

Hurricane



# Current Conditions Report

**FORTIFIED ID:** FEH36527020210006119

**Property Address::** 4 Command Hts, Spanish Fort, Alabama 36527

**Evaluator:** James Miller

**Evaluation Date:** 08/09/2021



FORTIFIED is a program of the Insurance Institute for Business & Home Safety



---

**Property Address:** 4 Command Hts, Spanish Fort, Alabama 36527

**FORTIFIED ID:** FEH36527020210006119

---

Dear Mr. Baker

At your request, a FORTIFIED Evaluation of the above property was performed on 08/09/2021 by James Miller with Coastal Design Group, LLC. Based on the information collected on that date and reported to the Insurance Institute for Business & Home Safety, we are pleased to submit to you the enclosed Current Condition Report. This Current Condition Report is a professional opinion based on data collected during a visual evaluation of the accessible components of the property and analysis of documentation provided. This Current Condition Report is not an exhaustive technical evaluation.

Please understand that there are limitations to the FORTIFIED evaluation. Many components of the property are not visible during the evaluation and often, very little historical information is provided in advance of the evaluation. While participation in the FORTIFIED Home™: Hurricane program can identify and help reduce the risk of damage to your home in the event of a hurricane, IBHS cannot eliminate it, nor can we assume that risk. Even the most comprehensive evaluation cannot be expected to reveal every condition that may be considered significant to hurricane resistance.

The information provided in this Current Condition Report is solely for your use.

We congratulate you on your decision to make your home a FORTIFIED Home and encourage you to take action. This Current Condition Report will identify where the vulnerabilities are in your home and will also provide an explanation of each system that needs to be improved in order to qualify for each level of designation available under the FORTIFIED Home™ program.

Sincerely,



Fred C. Malik  
FORTIFIED Programs Manager  
Insurance Institute for Business & Home Safety

---

## Summary

**Fortified ID:** FEH36527020210006119

**Property Address:** 4 Command Hts, Spanish Fort, Alabama 36527

**Evaluation Date:** 08/09/2021

**CCR Date:** 08/11/2021





**Evaluator Name:** James Miller

**Evaluator Company:** Coastal Design Group, LLC

**Badge Number:** 900000266

**Evaluator Email:** coastal.designs@yahoo.com

**Evaluator Phone:** 2519238292

System		Status
Exterior Roof		Fortified
Sealed Roof Deck		Fortified
Attic Ventilation System		Fortified
Gables	N/A	N/A
Roof Deck		Fortified
Roof to Walls	N/A	N/A

FORTIFIED Home  
Designation Level Achieved:



## Contents

1. Exterior Roof
2. Sealed Roof Deck
3. Attic Ventilation System
4. Gables
5. Roof Deck
6. Roof to Walls

Elevation Photos:



## THE PROPERTY IN PERSPECTIVE

FORTIFIED ID: FEH36527020210006119  
Property Address: 4 Command Hts, Spanish Fort, Alabama 36527  
Evaluation Date: 08/09/2021  
FORTIFIED Evaluation Performed: FORTIFIED Roof  
FORTIFIED Designation Level Achieved: FORTIFIED Roof FORTIFIED Home:  
Hurricane

## THE SCOPE OF EVALUATION

All components designated for evaluation by the FORTIFIED Home™: Hurricane Program standards, 2010 Edition, are inspected, except as may be noted within this report.

Representative samples of building components are viewed in areas that are readily accessible at the time of the evaluation. No destructive testing or dismantling of building components was performed. This was a visual evaluation only.

The purpose of this evaluation is to identify and disclose visually observable components or systems that do not meet the FORTIFIED Home™: Hurricane requirements at the time of the evaluation. Detached structures or buildings are not included.

The evaluation and related Current Condition Report do not address and, are not intended to address, code and/or regulation compliance, mold, mildew, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination and any other indoor or outdoor substances. The property owner is urged to contact a competent specialist if information, identification or testing of the above is desired.

The Insurance Institute for Business & Home Safety (IBHS) shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. The Insurance Institute for Business & Home Safety is neither a guarantor nor insurer. IBHS assumes no responsibility or liability for any advice or services rendered by any builder, engineer, architect, plan reviewer, plan designer, inspector, manufacturer, or other professional as a result of the certification of such individual as a FORTIFIED Home™ Evaluator.

Applicants considering designation for their homes are solely responsible for determining whether to pursue designation and should obtain any additional information necessary to make an informed decision. If the Applicant is dissatisfied with any aspect of the FORTIFIED Home™ program, the sole and exclusive remedy is to discontinue activities relating to this program. No refunds of any fees paid will be provided by IBHS to applicants who fail to obtain any designation under the FORTIFIED Home™ program.

This Current Condition Report shall not be transferred or relied upon by any other person or company without the written consent of the Insurance Institute for Business & Home Safety.

