Metal, Inc	Progress Billing Application: 11 Period: 08/14/2022
mer: Villas De Golf Condominiums 12300 Vonn Rd. Largo FL 33774	12	ias De Golf Condominium Reroof 300 Vonn Rd. 190 FL 3
oplication For Payment On Cor	ntract	The undersigned Contrador certifies that is the best of the Contractor's knowledge, the work on the above named job has igner Completed in accordance with the plane and specifications to the level
Original Contract	770 588 00	of completion indicates on the attached schedule of completion.
Net Change by Change Orders	32.872.80	Contractor
Contract Sum to Date	803.460.80	State of: Florida County of: Hillsborough
Total Complete to Date	803,460.80	Subscribed and sworn to before me this 14 day of JUNE 20 do
Total Retained	0.00	My Commission Expires
Total Earned Less Retained	803,460.80	ARCHITECTS SEPTIFICATE FOR PAYMENT In accordance with the Contract Documents, based on on a set observations and the data comprising
ess Previous Billings	732,359.29	this application, the Architect certifies to the Owner that to the best of the Architects knowledge, information and belief the Vork has propressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the contractor is entitled to payment of the AMOUNT CERTIFIED. AMOUNT CERTIFIED.
Current Payment Due	71,101.51	(Mach exploration Famous conflict differs from the amount exploid, relial of figures on this Application and on the Communition Sheet that are dispated according with the amount conflict.)  ARCHITECT:
Balance on Contract	0.00	By:  This Certificate is not negotiable. The AMCUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner.

#### FPAT File #MUD2518768

Supporting Documentation

### **Uniform Mitigation Verification Inspection Form**

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

THE PLANE THE PARTY WITH THE PARTY W	<del>,</del>	· · · · · · · · · · · · · · · · · · ·
Inspection Date: 05-12-2025		
Owner Information		
Owner Name: Villas De Golf Association In	nc	Contact Person: Samantha Wendling
Address: Bldg 7, 12300 Vonn Rd, Units 7101-7307		Home Phone:
City: Largo	Zip: 33774	Work Phone: (727) 581-2662
County: Pinellas		Cell Phone:
Insurance Company:		Policy #:
Year of Home: 1974	# of Stories: 2	Email:
		swendling@resourcepropertymgmt.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 though 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

1. <u>Building Code</u> : Was the structure			`	r) OR for homes located in		
the HVHZ (Miami-Dade or Browa						
1	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 App						
[] B. For the HVHZ Only: Built in corprovide a permit application w						
[X] C. Unknown or does not meet the	requirements of Ans	swer "A" or "B"				
2. Roof Covering: Select all roof cov OR Year of Original Installation/R covering identified.				mpliance for each roof		
2.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	No Information Provided for Compliance		
[X] 1. Asphalt/Fiberglass Shingle	10-16-2024		2024	[]		
[] 2. Concrete/Clay Tile				[]		
[] 3. Metal				[]		
[] 4. Built Up		·		[]		
[X] 5. Membrane			2022	[]		
[] 6. Other				[]		
[] B. All roof coverings have a Miam	g permit application of i-Dade Product Appr 994 and before 3/1/2 not meet the requirem	date on or after 3/1/roval listing current 002 OR the roof is onents of Answer "A	02 OR the roof is original and at time of installation OR (for original and built in 1997 or la	built in 2004 or later. the HVHZ only) a roofing		
3. <b>Roof Deck Attachment</b> : What is t	he <u>weakest</u> form of 1	roof deck attachmen	t?			

- [X] 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 Property Address Bldg 7, 12300 Vonn Rd, Units 7101-7307, Largo

<sup>\*</sup>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.

	or greater resistance 182 psf.	te than 8d common nails spaced a maximum of 6 inches in the field or has a mean uplift resistance of at least
[] D	D. Reinforced Concrete	Roof Deck.
	. Other:	
	. Unknown or unidenti	fied.
[] G	6. No attic access.	
		<u>ent</u> : What is the <u>WEAKEST</u> roof to wall connection? (Do not include attachment of hip/valley jacks within atside corner of the roof in determination of WEAKEST type)
[X] .	A. Toe Nails	
		rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the
		of the wall, or l connectors that do not meet the minimal conditions or requirements of B, C, or D
	[A] Ivicia	r connectors that do not meet the minimal conditions of requirements of B, C, of B
$\underline{\mathbf{N}}$		qualify for categories B, C, or D. All visible metal connectors are:
		I to truss/rafter with a minimum of three (3) nails, and
		d to the wall top plate of the wall framing, or embedded in the bond beam, with less than a ½" gap from the
пр	s. Clips	locking or truss/rafter and blocked no more than 1.5" of the truss/rafter, and free of visible severe corrosion.
IJБ.		connectors that do not wrap over the top of the truss/rafter, <b>or</b>
		connectors with a minimum of 1 strap that wraps over the top of the truss/rafter and does not meet the nail
		requirements of C or D, but is secured with a minimum of 3 nails.
П C.	Single Wraps	
		al connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with a
		mum of 2 nails on the front side and a minimum of 1 nail on the opposing side.
[] D	Double Wraps	
		Connectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond
		either side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured with a of 2 nails on the front side, and a minimum of 1 nail on the opposing side, <b>or</b>
		connectors consisting of a single strap that wraps over the top of the truss/rafter, is secured to the wall on
		s, and is secured to the top plate with a minimum of three nails on each side.
ΠЕ.		Its structurally connected or reinforced concrete roof.
	. Other:	,,
	G. Unknown or unident	ified
[] H	<ol> <li>No attic access</li> </ol>	
		is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of menclosed 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: ; Total roof system perimeter:
[] B.	3. 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
rvi .		than 2:12. Roof area with slope less than 2:12: sq ft; Total roof area: sq ft Any roof that does not qualify as either (A) or (B) above.
$[\Lambda]$	C. Other Roof	Any roof that does not qualify as either (A) or (B) above.
		stance (SWR): (standard underlayments or hot-mopped felts do not qualify as an SWR)
[] A		aled Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the
	_	adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling
[V]		on in the event of roof covering loss.
	B. No SWR.	mined
IJС.	C. Unknown or undeter	mmcu.

