

A+ HOME INSPECTIONS

Structural & Mechanical



12345 Anywhere Street
Houston, TX 77000

Prepared for: John Doe

Inspector: David Rogers T.R.E.C # 5048

Date: 9/13/2016

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John Doe
12345 Anywhere Street
Houston, TX 77000

Re: Pre-Drywall inspection at 12345 Anywhere Street

Dear John:

As requested I have performed a pre-drywall inspection of the property. The following items are deficiencies observed at the time of inspection:

1. The exposed rebar (Ufer ground) at the right garage wall does not properly establish a concrete encased electrode as defined by the Nation Electric Code (NEC). Connecting a grounding conductor to a concrete encased electrode will bond the slab to the electrical system when a vapor barrier is installed between any of the slab and grade. Recent electrical publications have indicated that bonding of a slab to the electrical system does not meet the intent of the NEC and is not recommended if a vapor barrier is installed between any of the slab and grade. The NEC code requires two means of grounding for residential dwellings and only on grounding electrode was identified.
2. Nail plates missing where Romex wiring is within 1 1/4" of the stud face at the following locations: garage right wall; upstairs game room right, rear and front walls; right master bedroom rear, right and left walls; left master bedroom rear and left walls; study left wall.
3. Romex wiring not installed with spacers where in contact with the metal gas pipe at the following locations: kitchen front wall gas line, attic gas line between the furnace and water heaters at the decking transition, breakfast room ceiling.
4. Romex wiring not installed with spacers where in contact with the dryer vent pipe at the utility room front wall.
5. Holes in the vapor barrier not covered at the following locations: garage right wall, bedroom 3 closet left wall.
6. Stud boots at the plumbing drain line borings missing fasteners at the following locations: right master bathroom sink drain line, upstairs bathroom sink drain line.
7. Wall studs missing under beams to properly transfer loads to the slab at the following locations: right garage wall under the beam, left family room wall under the beam, left master bedroom closet beam at the right and left wall, upstairs game room beams at the front and rear walls.
8. Joist hangers missing at the following locations: garage ceiling at the attic access framing, garage entry hall ceiling, utility room ceiling, stair landings, closet ceiling under the stairs, right master bedroom ceiling, entry hallway ceiling, entry closet ceiling, kitchen ceiling at the garage entry hallway, dining room ceiling at the left beam, second story floor joists at the top of the stairs.
9. Joist hangers missing fasteners at the following locations: kitchen ceiling at the rear beam, kitchen/breakfast room ceiling above the stairs at the beam, second story floor joists at the top of the stairs.
10. Ceiling joist notching exceeds allowable percentage at the utility room ceiling where the range hood exhaust vent pipe crosses.