## Section Results

Section: **Exterior Roof**

Component Number	Component Description	FORTIFIED	N/A	Retrofit Required	Documentation Required	Inspection Required
B3.1	ROOF COVERING - TYPE	X				
B3.2	ROOF COVERING - WIND RATING	X				
B3.3	ROOF COVERING - WIND ENGINEERING		X			
B3.4	ROOF COVERING - IMPACT RATING	X				
B3.5	ROOF COVERING - DRIP EDGE	X				
B3.6	ROOF COVERING - CONDITION	X				
B3.7	ROOF COVERING - AGE	X				

### Components Comments

Component	Comment
B3.1	
B3.2	
B3.3	
B3.4	
B3.5	
B3.6	
B3.7	

Section: **Sealed Roof Deck**



Component Number	Component Description	FORTIFIED	N/A	Retrofit Required	Documentation Required	Inspection Required
B1.0	SEALED ROOF DECK	X				

**Components Comments**

Component	Comment
B1.0	



Section: **Attic Ventilation System**



Component Number	Component Description	FORTIFIED	N/A	Retrofit Required	Documentation Required	Inspection Required
B4.1	RIDGE VENTS	X				
B4.2	OFF-RIDGE VENTS		X			

**Components Comments**

Component	Comment
B4.1	
B4.2	

Section: **Gables**

N/A

Component Number	Component Description	FORTIFIED	N/A	Retrofit Required	Documentation Required	Inspection Required
B7.0	GABLE END WALL VENTS - COVER & ANCHORS		X			

**Components Comments**

Component	Comment
B7.0	

Section: **Roof Deck**



Component Number	Component Description	FORTIFIED	N/A	Retrofit Required	Documentation Required	Inspection Required
B2.1	ROOF DECK - TYPE	X				
B2.2	ROOF DECK - THICKNESS	X				
B2.3	ROOF DECK - FASTENER TYPE	X				
B2.4	ROOF DECK - FASTENER SPACING	X				
B2.5	ROOF DECK - SUPPLEMENTAL ATTACHMENT		X			
B2.6	ROOF DECK - FASTENER SIZE	X				

**Components Comments**

Component	Comment
B2.1	
B2.2	
B2.3	
B2.4	
B2.5	
B2.6	

Section: **Roof to Walls**

N/A

Component Number	Component Description	FORTIFIED	N/A	Retrofit Required	Documentation Required	Inspection Required
G3.1	ROOF TO WALL CONNECTION - TYPE		X			
G3.2	ROOF TO WALL CONNECTION - LOCATION		X			

**Components Comments**

Component	Comment
G3.1	
G3.2	

## Questions and Answers

	ID	Question	Answer	Attachment
<b>General/Site Information</b>	2	Dwelling Type	Single	
	3	Exposure Category	B	
	250	Finished Elevation Photos	Not Applicable - Attachment Only	image001.jpg
	250	Finished Elevation Photos	Not Applicable - Attachment Only	image005.jpg
	250	Finished Elevation Photos	Not Applicable - Attachment Only	image002.jpg
	250	Finished Elevation Photos	Not Applicable - Attachment Only	image003.jpg
	275	Indicate the distance from salt water shore	4	
	276	Are there any exposed connectors? (Bolts, Straps, Post Caps, Bases Brackets)	No	
	4	Year Built	1982	
	6	Building Height (to the nearest foot)	25	
	14	Is structure supported by dry stack or unreinforced foundation?	No	image003.jpg
	14	Is structure supported by dry stack or unreinforced foundation?	No	image002.jpg
	17	Wind Speed (ASCE 7-05) <a href="https://hazards.atcouncil.org/" target="_blank">(Lookup)</a>	132	
	168	Design Wind Speed < 120 and Exposure A,B,C?	No	
	169	Design Wind Speed 120 to 130 and Exposure A,B,C?	No	
	170	Design Wind Speed 120 to 130 and Exposure A,B,C,D?	No	
	<b>Exterior Roof</b>	20	Is roof being replaced ?	No
176		How many different types of roof covering are present on this home?	1	
21		Roof Slope?	>= 2/12	
22		Roof covering installation year	2021	RCF (4 Command Heights) signed.pdf
22		Roof covering installation year	2021	4.jpg
23		How was installation year determined?	re-roof	
24		Roof covering type?	Asphalt	
25		Are there any roof covering deficiencies visible? If yes, select all that apply	No	
43		Number of roof covering layers	1	
44		Is drip edge installed?	Yes	3.jpg
45		Roof Cover Wind Rating	ASTM D7158 Class H	FL10124_R19_AE_2016_08_FINAL_ER_GAF_Asphalt Shingles_FL10124-R19.pdf
45		Roof Cover Wind Rating	ASTM D7158 Class H	5.jpg
191	Roof Cover Wind Rating			

