



RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION



## Windstorm Mitigation Report

Villa Manor

Punta Gorda, FL

Prepared Exclusively for Villa Manor Association, Inc.

As of 08-14-2025 | FPAT File# MIT2524780

**Felten Property Assessment Team**

866.568.7853 | [www.fpat.com](http://www.fpat.com)



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

This is to certify the enclosed Windstorm Mitigation Inspection report prepared for Villa Manor 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

#### **John Felten**

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

#### **Ian Wright**

Sr. Adjuster # W273704  
Certified Wind & Hurricane Mitigation  
Inspector



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

Villa Manor

Building	Roof Covering	Roof Deck Attachment	Roof-Wall Attachment	Roof Shape	SWR	Opening Protection
Bldg A, 26485 Rampart Blvd, Units 1-28	FBC Equivalent	Level C	Clips	Hip Roof	Yes	Exterior Openings Cyclic Pressure & 9-lb Large Missile
Bldg B, 26485 Rampart Blvd, Units 1-28	FBC Equivalent	Level C	Clips	Hip Roof	Yes	Exterior Openings Cyclic Pressure & 9-lb Large Missile
Bldg C, 26485 Rampart Blvd, Units 1-22	FBC Equivalent	Level C	Clips	Hip Roof	Yes	Exterior Openings Cyclic Pressure & 9-lb Large Missile
Bldg D, 26485 Rampart Blvd, Units 1-28	FBC Equivalent	Level C	Clips	Hip Roof	Yes	Exterior Openings Cyclic Pressure & 9-lb Large Missile
Bldg E, 26485 Rampart Blvd, Units 1-28	FBC Equivalent	Level C	Clips	Hip Roof	Yes	Exterior Openings Cyclic Pressure & 9-lb Large Missile
Clubhouse Bldg, 26485 Rampart Blvd	FBC Equivalent	Level C	Clips	Hip Roof	Yes	None or Some Glazed Openings





RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION

## Windstorm Mitigation Report (OIR-B1-1802)

Villa Manor Association, Inc.

Bldg A, 26485 Rampart Blvd, Units 1-28

Punta Gorda, FL 33983

Prepared Exclusively for Villa Manor Association, Inc.

As of 08-14-2025 | FPAT File# MIT2524780

**Felten Property Assessment Team**

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## RECAPITULATION OF MITIGATION FEATURES For Bldg A, 26485 Rampart Blvd, Units 1-28

- |   |   |
|---|---|
| <b>1. Building Code:</b><br>Comments:           | <b>Unknown or does not meet the requirements of Answer A or B</b><br>The year of construction was verified as 1987 per Charlotte County Property Appraiser.   |
| <b>2. Roof Covering:</b><br>Comments:           | <b>FBC Equivalent</b><br>The roof covering was replaced in 2016. The roof permit was confirmed and the permit number is 20160611834. This roof was verified as meeting the building code requirements outlined on the mitigation affidavit.                               |
| <b>3. Roof Deck Attachment:</b><br>Comments:    | <b>Level C</b><br>Inspection verified 1/2" plywood roof deck attached with 8d nails at a minimum 6" on the edge & 6" in the field.  |
| <b>4. Roof to Wall Attachment:</b><br>Comments: | <b>Clips</b><br>Inspection verified embedded straps fastened with a minimum of three nails.   |
| <b>5. Roof Geometry:</b><br>Comments:           | <b>Hip Roof</b><br>Inspection verified a hip roof shape.  |
| <b>6. SWR:</b><br>Comments:                     | <b>Yes</b><br>SWR was verified at time of inspection. The Secondary Water Resistance verified is a self-adhering peel and stick.  |
| <b>7. Opening Protection:</b><br>Comments:      | <b>Exterior Openings Cyclic Pressure &amp; 9-lb Large Missile</b><br>Inspection verified all windows and sliding glass doors are protected with large missile rated corrugated metal or aluminum hurricane panels. See attached photographs and supporting documentation. |



Address Verification



Exterior Elevation



Exterior Elevation

Exterior Elevation



Roof Permit  
Information

Permit 20160611834:  
**Commercial Roofing**  
Record Status: **Closed**

Record Info \* Payments \* Conditions 1 Custom Component

A notice was added to this record on 12/04/2023.

Condition: PAMELA PLUMMER -AGENT  
Total Conditions: 1 (Notice: 1) [View Condition](#) Severity: Notice

View your [Plan Review](#) comments by clicking the "Record Info" menu above then select "Review Status".

**IMPORTANT:**  
View and print your [JOB CARD](#) by clicking the "Print/View Job Card" button at the bottom of the screen.

Note: You must be [logged in](#) to the [permitting site](#) to print or view your Job Card.

**Job Site Location:**

26485 RAMPART BLVD  
A  
PUNTA GORDA FL 33983  
ADDRESSKEY: 273560  
ADDID: 342733  
HISTORICAL: N \*

**Permit Details**

<b>Applicant:</b> NORMAN F DOPFER JR ROMAN ROOFING INC 805 NE 7TH TER CAPE CORAL, FL, 33909 Home Phone: 2394587663 Mobile Phone: 2393242365 Fax: 2395741814 office@romanroofinginc.com	<b>Licensed Professional:</b> NORMAN F DOPFER JR ROMAN ROOFING INC CAPE CORAL 805 NE 7TH TER CAPE CORAL, FL, 33909 Home Phone: 2394587663 Mobile Phone: 2393242365 Fax: 2395741814 C ROOFING CCC1330707
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**Job Description:**  
BLDG A: COMPLETE REROOF

**Owner:**  
VILLA MANOR \*  
100 HERONS COVE DR  
  
PUNTA GORDA FL 33983

▼ More Details  
Related Contacts  
Owner information  
F  
100 HERONS COVE DR  
PUNTA GORDA, FL, 33983

Application Information  
GENERAL  
Inspection Receive EMAIL and TEXT  
Notification  
Options:  
Expiration Date: 4/22/2017  
Construction Cost: 48000

SUPPORTING DOCUMENTATION OF WINDSTORM MITIGATION FEATURES  
LOCATED AT: Bldg A, 26485 Rampart Blvd, Units 1-28

**FPAT File #MIT2524780**

Roof Construction







Roof Construction



Roof Construction



Roof Construction



Roof Construction



Roof Construction



Roof Construction



Roof Construction



Opening Protection



Opening Protection





Opening Protection



Opening Protection



Opening Protection



SUPPORTING DOCUMENTATION OF WINDSTORM MITIGATION FEATURES  
 LOCATED AT: Bldg A, 26485 Rampart Blvd, Units 1-28

FPAT File #MIT2524780

Supporting  
Documentation

Summary of Products		
FL #	Model, Number or Name	Description
1850.1	Bertha HV Accordion - Blade 3 (HVHZ) Drawing# 17-103	Extruded aluminum blades folded together thru knuckles and retained by tracks to provide hurricane protection.
<b>Limits of Use</b> Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Others: Large Missile Level "D". Max span is 12'-7" for 35 psf positive ASD load and 13'-0" for 35 psf negative ASD load for one specific condition shown in span tables. See additional loads and spans on engineered drawings.		<b>Installation Instructions</b> <a href="#">FL1850_R11_11 AMERICAN SHUTTER SYSTEMS ASSOC., INC., DRAWING 17-103, BERTHA HV ACCORDION SHUTTER SYST..PDF</a> Verified By: American Test Lab of South Florida Inc. Created by Independent Third Party: Yes <b>Evaluation Reports</b> <a href="#">FL1850_R11_AE AMERICAN SHUTTER SYSTEMS ASSOC., INC., DRAWING 17-103, PRODUCT EVALUATION REPORT.PDF</a> Created by Independent Third Party: Yes