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11. Broken window observed at the garage front gable.
12. Fire blocking missing at the stairs at the following locations: middle flight at the garage wall, second landing at the right exterior wall A/C line set.
13. Fire blocking loose at the stairs at the following locations: first landing at the garage wall.
14. Lower cabinet blocking loose at the kitchen front wall at the garage entry hallway passage.
15. Wall stud split at the right master bedroom front wall. This is a load bearing wall.
16. Separate Mylar flexible ductwork where touching at the attic to prevent thermal bridging.
17. Radiant barrier torn or damaged at the following locations: left roof slope above the study.
18. Ceiling joists not doubled under the water heater decking. An engineer should verify if the loads are properly transferred to the slab if not specified in the plan set.
19. Double stud under the valley beam above the dining room terminates on a single ceiling joist. Point loads should terminate on a load bearing wall or beam. An engineer should verify if the loads are properly transferred to the slab if not specified in the plan set.
20. Block joints in the toe plate where not covered by a wall stud at the following locations: right breakfast room wall, closet under the stairs at the right wall, left master bedroom rear wall.
21. Right side of the family room fireplace not installed with proper clearance from combustibles.
22. The fireplace framing clips are missing fasteners.
23. Rafter wind brackets missing at the following locations: rear family room wall at two of the roof rafters.
24. Rafter wind brackets missing fasteners at the following locations: rear family room wall at the left corner roof rafter.
25. Lateral wind bracing cut into the wall studs should be secured at each stud with two fasteners. Fasteners observed missing at the following locations: left master bedroom right wall, left master bedroom bathroom front wall, left master bedroom closet front wall.
26. Hole observed at the second floor sub floor at the game room closet.
27. Toe plate not trimmed to the door opening at the right master bedroom closet doorway.
28. The bathroom exhaust fans coupling not properly sealed at the left roof slope roof jack.
29. The metal gas pipe is not bonded across the steel flex line connectors at both water heaters. The gas pipe is required to be bonded across the steel flex line connectors at non-grounded appliances.
30. The furnace and water heater flue vent pipes do not extend the proper distance above roof covering. The roof pitch is approximately 12/12. The IRC vent chart requires the bottom opening of the vent pipe be installed at least 4 feet above the roof surface.
31. Proper clearance from wood or combustible materials is not installed at furnace and left water heater flue vent pipes. Minimum 1" clearance required for Type B vent pipe.
32. The hip jack roof rafter cuts are not flush at the second story roof hip beams at the following locations: right rear hip, left rear hip.
33. Vapor barrier at the exterior walls not installed over the roof step flashing at the following locations: front exterior at the garage left roof slope, front second wall at the right roof slope, rear second story wall at the right roof slope.
34. Shingles observed cupping at the left roof slope. In some instances this cupping will settle over time with warmer temperatures. Shingle tabs that do not properly lie down and seal over time are more susceptible to moisture intrusion and wind damage under certain weather conditions.
35. Box framing observed missing at the left exterior windows at the left master shower and bedroom 3 windows.

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36. The PVC plumbing vents above the roof covering are not painted to protect from UV damage.
37. Tie down straps at the exterior walls are not covered with the vapor barrier to protect from weathering. Several of the fasteners observed rusted at the exterior where exposed.
38. Slab form stakes have not been removed at the left and rear perimeter of the foundation.
39. Exposed nails observed at the rear patio slab perimeter beam.
40. 18" poly damaged at the base of the walls at the following locations: right exterior breakfast room.
41. OSB plywood support panel at the electrical meter panel not covered with vapor barrier at the right exterior garage wall to protect from weathering.

The building plan set was not made available on site on the day of inspection. Engineering specifications related to beams, headers, purlins, strapping and wind bracing could not be verified. This report contains only visual observations of deficiencies by the inspector at the time of inspection. This report is not intended as a recommendation on how any of the items listed above should be repaired and should not be construed as such. It is recommended that all deficiencies listed in this report be reviewed by the builder, engineer, architect and or professional trades where applicable to determine what corrective action should be taken, if any, to ensure proper construction standards are implemented prior to enclosing the structure with insulation, drywall and or exterior finishes.

Labeled photos have been included at the end of this document for visual reference. I am available to answer any questions you or the builder may have after reviewing the report. Please do not hesitate to call if I can be of further assistance.

Sincerely,



David J. Rogers
 Professional Real Estate Inspector
 T.R.E.C. # 5048

Disclaimer

The report provided by the Company will contain the good faith opinion of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substance, whether or not the property lies within a flood plane or flood prone area, whether or not property lies within or in close proximity of a geological fault, presence of termite or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

The Company makes no guarantee or Warranty as to any of the following:

1. That all defects have been found or that company will pay for repair of undisclosed defects.
2. That any of the items inspected are designed or constructed in good and workmanlike manner.
3. That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection.
4. That any of the items inspected are merchantable or fit for any particular purpose.

Client(s) agrees and understands that the maximum liability incurred by Company for errors and omissions in the inspection, including any liability, of any inspector, Owner, or Employee of Company. If any, to the client(s) shall be limited to the amount of the fee paid for the inspection, not to exceed the cost of inspection. The Client(s) agrees to pay all legal expenses and reasonable compensation for loss of time that may be incurred by Company, any Inspector, or any Owner or Employee of Company, as a result of any legal action by the client(s) where the customer does not prevail.

