All Islands Inspections
Licensed Home Inspector

Wind Mitigation Report

LOCATED AT:
102-01 to 102-12 Southard St.
Key West, Florida 33040

PREPARED EXCLUSIVELY FOR:
Shipyard Condominium Building #5

INSPECTED ON:
Friday, August 29, 2025

Inspector, Chris Occhiuto HI12393
All Islands Inspections

KEY WEST CHAMBER OF COMMERCE

Uniform Mitigation Verification Inspection Form

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

Inspection Date: **8/29/25**		
Owner Information		
Owner Name: **Shipyard Condominium Building #5**		Contact Person: **Renee Tompkins**
Address: **102-01 to 102-12 Southard St.**		Home Phone: **(305) 304-5626**
City: **Key West**	Zip: **33040**	Work Phone:
County: **Monroe**		Cell Phone: **305 304-5626**
Insurance Company: **TBD**		Policy #: **TBD**
Year of Home: **1991**	# of Stories: **2**	Email: **renee@cackw.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) ___/___/_____
   - ☒ C. Unknown or does not meet the requirements of Answer "A" or "B"

2. **Roof Covering:** Select all roof covering types in use. Provide the permit application date OR FBC/MDC Product Approval number OR Year of Original Installation/Replacement OR indicate that no information was available to verify compliance for each roof covering identified.

2.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	No Information Provided for Compliance
☐ 1. Asphalt/Fiberglass Shingle	___/___/_____	_____	_____	☐
☐ 2. Concrete/Clay Tile	___/___/_____	_____	_____	☐
☒ 3. Metal	**04/27/2025**	_____	_____	☐
☐ 4. Built Up	___/___/_____	_____	_____	☐
☐ 5. Membrane	___/___/_____	_____	_____	☐
☐ 6. Other_____	___/___/_____	_____	_____	☐

   - ☒ A. All roof coverings listed above meet the FBC with a FBC or Miami-Dade Product Approval listing current at time of installation OR have a roofing permit application date on or after 3/1/02 OR the roof is original and built in 2004 or later.
   - ☐ B. All roof coverings have a Miami-Dade Product Approval listing current at time of installation OR (for the HVHZ only) a roofing permit application after 9/1/1994 and before 3/1/2002 OR the roof is original and built in 1997 or later.
   - ☐ C. One or more roof coverings do not meet the requirements of Answer "A" or "B".
   - ☐ D. No roof coverings meet the requirements of Answer "A" or "B".

3. **Roof Deck Attachment**: What is the **weakest** form of roof deck attachment?
   - ☐ A. Plywood/Oriented strand board (OSB) roof sheathing attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by staples or 6d nails spaced at 6" along the edge and 12" in the field. -OR- Batten decking supporting wood shakes or wood shingles. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that has an equivalent mean uplift less than that required for Options B or C below.
   - ☐ B. Plywood/OSB roof sheathing with a minimum thickness of 7/16"inch attached to the roof truss/rafter (spaced a maximum of 24"inches o.c.) by 8d common nails spaced a maximum of 12" inches in the field.-OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance than 8d nails spaced a maximum of 12 inches in the field or has a mean uplift resistance of at least 103 psf.
   - ☒ C. Plywood/OSB roof sheathing with a minimum thickness of 7/16"inch attached to the roof truss/rafter (spaced a maximum of 24"inches o.c.) by 8d common nails spaced a maximum of 6" inches in the field. -OR- Dimensional lumber/Tongue & Groove decking with a minimum of 2 nails per board (or 1 nail per board if each board is equal to or less than 6 inches in width). -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent

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or greater resistance than 8d common nails spaced a maximum of 6 inches in the field or has a mean uplift resistance of at least 182 psf.

- ☐ D. Reinforced Concrete Roof Deck.
- ☐ E. Other: _____
- ☐ F. Unknown or unidentified.
- ☐ G. No attic access.