Inspectors Initials Property Address Bldg 7, 12300 Vonn Rd, Units 7101-7307, Largo

<sup>\*</sup>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.

	ening Protection Level Chart		Non-Glazed Openings				
openi form	an "X" in each row to identify all forms of protection in use for each ng type. Check only one answer below (A thru X), based on the weakest of protection (lowest row) for any of the Glazed openings and indicate eakest form of protection (lowest row) for 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		Х	X	Х		Х
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)						
С	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						
IN	Other protective coverings that cannot be identified as A, B, or C						
Х	No Windborne Debris Protection	Х				Χ	

- [] 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
- [] <u>C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007</u> 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 of	penings	classified as A,	В	, or C in the table above,	or no Non-Glazed o	penings 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 Property Address Bldg 7, 12300 Vonn Rd, Units 7101-7307, Largo

<sup>\*</sup>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.

FP	AΤ	File	#M1	IID2	51	87	68

[] N. Exterior Opening Protection (unverified shutter syst protective coverings not meeting the requirements of			
"B" with no documentation of compliance (Level N in	n the table above).		
□ N.1 All Non-Glazed openings classified as Level A, B, C, or			• •
<ul> <li>N.2 One or More Non-Glazed openings classified as Level D table above</li> </ul>	in the table above, and no No	n-Glazed	openings classified as Level X in the
☐ N.3 One or More Non-Glazed openings is classified as Level			
[X] X. None or Some Glazed Openings One or more Glazed of	openings classified and Lev	el X in t	ne table above.
MITIGATION INSPECTIONS MUST B. Section 627.711(2), Florida Statutes, provid			
Qualified Inspector Name: John Felten	License Type: CBC		License or Certificate #: CBC1255984
Inspection Company: Felten Property Assessment Team		Phone:	866-568-7853
Qualified Inspector – I hold an active license as a:	(check one)		
☐ Home inspector licensed under Section 468.8314, Florida Statutes training approved by the Construction Industry Licensing Board a			er of hours of hurricane mitigation
<ul> <li>□ Building code inspector certified under Section 468.607, Florida S</li> <li>□ General, building or residential contractor licensed under Section 6</li> </ul>			
$\ \square$ Professional engineer licensed under Section 471.015, Florida Star	tutes.		
☐ Professional architect licensed under Section 481.213, Florida State	tutes.		
Any other individual or entity recognized by the insurer as possess verification form pursuant to Section 627.711(2), Florida Statutes.		ns to prop	erly complete a uniform mitigation
Individuals other than licensed contractors licensed under S	ection 489.111, Florida St	tatutes, o	or professional engineer licensed
under Section 471.015, Florida Statues, must inspect the stru			
<u>Licensees under s.471.015 or s.489.111 may authorize a direction of the conduct a mitigation verification inspection.</u>	ct employee who possesse	s the req	uisite skiii, kiiowieuge, anu
I, John Felten am a qualified inspector and I	nersonally nerformed the	inspect	ion or (licansed
contractors and professional engineers only) I had my employ			
and I agree to be responsible for his/her work.			-
le A			
JC H			
Qualified Inspector Signature: Date	: <u>05-12-2025</u>		
An individual or entity who knowingly or through gross neg	ligence provides a false o	r fraudu	lent mitigation verification form
is subject to investigation by the Florida Division of Insuran	ce Fraud and may be sub	ject to a	dministrative action by the
appropriate licensing agency or to criminal prosecution. (See			
certifies this form shall be directly liable for the misconduct performed the inspection.	of employees as if the aut	horized	mitigation inspector personally
Homeowner to complete: I certify that the named Qualified residence identified on this form and that proof of identification			
Signature:	Date:		
An individual or entity who knowingly provides or utters a			
obtain or receive a discount on an insurance premium to w misdemeanor of the first degree. (Section 627.711(7), Florid		uty is no	t entitled commits a
	an someway		
The definitions on this form are for inspection purposes only and cannot be hurricanes.	used to certify any product or	constructio	on feature as offering protection from

Inspectors Initials Property Address Bldg 7, 12300 Vonn Rd, Units 7101-7307, Largo

\*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



### **RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION**



Prepared Exclusively for Villas De Golf Association Inc

As of 05-12-2025 | FPAT File# MUD2518768

### **Felten Property Assessment Team**

866.568.7853 | www.fpat.com



# **RECAPITULATION OF MITIGATION FEATURES For Bldg 8, 12300 Vonn Rd, Units 8101-8207**

1. Building Code: Unknown or does not meet the requirements of Answer A or B

Comments: The year of construction was verified as 1974 per Pinellas County

Property Appraiser.

2. Roof Covering: FBC Equivalent

Comments: The mansard portion of roof was replaced in 2024. The roof permit

was confirmed and the permit number is ROOF-24-000394. The flat roof area was replaced in 2022. e were unable to locate a roofing permit with the local building department; however, the signed contract for the roof replacement project was provided by the association. This roof was verified as meeting the requirements

outlined on the mitigation affidavit.

3. Roof Deck Attachment: Level A

Comments: Inspection verified 1/2" plywood roof deck attached with 6d nails at a

minimum of 6" on the edge & 12" in the field.

4. Roof to Wall Toe Nails

**Attachment:** 

Comments: Inspection verified embedded straps fastened with less than three

nails.

5. Roof Geometry: Other Roof

Comments: The roof shape is made up of a combination of flat and pitched

sections. The flat area of the roof comprises approximately 56% of

the total roof area.