Photos



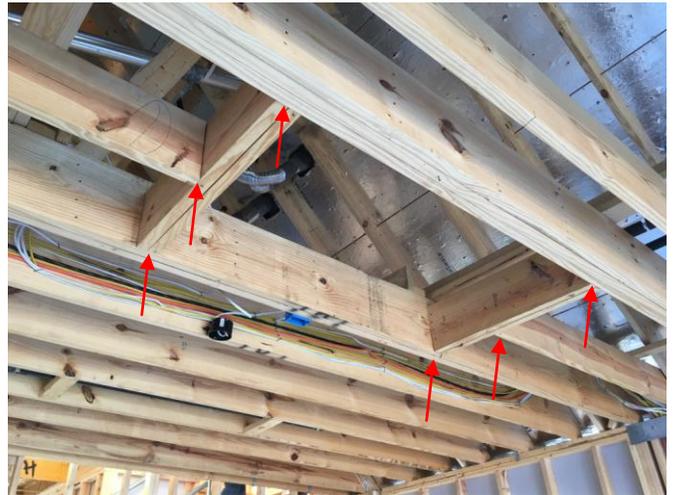
Ufer ground garage right wall



Nail plates missing Romex right garage wall



Stud not doubled under garage beam right wall



Joist hangers missing garage ceiling



Loose stair fire block at garage wall



Gaps stair fire block at garage wall



Joist hanger missing stair landing



Joist hanger missing stair landing



Broken window garage gable



Loose cabinet block at kitchen front wall



Romex contact gas line at kitchen front wall



Split stud right master bedroom front wall



Romex contact dryer vent pipe utility room



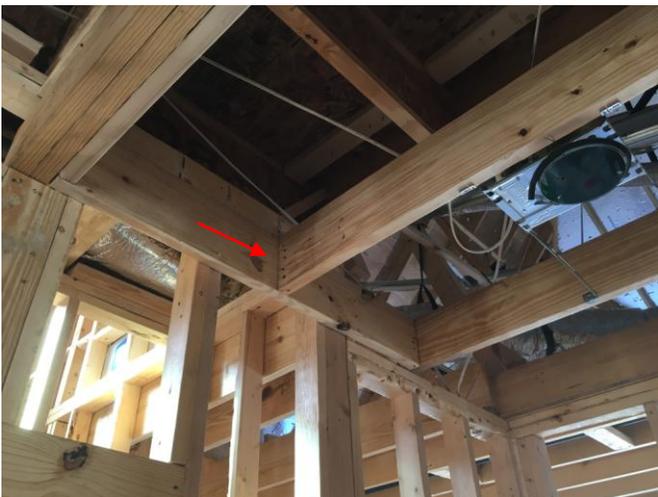
Joist hanger missing utility room ceiling