<b>Sealed Roof Deck</b>	47	Is roof deck sealed (entirely) with a qualified system?	Yes	
	177	How many different systems are installed?	1	
	62	SRD System Type?	AdheredMembrane	8.jpg
	62	SRD System Type?	AdheredMembrane	5.jpg
	62	SRD System Type?	AdheredMembrane	7.jpg
	62	SRD System Type?	AdheredMembrane	10.jpg
	62	SRD System Type?	AdheredMembrane	6.jpg
	66	If the number of systems identified above is equal to 1, enter 100 here. If the number of systems installed is greater than 1, what portion (in percent) of the roof is sealed with this system?	100	
<b>Attic Ventilation System</b>	189	Is Attic vented	Yes	
	67	Are roof mounted vents present?	Yes	
	68	What types of Roof mounted vents are present?	Ridge Vents	
	69	Do all Ridge roof vents meet TAS 100 (A) requirements?	Yes	FL6267_R17_AE_2020_09_21_FINAL_GAF_VENTILATION_FL6267-R17.pdf
	241	Are all ridge roof vents installed per manufacturer's high wind requirements?	Yes	image003.jpg
	241	Are all ridge roof vents installed per manufacturer's high wind requirements?	Yes	image002.jpg
<b>Gables</b>	11	Does home have gables?	Yes	
	182	How many gables are present?	5	
	84	Is gable end wall vented?	No	
	84	Is gable end wall vented?	No	
	84	Is gable end wall vented?	No	
	84	Is gable end wall vented?	No	
	84	Is gable end wall vented?	No	
	85	Is gable end vent protected with a qualified system?	No	
	85	Is gable end vent protected with a qualified system?	No	
	85	Is gable end vent protected with a qualified system?	No	
	85	Is gable end vent protected with a qualified system?	No	
<b>Roof Deck</b>	96	Attic accessibility	Full	
	97	If access is Partial or None, describe what restricts access? (Type n/a, if not applicable)	n/a	
	244	Roof Framing member spacing	24"	
	183	How many different roof deck types are present?	1	
	253	Roof Pitch	>6/12	
	99	Roof deck type	Plywood	
	100	Roof deck thickness	15/32"	16.jpg
	101	Roof deck fastener type	Ring shank nails	17.jpg
	102	Roof deck fastener size	8d nails	17.jpg
103	Roof deck fastener count in 48" location 1	10	11.jpg	

<b>Roof Deck</b>	103	Roof deck fastener count in 48" location 1	10	12.jpg
	103	Roof deck fastener count in 48" location 1	10	14.jpg
	103	Roof deck fastener count in 48" location 1	10	13.jpg
	104	Roof deck fastener count in 48" location 2	11	
	105	Roof deck fastener count in 48" location 3	11	
	106	Roof deck fastener count in 48" location 4	10	
	107	Average number of missed fasteners	0	
	164	Is qualified supplemental deck attachment installed?	No	
	108	What type of supplemental deck attachment is installed?		
<b>Roof to Walls</b>	109	What is the weakest roof to wall connection?	Unknown	
	110	Select Connection Frequency	Unknown	

### Legal Disclaimers and Limitations of Liability

The Insurance Institute for Business & Home Safety (IBHS) shall not be held responsible or liable for any repairs or replacements to property, systems, components, or the contents made in association with this Current Conditions Report (CCR). IBHS assumes no responsibility or liability for any advice or services rendered by any individual or firm.

Applicants considering a FORTIFIED Home™ designation are solely responsible for determining whether to pursue designation and should obtain any additional information necessary to make an informed decision. FORTIFIED Evaluators are independent, third-party entities that, for a fee, can provide a Current Conditions Report to the homeowner. The CCR is an assessment of the home and will include recommendations of FORTIFIED eligibility. Not all home homes will be eligible for FORTIFIED designation.

The purpose of the CCR evaluation is to identify visually observable components or systems that do not meet the FORTIFIED Home™ program requirements at the time of the evaluation. Detached structures or buildings are not included. There are limitations to the FORTIFIED evaluation. Many components of the property are not visible during the evaluation and often, very little historical information is provided in advance of the evaluation. Even the most comprehensive evaluation cannot be expected to reveal every condition that may be considered significant to hurricane resistance.

The evaluation and related Current Condition Report do not address and, are not intended to address, code and/or regulation compliance, mold, mildew, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination and any other indoor or outdoor substances. The property owner is urged to contact a competent specialist if information, identification or testing of the above is desired.

If the Applicant is dissatisfied with any aspect of the FORTIFIED Home™ program, the sole and exclusive remedy is to discontinue activities relating to this program. No refunds of any fees paid will be provided by IBHS to applicants who fail to obtain any designation under the FORTIFIED Home™ program.

While participation in the FORTIFIED Home™ program can identify and help reduce the risk of damage to your home in the event of a hurricane, IBHS cannot eliminate it, nor can we assume it.