6. SWR: No

Comments: No SWR verified.

7. Opening Protection: None or Some Glazed Openings

Comments: No opening protection verified at the time of inspection.

Address Verification



**Exterior Elevation** 



**Exterior Elevation** 



**Exterior Elevation** 



Roof Permit Information





**Roof Construction** 



**Roof Construction** 





**Roof Construction** 

**Roof Construction** 







## SUPPORTING DOCUMENTION OF WINDSTORM MITIGATION FEATURES LOCATED AT: Bldg 8, 12300 Vonn Rd, Units 8101-8207

5423 West Creninaw Sheet Tarriga FL, 38034 813-684-1815 8000 ING & SHIET METAL, BIC.	Sheet Metal, Inc	Progress Billing Application: 11 Period: 08/14/2022
License: CCC1329780		
Owner: Villas De Golf Condominiums 12300 Vonn Rd. Largo FL 33774	123	as De Golf Condominium Reroof 800 Vonn Rd. go FL 3
Application For Payment On C	ontract	The undersigned Contrador certifies that is the best of the Contractor's knowledge, the work on the above named job has inforcompleted in accompance with the plane and specifications to the level
Original Contract	770 588 00	of completion indicated on the attached schedule of completion.
Net Change by Change Orders	32.872.80	Contractor:
Contract Sum to Date	803,460.80	State of: Florida County of: Hillsborough
Total Complete to Date	803,460.80	Subscribed and swom to before me this 14 day of JUNE 2000
	0.00	Notary Public LIMI (WOOD )  My Commission & Gg 241588  My Commission & Gg 241588
Total Retained		ARCHITECTS SERVIPICATE FOR PAYMENT
Total Earned Less Retained	803,460.80	In accordance with the Contract Documents, based on on a second storage and the date
	732,359.29	in accordance with the Context Documents, based on on «The Editoriations and the data comprising this application, the Architect certains to the Denier that to the best of the Architect knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Context Documents, and the contextur is entitled to payment of the AMCUNIT CERTIFIED.  AMOUNT CERTIFIED.
Total Earned Less Retained		in accordance with the Contract Documents, based on on electical varieties and the data comprising this application, the Architect certifies to the Chainer that to the best of the Architects knowledge, information and belief the Work has propressed as indicated, the quality of the Work is in accordance with the Contact Documents, and the contractor is entitled to pyement of the ANQUINT CIRTITIEED.

#### FPAT File #MUD2518768

Supporting Documentation

### **Uniform Mitigation Verification Inspection Form**

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

THE PLANE THE PARTY WITH THE PARTY W	, are to this term of the transfer of	The state of the s
Inspection Date: 05-12-2025		
Owner Information		
Owner Name: Villas De Golf Association In	nc	Contact Person: Samantha Wendling
Address: Bldg 8, 12300 Vonn Rd, Units 8101-8207		Home Phone:
City: Largo	Zip: 33774	Work Phone: (727) 581-2662
County: Pinellas		Cell Phone:
Insurance Company:		Policy #:
Year of Home: 1974	# of Stories: 2	Email:
		swendling@resourcepropertymgmt.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 though 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

<ol> <li>Building Code: Was the structure by the HVHZ (Miami-Dade or Broward</li> <li>A. Built in compliance with the FBC: 3/1/2002: Building Permit Applied</li> <li>B. For the HVHZ Only: Built in comp provide a permit application with</li> <li>C. Unknown or does not meet the re</li> </ol>	Counties), South F Year Built . For I cation Date (MM/DD/A pliance with the SF I a date after 9/1/19	Torida Building Cod homes built in 2002/ YYYY) BC-94: Year Built _ 1994: Building Permit	e (SFBC-94)? 2003 provide a permit applica For homes built in 19	994, 1995, and 1996
<ol> <li>Roof Covering: Select all roof cover OR Year of Original Installation/Reprovering identified.</li> </ol>				
2.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	Provided for Compliance
<ul> <li>[X] 1. Asphalt/Fiberglass Shingle</li> <li>[] 2. Concrete/Clay Tile</li> <li>[] 3. Metal</li> <li>[] 4. Built Up</li> <li>[X] 5. Membrane</li> <li>[] 6. Other</li> </ul>	10-16-2024		2024	0 0 0 0 0 0
<ul> <li>[X] A. All roof coverings listed above manufacture installation OR have a roofing p</li> <li>[] B. All roof coverings have a Miami-Lapermit application after 9/1/1994</li> <li>[] C. One or more roof coverings do not</li> <li>[] D. No roof coverings meet the required</li> </ul>	permit application of Dade Product Apple 4 and before 3/1/2 ameet the requirem	date on or after 3/1/0 roval listing current a 002 OR the roof is onents of Answer "A"	OZ OR the roof is original and at time of installation OR (for original and built in 1997 or la	built in 2004 or later. the HVHZ only) a roofing

- 3. **Roof Deck Attachment**: What is the <u>weakest</u> form of roof deck attachment?
- [X] 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 Property Address Bldg 8, 12300 Vonn Rd, Units 8101-8207, Largo

<sup>\*</sup>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.