**Uniform Mitigation Verification Inspection Form**Maintain a copy of this form and any documentation provided with the insurance policy

Inspection Date: 08-14-2025		
<b>Owner Information</b>		
Owner Name: Villa Manor Association, Inc.		Contact Person: Luka Render
Address: Bldg A, 26485 Rampart Blvd, Units 1-28		Home Phone:
City: Punta Gorda	Zip: 33983	Work Phone: (941) 467-4102
County: Charlotte		Cell Phone:
Insurance Company:		Policy #:
Year of Home: 1987	# of Stories: 2	Email: kgkbike@hotmail.com

**NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photograph must accompany this form to validate each attribute marked in questions 3 through 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.**

1. **Building Code:** Was the structure built in compliance with the Florida Building Code (FBC 2001 or later) OR for homes located in the HVHZ (Miami-Dade or Broward counties), South Florida Building Code (SFBC-94)?

☐ A. Built in compliance with the FBC: Year Built . 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
<input type="checkbox"/> 1. Asphalt/Fiberglass Shingle				<input type="checkbox"/>
<input type="checkbox"/> 2. Concrete/Clay Tile				<input type="checkbox"/>
<input checked="" type="checkbox"/> 3. Metal	06-14-2016		2016	<input type="checkbox"/>
<input type="checkbox"/> 4. Built Up				<input type="checkbox"/>
<input type="checkbox"/> 5. Membrane				<input type="checkbox"/>
<input type="checkbox"/> 6. Other				<input type="checkbox"/>

☒ A. All roof coverings listed above meet the FBC with a FBC or Miami-Dade Product Approval listing current at time of installation OR have a roofing permit application date on or after 3/1/02 OR the roof is original and built in 2004 or later.

☐ B. All roof coverings have a Miami-Dade Product Approval listing current at time of installation OR (for the HVHZ only) a roofing permit application after 9/1/1994 and before 3/1/2002 OR the roof is original and built in 1997 or later.

☐ C. One or more roof coverings do not meet the requirements of Answer "A" or "B".

☐ D. No roof coverings meet the requirements of Answer "A" or "B".

3. **Roof Deck Attachment:** What is the weakest form of roof deck attachment?

☐ A. Plywood/Oriented strand board (OSB) roof sheathing attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by staples or 6d nails spaced at 6" along the edge and 12" in the field. -OR- Batten decking supporting wood shakes or wood shingles. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that has an equivalent mean uplift less than that required for Options B or C below.

☐ B. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 12" inches in the field. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance than 8d nails spaced a maximum of 12 inches in the field or has a mean uplift resistance of at least 103 psf.

☒ C. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 6" inches in the field. -OR- Dimensional lumber/Tongue & Groove decking with a minimum of 2 nails per board (or 1 nail per board if each board is equal to or less than 6 inches in width). -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent

Inspectors Initials *HA* Property Address Bldg A, 26485 Rampart Blvd, Units 1-28, Punta Gorda

**\*This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**

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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: ; 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
- ☐ 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
A	Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights)	X				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.

<b>MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR.</b> <i>Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form.</i>		
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 who has completed the statutory number of hours of hurricane mitigation training approved by the Construction Industry Licensing Board and completion of a proficiency exam.
- ☐ Building code inspector certified under Section 468.607, Florida Statutes.
- ☒ General, building or residential contractor licensed under Section 489.111, Florida Statutes.
- ☐ Professional engineer licensed under Section 471.015, Florida Statutes.
- ☐ Professional architect licensed under Section 481.213, Florida Statutes.
- ☐ Any other individual or entity recognized by the insurer as possessing the necessary qualifications to properly complete a uniform mitigation verification form pursuant to Section 627.711(2), Florida Statutes.

**Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida Statutes, must inspect the structures personally and not through employees or other persons. Licensees under s.471.015 or s.489.111 may authorize a direct employee who possesses the requisite skill, knowledge, and experience to conduct a mitigation verification inspection.**

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

Qualified Inspector Signature:  Date: 08-14-2025


**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.

Inspectors Initials  Property Address Bldg A, 26485 Rampart Blvd, Units 1-28, Punta Gorda

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Villa Manor Association, Inc.

Bldg B, 26485 Rampart Blvd, Units 1-28

Punta Gorda, FL 33983

Prepared Exclusively for Villa Manor Association, Inc.

As of 08-14-2025 | FPAT File# MIT2524780

**Felten Property Assessment Team**

866.568.7853 | [www.fpat.com](http://www.fpat.com)



## RECAPITULATION OF MITIGATION FEATURES For Bldg B, 26485 Rampart Blvd, Units 1-28

- |   |   |
|---|---|
| <b>1. Building Code:</b><br>Comments:           | <b>Unknown or does not meet the requirements of Answer A or B</b><br>The year of construction was verified as 1988 per Charlotte County Property Appraiser.   |
| <b>2. Roof Covering:</b><br>Comments:           | <b>FBC Equivalent</b><br>The roof covering was replaced in 2016. The roof permit was confirmed and the permit number is 20160611835. This roof was verified as meeting the building code requirements outlined on the mitigation affidavit.                               |
| <b>3. Roof Deck Attachment:</b><br>Comments:    | <b>Level C</b><br>Inspection verified 1/2" plywood roof deck attached with 8d nails at a minimum 6" on the edge & 6" in the field.  |
| <b>4. Roof to Wall Attachment:</b><br>Comments: | <b>Clips</b><br>Inspection verified embedded straps fastened with a minimum of three nails.   |
| <b>5. Roof Geometry:</b><br>Comments:           | <b>Hip Roof</b><br>Inspection verified a hip roof shape.  |
| <b>6. SWR:</b><br>Comments:                     | <b>Yes</b><br>SWR was verified at time of inspection. The Secondary Water Resistance verified is a self-adhering peel and stick.  |
| <b>7. Opening Protection:</b><br>Comments:      | <b>Exterior Openings Cyclic Pressure &amp; 9-lb Large Missile</b><br>Inspection verified all windows and sliding glass doors are protected with large missile rated corrugated metal or aluminum hurricane panels. See attached photographs and supporting documentation. |



Address Verification



Exterior Elevation



Exterior Elevation



Exterior Elevation



Roof Permit  
Information

Permit 20160611835:  
**Commercial Roofing**  
Record Status: **Closed**

Record Info \*    Payments \*    Conditions 1    Custom Components

A notice was added to this record on 12/04/2023.

