

FRAME INSPECTION



123 Dream Street
Missouri City, TX 77459
Invoice No.: Sample Frame Inspection

This is a limited visual inspection of a one story home, approximately 2000 sq. ft.
The house faces south for inspection purposes.
No plans, specifications, or reports were available for inspection

STRUCTURAL

Foundation

1. The foundation is a post-tension poured concrete foundation.
2. The house needs to be swept; look for cracks in the slab where tiles will be installed and make sure an anti-fracture membrane will be installed. Before tile is installed, make sure a flexible thinset adhesive is used, and that appropriate space is left between the baseboards and tile. Also, the tiles should be swept prior to tile installation.

Garage

1. The garage contains the electric panel and the water heater.
2. It appears the water shut off to the house will be on the exterior of the garage.

Interior walls, doors, ceilings, and floor

1. There are a few framing issues noted in the house.
 - The floating beam in the living room has not been properly supported. Each beam should have at least one stud or other dimensional structural member underneath it.



2. The LVL (laminated veneer lumber) on the front porch also is missing vertical support.



3. It is noted there are finger joints in the house. These are typical in most new construction. They are acceptable for wall studs, as long as they are only for compression and not length spans (horizontal or diagonal).



- They typically are straighter than natural studs.

4. Find out about the windstorm engineering. The right side of the house has H5 clips (Sampson), but the left side has linear straps.

- The left side has straps from the wall studs to the rafters, but the right side does not have straps from the studs to the rafters.



- Some of the studs are missing H5 clips; this may be due to repairs made during the framing process.
- The engineer is the authority on what is required for windstorm engineering. Some components that are typical of wind storm engineering include, various framing straps or hurricane clips, sheer walls that are designed to add strength to the interior walls, specific foundation anchors and specific window requirements (among other engineering designs).

5. The framing is incomplete.

- Dining room is missing studs.



- Chase/furring needed for HVAC fresh air intake in front right closet space.



6. Dining room window header is not in plane (sticking out).

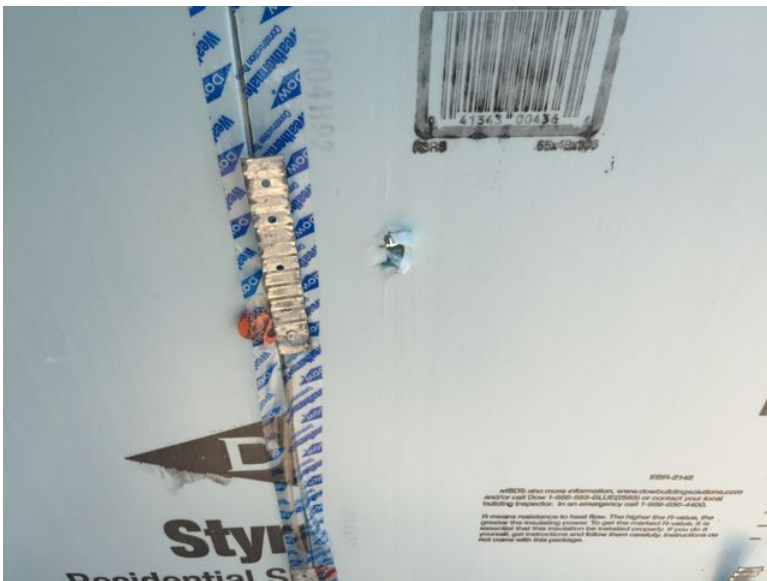


Staircase

Not present

Exterior walls, windows, doors, and door glazing

1. There are a few areas on the exterior sheathing that need to be sealed.



2. The flashing on the windows is not installed properly.

- The butyl rubber flashing tape should be sealed with a j-roller or pressed in place with hands during the installation.



- There is plastic sheathing that was not trimmed prior to butyl rubber flashing installation. This prevents the area from being sealed properly.



This is typically required by the sheathing installer, and will affect the ability of the vapor barrier to function properly.

3. The cement fiberboard siding needs to be cleaned prior to painting.



4. Three windows have not been installed in the back of the house.
5. The plastic flashing for the several of the windows has been perforated with nails (or folded over). This defeats the purpose of the flashing to prevent moisture from entering the house. The plastic can be nailed on the exterior and interior to protect the integrity of the window flashing.



6. Typically, the front, back and garage entry doors are installed prior to the frame inspection.
7. There is a foundation support bracket that needs to be removed prior to the door installation.



Fireplace

Not Present

ROOF, ROOF STRUCTURE

Roof Type

Architectural shingles noted on the roof. It is a hip rafter roof, with two dormers and a gable on the front of the house.

Roof Covering

Some lifted shingles noted on the back of the house.



- This will be reviewed at the final inspection. It is not uncommon for there to be some damage from other trades on the roof during construction.

Attic Insulation

None installed at this time. Typically, this is done when wall insulation is installed.

Other:

1. It is noted there is a decent rough grade noted on the house. The grading is for a corner lot; the side and part of the back yard drains into the detention pond.
 - The left side of the house is holding water.



