

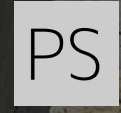
PRO-SPEX

Residential & Commercial Inspection Services



Pro Spex Home & Commercial Inspection Services
<https://www.pro-spex.com/>
(844) 675-8851
sales@pro-spex.com

Clients



Pro Spex

Inspectors



Glenford Blanc



606 Main Street, Laurel, Maryland 20707
Framing/Foundation Report 2023 (copy)
Prepared for
Pro Spex
Mar 21, 2023 at 08:00 AM

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Summary Quick Links

 1

Structural Concern

[View All](#)

 1

Non Structural Concern

[View All](#)



Introduction

Property & Inspection Information

Prepared For: Pro Spex (Name of Client)

Concerning: 606 Main Street, Laurel, Maryland, 20707 (Address or Other Identification of Inspected Property)

By: Glenford Blanc(MD 29749) (Name and License Number of Inspector) 03/22/2023 (Publish Date) - (Revised Publish Date)

- (Name, License Number of Sponsoring Inspector)

| Inspection Date & Time | Year Built | Square Footage |
|------------------------|------------|----------------|
| Mar 21, 2023 08:00 AM | 1234 | 1 |

Property Location



Introduction, Scope, Definitions & Compliance Statement

Framing Report Introduction

Comment Key or Definitions

This home is new construction. This is a framing inspection only. Please review this report closely to determine if any item or component was not inspected

due to incomplete work. Utilities are not on during this inspection and therefore this inspection is limited framing related issues. Please note, while we may identify code compliance issues, this is not the same as a code compliance inspection (which we are not authorized to perform).

This inspection was performed visually. We did not inspect using a tape measure to determine where walls, floors or stairs are to be located. This inspection examines workmanship, and typically does not rely on construction drawings, or the use of measurement equipment. This Guideline is intended to help the customer understand the limitations of this inspection. The time spent inspecting the progress of the construction limits the inspector to a visual inspection for workmanlike practices. It does not determine the conformity to the blueprints in regards to dimensions and locations. It cannot prevent shortcuts by sub-contractors that could occur in between inspections and in the absence of the builder. The inspector does not determine whether or not agreed selections of fixtures or materials were used.



Cover Letter

Pro Spex Inc.

606 Main Street
Laurel, MD 20707

Thank You

Hello,

First we want to say thank you for choosing our company to help you at this very important time. Buying a home is a process that can be stressful and tiring. At Pro Spex we strive to make the process less stressful, provide information of value and give you an experience that says we care. If we haven't done that, we want to be the first to know.

The report that follows is our inspectors efforts to paint a complete picture of your investment. Your report is presented as a full report documenting the homes condition, and a summary that helps to summarize your inspectors findings. Please be sure to read the entire report and not just the summary.

Our inspectors are here to help, please don't hesitate to reach out to us to discuss the report in more detail, or consult with us when making future decisions. If you encounter any issues along the way, please call us, we are here to help,

Thank you again for entrusting us in this very important process, we look forward to continuing to be of service.

Glenford Blanc
President/CEO.





Yvonne Blanc
Exec. Vice President.

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| Inspection Items Name | |
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Comment Key Or Definition Of Recommendation

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

| # | Image | Name | Description |
|----|---|-----------------------------------|---|
| 1. |  | Repairs or Replacement Needed(RR) | A deficiency in the framing that, in the inspectors opinion, needs correction, closer examination or an engineers opinion. This may or may not be a code issue. |
| 2. |  | Structural Concern | Concern that appears to be structural related. May require an opinion from a structural engineer. |
| 3. |  | Non Structural Concern | Correction needed is not a structural concern. Does not require the opinion of an engineer, but should be corrected. |
| 4. |  | Further Investigation | Concern requires a 2nd opinion. Observation is questionable. |

Inspection Details Important Information

General Photos

General photos of construction at time of inspection.



Inspection Details Material

Type of Building

Single Family (2 Story + Basement)

Start Time:

2:30 pm

End Time:

3:30 pm

In Attendance

Client

Weather Conditions

Clear Skies, Warm (Mild), Low Winds

Ground/Soil Condition

Damp

1.1 Inspection Conditions

2.1 FOOTING & POST ALIGNMENT

Repairs or Replacement

Needed

Comment

2.1.1 STEEL REBARS NOT TIED IN PLACE

 Structural Concern

The steel in the garage slab grade beam is not tied in place. When the concrete is poured, the steel should be evenly spaced inside the concrete when it sets. Failure to correct this will cause the steel placement to move when pouring the slab beams.

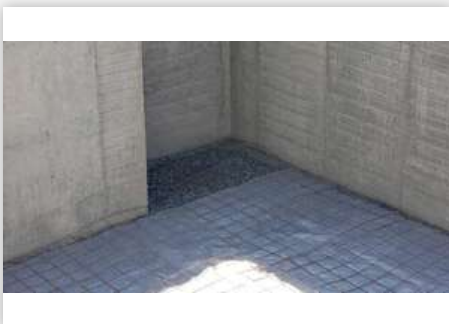
2.2 WATER PROOFING & DRAIN TILE

Repairs or Replacement

Needed

Comment

2.2.1 MISSING PLASTIC

 Non Structural Concern

The Vapor Barrier is incomplete. Because concrete is porous, missing sections will allow ground moisture into the interior when finished.



Inspector Profile



Name
Glenford Blanc

Email Address
sales@pro-spex.com

Licence Number
MD 29749

Association Information
InterNachi 08111306
MAHI 26223446
NACBI National Assoc of Commercial Bldg Inspecto
rs
CCPIA CCPIA-001061
IAEI 7017368

Association Logo



Inspector Certification

| | | | | | |
|--|---|-------------------------|----------------------------|--|------------------------------------|
| | LICENSE * REGISTRATION * CERTIFICATION * PERMIT | | | | Lawrence J. Hogan, Jr. Governor |
| | STATE OF MARYLAND MARYLAND DEPARTMENT OF LABOR | | | | Boyd K. Rutherford Lt. Governor |
| COMMISSION OF RE APPRAISERS & HOME INSPECTORS | | | | | Tiffany P. Robinson Secretary |
| CERTIFIES THAT: | | | | | |
| GLENFORD JOHNSON BLANC | | | | | |
| | | | | | |
| IS AN AUTHORIZED: 10 - HOME INSPECTOR | | | | | |
| LIC/REG/CERT 29749 | EXPIRATION 09-19-2023 | EFFECTIVE 09-12-2021 | CONTROL NO 1632 5750695 | | |
| Signature of Bearer | | | | | |
| WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES | | | | | |



Summary Statement

Recommended Next Steps

Note: The pictures and comments within this report, represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination. We Strongly Recommend the entire report be discussed with the Builder. It is not the inspectors responsibility to determine what corrective action should take place. When multiple instances of the same issue are observed, this report may not contain photos of all instances.

Client advised to take these issues into consideration before drywall is installed. **IT IS FURTHER RECOMMENDED THAT CLIENT CONDUCT A REINSPECTION BY OUR OFFICE WHEN CORRECTIONS ARE MADE.** Note: Because construction is ongoing, this inspection is not covered by any service guarantees. If client was not present during the inspection, it is strongly recommended that client conduct a phone consultation with the inspector before drywall is installed.

Recommended Next Steps:

- If you were not present during the inspection, schedule a phone consultation.
- Discuss the report with your builder.
- Consult your home inspector as needed.