

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

DATE OF REVIEW: February 12, 2007

At the request of Brodie Management, and with the approval of the Dream's Landing Condo Association, STF reviewed the insulation, firewalls, and access panels in the crawl spaces of Unit # 401, 402, 403, 404 and 1304

The insulated joists are double batts. The batts closest to the sub floor are Kraft-faced with the paper against the sub floor. The next layer is unfaced. They each appear to be approximately 3-4 inches thick. The R-value of each layer is assumed to be approximately R-11.

It appears that the lower set of batts were at one time Kraft-faced. When removing this paper from the insulation you get the droops as seen from the access door. Typically, a single batt would be installed, eliminating voids between batts that could possibly affect the R-value.

In the areas reviewed, most had improperly installed wire lacing. Fasteners should be installed at least six inches from the ends of each batt and no more than 24" apart. This was not done and as a result insulation is falling from the joist bays.

There were areas in all units reviewed missing insulation between the bays and some with single 3" batts.

Insulation that is discolored could be dirt and could also be caused by past moisture issues. This could not be determined, although there were signs of past moisture on some areas of the front plates.

There are copper water pipes that are uninsulated and others that are partially insulated. This should be corrected to prevent the pipes from freezing and/or bursting. In vented crawl spaces, which is the case at Dream's Landing where water pipes run through the joists, the insulation should be below the pipes.

There are breaches in the firewall and joints that aren't properly sealed. The access panels are installed although the installation has created a safety issue. It appears that when they were installed, the firewall to the left of each panel was kicked in or beat with a hammer. This discarded material was left in the crawl space.