4. **Roof to Wall Attachment:** What is the **WEAKEST** roof to wall connection? (Do not include attachment of hip/valley jacks within 5 feet of the inside or outside corner of the roof in determination of WEAKEST type)
   - ☐ A. Toe Nails
     - ☐ Truss/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the top plate of the wall, or
     - ☐ Metal connectors that do not meet the minimal conditions or requirements of B, C, or D

   Minimal conditions to qualify for categories B, C, or D. All visible metal connectors are:
     - ☒ Secured to truss/rafter with a minimum of three (3) nails, **and**
     - ☒ Attached to the wall top plate of the wall framing, or embedded in the bond beam, with less than a ½" gap from the blocking or truss/rafter **and** blocked no more than 1.5" of the truss/rafter, **and** free of visible severe corrosion.
   - ☐ B. Clips
     - ☐ Metal connectors that do not wrap over the top of the truss/rafter, **or**
     - ☐ Metal connectors with a minimum of 1 strap that wraps over the top of the truss/rafter and does not meet the nail position requirements of C or D, but is secured with a minimum of 3 nails.
   - ☐ C. Single Wraps
     Metal connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with a minimum of 2 nails on the front side and a minimum of 1 nail on the opposing side.
   - ☒ D. Double Wraps
     - ☐ Metal Connectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond beam, on either side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured with a minimum of 2 nails on the front side, and a minimum of 1 nail on the opposing side, **or**
     - ☒ Metal connectors consisting of a single strap that wraps over the top of the truss/rafter, is secured to the wall on both sides, and is secured to the top plate with a minimum of three nails on each side.
   - ☐ E. Structural Anchor bolts structurally connected or reinforced concrete roof.
   - ☐ F. Other: _____
   - ☐ G. Unknown or unidentified
   - ☐ H. No attic access

5. **Roof Geometry:** What is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of the host structure over unenclosed space in the determination of roof perimeter or roof area for roof geometry classification).
   - ☐ A. Hip Roof Hip roof with no other roof shapes greater than 10% of the total roof system perimeter. Total length of non-hip features: _____ feet; Total roof system perimeter: _____ feet
   - ☐ B. Flat Roof Roof on a building with 5 or more units where at least 90% of the main roof area has a roof slope of less than 2:12. Roof area with slope less than 2:12 _____ sq ft; Total roof area _____sq ft
   - ☒ C. Other Roof Any roof that does not qualify as either (A) or (B) above.

6. **Secondary Water Resistance (SWR):** (standard underlayments or hot-mopped felts do not qualify as an SWR)
   - ☒ A. SWR (also called Sealed Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the sheathing or foam adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling from water intrusion in the event of roof covering loss.
   - ☐ B. No SWR.
   - ☐ C. Unknown or undetermined.

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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 **Place an "X" in each row to identify all forms of protection in use for each opening type. Check only one answer below (A thru X), based on the weakest form of protection (lowest row) for any of the Glazed openings and indicate the weakest form of protection (lowest row) for Non-Glazed openings.**		**Glazed Openings**				**Non-Glazed Openings**	
		Windows or Entry Doors	**Garage Doors**	**Skylights**	**Glass Block**	**Entry Doors**	**Garage Doors**
N/A	Not Applicable- there are no openings of this type on the structure		x	x	x	x	x
A	Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights)	x					
B	Verified cyclic pressure & large missile (4-8 lb for windows doors/2 lb for skylights)						
C	Verified plywood/OSB meeting Table 1609.1.2 of the FBC 2007						
D	Verified Non-Glazed Entry or Garage doors indicating compliance with ASTM E 330, ANSI/DASMA 108, or PA/TAS 202 for wind pressure resistance						
N	Opening Protection products that appear to be A or B but are not verified						
	Other protective coverings that cannot be identified as A, B, or C						
X	No Windborne Debris Protection						

☒ **A. Exterior Openings Cyclic Pressure and 9-lb Large Missile (4.5 lb for skylights only)** All Glazed openings are protected at a minimum, with impact resistant coverings or products listed as wind borne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level A in the table above).

- Miami-Dade County PA 201, 202, **and** 203
- Florida Building Code Testing Application Standard (TAS) 201, 202, **and** 203
- American Society for Testing and Materials (ASTM) E 1886 **and** ASTM E 1996
- Southern Standards Technical Document (SSTD) 12
- For Skylights Only: ASTM E 1886 **and** ASTM E 1996
- For Garage Doors Only: ANSI/DASMA 115

☒ A.1 All Non-Glazed openings classified as A in the table above, or no Non-Glazed openings exist

☐ A.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level B, C, N, or X in the table above

☐ A.3 One or More Non-Glazed Openings is classified as Level B, C, N, or X in the table above

☐ **B. Exterior Opening Protection- Cyclic Pressure and 4 to 8-lb Large Missile (2-4.5 lb for skylights only)** All Glazed openings are protected, at a minimum, with impact resistant coverings or products listed as windborne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level B in the table above):

- ASTM E 1886 **and** ASTM E 1996 (Large Missile – 4.5 lb.)
- SSTD 12 (Large Missile – 4 lb. to 8 lb.)
- For Skylights Only: ASTM E 1886 **and** ASTM E 1996 (Large Missile - 2 to 4.5 lb.)

