

DREAM'S LANDING CONDO ASSOCIATION
Review of Insulation, Fire Walls, and Access Panels

DATE OF REVIEW: February 26, 2007

On February 26, 2007 STF visited Dream's Landing Condo Development to review the crawl space units as directed by the association and Brodie Management. I was instructed to check the insulation repairs as well as the wire lacing used to hold the insulation batts in place. I was also instructed to check the fire access panels/doors for proper installations.

Building numbers 5, 6, 7, 10, 11, and 13 were reviewed. Each building had one main access to the building. The remaining units were entered through the fire doors.

Building #5 – Units number 501, 502 and 503 had improperly installed vapor barrier across the floor. The vapor barrier should cover the ground and overlap each sheet by approximately twelve inches and extend a few inches up the wall.

Insulation is missing in numerous bays and not all wire lacing has been installed. Insulation on the ground should have been cleaned up. In a crawl space, copper pipes and water heaters should be insulated.

The fire access panels doors are installed but not in a correct manner. If the fire protection is breached during installation, then the penetration should have been sealed to isolate adjoining units.

Building 500 – Picture Review



Photo 1 – Uninsulated Water Heater/Pipes



Photo 2 – Missing Insulation @ Bay



Photo 3 – Missing Insulation @ Bay



Photo 7 – Breach at Firewall



Photo 4 – No Wire Lacing (Moisture)



Photo 8 – No Insulation



Photo 5 – Moisture Penetration – Poor Installation



Photo 9 – Improper Installation



Photo 6 – Debris and Single Batted Bays



Photo 10 – Missing Wire Ties/Party Wall Breach



Photo 11 – Debris/Improperly Installed Access Panel



Photo 12 – Improperly Installed Access Panel



Photo 13 – Breach at Firewall

Building #6 – Units Number 601 – 607

All crawl space units were entered starting at the main entrance at Unit #601. One water heater in this building has been insulated and pipe insulation installed.

This building is typical of all crawl space buildings. Bays were missing insulation, wire lacing sporadically installed, improperly installed vapor barrier and incorrect fire door installation. In one unit, the fire door was wrapped with plywood. Plywood is not rated as a fire stop. Once again fire doors were installed but the damage caused during the installation makes them useless for fire protection.

The further down the line I went, the worse the insulation.

Building #6 – Picture Review



Photo 14 – Insulated Water Heater



Photo 17 – Improperly Installed Access Door



Photo 15 – No Insulation in Bay



Photo 18 – Single Layer Batts and Debris



Photo 16 – Missing Insulation in Bay – Breach in Firewall



Photo 19 – Improperly Installed Fire Door/Breach in Wall



Photo 20 – Lack of Wire Lacing



Photo 21 – Void @ Improperly Installed Fire Door



Photo 22 – Debris/Single Layer Battis



Photo 23 – Single Battis/Improperly Secured Electric Wires

Building #7 Units Number 701-704

This building was by far the most complete. There were missing bays of insulation, fire door issues and debris as well as improperly located and installed wire lacing.

Building #7 – Picture Review



Photo 24 – Incomplete Firewall



Photo 28 – Moisture/Single Layer Batts



Photo 25 – Incomplete Wire Lacing



Photo 29 – Voids in Firewall



Photo 26 – Debris/Single Layer Batts



Photo 30 – No Insulation in Bay



Photo 27 – Breach in Firewall

Building #13 Units Number 1301 – 1304

This building appeared to have had very little, if any, work done to the insulation. The entrance to the crawl space was at Unit #1104 and with the exception of fire doors, #1101 and #1102 appeared to have been untouched. The same issues apply to this building – breaches in the firewall, bays without insulation, improperly installed vapor barriers.

Building #13 – Picture Review



Photo 31 – No Insulation in Joist Bay



Photo 35 – No Insulation in Bay



Photo 32 – No Wire Lacing/Single Layer Batts



Photo 36 – Breach in Firewall



Photo 33 – Breach in Firewall



Photo 37 – Breach in Firewall/Debris/Single Layer Batts



Photo 34 - Debris



Photo 38 – Moisture/Breach in Wall



Photo 42 – Debris/Lack of Wire Lacing



Photo 39 – Moisture/Breach in Wall



Photo 40 – No Insulation in Joist Bay



Photo 41 – No Insulation in Joist Bay

Building #10 Units #1001 – 1007

Units #1004, 1005, 1006, and 1007 are all crawl space units. The remainder are basement units and have blocked off access.

Building #11 Units #1101 – 1104

These two buildings are very similar in that very little work appeared to have taken place. Aside from the subdivision typical issues, this building has exhaust fans to help distribute the air. The fan for Unit #1007 was not functioning at the time of the inspection. Unit #1007 also had a disconnected duct that appeared to be in the vicinity of the front door.

Building #10 – Picture Review



Photo 43 – Missing Duct Work



Photo 46 – No Wire Lacing



Photo 44 – Missing Insulation



Photo 47 – No Wire Lacing/Single Batts



Photo 45 – Moisture/No Wire Lacing



Photo 48 – Breach at Firewall



Photo 49 – No Wire Ties/Cable Wires



Photo 53 – Missing Wire Lacings



Photo 50 – Breach in Firewall



Photo 51 – Moisture/Breach in Firewall



Photo 52 – Access Panel Centers Pipe – Hard to Enter

Building #11 – Picture Review



Photo 54 – Missing Insulation



Photo 58 – No Insulation in Joist Bays



Photo 55 – No Wire Lacing



Photo 59 – No Wire Lacings



Photo 56 – Moisture/Breaches in Firewall



Photo 60 – No Wire Lacings



Photo 57 – No Insulation in Joist Bays



Photo 61 – No Insulation in Joist Bays



Photo 62 – No Insulation in Joist Bays



Photo 63 – Moisture/Breach in Firewall

The buildings were all typical and could use some work to enclose the living space in a thermal envelope. The installed insulation, it appears, was to be double batted R11-13. Not all bays are double batted. Air spaces are between the joist living space and the double batts – which is not recommended. If you want this corrected, an insulation contractor would be your best avenue. They would be able to provide a professional opinion with an economical solution, given the number of units affected.

The firewalls and fire doors should be addressed immediately. The breaches at the doors and along the firewall create a safety issue for all tenants.

The main entrance doors to each building should be framed with a removable door and insulated. Building #4 was partially built to work as a windbreak, but has no insulation. This area is approximately 16 square feet and allows air to penetrate into the crawl areas.

Unit #1007 – It is recommended further review by a qualified heating contractor and electrician to inspect the disconnected duct work and exhaust fan.

Although not thoroughly investigated, moisture penetration was observed in all buildings. There also appeared to be evidence of mold on areas of the firewall. You might consider an air quality test at the living areas. Areas of decay were also noticed on structural members. Again, this was viewed but not investigated.

The scope of this inspection was insulation installed with wire lacings and fire door installation.

Submitted By:

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