Ceiling joist notch excessive utility room



Joist hanger missing kitchen ceiling



Joist hanger missing garage entry ceiling



Separate ductwork where touching at attic



Nail plate missing Romex at study



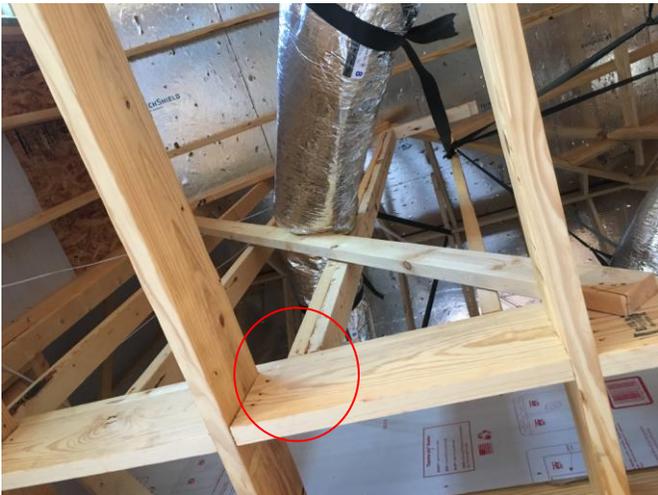
Radiant barrier damage above study



Joist hangers missing at entry hall ceiling



Joist hangers missing at entry hall closet



Valley beam load terminates at dining room ceiling



Joist hangers missing at entry hall ceiling



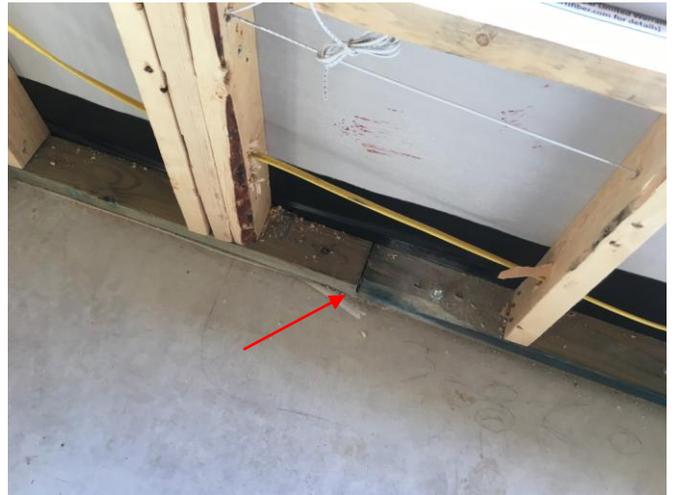
Ceiling joists not doubled under water heaters



Hole vapor barrier bedroom 3 left wall



Fasteners missing joist hangers at kitchen



Joint toe plate not blocked right breakfast wall



Joint toe plate not blocked right closet wall



Joist hanger missing 2nd story floor at stairs



Joist hangers missing at entry hall



Romex contact at gas line breakfast ceiling



Fasteners missing joist hanger above stairs



Wood clearance at right side family room fireplace



Fasteners missing at fireplace wall clips



Wall stud missing left family room under beam



Rafter clip missing rear family room



Fasteners missing rafter clip rear family room



Block joint toe plate at left master bedroom



Fasteners missing lateral brace left master wall



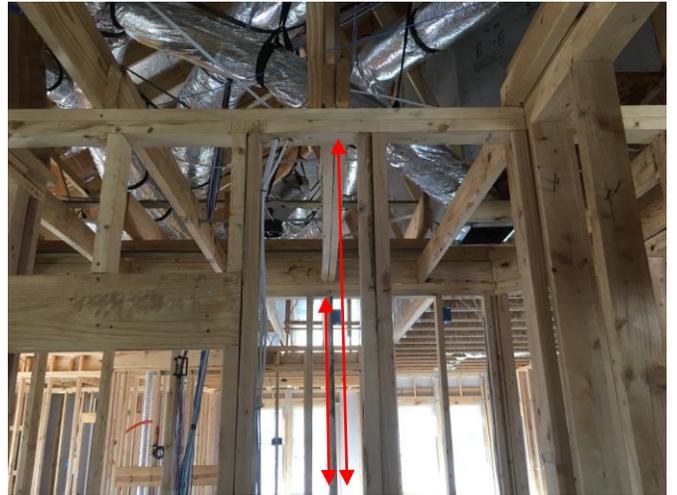
Fasteners missing lateral brace left master closet