☐ B.1 All Non-Glazed openings classified as A or B in the table above, or no Non-Glazed openings exist

☐ B.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level C, N, or X in the table above

☐ B.3 One or More Non-Glazed openings is classified as Level C, N, or X in the table above

☐ **C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007** All Glazed openings are covered with plywood/OSB meeting the requirements of Table 1609.1.2 of the FBC 2007 (Level C in the table above).

☐ C.1 All Non-Glazed openings classified as A, B, or C in the table above, or no Non-Glazed openings exist

☐ C.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level N or X in the table above

☐ C.3 One or More Non-Glazed openings is classified as Level N or X in the table above

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☐ **N. Exterior Opening Protection (unverified shutter systems with no documentation)** All Glazed openings are protected with protective coverings not meeting the requirements of Answer "A", "B", or C" or systems that appear to meet Answer "A" or "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 in the table above

☐ **X. None or Some Glazed Openings** One or more Glazed openings classified and Level X in the table above.

MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR.
Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form.

Qualified Inspector Name:	License Type:	License or Certificate #:
Chris Occhiuto	Home Inspector	HI12393

Inspection Company:	Phone:
All Islands Inspections	305 240 5641

Qualified Inspector – I hold an active license as a: (check one)

- ☒ Home inspector licensed under Section 468.8314, Florida Statutes who has completed the statutory number of hours of hurricane mitigation training approved by the Construction Industry Licensing Board and completion of a proficiency exam.
- ☐ Building code inspector certified under Section 468.607, Florida Statutes.
- ☐ General, building or residential contractor licensed under Section 489.111, Florida Statutes.
- ☐ Professional engineer licensed under Section 471.015, Florida Statutes.
- ☐ Professional architect licensed under Section 481.213, Florida Statutes.
- ☐ Any other individual or entity recognized by the insurer as possessing the necessary qualifications to properly complete a uniform mitigation verification form pursuant to Section 627.711(2), Florida Statutes.

Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida 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.

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

(print name) **(print name of inspector)**

Qualified Inspector Signature: _____ Date: 8/29/25

An individual or entity who knowingly or through gross negligence provides a false or fraudulent mitigation verification form is subject to investigation by the Florida Division of Insurance Fraud and may be subject to administrative action by the appropriate licensing agency or to criminal prosecution. (Section 627.711(4)-(7), Florida Statutes) The Qualified Inspector who certifies this form shall be directly liable for the misconduct of employees as if the authorized mitigation inspector personally performed the inspection.

Homeowner to complete: I certify that the named Qualified Inspector or his or her employee did perform an inspection of the residence identified on this form and that proof of identification was provided to me or my Authorized Representative.

Signature: _____ 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)

The definitions on this form are for inspection purposes only and cannot be used to certify any product or construction feature as offering protection from hurricanes.

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Photos

GENERAL PHOTOS

Built in 1991

MCGEE SOPHIE S
102 Southard St
Apt 1
Key West FL 33040

Valuation

Columns

		2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+	Market Improvement Value	$663,362	$579,297	$503,826	$503,826
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$0	$0	$0	$0
=	Just Market Value	**$663,362**	**$579,297**	**$503,826**	**$503,826**
=	Total Assessed Value	**$372,024**	**$361,189**	**$350,669**	**$345,828**
-	School Exempt Value	($30,000)	($25,500)	($25,500)	($25,500)
=	School Taxable Value	**$342,024**	**$335,689**	**$325,169**	**$320,328**

Historical Assessments

Columns

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	$0	$579,297	$0	$579,297	$361,189	$25,500	$335,689	$218,108
2021	$0	$503,826	$0	$503,826	$350,669	$25,500	$325,169	$153,157
2020	$0	$503,826	$0	$503,826	$345,828	$25,500	$320,328	$157,998
2019	$0	$492,921	$0	$492,921	$338,053	$25,500	$312,553	$154,868
2018	$0	$467,716	$0	$467,716	$331,750	$25,500	$306,250	$135,966