Condition: PAMELA PLUMMER -AGENT    [View Condition](#)    Severity:    Notice  
Total Conditions: 1 (Notice: 1, Met: 1)

View your **Plan Review** comments by clicking the "Record Info" menu above then select "Review Status".

**IMPORTANT:**  
View and print your **JOB CARD** by clicking the "Print/View Job Card" button at the bottom of the screen.

Note: You must be logged in to the permitting site to print or view your Job Card.

**Job Site Location:**

26485 RAMPART BLVD  
B  
PUNTA GORDA FL 33983  
ADDRESSKEY: 273543  
ADDID: 342750  
HISTORICAL: N \*

**Permit Details**

<b>Applicant:</b> NORMAN F DOOPER JR ROMAN ROOFING INC 805 NE 7TH TER CAPE CORAL, FL, 33909 Home Phone: 2394587663 Mobile Phone: 2393242365 Fax: 2395741814 office@romanroofinginc.com	<b>Licensed Professional:</b> NORMAN F DOOPER JR ROMAN ROOFING INC CAPE CORAL 805 NE 7TH TER CAPE CORAL, FL, 33909 Home Phone: 2394587663 Mobile Phone: 2393242365 Fax: 2395741814 C ROOFING CCC1330707
<b>Job Description:</b> BLDG B: COMPLETE REROOF	<b>Owner:</b> VILLA MANOR * 100 HERONS COVE DR  PUNTA GORDA FL 33983

▼ More Details

☒ Related Contacts

**Owner Information**  
F  
100 HERONS COVE DR  
PUNTA GORDA, FL 33983

☒ Application Information

**GENERAL**  
Inspection: Receive EMAIL and TEXT  
Notification  
Options:  
Expiration Date: 4/22/2017  
Construction Cost: 48000



Roof Construction



Roof Construction



Roof Construction



Roof Construction



Roof Construction



Roof Construction



Roof Construction





Roof Construction



Opening Protection



Opening Protection



Opening Protection



Opening Protection



Opening Protection

Supporting  
Documentation

Summary of Products		
FL #	Model, Number or Name	Description
1850.1	Bertha HV Accordion - Blade 3 (HVHZ) Drawing# 17-103	Extruded aluminum blades folded together thru knuckles and retained by tracks to provide hurricane protection.
<b>Limits of Use</b> Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Others: Large Missile Level "D". Max span is 12'-7" for 35 psf positive ASD load and 13'-0" for 35 psf negative ASD load for one specific condition shown in span tables. See additional loads and spans on engineered drawings.		<b>Installation Instructions</b> <a href="#">FL1850_R11_11 AMERICAN SHUTTER SYSTEMS ASSOC., INC., DRAWING 17-103, BERTHA HV ACCORDION SHUTTER SYST..PDF</a> Verified By: American Test Lab of South Florida Inc. Created by Independent Third Party: Yes <b>Evaluation Reports</b> <a href="#">FL1850_R11_AE AMERICAN SHUTTER SYSTEMS ASSOC., INC., DRAWING 17-103, PRODUCT EVALUATION REPORT.PDF</a> Created by Independent Third Party: Yes

**Uniform Mitigation Verification Inspection Form**Maintain a copy of this form and any documentation provided with the insurance policy

Inspection Date: 08-14-2025		
<b>Owner Information</b>		
Owner Name: Villa Manor Association, Inc.		Contact Person: Luka Render
Address: Bldg B, 26485 Rampart Blvd, Units 1-28		Home Phone:
City: Punta Gorda	Zip: 33983	Work Phone: (941) 467-4102
County: Charlotte		Cell Phone:
Insurance Company:		Policy #:
Year of Home: 1988	# of Stories: 2	Email: kgkbike@hotmail.com

**NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photograph must accompany this form to validate each attribute marked in questions 3 through 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.**

1. **Building Code:** Was the structure built in compliance with the Florida Building Code (FBC 2001 or later) OR for homes located in the HVHZ (Miami-Dade or Broward counties), South Florida Building Code (SFBC-94)?

☐ A. Built in compliance with the FBC: Year Built . 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
<input type="checkbox"/> 1. Asphalt/Fiberglass Shingle				<input type="checkbox"/>
<input type="checkbox"/> 2. Concrete/Clay Tile				<input type="checkbox"/>
<input checked="" type="checkbox"/> 3. Metal	06-14-2016		2016	<input type="checkbox"/>
<input type="checkbox"/> 4. Built Up				<input type="checkbox"/>
<input type="checkbox"/> 5. Membrane				<input type="checkbox"/>
<input type="checkbox"/> 6. Other				<input type="checkbox"/>

☒ A. All roof coverings listed above meet the FBC with a FBC or Miami-Dade Product Approval listing current at time of installation OR have a roofing permit application date on or after 3/1/02 OR the roof is original and built in 2004 or later.

☐ B. All roof coverings have a Miami-Dade Product Approval listing current at time of installation OR (for the HVHZ only) a roofing permit application after 9/1/1994 and before 3/1/2002 OR the roof is original and built in 1997 or later.

☐ C. One or more roof coverings do not meet the requirements of Answer "A" or "B".

☐ D. No roof coverings meet the requirements of Answer "A" or "B".

3. **Roof Deck Attachment:** What is the weakest form of roof deck attachment?

☐ A. Plywood/Oriented strand board (OSB) roof sheathing attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by staples or 6d nails spaced at 6" along the edge and 12" in the field. -OR- Batten decking supporting wood shakes or wood shingles. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that has an equivalent mean uplift less than that required for Options B or C below.

☐ B. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 12" inches in the field. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance than 8d nails spaced a maximum of 12 inches in the field or has a mean uplift resistance of at least 103 psf.

☒ C. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 6" inches in the field. -OR- Dimensional lumber/Tongue & Groove decking with a minimum of 2 nails per board (or 1 nail per board if each board is equal to or less than 6 inches in width). -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent

Inspectors Initials *HA* Property Address Bldg B, 26485 Rampart Blvd, Units 1-28, Punta Gorda

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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: ; 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
- ☐ 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.

Inspectors Initials  Property Address Bldg B, 26485 Rampart Blvd, Units 1-28, Punta Gorda

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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
A	Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights)	X				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						
N	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.

<b>MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR.</b> <i>Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form.</i>		
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 who has completed the statutory number of hours of hurricane mitigation training approved by the Construction Industry Licensing Board and completion of a proficiency exam.
- ☐ Building code inspector certified under Section 468.607, Florida Statutes.
- ☒ General, building or residential contractor licensed under Section 489.111, Florida Statutes.
- ☐ Professional engineer licensed under Section 471.015, Florida Statutes.
- ☐ Professional architect licensed under Section 481.213, Florida Statutes.
- ☐ Any other individual or entity recognized by the insurer as possessing the necessary qualifications to properly complete a uniform mitigation verification form pursuant to Section 627.711(2), Florida Statutes.

**Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida Statutes, must inspect the structures personally and not through employees or other persons. Licensees under s.471.015 or s.489.111 may authorize a direct employee who possesses the requisite skill, knowledge, and experience to conduct a mitigation verification inspection.**

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

Qualified Inspector Signature:  Date: 08-14-2025


**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.

Inspectors Initials  Property Address Bldg B, 26485 Rampart Blvd, Units 1-28, Punta Gorda

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



RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION

## Windstorm Mitigation Report (OIR-B1-1802)

Villa Manor Association, Inc.

Bldg C, 26485 Rampart Blvd, Units 1-22

Punta Gorda, FL 33983

Prepared Exclusively for Villa Manor Association, Inc.

As of 08-14-2025 | FPAT File# MIT2524780

**Felten Property Assessment Team**

866.568.7853 | [www.fpat.com](http://www.fpat.com)





## RECAPITULATION OF MITIGATION FEATURES For Bldg C, 26485 Rampart Blvd, Units 1-22

- |   |   |
|---|---|
| <b>1. Building Code:</b><br>Comments:           | <b>Unknown or does not meet the requirements of Answer A or B</b><br>The year of construction was verified as 1988 per Charlotte County Property Appraiser.   |
| <b>2. Roof Covering:</b><br>Comments:           | <b>FBC Equivalent</b><br>The roof covering was replaced in 2016. The roof permit was confirmed and the permit number is 20160611837. This roof was verified as meeting the building code requirements outlined on the mitigation affidavit.                               |
| <b>3. Roof Deck Attachment:</b><br>Comments:    | <b>Level C</b><br>Inspection verified 1/2" plywood roof deck attached with 8d nails at a minimum 6" on the edge & 6" in the field.  |
| <b>4. Roof to Wall Attachment:</b><br>Comments: | <b>Clips</b><br>Inspection verified embedded straps fastened with a minimum of three nails.   |
| <b>5. Roof Geometry:</b><br>Comments:           | <b>Hip Roof</b><br>Inspection verified a hip roof shape.  |
| <b>6. SWR:</b><br>Comments:                     | <b>Yes</b><br>SWR was verified at time of inspection. The Secondary Water Resistance verified is a self-adhering peel and stick.  |
| <b>7. Opening Protection:</b><br>Comments:      | <b>Exterior Openings Cyclic Pressure &amp; 9-lb Large Missile</b><br>Inspection verified all windows and sliding glass doors are protected with large missile rated corrugated metal or aluminum hurricane panels. See attached photographs and supporting documentation. |



Address Verification



Exterior Elevation



Exterior Elevation

Exterior Elevation



Roof Permit  
Information

Permit 20160611837:  
**Commercial Roofing**  
Record Status: **Closed**

Record Info \* Payments \* Conditions 1 Custom Components

A notice was added to this record on 12/04/2025.

Condition: PAMELA PLUMMER -AGENT View Condition Severity: Notice  
Total Conditions: 1 (Notice: 1, Met: 1)

View your **Plan Review** comments by clicking the "Record Info" menu above then select "Review Status".

**IMPORTANT:**  
View and print your **JOB CARD** by clicking the "Print/View Job Card" button at the bottom of the screen.  
Now: You must be logged in to the permitting step to print or view your Job Card.

**Job Site Location:**

26485 RAMPART BLVD  
C  
PUNTA GORDA FL 33983  
HISTORICAL: N \*

**Permit Details**

<b>Applicant:</b> NORMAN F DOPFER JR ROMAN ROOFING INC 805 NE 7TH TER CAPE CORAL, FL, 33909 Home Phone: 2394587663 Mobile Phone: 2393242365 Fax: 2395741814 office@romanroofinginc.com	<b>Licensed Professional:</b> NORMAN F DOPFER JR ROMAN ROOFING INC CAPE CORAL 805 NE 7TH TER CAPE CORAL, FL, 33909 Home Phone: 2394587663 Mobile Phone: 2393242365 Fax: 2395741814 C-ROOFING CCC1330707
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**Job Description:**  
BLDG C: COMPLETE REROOF

**Owner:**  
VILLA MANOR \*  
100 HERONS COVE DR  
  
PUNTA GORDA FL 33983

▼ More Details

Related Contacts

**Owner information**  
P  
100 HERONS COVE DR  
PUNTA GORDA, FL, 33983

Application Information

**GENERAL**  
Inspection Notification Options: Receive EMAIL and TEXT  
Expiration Date: 4/22/2017  
Construction Cost: 30000

SUPPORTING DOCUMENTATION OF WINDSTORM MITIGATION FEATURES  
LOCATED AT: Bldg C, 26485 Rampart Blvd, Units 1-22

**FPAT File #MIT2524780**

Roof Construction







Roof Construction



Roof Construction



Roof Construction



Roof Construction



Roof Construction



Roof Construction



Roof Construction



Opening Protection



Opening Protection





Opening Protection

Summary of Products		
FL #	Model, Number or Name	Description
1850.1	Bertha HV Accordion - Blade 3 (HVHZ) Drawing# 17-103	Extruded aluminum blades folded together thru knuckles and retained by tracks to provide hurricane protection.
<b>Limits of Use</b> Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Other: Large Missile Level "D", Max span is 12'-7" for 35 psf positive ASD load and 13'-0" for 35 psf negative ASD load for one specific condition shown in span tables. See additional loads and spans on engineered drawings.		<b>Installation Instructions</b> FL1850_R11_II_AMERICAN SHUTTER SYSTEMS ASSOC., INC., DRAWING 17-103_BERTHA HV ACCORDION SHUTTER SYST..PDF Verified By: American Test Lab of South Florida Inc. Created by Independent Third Party: Yes <b>Evaluation Reports</b> FL1850_R11_AE_AMERICAN SHUTTER SYSTEMS ASSOC., INC., DRAWING 17-103_PRODUCT EVALUATION REPORT.PDF Created by Independent Third Party: Yes

Supporting Documentation



**Uniform Mitigation Verification Inspection Form**Maintain a copy of this form and any documentation provided with the insurance policy

Inspection Date: 08-14-2025		
<b>Owner Information</b>		
Owner Name: Villa Manor Association, Inc.		Contact Person: Luka Render
Address: Bldg C, 26485 Rampart Blvd, Units 1-22		Home Phone:
City: Punta Gorda	Zip: 33983	Work Phone: (941) 467-4102
County: Charlotte		Cell Phone:
Insurance Company:		Policy #:
Year of Home: 1988	# of Stories: 2	Email: kgkbike@hotmail.com

**NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photograph must accompany this form to validate each attribute marked in questions 3 through 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.**

1. **Building Code:** Was the structure built in compliance with the Florida Building Code (FBC 2001 or later) OR for homes located in the HVHZ (Miami-Dade or Broward counties), South Florida Building Code (SFBC-94)?