	•	nce than 8d common halfs spaced a maximum of 6 inches in the field of has a mean upilit resistance of at leas
гэт	182 psf.	As Dead Deals
	<ul><li>D. Reinforced Concrete.</li><li>E. Other:</li></ul>	ne Roof Deck.
	E. Unknown or unide	ntified
	G. No attic access.	ittified.
		ment: What is the WEAKEST roof to wall connection? (Do not include attachment of hip/valley jacks within
		outside corner of the roof in determination of WEAKEST type)
	A. Toe Nails	outside corner of the roof in determination of wearters rape;
[]	[] Trus	s/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the te of the wall, or
		etal connectors that do not meet the minimal conditions or requirements of B, C, or D
1		to qualify for categories B, C, or D. All visible metal connectors are:
		red to truss/rafter with a minimum of three (3) nails, <b>and</b>
		hed to the wall top plate of the wall framing, or embedded in the bond beam, with less than a ½" gap from the blocking or truss/rafter <b>and</b> blocked no more than 1.5" of the truss/rafter, <b>and</b> free of visible severe corrosion
ΠЕ	3. Clips	5
	[] Meta	al connectors that do not wrap over the top of the truss/rafter, <b>or</b> all connectors with a minimum of 1 strap that wraps over the top of the truss/rafter and does not meet the nai
_		n requirements of C or D, but is secured with a minimum of 3 nails.
[] (	C. Single Wraps	
		etal connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with a
пт	D. Double Wraps	nimum of 2 nails on the front side and a minimum of 1 nail on the opposing side.
IJΙ		al Connectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond
		on either side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured with a
		im of 2 nails on the front side, and a minimum of 1 nail on the opposing side, <b>or</b>
	[] Meta	Il connectors consisting of a single strap that wraps over the top of the truss/rafter, is secured to the wall on des, and is secured to the top plate with a minimum of three nails on each side.
[] F	E. Structural Anchor	bolts structurally connected or reinforced concrete roof.
	F. Other:	
	G. Unknown or unide	ntified
[] ł	H. No attic access	
		at is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall or unenclosed space in the determination of roof perimeter or roof area for roof geometry classification).
[] A	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: ; Total roof system perimeter:
	3. 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
[X]	C. Other Roof	Any roof that does not qualify as either (A) or (B) above.
6.	Secondary Water Ro	esistance (SWR): (standard underlayments or hot-mopped felts do not qualify as an SWR)
[] $A$	•	Sealed Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the
	_	m adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling
		sion in the event of roof covering loss.
	B. No SWR.	
[] (	C. Unknown or undet	ermined.

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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				
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.			Garage Doors	Skylights	Glass Block	Entry Doors	Garage Doors
N/A	Not Applicable- there are no openings of this type on the structure		Х	X	Χ		Х
A Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights)							
В	B Verified cyclic pressure & large missile (4-8 lb for windows doors/2 lb for skylights)						
С	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						
IN	Other protective coverings that cannot be identified as A, B, or C						
х	No Windborne Debris Protection	Χ				Χ	

- [] 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
- [] <u>C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007</u> 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.	l All Non-C	lazed opening	s classified a	s A, B	, or C i	n the table above	, or no Non-Glaze	d 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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FP	AΤ	File	#M1	IID2	51	87	68

[] N. Exterior Opening Protection (unverified shutter syst protective coverings not meeting the requirements of							
"B" with no documentation of compliance (Level N in	n 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] X. None or Some Glazed Openings One or more Glazed of	openings classified and Lev	el X in t	ne table above.				
MITIGATION INSPECTIONS MUST B. Section 627.711(2), Florida Statutes, provid							
Qualified Inspector Name: John Felten	License Type: CBC		License or Certificate #: CBC1255984				
Inspection Company: Felten Property Assessment Team		Phone:	866-568-7853				
Qualified Inspector – I hold an active license as a:	(check one)						
☐ Home inspector licensed under Section 468.8314, Florida Statutes training approved by the Construction Industry Licensing Board a			er of hours of hurricane mitigation				
<ul> <li>□ Building code inspector certified under Section 468.607, Florida S</li> <li>□ General, building or residential contractor licensed under Section 6</li> </ul>							
$\ \square$ Professional engineer licensed under Section 471.015, Florida Star	tutes.						
☐ Professional architect licensed under Section 481.213, Florida State	tutes.						
Any other individual or entity recognized by the insurer as possess verification form pursuant to Section 627.711(2), Florida Statutes.		ns to prop	erly complete a uniform mitigation				
Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed							
under Section 471.015, Florida Statues, must inspect the stru							
<u>Licensees under s.471.015 or s.489.111 may authorize a direction of the conduct a mitigation verification inspection.</u>	ct employee who possesse	s the req	uisite skiii, kiiowieuge, anu				
I, John Felten am a qualified inspector and I	nersonally nerformed the	inspect	ion or (licansed				
contractors and professional engineers only) I had my employ							
and I agree to be responsible for his/her work.			-				
le A							
JC H							
Qualified Inspector Signature: Date	: <u>05-12-2025</u>						
An individual or entity who knowingly or through gross neg	ligence provides a false o	r fraudu	lent mitigation verification form				
is subject to investigation by the Florida Division of Insuran	ce Fraud and may be sub	ject to a	dministrative action by the				
appropriate licensing agency or to criminal prosecution. (See							
certifies this form shall be directly liable for the misconduct performed the inspection.	of employees as if the aut	horized	mitigation inspector personally				
Homeowner to complete: I certify that the named Qualified residence identified on this form and that proof of identification							
Signature:	Date:						
An individual or entity who knowingly provides or utters a							
obtain or receive a discount on an insurance premium to w misdemeanor of the first degree. (Section 627.711(7), Florid		uty is no	t entitled commits a				
	an someway						
The definitions on this form are for inspection purposes only and cannot be hurricanes.	used to certify any product or	constructio	on feature as offering protection from				

Inspectors Initials Property Address Bldg 8, 12300 Vonn Rd, Units 8101-8207, Largo

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



### **RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION**



Prepared Exclusively for Villas De Golf Association Inc

As of 05-12-2025 | FPAT File# MUD2518768



866.568.7853 | www.fpat.com



## **RECAPITULATION OF MITIGATION FEATURES For Bldg 9, 12300 Vonn Rd, Units 9101-9205**

1. Building Code: Unknown or does not meet the requirements of Answer A or B

Comments: The year of construction was verified as 1974 per Pinellas County

Property Appraiser.