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Buildings

Building ID	53557	**Exterior Walls**	
Style		**Year Built**	1991
Building Type	CN_2 / CN_2	**EffectiveYearBuilt**	1991
Building Name		**Foundation**	
Gross Sq Ft	604	**Roof Type**	
Finished Sq Ft	604	**Roof Coverage**	
Stories		**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	0	**Bedrooms**	2
Functional Obs	0	**Full Bathrooms**	1
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	0	**Grade**	

ROOF COVERING

Roof permit

Permit #BLD2025-1084 PRINT

Permit Info | Site Info | Contacts (4) | Fees $0.00 | Inspections(3) | Chronology (0) | Reviews(3)

Type:	ROOFING
Subtype:	HARC
Short Description:	BLDG 5: Replace 89SQ 5V, install 10.5SQ HydroStop crickets
Status:	COMPLETED
Applied Date:	4/27/2025
Approved Date:	5/6/2025
Issued Date:	5/7/2025
Finaled Date:	8/27/2025
Expiration Date:	
Notes:	8/28/2025 12:40:43 PM Building #5, Units: 102-01 to 102-12 Southard Street - Remove 89SQ existing 5V and install a new 5V-Crimp metal roofing system with self-adhered underlayment. Install 10.5SQ HydroStop Rubber Membrane to cricket areas. N.O.C. REC'D 5/14/2025. GH

Linked Activities:

Parent Project

COAS2025-1462 HARC STAFF COA PAID

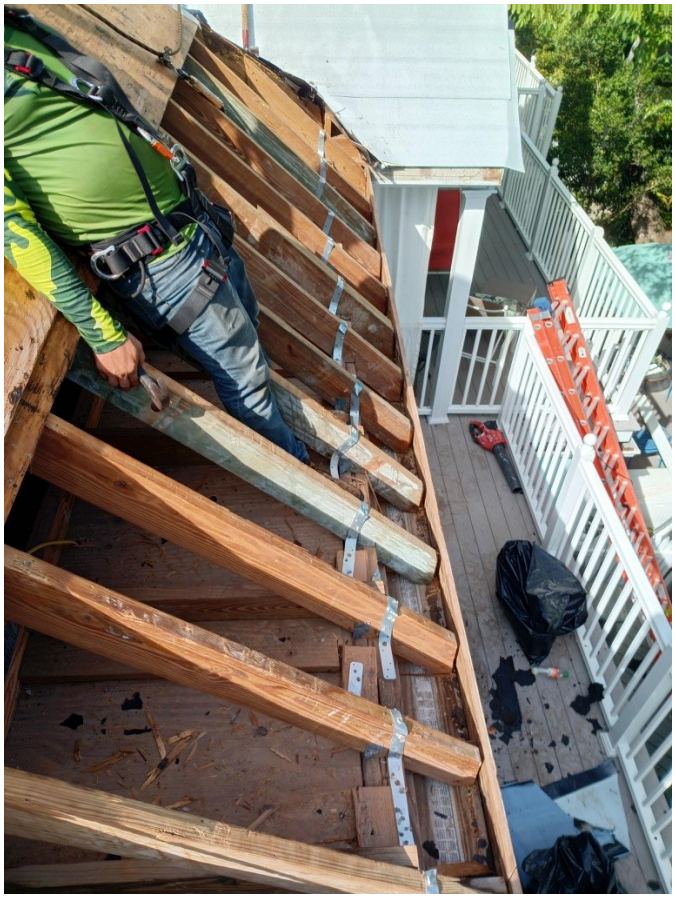
Metal roof photos

ROOF DECK

5/8 plywood nailed with 8D nails every 6 inches

ROOF TO WALL

Double wraps consisting of one strap nails with 5+ nails on either side .