☐ A. Built in compliance with the FBC: Year Built . 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
<input type="checkbox"/> 1. Asphalt/Fiberglass Shingle				<input type="checkbox"/>
<input type="checkbox"/> 2. Concrete/Clay Tile				<input type="checkbox"/>
<input checked="" type="checkbox"/> 3. Metal	06-14-2016		2016	<input type="checkbox"/>
<input type="checkbox"/> 4. Built Up				<input type="checkbox"/>
<input type="checkbox"/> 5. Membrane				<input type="checkbox"/>
<input type="checkbox"/> 6. Other				<input type="checkbox"/>

☒ A. All roof coverings listed above meet the FBC with a FBC or Miami-Dade Product Approval listing current at time of installation OR have a roofing permit application date on or after 3/1/02 OR the roof is original and built in 2004 or later.

☐ B. All roof coverings have a Miami-Dade Product Approval listing current at time of installation OR (for the HVHZ only) a roofing permit application after 9/1/1994 and before 3/1/2002 OR the roof is original and built in 1997 or later.

☐ C. One or more roof coverings do not meet the requirements of Answer "A" or "B".

☐ D. No roof coverings meet the requirements of Answer "A" or "B".

3. **Roof Deck Attachment:** What is the weakest form of roof deck attachment?

☐ A. Plywood/Oriented strand board (OSB) roof sheathing attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by staples or 6d nails spaced at 6" along the edge and 12" in the field. -OR- Batten decking supporting wood shakes or wood shingles. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that has an equivalent mean uplift less than that required for Options B or C below.

☐ B. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 12" inches in the field. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance than 8d nails spaced a maximum of 12 inches in the field or has a mean uplift resistance of at least 103 psf.

☒ C. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 6" inches in the field. -OR- Dimensional lumber/Tongue & Groove decking with a minimum of 2 nails per board (or 1 nail per board if each board is equal to or less than 6 inches in width). -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent

Inspectors Initials *HA* Property Address Bldg C, 26485 Rampart Blvd, Units 1-22, Punta Gorda

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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: ; 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
- ☐ 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
A	Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights)	X				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.

<b>MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR.</b> <i>Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form.</i>		
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 who has completed the statutory number of hours of hurricane mitigation training approved by the Construction Industry Licensing Board and completion of a proficiency exam.
- ☐ Building code inspector certified under Section 468.607, Florida Statutes.
- ☒ General, building or residential contractor licensed under Section 489.111, Florida Statutes.
- ☐ Professional engineer licensed under Section 471.015, Florida Statutes.
- ☐ Professional architect licensed under Section 481.213, Florida Statutes.
- ☐ Any other individual or entity recognized by the insurer as possessing the necessary qualifications to properly complete a uniform mitigation verification form pursuant to Section 627.711(2), Florida Statutes.

**Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida Statutes, must inspect the structures personally and not through employees or other persons. Licensees under s.471.015 or s.489.111 may authorize a direct employee who possesses the requisite skill, knowledge, and experience to conduct a mitigation verification inspection.**

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

Qualified Inspector Signature:  Date: 08-14-2025


**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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RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION



## Windstorm Mitigation Report (OIR-B1-1802)

Villa Manor Association, Inc.

Bldg D, 26485 Rampart Blvd, Units 1-28

Punta Gorda, FL 33983

Prepared Exclusively for Villa Manor Association, Inc.

As of 08-14-2025 | FPAT File# MIT2524780

**Felten Property Assessment Team**

866.568.7853 | [www.fpat.com](http://www.fpat.com)



## RECAPITULATION OF MITIGATION FEATURES For Bldg D, 26485 Rampart Blvd, Units 1-28

- |   |   |
|---|---|
| <b>1. Building Code:</b><br>Comments:           | <b>Unknown or does not meet the requirements of Answer A or B</b><br>The year of construction was verified as 1989 per Charlotte County Property Appraiser.   |
| <b>2. Roof Covering:</b><br>Comments:           | <b>FBC Equivalent</b><br>The roof covering was replaced in 2016. The roof permit was confirmed and the permit number is 20160611838. This roof was verified as meeting the building code requirements outlined on the mitigation affidavit.                               |
| <b>3. Roof Deck Attachment:</b><br>Comments:    | <b>Level C</b><br>Inspection verified 1/2" plywood roof deck attached with 8d nails at a minimum 6" on the edge & 6" in the field.  |
| <b>4. Roof to Wall Attachment:</b><br>Comments: | <b>Clips</b><br>Inspection verified embedded straps fastened with a minimum of three nails.   |
| <b>5. Roof Geometry:</b><br>Comments:           | <b>Hip Roof</b><br>Inspection verified a hip roof shape.  |
| <b>6. SWR:</b><br>Comments:                     | <b>Yes</b><br>SWR was verified at time of inspection. The Secondary Water Resistance verified is a self-adhering peel and stick.  |
| <b>7. Opening Protection:</b><br>Comments:      | <b>Exterior Openings Cyclic Pressure &amp; 9-lb Large Missile</b><br>Inspection verified all windows and sliding glass doors are protected with large missile rated corrugated metal or aluminum hurricane panels. See attached photographs and supporting documentation. |



Address Verification



Exterior Elevation



Exterior Elevation



Exterior Elevation



Roof Permit  
Information

Permit 20160611838:  
Commercial Roofing  
Record Status: Closed

Record Info \* Payments \* Conditions 1 Custom Components

A notice was added to this record on 12/04/2023.

Condition: PAMELA PLUMMER -AGENT  
Total Conditions: 1 (Notice: 1, Met: 1) [View Condition](#) Severity: Notice

View your [Plan Review](#) comments by clicking the "Record Info" menu above then select "Review Status".

**IMPORTANT:**  
View and print your [JOB CARD](#) by clicking the "Print/View Job Card" button at the bottom of the screen.

Note: You must be logged in to the permitting site to print or view your Job Card.

**Job Site Location:**

26485 RAMPART BLVD  
D  
PUNTA GORDA FL 33983  
HISTORICAL: N \*

**Permit Details**

<b>Applicant:</b> NORMAN F DOPFER JR ROMAN ROOFING INC 805 NE 7TH TER CAPE CORAL, FL 33909 Home Phone: 2394587663 Mobile Phone: 2393242365 Fax: 2395741814 office@romanroofinginc.com	<b>Licensed Professional:</b> NORMAN F DOPFER JR ROMAN ROOFING INC CAPE CORAL 805 NE 7TH TER CAPE CORAL, FL 33909 Home Phone: 2394587663 Mobile Phone: 2393242365 Fax: 2395741814 C. ROOFING CCC1330707
<b>Job Description:</b> BLDG D: COMPLETE REROOF	<b>Owner:</b> VILLA MANOR * 100 HERONS COVE DR  PUNTA GORDA FL 33983

▼ More Details

Related Contacts

**Owner information**  
F  
100 HERONS COVE DR  
PUNTA GORDA, FL, 33983

**Application Information**  
GENERAL  
Inspection Receive EMAIL and TEXT  
Notification  
Options:  
Expiration Date: 3/28/2017  
Construction Cost: 48000