2. Roof Covering: FBC Equivalent

Comments: The mansard portion of roof was replaced in 2024. The roof permit

was confirmed and the permit number is ROOF-24-000395. The flat roof area was replaced in 2022. e were unable to locate a roofing permit with the local building department; however, the signed contract for the roof replacement project was provided by the association. This roof was verified as meeting the requirements

outlined on the mitigation affidavit.

3. Roof Deck Attachment: Level A

Comments: Inspection verified 1/2" plywood roof deck attached with 6d nails at a

minimum of 6" on the edge & 12" in the field.

4. Roof to Wall Toe Nails

**Attachment:** 

Comments: Inspection verified embedded straps fastened with less than three

nails.

5. Roof Geometry: Other Roof

Comments: The roof shape is made up of a combination of flat and pitched

sections. The flat area of the roof comprises approximately 45% of

the total roof area.

6. SWR: No

Comments: No SWR verified.

7. Opening Protection: None or Some Glazed Openings

Comments: No opening protection verified at the time of inspection.

Address Verification



**Exterior Elevation** 

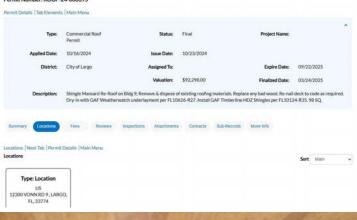


**Exterior Elevation** 



**Exterior Elevation** 





Roof Permit Information



**Roof Construction** 



**Roof Construction** 















**Roof Construction** 

### SUPPORTING DOCUMENTION OF WINDSTORM MITIGATION FEATURES LOCATED AT: Bldg 9, 12300 Vonn Rd, Units 9101-9205

American Roofing & Sh 5423 West Cremitive Street Targa Ft. 33554 813-884-1815	neet Metal, Inc	Progress Billing Application: 11 Period: 08/14/2022
mer: Villas De Golf Condominiums 12300 Vonn Rd. Largo FL 33774	12	ias De Golf Condominium Reroof 300 Vonn Rd. 190 FL 3
oplication For Payment On Cor	ntract	The undersigned Contrador certifies that is the best of the Contractor's knowledge, the work on the above named job has igner Completed in accordance with the plane and specifications to the level
Original Contract	770 588 00	of completion indicates on the attached schedule of completion.
Net Change by Change Orders	32.872.80	Contractor
Contract Sum to Date	803.460.80	State of: Florida County of: Hillsborough
Total Complete to Date	803,460.80	Subscribed and sworn to before me this 14 day of JUNE 20 do
Total Retained	0.00	My Commission Expires
Total Earned Less Retained	803,460.80	ARCHITECTS SEPTIFICATE FOR PAYMENT In accordance with the Contract Documents, based on on a set observations and the data comprising
ess Previous Billings	732,359.29	this application, the Architect certifies to the Owner that to the best of the Architects knowledge, information and belief the Vork has propressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the contractor is entitled to payment of the AMOUNT CERTIFIED. AMOUNT CERTIFIED.
Current Payment Due	71,101.51	(Mach exploration Famous conflict differs from the amount exploid, relial of figures on this Application and on the Communition Sheet that are dispated according with the amount conflict.)  ARCHITECT:
Balance on Contract	0.00	By:  This Certificate is not negotiable. The AMCUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner.

#### FPAT File #MUD2518768

Supporting Documentation

### **Uniform Mitigation Verification Inspection Form**

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

Inspection Date: 05-12-2025							
Owner Information							
Owner Name: Villas De Golf Association Ir	Contact Person: Samantha Wendling						
Address: Bldg 9, 12300 Vonn Rd, Units 91	01-9205	Home Phone:					
City: Largo	Zip: 33774	Work Phone: (727) 581-2662					
County: Pinellas		Cell Phone:					
Insurance Company:		Policy #:					
Year of Home: 1974	# of Stories: 2	Email:					
		swendling@resourcepropertymgmt.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 though 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

the [] A. F	ilding Code: Was the structure HVHZ (Miami-Dade or Browa Built in compliance with the FBG 3/1/2002: Building Permit Applor the HVHZ Only: Built in comprovide a permit application w Unknown or does not meet the	rd counties), South FC: Year Built . For I blication Date (MM/DDA) mpliance with the SF ith a date after 9/1/19	Torida Building Cod homes built in 2002 (YYYY) BC-94: Year Built 1994: Building Permi	le (SFBC-94)? /2003 provide a permit applica For homes built in 1	994, 1995, and 1996		
<ol> <li>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.</li> </ol>							
	2.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	No Information Provided for Compliance		
	[X] 1. Asphalt/Fiberglass Shingle [] 2. Concrete/Clay Tile [] 3. Metal	10-16-2024		2024	[] [] []		
	[] 4. Built Up [X] 5. Membrane [] 6. Other			2022	[] []		
[] B. A	. All roof coverings listed above installation OR have a roofing All roof coverings have a Miam permit application after 9/1/19. One or more roof coverings do not not covering meet the requirement.	g permit application of i-Dade Product Appr 994 and before 3/1/20 not meet the requiren	date on or after 3/1/0 roval listing current 002 OR the roof is chents of Answer "A"	O2 OR the roof is original and at time of installation OR (for original and built in 1997 or la	built in 2004 or later. the HVHZ only) a roofing		

- 3. Roof Deck Attachment: What is the weakest form of roof deck attachment?
- [X] 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