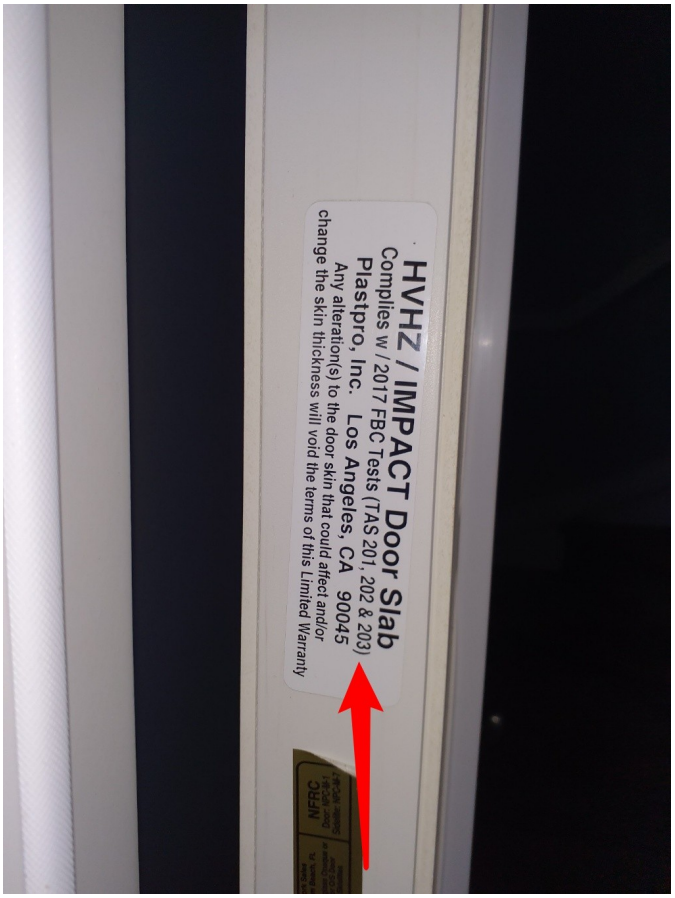


SWR

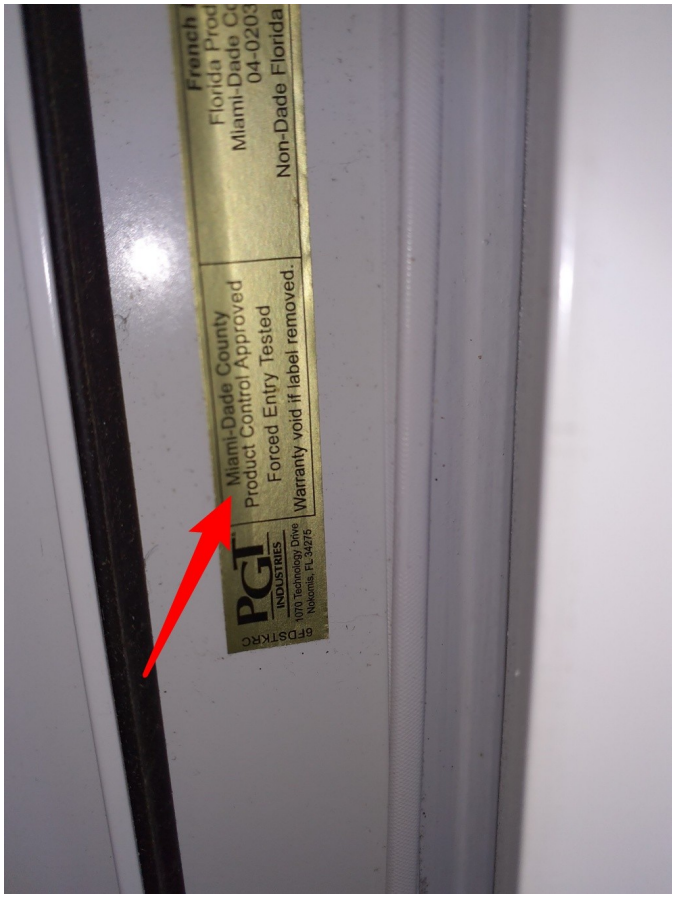
SWR installed

OPENING PROTECTION

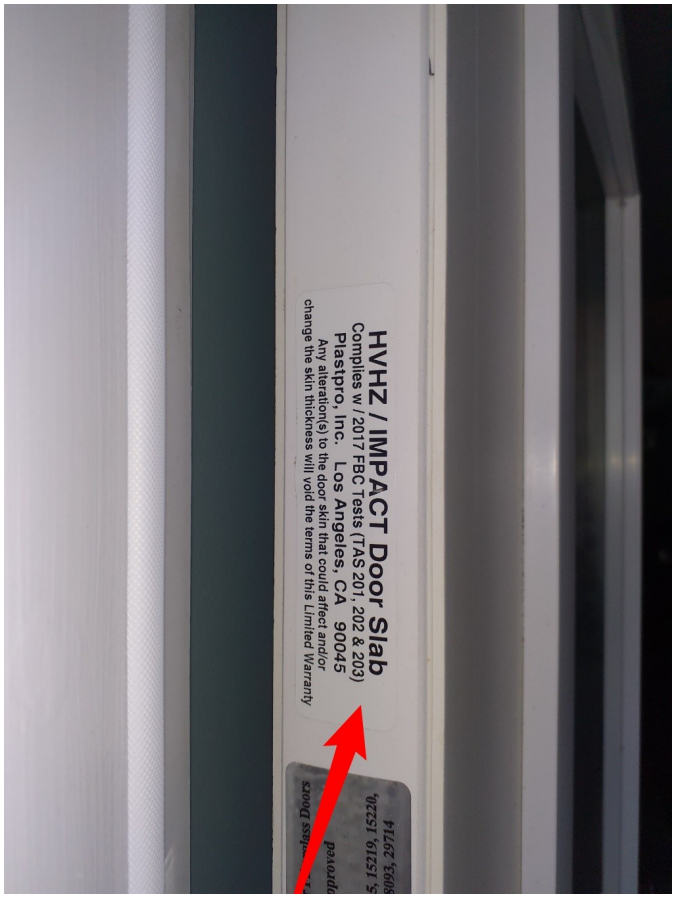
All of the doors are hurricane impact rated