SUPPORTING DOCUMENTATION OF WINDSTORM MITIGATION FEATURES  
LOCATED AT: Bldg D, 26485 Rampart Blvd, Units 1-28

**FPAT File #MIT2524780**

Roof Construction





Roof Construction



Roof Construction



Roof Construction



Roof Construction



Roof Construction



Roof Construction





Roof Construction



Roof Construction



Opening Protection





Opening Protection



Opening Protection



Opening Protection

## Opening Protection



## Supporting Documentation

Summary of Products		
FL #	Model, Number or Name	Description
1850.1	Bertha HV Accordion - Blade 3 (HVHZ) Drawing# 17-103	Extruded aluminum blades folded together thru knuckles and retained by tracks to provide hurricane protection.
<b>Limits of Use</b> Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Other: Large Missile Level "D", Max span is 12'-7" for 35 psf positive ASD load and 13'-0" for 35 psf negative ASD load for one specific condition shown in span tables. See additional loads and spans on engineered drawings.		<b>Installation Instructions</b> FL1850_R11_II AMERICAN SHUTTER SYSTEMS ASSOC., INC., DRAWING 17-103 - BERTHA HV ACCORDION SHUTTER SYST..PDF Verified By: American Test Lab of South Florida Inc. Created by Independent Third Party: Yes <b>Evaluation Reports</b> FL1850_R11_AE AMERICAN SHUTTER SYSTEMS ASSOC., INC., DRAWING 17-103 - PRODUCT EVALUATION REPORT.PDF Created by Independent Third Party: Yes

**Uniform Mitigation Verification Inspection Form**Maintain a copy of this form and any documentation provided with the insurance policy

Inspection Date: 08-14-2025		
<b>Owner Information</b>		
Owner Name: Villa Manor Association, Inc.		Contact Person: Luka Render
Address: Bldg D, 26485 Rampart Blvd, Units 1-28		Home Phone:
City: Punta Gorda	Zip: 33983	Work Phone: (941) 467-4102
County: Charlotte		Cell Phone:
Insurance Company:		Policy #:
Year of Home: 1989	# of Stories: 2	Email: kgkbike@hotmail.com

**NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photograph must accompany this form to validate each attribute marked in questions 3 through 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.**

1. **Building Code:** Was the structure built in compliance with the Florida Building Code (FBC 2001 or later) OR for homes located in the HVHZ (Miami-Dade or Broward counties), South Florida Building Code (SFBC-94)?

☐ A. Built in compliance with the FBC: Year Built . 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
<input type="checkbox"/> 1. Asphalt/Fiberglass Shingle				<input type="checkbox"/>
<input type="checkbox"/> 2. Concrete/Clay Tile				<input type="checkbox"/>
<input checked="" type="checkbox"/> 3. Metal	06-14-2016		2016	<input type="checkbox"/>
<input type="checkbox"/> 4. Built Up				<input type="checkbox"/>
<input type="checkbox"/> 5. Membrane				<input type="checkbox"/>
<input type="checkbox"/> 6. Other				<input type="checkbox"/>

☒ A. All roof coverings listed above meet the FBC with a FBC or Miami-Dade Product Approval listing current at time of installation OR have a roofing permit application date on or after 3/1/02 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: ; 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
- ☐ 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
A	Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights)	X				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

Inspectors Initials  Property Address Bldg D, 26485 Rampart Blvd, Units 1-28, Punta Gorda

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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.

<b>MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR.</b> <i>Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form.</i>		
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 who has completed the statutory number of hours of hurricane mitigation training approved by the Construction Industry Licensing Board and completion of a proficiency exam.
- ☐ Building code inspector certified under Section 468.607, Florida Statutes.
- ☒ General, building or residential contractor licensed under Section 489.111, Florida Statutes.
- ☐ Professional engineer licensed under Section 471.015, Florida Statutes.
- ☐ Professional architect licensed under Section 481.213, Florida Statutes.
- ☐ Any other individual or entity recognized by the insurer as possessing the necessary qualifications to properly complete a uniform mitigation verification form pursuant to Section 627.711(2), Florida Statutes.

**Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida Statutes, must inspect the structures personally and not through employees or other persons. Licensees under s.471.015 or s.489.111 may authorize a direct employee who possesses the requisite skill, knowledge, and experience to conduct a mitigation verification inspection.**

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

Qualified Inspector Signature:  Date: 08-14-2025

**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.

Inspectors Initials  Property Address Bldg D, 26485 Rampart Blvd, Units 1-28, Punta Gorda

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RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION



## Windstorm Mitigation Report (OIR-B1-1802)

Villa Manor Association, Inc.

Bldg E, 26485 Rampart Blvd, Units 1-28

Punta Gorda, FL 33983

Prepared Exclusively for Villa Manor Association, Inc.

As of 08-14-2025 | FPAT File# MIT2524780

**Felten Property Assessment Team**

866.568.7853 | [www.fpat.com](http://www.fpat.com)



## RECAPITULATION OF MITIGATION FEATURES For Bldg E, 26485 Rampart Blvd, Units 1-28

- |   |   |
|---|---|
| <b>1. Building Code:</b><br>Comments:           | <b>Unknown or does not meet the requirements of Answer A or B</b><br>The year of construction was verified as 1989 per Charlotte County Property Appraiser.   |
| <b>2. Roof Covering:</b><br>Comments:           | <b>FBC Equivalent</b><br>The roof covering was replaced in 2016. The roof permit was confirmed and the permit number is 20160611839. This roof was verified as meeting the building code requirements outlined on the mitigation affidavit.                               |
| <b>3. Roof Deck Attachment:</b><br>Comments:    | <b>Level C</b><br>Inspection verified 1/2" plywood roof deck attached with 8d nails at a minimum 6" on the edge & 6" in the field.  |
| <b>4. Roof to Wall Attachment:</b><br>Comments: | <b>Clips</b><br>Inspection verified embedded straps fastened with a minimum of three nails.   |
| <b>5. Roof Geometry:</b><br>Comments:           | <b>Hip Roof</b><br>Inspection verified a hip roof shape.  |
| <b>6. SWR:</b><br>Comments:                     | <b>Yes</b><br>SWR was verified at time of inspection. The Secondary Water Resistance verified is a self-adhering peel and stick.  |
| <b>7. Opening Protection:</b><br>Comments:      | <b>Exterior Openings Cyclic Pressure &amp; 9-lb Large Missile</b><br>Inspection verified all windows and sliding glass doors are protected with large missile rated corrugated metal or aluminum hurricane panels. See attached photographs and supporting documentation. |



Address Verification



Exterior Elevation



Exterior Elevation



Exterior Elevation



Roof Permit Information

Permit 20160611839:  
Commercial Roofing  
Record Status: Closed

Record Info

Payments

Conditions

Custom Component

A notice was added to this record on 12/04/2023.

Condition:  
Total Conditions: 1 (Notice: 1, Mer: 1)

PAMELA PLUMMER -AGENT

View Condition

Severity:

Notice

View your **Plan Review** comments by clicking the "Record Info" menu above then select "Review Status".

**IMPORTANT:**  
View and print your **JOB CARD** by clicking the "Print/View Job Card" button at the bottom of the screen.

Now: You must be logged in to the permitting site to print or view your Job Card.