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	or greater resistance th 182 psf.	an 8d common nails spaced a maximum of 6 inches in the field or has a mean uplift resistance of at leas
	D. Reinforced Concrete Ro	of Deck.
	E. Other:	
	F. Unknown or unidentified G. No attic access.	
4. <u>I</u>	Roof to Wall Attachment: 5 feet of the inside or outside	What is the <u>WEAKEST</u> roof to wall connection? (Do not include attachment of hip/valley jacks within e corner of the roof in determination of WEAKEST type)
[X]	[] A. Toe Nails	anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the
	top plate of the	
		nnectors that do not meet the minimal conditions or requirements of B, C, or D
<u>N</u>		lify for categories B, C, or D. All visible metal connectors are:
	[]Attached to	russ/rafter with a minimum of three (3) nails, <b>and</b> the wall top plate of the wall framing, or embedded in the bond beam, with less than a ½" gap from the ing or truss/rafter <b>and</b> blocked no more than 1.5" of the truss/rafter, <b>and</b> free of visible severe corrosion
[] B	B. Clips	
	[] Metal com	ectors that do not wrap over the top of the truss/rafter, <b>or</b> sectors with a minimum of 1 strap that wraps over the top of the truss/rafter and does not meet the nair rements of C or D, but is secured with a minimum of 3 nails.
[] C	C. Single Wraps	
		nnectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with a of 2 nails on the front side and a minimum of 1 nail on the opposing side.
[] D	D. Double Wraps	1 of 2 hand on the front side and a minimum of 1 han on the opposing side.
	beam, on eith minimum of [] Metal conr	nectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond er side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured with a 2 nails on the front side, and a minimum of 1 nail on the opposing side, or ectors consisting of a single strap that wraps over the top of the truss/rafter, is secured to the wall on d is secured to the top plate with a minimum of three nails on each side.
	E. Structural Anchor bolts s	tructurally connected or reinforced concrete roof.
	<ul><li>F. Other:</li><li>G. Unknown or unidentified</li></ul>	
	H. No attic access	
		e roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of closed space in the determination of roof perimeter or roof area for roof geometry classification).
[] A		roof with no other roof shapes greater than 10% of the total roof system perimeter.
[] B	B. Flat Roof Roo	l length of non-hip features: ; Total roof system perimeter: f on a building with 5 or more units where at least 90% of the main roof area has a roof slope of less 2:12. Roof area with slope less than 2:12: sq ft; Total roof area: sq ft
[X]		roof that does not qualify as either (A) or (B) above.
	A. SWR (also called Sealed sheathing or foam adh	ce (SWR): (standard underlayments or hot-mopped felts do not qualify as an SWR)  Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the esive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling
	from water intrusion in B. No SWR. C. Unknown or undetermin	the event of roof covering loss.
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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.

	ening Protection Level Chart		Glazed Op	Non-Glazed Openings			
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.			Garage Doors	Skylights	Glass Block	Entry Doors	Garage Doors
N/A	Not Applicable- there are no openings of this type on the structure		Х	Х	Χ		Х
Α	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)							
С	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						
IN	Other protective coverings that cannot be identified as A, B, or C						
х	No Windborne Debris Protection	Χ				Χ	

- [] 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
- [] <u>C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007</u> 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.	l All Non-C	lazed opening	s classified a	s A, B	, or C i	n the table above	, or no Non-Glaze	d 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 Property Address Bldg 9, 12300 Vonn Rd, Units 9101-9205, Largo

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<b>FPAT</b>	File	#MI	ID25	187	68

[] <u>N</u> .	protective coverings not meeting the requirements of	f Answer "A", "B", or C" o						
_	"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.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 Leve	el X in the table above						
[X] <u>Y</u>	K. None or Some Glazed Openings One or more Glazed		vel X in the table above.					
	MITIGATION INSPECTIONS MUST I Section 627.711(2), Florida Statutes, prov	-						
Qua	lified Inspector Name: John Felten	License Type: CBC	License or Certificate #: CBC1255984					
Insp	pection Company: Felten Property Assessment Team		Phone: 866-568-7853					
Qua	lified Inspector – I hold an active license as a	: (check one)						
☐ H	Iome inspector licensed under Section 468.8314, Florida Statute raining approved by the Construction Industry Licensing Board	es who has completed the statut and completion of a proficienc	ory number of hours of hurricane mitigation y exam.					
	building code inspector certified under Section 468.607, Florida General, building or residential contractor licensed under Section							
□ P	rofessional engineer licensed under Section 471.015, Florida Sta	atutes.						
□ P	rofessional architect licensed under Section 481.213, Florida Sta	atutes.						
	any other individual or entity recognized by the insurer as possesserification form pursuant to Section 627.711(2), Florida Statutes		ns to properly complete a uniform mitigation					
unde Licen	Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida Statues, 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.							
	John Felten am a qualified inspector and lactors and professional engineers only) I had my emploagree to be responsible for his/her work.							
Qual	ified Inspector Signature: Dat	e: <u>05-12-2025</u>						
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.								
	neowner to complete: I certify that the named Qualification dentified on this form and that proof of identification							
Sign	nature:	Date:						
obta	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 de	finitions on this form are for inspection purposes only and cannot banes.	e used to certify any product or	construction feature as offering protection from					

Inspectors Initials Property Address Bldg 9, 12300 Vonn Rd, Units 9101-9205, Largo

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### **RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION**



Prepared Exclusively for Villas De Golf Association Inc

As of 05-12-2025 | FPAT File# MUD2518768

### **Felten Property Assessment Team**

866.568.7853 | www.fpat.com



# **RECAPITULATION OF MITIGATION FEATURES For Bldg 10, 12300 Vonn Rd, Units 10101-10209**

1. Building Code: Unknown or does not meet the requirements of Answer A or B

Comments: The year of construction was verified as 1974 per Pinellas County

Property Appraiser.

2. Roof Covering: FBC Equivalent

Comments: The mansard portion of roof was replaced in 2024. The roof permit

was confirmed and the permit number is 2004010060. The flat roof area was replaced in 2022. e were unable to locate a roofing permit with the local building department; however, the signed contract for the roof replacement project was provided by the association. This roof was verified as meeting the requirements outlined on the

mitigation affidavit.