TAS 201 202 203

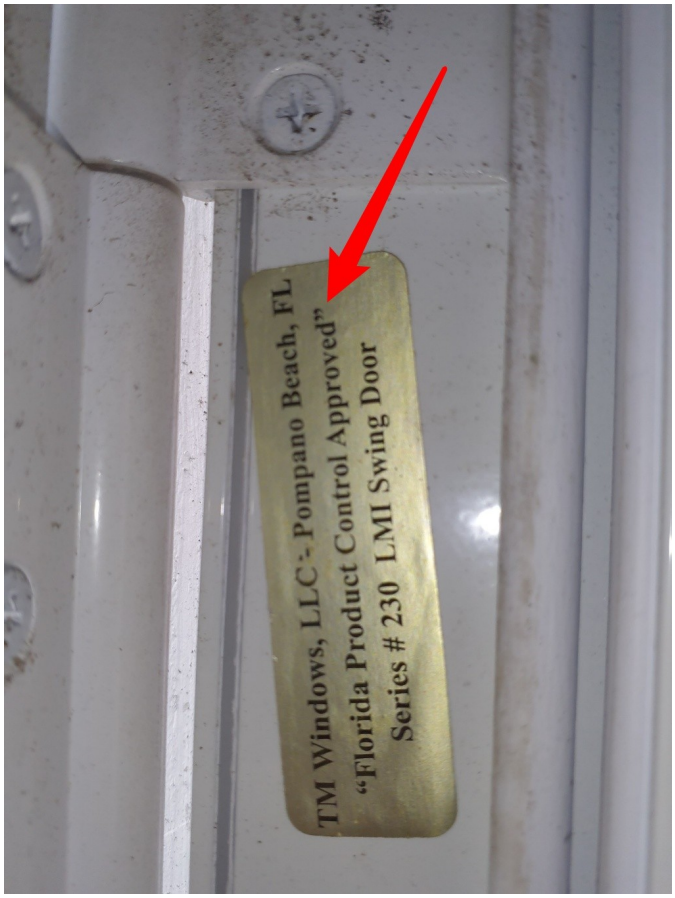


Miami-Dade county approved



TAS 201 202 203

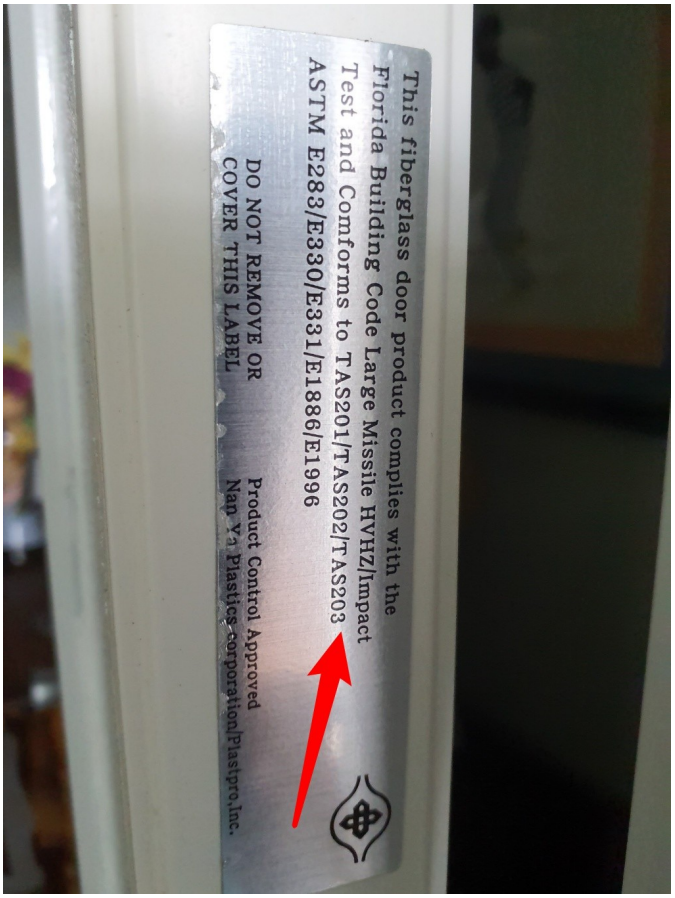
Miami-Dade county approved



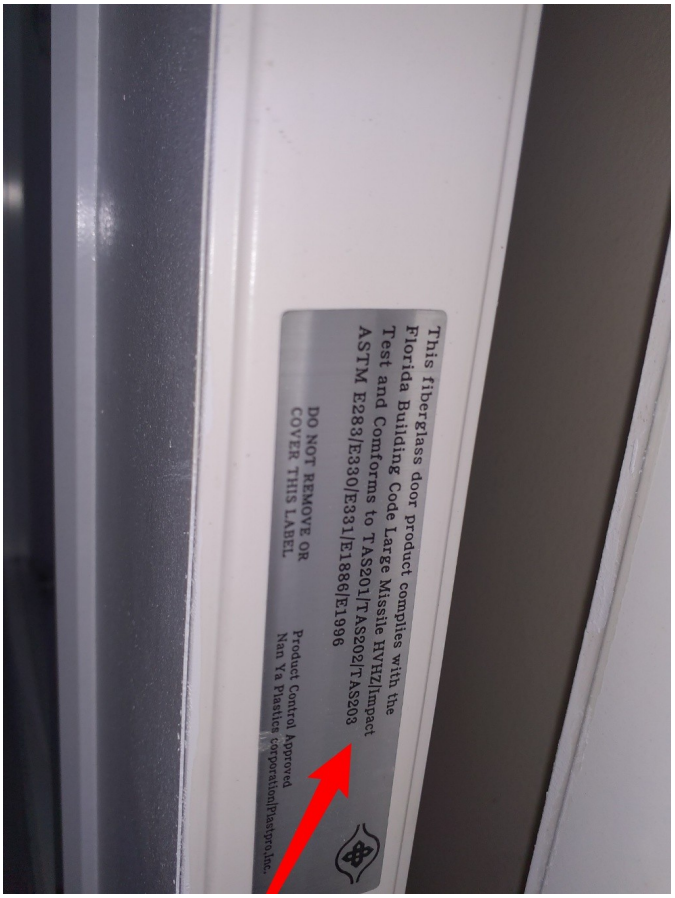