Fasteners missing lateral brace left master bath



Fastener missing right master bath sink drain boot



Wall studs missing under beam left master closet



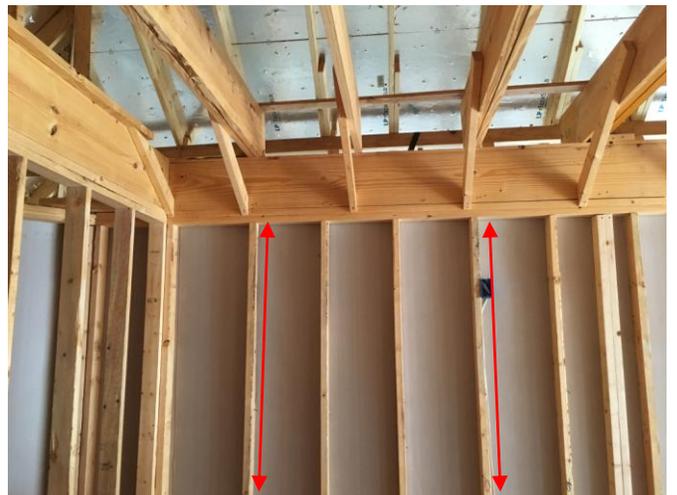
Toe plate not trimmed right master closet door



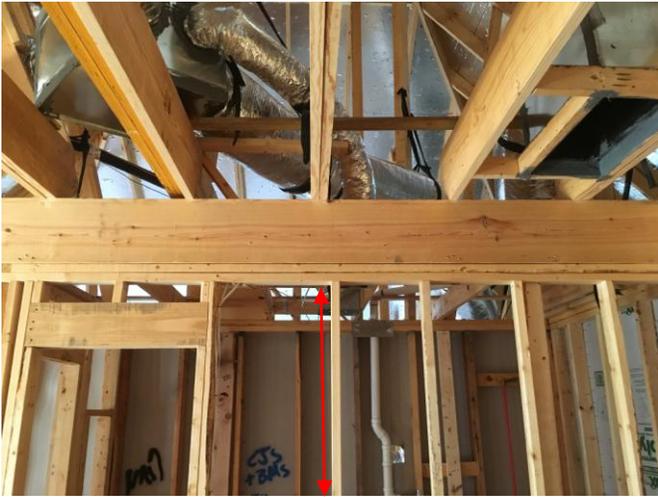
Joist hangers missing right master ceiling



Fire block missing stairs at A/C line set



Studs missing under game room beams



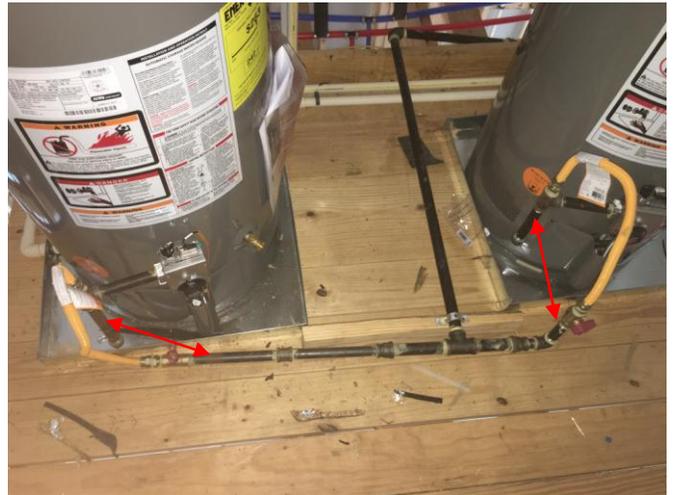
Studs missing under game room beams



Fastener missing stub boot upstairs bathroom



Hole floor upstairs game room closet



Gas pipe not bonded at water heaters



Exhaust fan coupling not sealed at roof jack



Romex contact gas line at attic



Improper clearance left water heater vent pipe



Improper clearance furnace vent pipe



Second floor hip jacks not flush at hip beams



Second floor hip jacks not flush at hip beams



Vapor barrier not cover step flash front exterior



Water heater and furnace vent pipes too short



Window box frame missing at bedroom 3



Window box frame missing at left master shower



Form stakes not removed left slab



Shingles cupping at left slope



Tie downs exposed at perimeter of dwelling, rust



Shingles cupping at left slope



Form stake not removed rear slab



Damaged poly right breakfast room



Holes vapor barrier right garage wall



Wood at meter panel not protected at exterior



Vapor barrier not covering roof step flash



PVC vents not painted to protect from UV