3. Roof Deck Attachment: Level A

Comments: Inspection verified 1/2" plywood roof deck attached with 6d nails at a

minimum of 6" on the edge & 12" in the field.

4. Roof to Wall Toe Nails

**Attachment:** 

Comments: Inspection verified embedded straps fastened with less than three

nails.

5. Roof Geometry: Other Roof

Comments: The roof shape is made up of a combination of flat and pitched

sections. The flat area of the roof comprises approximately 50% of

the total roof area.

6. SWR: No

Comments: No SWR verified.

7. Opening Protection: None or Some Glazed Openings

Comments: No opening protection verified at the time of inspection.

Address Verification



**Exterior Elevation** 



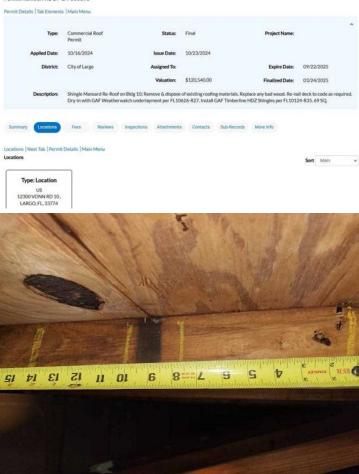
**Exterior Elevation** 



**Exterior Elevation** 







**Roof Construction** 



**Roof Construction** 















**Roof Construction** 

## SUPPORTING DOCUMENTION OF WINDSTORM MITIGATION FEATURES LOCATED AT: Bldg 10, 12300 Vonn Rd, Units 10101-10209

American Roofing & Sh 5423 West Cremitive Street Targa Ft. 33554 813-884-1815  Connec COC1329780	neet Metal, Inc	Progress Billing Application: 11 Period: 08/14/2022
mer: Villas De Golf Condominiums 12300 Vonn Rd. Largo FL 33774	12	ias De Golf Condominium Reroof 300 Vonn Rd. 190 FL 3
oplication For Payment On Cor	ntract	The undersigned Contrador certifies that is the best of the Contractor's knowledge, the work on the above named job has igner Completed in accordance with the plane and specifications to the level
Original Contract	770 588 00	of completion indicates on the attached schedule of completion.
Net Change by Change Orders	32.872.80	Contractor
Contract Sum to Date	803.460.80	State of: Florida County of: Hillsborough
Total Complete to Date	803,460.80	Subscribed and sworn to before me this 14 day of JUNE 20 do
Total Retained	0.00	My Commission Expires
Total Earned Less Retained	803,460.80	ARCHITECTS SEPTIFICATE FOR PAYMENT In accordance with the Contract Documents, based on on a set observations and the data comprising
ess Previous Billings	732,359.29	this application, the Architect certifies to the Owner that to the best of the Architects knowledge, information and belief the Vork has propressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the contractor is entitled to payment of the AMOUNT CERTIFIED. AMOUNT CERTIFIED.
Current Payment Due	71,101.51	(Mach exploration Famous conflict differs from the amount exploid, relial of figures on this Application and on the Communition Sheet that are dispated according with the amount conflict.)  ARCHITECT:
Balance on Contract	0.00	By:  This Certificate is not negotiable. The AMCUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner.

#### FPAT File #MUD2518768

Supporting Documentation

### **Uniform Mitigation Verification Inspection Form**

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

	T					
Inspection Date: 05-12-2025						
Owner Information						
Owner Name: Villas De Golf Association Inc  Contact Person: Samantha Wendling						
Address: Bldg 10, 12300 Vonn Rd, Units 1	Home Phone:					
City: Largo	Zip: 33774	Work Phone: (727) 581-2662				
County: Pinellas		Cell Phone:				
Insurance Company:		Policy #:				
Year of Home: 1974	# of Stories: 2	Email:				
		swendling@resourcepropertymgmt.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 though 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

1. <b><u>Building Code</u></b> : Was the structure				er) OR for homes located	iı			
the HVHZ (Miami-Dade or Browa	ard counties), South F	Florida Building Cod	de (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 App	plication Date (MM/DD/	YYYY)						
[] B. For the HVHZ Only: Built in con	mpliance with the SF	BC-94: Year Built	For homes built in 1	994, 1995, and 1996				
provide a permit application w	ith a date after 9/1/19	994: Building Permi	it Application Date (MM/DD/YYYY	r)/				
[X] C. Unknown or does not meet the	requirements of Ans	swer "A" or "B"						
2. <b>Roof Covering:</b> Select all roof cov	vering types in use. P	rovide the permit ar	onlication date OR FBC/MDC	Product Approval numb	eı			
OR Year of Original Installation/R					-			
covering identified.	1		3	1				
8		TDG ADG		No Information				
2.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	Provided for Compliance				
[X] 1. Asphalt/Fiberglass Shingle	10-16-2024		2024	rı .				
[] 2. Concrete/Clay Tile	10-10-2024			LJ LJ				
[] 3. Metal				[]				
[] 4. Built Up			2022	IJ				
[X] 5. Membrane				IJ				
[] 6. Other				IJ				
				LJ				
[X] A. All roof coverings listed abov			11					
			02 OR the roof is original and					
B. All roof coverings have a Miam					ng			
			original and built in 1997 or la	ter.				
[] C. One or more roof coverings do			" or "B".					
[] D. No roof coverings meet the requ	uirements of Answer	"A" or "B".						
3. Roof Deck Attachment: What is t	the weakest form of a	roof deck attachmen	ıt?					
[X] A Plywood/Oriented strand boar				imum of 24" inches o.c.)	h			

- [X] 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 Property Address Bldg 10, 12300 Vonn Rd, Units 10101-10209, Largo