Florida product approved

HVHZ rated

HVHZ rated



TAS 201 202 203



TAS 201 202 203

TAS 201 202 203

TAS 201 202 203

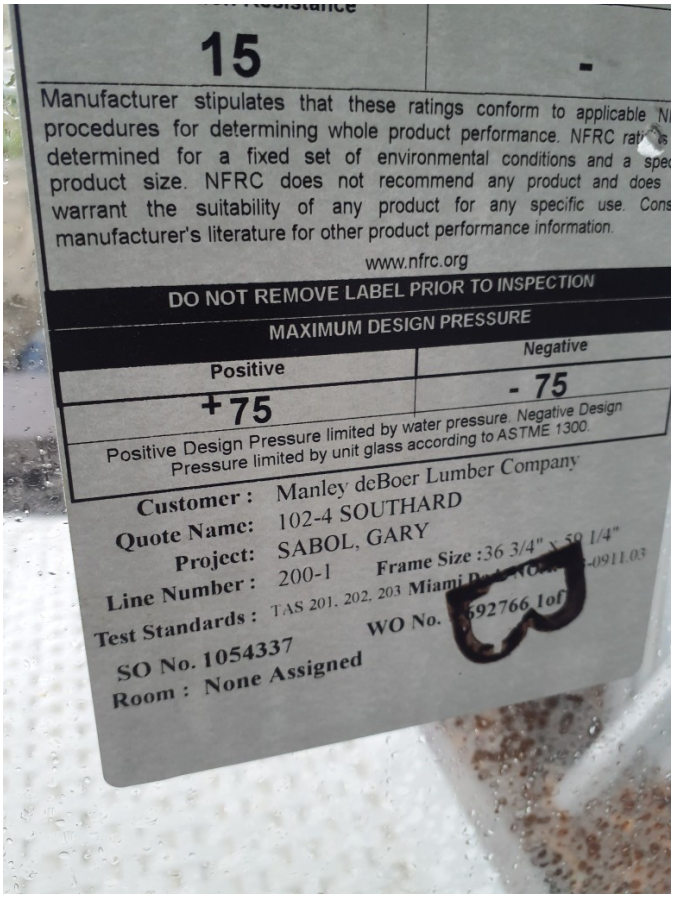
All of the windows are hurricane impact rated