- Consider installing an underground drain line in this area as it is a difficult area to drain. This can be done easily during the installation of the sprinkler system.
2. Be sure to discuss the building lines, easements and homeowner association requirements for any additions or improvements.
 3. Many of the tubes in the wall are too close to the edge of the studs. These can be damaged by drywall nails/screws during the construction. Electrical and plumbing lines require metal plates to protect them. This is an ancillary system that is beyond the scope of a home inspection.



4. It is noted there is moisture noted in one of the secondary bedrooms.
- Find out if there was any other issue.



MECHANICAL SYSTEMS

Water Heater

The water heater has not been installed, but as previously mentioned, will be located in the garage.



Smoke Alarm

Smoke detectors are not present, but wiring is visible in all required areas.

HEATING AND AIR CONDITIONING

Air Conditioning

The HVAC system is a split system. The evaporator coil is located in the attic and the condenser is located on the left side of the house.

- The condenser has not been installed.

Heating

The furnace is a gas fueled furnace, which is installed in the attic.

PLUMBING

Plumbing

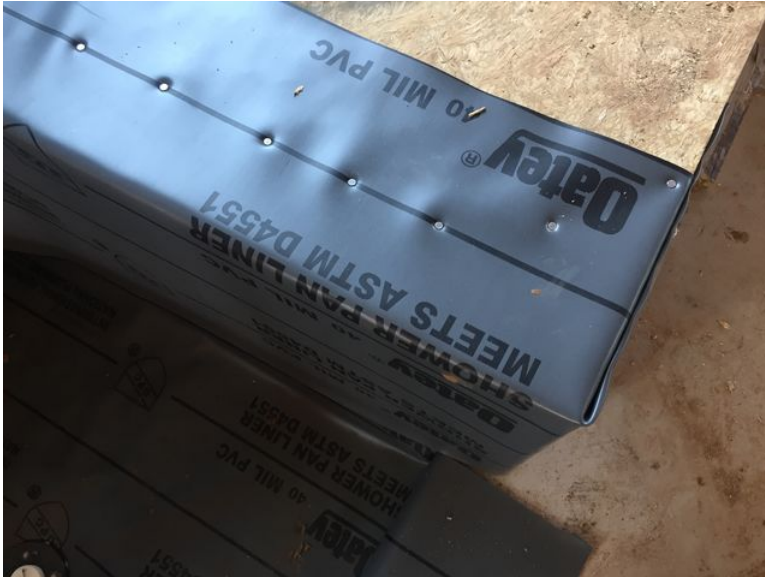
1. PEX pipes are present.
2. The master tub is missing the plumbing lines.



3. The water line has not been connected to the utility line. This means the plumbing lines cannot be pressurized, so it has not been tested as it should be prior to drywall installation.



4. Check the master shower liner after the tub lines are installed.



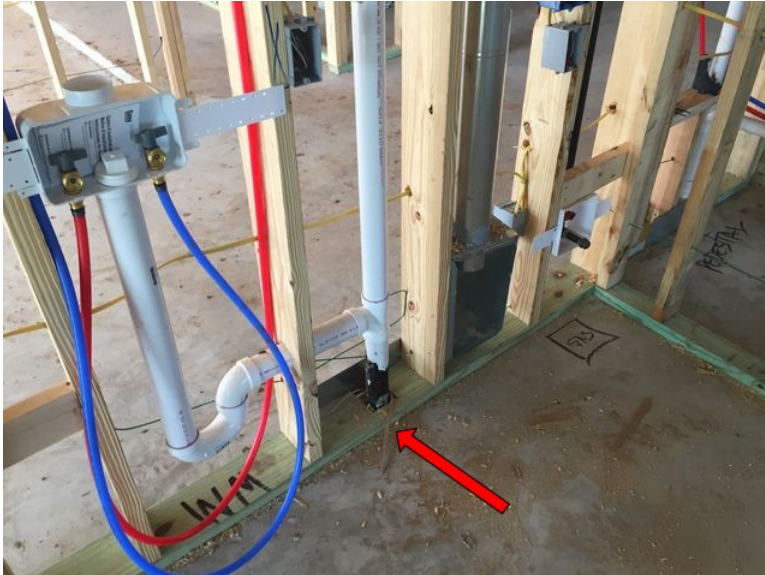
5. A plywood cover should be installed over the porcelain coated steel tub to protect it from construction debris.



6. Drain the water from the sunken shower pan.



7. Drain lines are missing nail protector plates.



- This is in a few different drain lines.

Exhaust Fans

Not installed at this point of the construction.

ELECTRICAL

Panel Box

As previously noted, the electrical panel is installed in the garage.



Switches, fixtures, outlets

1. Discuss with the builder the locations of the light fixtures in bathrooms. Typically, there are lights above the tubs and showers.
2. There are nail plates that are missing. If electrical lines are too close to the edge of the stud, a metal nail plate should be installed to protect the wires from being damaged by drywall nails/screws.



3. The wires in the dormers need to be installed in junction boxes.