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	•	ance than 8d common halfs spaced a maximum of 6 inches in the field of has a mean upilit resistance of at leas
F7 T	182 psf.	ata Danaf Dania
	<ul><li>D. Reinforced Concrete</li><li>E. Other:</li></ul>	ete Roof Deck.
	E. Unknown or unide	entified
	G. No attic access.	numed.
		ment: What is the WEAKEST roof to wall connection? (Do not include attachment of hip/valley jacks within
		outside corner of the roof in determination of WEAKEST type)
	A. Toe Nails	outside corner of the roof in determination of WEAREST type)
[2.4]	[] Trus	ss/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the tee of the wall, or
		etal connectors that do not meet the minimal conditions or requirements of B, C, or D
		to qualify for categories B, C, or D. All visible metal connectors are:
;		red to truss/rafter with a minimum of three (3) nails, and
		ched to the wall top plate of the wall framing, or embedded in the bond beam, with less than a ½" gap from the blocking or truss/rafter <b>and</b> blocked no more than 1.5" of the truss/rafter, <b>and</b> free of visible severe corrosion
ΠЕ	B. Clips	
	[] Meta [] Meta	al connectors that do not wrap over the top of the truss/rafter, or al connectors with a minimum of 1 strap that wraps over the top of the truss/rafter and does not meet the nai
п (		on requirements of C or D, but is secured with a minimum of 3 nails.
П	C. Single Wraps	etal connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with
		inimum of 2 nails on the front side and a minimum of 1 nail on the opposing side.
ПІ	D. Double Wraps	aminum of 2 hand on the front state and a minimum of 1 han on the opposing state.
LJ		al Connectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond
		on either side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured with a
		um of 2 nails on the front side, and a minimum of 1 nail on the opposing side, or
	both si	al connectors consisting of a single strap that wraps over the top of the truss/rafter, is secured to the wall on des, and is secured to the top plate with a minimum of three nails on each side.
		bolts structurally connected or reinforced concrete roof.
	F. Other:	
	G. Unknown or unide	entified
[] 1	H. No attic access	
		nat is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of the unenclosed space in the determination of roof perimeter or roof area for roof geometry classification).
п	A. Hip Roof	Hip roof with no other roof shapes greater than 10% of the total roof system perimeter.
[] 4	A. Tilp Kooi	Total length of non-hip features: ; Total roof system perimeter:
[] I	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
[X]	C. Other Roof	Any roof that does not qualify as either (A) or (B) above.
6.	Secondary Water R	esistance (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 am adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling
	from water intru	asion in the event of roof covering loss.
	B. No SWR. C. Unknown or unde	termined.
n,	James or unde	

Inspectors Initials Property Address Bldg 10, 12300 Vonn Rd, Units 10101-10209, Largo

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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				
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.			Garage Doors	Skylights	Glass Block	Entry Doors	Garage Doors
N/A	Not Applicable- there are no openings of this type on the structure		Х	X	Χ		Χ
A 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)						
С	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						
IN	Other protective coverings that cannot be identified as A, B, or C						
Х	No Windborne Debris Protection	Χ				Χ	

- [] 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
- [] <u>C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007</u> 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.	l All Non-G	lazed opening	s classified as	A, B	, or (	in the	table above.	, or no N	on-Glazed	openings ex	ist
------	-------------	---------------	-----------------	------	--------	--------	--------------	-----------	-----------	-------------	-----

- ☐ 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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[] N. Exterior Opening Protection (unverified shutter syst protective coverings not meeting the requirements of							
"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] X. None or Some Glazed Openings One or more Glazed of	openings classified and Lev	el X in tl	ne table above.				
MITIGATION INSPECTIONS MUST B. Section 627.711(2), Florida Statutes, provid							
Qualified Inspector Name: John Felten	License Type: CBC		License or Certificate #: CBC1255984				
Inspection Company: Felten Property Assessment Team		Phone:	866-568-7853				
Qualified Inspector – I hold an active license as a:	(check one)						
☐ Home inspector licensed under Section 468.8314, Florida Statutes training approved by the Construction Industry Licensing Board a			er of hours of hurricane mitigation				
<ul> <li>□ Building code inspector certified under Section 468.607, Florida S</li> <li>□ General, building or residential contractor licensed under Section 6</li> </ul>							
$\ \square$ Professional engineer licensed under Section 471.015, Florida Star	tutes.						
☐ Professional architect licensed under Section 481.213, Florida State	tutes.						
Any other individual or entity recognized by the insurer as possess verification form pursuant to Section 627.711(2), Florida Statutes.		ns to prop	erly complete a uniform mitigation				
Individuals other than licensed contractors licensed under S	ection 489.111, Florida St	tatutes, o	or professional engineer licensed				
under Section 471.015, Florida Statues, must inspect the stru							
experience to conduct a mitigation verification inspection.	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, John Felten am a qualified inspector and I	nersonally nerformed the	e inspecti	ion or (licansed				
contractors and professional engineers only) I had my employ							
and I agree to be responsible for his/her work.			-				
le A							
JC H							
Qualified Inspector Signature: Date	: <u>05-12-2025</u>						
An individual or entity who knowingly or through gross neg	ligence provides a false o	r fraudu	lent mitigation verification form				
is subject to investigation by the Florida Division of Insuran	ce Fraud and may be sub	ject to ac	dministrative action by the				
appropriate licensing agency or to criminal prosecution. (Se							
certifies this form shall be directly liable for the misconduct of employees as if the authorized mitigation inspector personally performed the inspection.							
<u>Homeowner to complete:</u> 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:						
An individual or entity who knowingly provides or utters a							
obtain or receive a discount on an insurance premium to w misdemeanor of the first degree. (Section 627.711(7), Florid		nty is not	t entitled commits a				
	an someway						
The definitions on this form are for inspection purposes only and cannot be hurricanes.	used to certify any product or	constructio	on feature as offering protection from				

Inspectors Initials Property Address Bldg 10, 12300 Vonn Rd, Units 10101-10209, Largo

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