Miami-Dade county approved

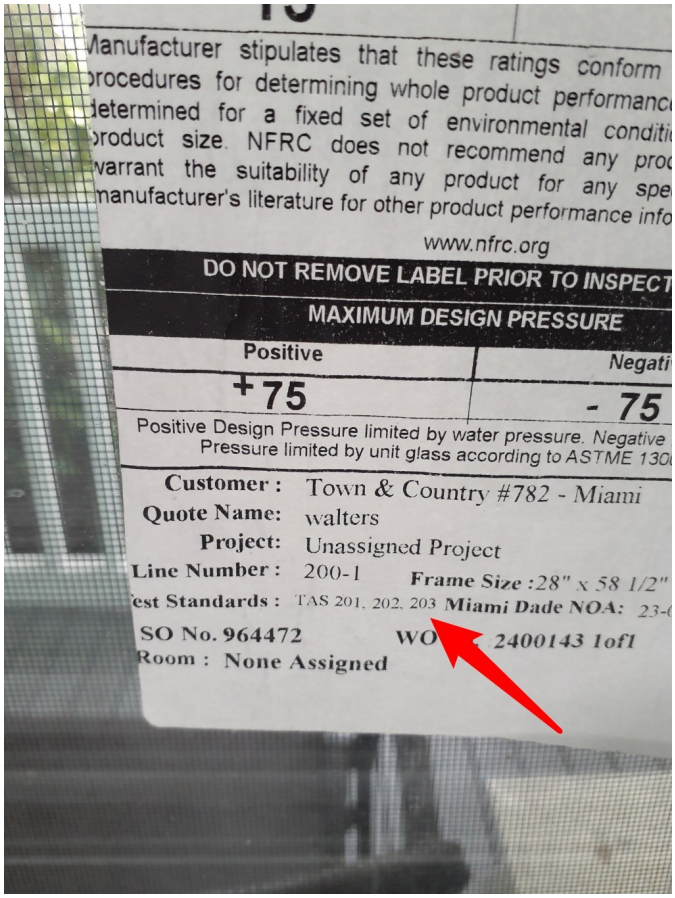
Miami-Dade county approved

Miami Dade county approved

Miami Dade county approved



Miami Dade county approved



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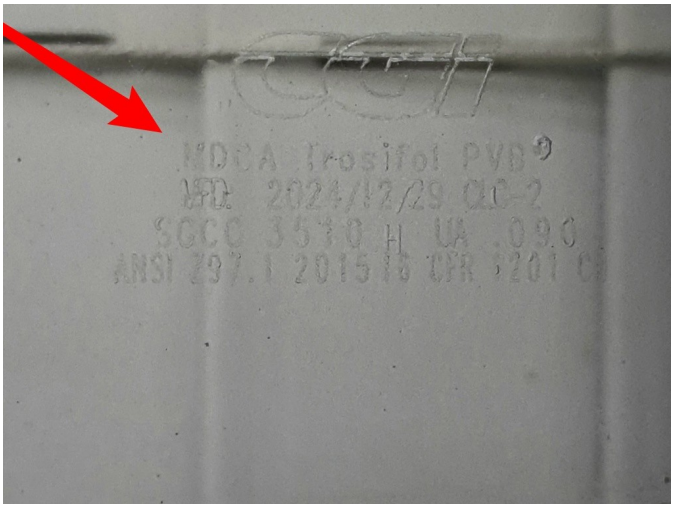

Miami-Dade county approved