Job Site Location:

26485 RAMPART BLVD  
E  
PUNTA GORDA FL 33983  
HISTORICAL: N

Permit Details

**Applicant:**  
NORMAN F DOPFER JR  
ROMAN ROOFING INC  
805 NE 7TH TER  
CAPE CORAL FL 33909  
Home Phone: 2394587663  
Mobile Phone: 2393242365  
Fax: 2395741814  
office@romanroofinginc.com

**Licensed Professional:**  
NORMAN F DOPFER JR  
ROMAN ROOFING INC  
CAPE CORAL  
805 NE 7TH TER  
CAPE CORAL, FL 33909  
Home Phone: 2394587663  
Mobile Phone: 2393242365  
Fax: 2395741814  
C ROOFING CCC1330707

**Job Description:**  
BLDG E: COMPLETE REROOF

**Owner:**  
VILLA MANOR \*  
100 HERONS COVE DR  
  
PUNTA GORDA FL 33983

More Details

Related Contacts

**Owner information**  
F  
100 HERONS COVE DR  
PUNTA GORDA, FL 33983

Application Information

**GENERAL**  
Inspection  
Notification  
Options:  
Expiration Date: 3/28/2017  
Construction Cost: 48000

Felten Property Assessment Team | [www.fpat.com](http://www.fpat.com)



SUPPORTING DOCUMENTATION OF WINDSTORM MITIGATION FEATURES  
LOCATED AT: Bldg E, 26485 Rampart Blvd, Units 1-28

**FPAT File #MIT2524780**

Roof Construction





Roof Construction



Roof Construction



Roof Construction



Roof Construction



Roof Construction



Roof Construction





Opening Protection



Opening Protection



Opening Protection



Opening Protection



Supporting  
Documentation

Summary of Products		
FL #	Model, Number or Name	Description
1850.1	Bertha HV Accordion - Blade 3 (HVHZ) Drawing# 17-103	Extruded aluminum blades folded together thru knuckles and retained by tracks to provide hurricane protection.
<b>Limits of Use</b> Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Other: Large Missile Level "D", Max span is 12'-7" for 35 psf positive ASD load and 13'-0" for 35 psf negative ASD load for one specific condition shown in span tables. See additional loads and spans on engineered drawings.		<b>Installation Instructions</b> FL1850_R11_IL AMERICAN SHUTTER SYSTEMS ASSOC., INC., DRAWING 17-103 - BERTHA HV ACCORDION SHUTTER SYST. PDF Verified By: American Test Lab of South Florida Inc. Created by Independent Third Party: Yes <b>Evaluation Reports</b> FL1850_R11_AE AMERICAN SHUTTER SYSTEMS ASSOC., INC., DRAWING 17-103 - PRODUCT EVALUATION REPORT.PDF Created by Independent Third Party: Yes

**Uniform Mitigation Verification Inspection Form**Maintain a copy of this form and any documentation provided with the insurance policy

Inspection Date: 08-14-2025		
<b>Owner Information</b>		
Owner Name: Villa Manor Association, Inc.		Contact Person: Luka Render
Address: Bldg E, 26485 Rampart Blvd, Units 1-28		Home Phone:
City: Punta Gorda	Zip: 33983	Work Phone: (941) 467-4102
County: Charlotte		Cell Phone:
Insurance Company:		Policy #:
Year of Home: 1989	# of Stories: 2	Email: kgkbike@hotmail.com

**NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photograph must accompany this form to validate each attribute marked in questions 3 through 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.**

1. **Building Code:** Was the structure built in compliance with the Florida Building Code (FBC 2001 or later) OR for homes located in the HVHZ (Miami-Dade or Broward counties), South Florida Building Code (SFBC-94)?

☐ A. Built in compliance with the FBC: Year Built . 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
<input type="checkbox"/> 1. Asphalt/Fiberglass Shingle				<input type="checkbox"/>
<input type="checkbox"/> 2. Concrete/Clay Tile				<input type="checkbox"/>
<input checked="" type="checkbox"/> 3. Metal	06-14-2016		2016	<input type="checkbox"/>
<input type="checkbox"/> 4. Built Up				<input type="checkbox"/>
<input type="checkbox"/> 5. Membrane				<input type="checkbox"/>
<input type="checkbox"/> 6. Other				<input type="checkbox"/>

☒ A. All roof coverings listed above meet the FBC with a FBC or Miami-Dade Product Approval listing current at time of installation OR have a roofing permit application date on or after 3/1/02 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: ; 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
- ☐ 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
A	Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights)	X				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						
N	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

Inspectors Initials *HA* Property Address Bldg E, 26485 Rampart Blvd, Units 1-28, Punta Gorda

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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.

<b>MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR.</b> <i>Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form.</i>		
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 who has completed the statutory number of hours of hurricane mitigation training approved by the Construction Industry Licensing Board and completion of a proficiency exam.
- ☐ Building code inspector certified under Section 468.607, Florida Statutes.
- ☒ General, building or residential contractor licensed under Section 489.111, Florida Statutes.
- ☐ Professional engineer licensed under Section 471.015, Florida Statutes.
- ☐ Professional architect licensed under Section 481.213, Florida Statutes.
- ☐ Any other individual or entity recognized by the insurer as possessing the necessary qualifications to properly complete a uniform mitigation verification form pursuant to Section 627.711(2), Florida Statutes.

**Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida Statutes, must inspect the structures personally and not through employees or other persons. Licensees under s.471.015 or s.489.111 may authorize a direct employee who possesses the requisite skill, knowledge, and experience to conduct a mitigation verification inspection.**

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

Qualified Inspector Signature:  Date: 08-14-2025

**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.

Inspectors Initials  Property Address Bldg E, 26485 Rampart Blvd, Units 1-28, Punta Gorda

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



RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION

## Windstorm Mitigation Report (OIR-B1-1802)

Villa Manor Association, Inc.  
Clubhouse Bldg, 26485 Rampart Blvd  
Punta Gorda, FL 33983

Prepared Exclusively for Villa Manor Association, Inc.

As of 08-14-2025 | FPAT File# MIT2524780

**Felten Property Assessment Team**  
866.568.7853 | [www.fpat.com](http://www.fpat.com)



## RECAPITULATION OF MITIGATION FEATURES For Clubhouse Bldg, 26485 Rampart Blvd

- |   |   |
|---|---|
| <b>1. Building Code:</b><br>Comments:           | <b>Unknown or does not meet the requirements of Answer A or B</b><br>The year of construction was verified as 1987 per Charlotte County Property Appraiser.   |
| <b>2. Roof Covering:</b><br>Comments:           | <b>FBC Equivalent</b><br>The roof covering was replaced in 2016. The roof permit was confirmed and the permit number is 20160611841. This roof was verified as meeting the building code requirements outlined on the mitigation affidavit. |
| <b>3. Roof Deck Attachment:</b><br>Comments:    | <b>Level C</b><br>Inspection verified 1/2" plywood roof deck attached with 8d nails at a minimum 6" on the edge & 6" in the field.  |
| <b>4. Roof to Wall Attachment:</b><br>Comments: | <b>Clips</b><br>Inspection verified embedded straps fastened with a minimum of three nails.   |
| <b>5. Roof Geometry:</b><br>Comments:           | <b>Hip Roof</b><br>Inspection verified a hip roof shape.  |
| <b>6. SWR:</b><br>Comments:                     | <b>Yes</b><br>SWR was verified at time of inspection. The Secondary Water Resistance verified is a self-adhering peel and stick.  |
| <b>7. Opening Protection:</b><br>Comments:      | <b>None or Some Glazed Openings</b><br>Inspection verified some opening protection. Not all glazed openings were protected with impact resistant coverings.   |



Exterior Elevation



Exterior Elevation



Exterior Elevation



SUPPORTING DOCUMENTATION OF WINDSTORM MITIGATION FEATURES  
LOCATED AT: Clubhouse Bldg, 26485 Rampart Blvd

FPAT File #MIT2524780

Roof Permit  
Information

Permit 20160611841:  
Commercial Roofing  
Record Status: Closed

Record Info \*    Payments \*    Conditions 1    Custom Component

A notice was added to this record on 12/04/2025.  
Condition: PAMELA PLUMMER -AGENT    View Condition    Severity:    Notice  
Total Conditions: 1 (Notice: 1, Met: 1)

View your Plan Review comments by clicking the "Record Info" menu above then select "Review Status".

**IMPORTANT:**  
View and print your JOB CARD by clicking the "Print/View Job Card" button at the bottom of the screen.  
Note: You must be logged in to the permitting site to print or view your Job Card.

**Job Site Location:**

26485 RAMPART BLVD  
CLUBHSE  
PUNTA GORDA FL 33983  
ADDRESSKEY: 273667  
ADDID: 180166  
HISTORICAL: N \*

**Permit Details**

<b>Applicant:</b> NORMAN F DOPFER JR ROMAN ROOFING INC 805 NE 7TH TER CAPE CORAL, FL, 33909 Home Phone: 2394587663 Mobile Phone: 2393242365 Fax: 2395741814 office@romanroofinginc.com	<b>Licensed Professional:</b> NORMAN F DOPFER JR ROMAN ROOFING INC CAPE CORAL 805 NE 7TH TER CAPE CORAL, FL, 33909 Home Phone: 2394587663 Mobile Phone: 2393242365 Fax: 2395741814 C ROOFING CCC1330707
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**Job Description:**  
CLUBHOUSE: COMPLETE REROOF

**Owner:**  
VILLA MANOR \*  
100 HERONS COVE DR  
  
PUNTA GORDA FL 33983

▼ More Details  
Related Contacts  
Owner information  
F  
100 HERONS COVE DR  
PUNTA GORDA, FL, 33983

Application Information  
GENERAL    Receive EMAIL and TEXT  
Inspection Notification  
Options:  
Expiration Date: 4/22/2017  
Construction Cost: 12000



Roof Construction

Roof Construction





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Roof Construction



Roof Construction

**Uniform Mitigation Verification Inspection Form**Maintain a copy of this form and any documentation provided with the insurance policy

Inspection Date: 08-14-2025		
<b>Owner Information</b>		
Owner Name: Villa Manor Association, Inc.		Contact Person: Luka Render
Address: Clubhouse Bldg, 26485 Rampart Blvd		Home Phone:
City: Punta Gorda	Zip: 33983	Work Phone: (941) 467-4102
County: Charlotte		Cell Phone:
Insurance Company:		Policy #:
Year of Home: 1987	# of Stories: 1	Email: kgkbike@hotmail.com

**NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photograph must accompany this form to validate each attribute marked in questions 3 through 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.**

1. **Building Code:** Was the structure built in compliance with the Florida Building Code (FBC 2001 or later) OR for homes located in the HVHZ (Miami-Dade or Broward counties), South Florida Building Code (SFBC-94)?

☐ A. Built in compliance with the FBC: Year Built . 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
<input type="checkbox"/> 1. Asphalt/Fiberglass Shingle				<input type="checkbox"/>
<input type="checkbox"/> 2. Concrete/Clay Tile				<input type="checkbox"/>
<input checked="" type="checkbox"/> 3. Metal	06-14-2016		2016	<input type="checkbox"/>
<input type="checkbox"/> 4. Built Up				<input type="checkbox"/>
<input type="checkbox"/> 5. Membrane				<input type="checkbox"/>
<input type="checkbox"/> 6. Other				<input type="checkbox"/>

☒ A. All roof coverings listed above meet the FBC with a FBC or Miami-Dade Product Approval listing current at time of installation OR have a roofing permit application date on or after 3/1/02 OR the roof is original and built in 2004 or later.

☐ B. All roof coverings have a Miami-Dade Product Approval listing current at time of installation OR (for the HVHZ only) a roofing permit application after 9/1/1994 and before 3/1/2002 OR the roof is original and built in 1997 or later.

☐ C. One or more roof coverings do not meet the requirements of Answer "A" or "B".

☐ D. No roof coverings meet the requirements of Answer "A" or "B".

3. **Roof Deck Attachment:** What is the weakest form of roof deck attachment?

☐ A. Plywood/Oriented strand board (OSB) roof sheathing attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by staples or 6d nails spaced at 6" along the edge and 12" in the field. -OR- Batten decking supporting wood shakes or wood shingles. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that has an equivalent mean uplift less than that required for Options B or C below.

☐ B. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 12" inches in the field. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance than 8d nails spaced a maximum of 12 inches in the field or has a mean uplift resistance of at least 103 psf.

☒ C. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 6" inches in the field. -OR- Dimensional lumber/Tongue & Groove decking with a minimum of 2 nails per board (or 1 nail per board if each board is equal to or less than 6 inches in width). -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent

Inspectors Initials *HA* Property Address Clubhouse Bldg, 26485 Rampart Blvd, Punta Gorda

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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: ; 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
- ☐ 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
A	Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights)	X				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.

<b>MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR.</b> <i>Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form.</i>		
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 who has completed the statutory number of hours of hurricane mitigation training approved by the Construction Industry Licensing Board and completion of a proficiency exam.
- ☐ Building code inspector certified under Section 468.607, Florida Statutes.
- ☒ General, building or residential contractor licensed under Section 489.111, Florida Statutes.
- ☐ Professional engineer licensed under Section 471.015, Florida Statutes.
- ☐ Professional architect licensed under Section 481.213, Florida Statutes.
- ☐ Any other individual or entity recognized by the insurer as possessing the necessary qualifications to properly complete a uniform mitigation verification form pursuant to Section 627.711(2), Florida Statutes.

**Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida Statutes, must inspect the structures personally and not through employees or other persons. Licensees under s.471.015 or s.489.111 may authorize a direct employee who possesses the requisite skill, knowledge, and experience to conduct a mitigation verification inspection.**

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

Qualified Inspector Signature:  Date: 08-14-2025

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**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.

Inspectors Initials  Property Address Clubhouse Bldg, 26485 Rampart Blvd, Punta Gorda

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