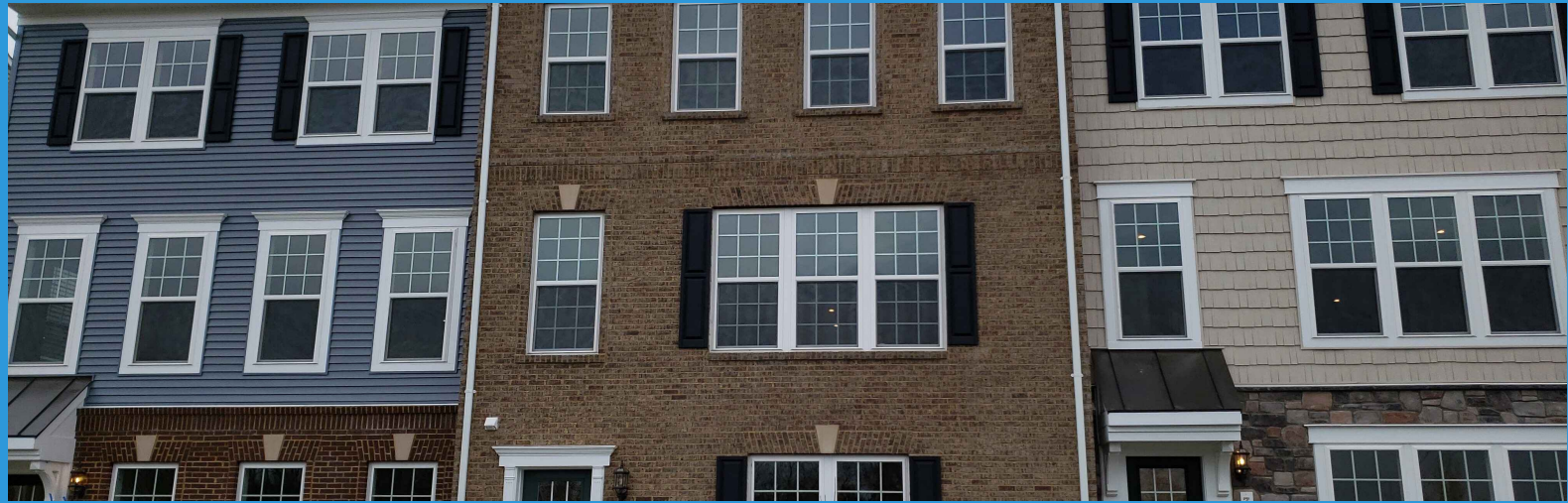




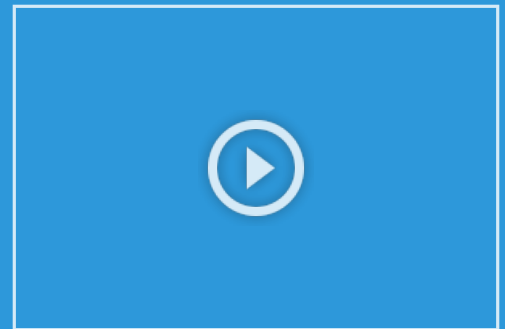
NEW CONSTRUCTION INSPECTION REPORT



Prepared By
Glenford Blanc

Inspection Report
1234 Sample Street, Sample Twon, Maryland 12345

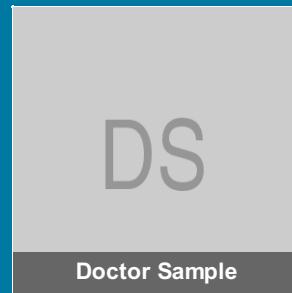
Report ID Inspection Date
AP-293-002701 April 05, 2020 at 06:00 AM



Inspector



Client



Pro Spex Home & Commercial Inspection Services
606 Main St
cell : 8446758851

DON'T MAKE YOUR SMARTEST INVESTMENT YOUR BIGGEST MISTAKE

REPORT INTRODUCTION

PROPERTY & INSPECTION INFORMATION

Full Address

1234 Sample Street, Sample Twn,
Maryland, 12345









Year Build

1234

Square Footage








5432

TABLE OF CONTENT

#	Section Name
1.	 Report Introduction
2.	 Comment Key Or Definition Of Recommendation
3.	 Inspection Details
4.	 Exterior House Wrap & Flashings
5.	 Interior Framing (Walls, Floors, Stairs)
6.	 Roof Framing
7.	 WINDOW & DOOR INSTALLATION
8.	 HVAC
9.	 Other
10	 Closing Statement



COMMENT KEY OR DEFINITION OF RECOMMENDATIONS

#	Image	Name	Description
1.		Not Visible(NV)	Unable to view this item due to obstructions, location, not complete at this stage etc.
2.		Not Inspected(NI)	I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.
3.		Unfinished or Unsatisfactory(UN)	The comment from the inspector will clearly state whether the construction or installation of item, component or unit is not complete, or if it was not constructed or installed in a standard workmanlike practice.
4.		Appears Satisfactory(AS)	Appears Satisfactory
5.		High	
6.		Medium	
7.		Low	

INSPECTION DETAILS IMPORTANT INFORMATION

General Photos



1.1



1.2



1.3



1.4



1.5



1.6



1.7



1.8



1.9



1.10



1.11



1.12



1.13



1.14



1.15



1.16



1.17



1.18



1.19



1.20

INSPECTION DETAILS MATERIAL

In Attendance

Type of Building

Weather Conditions

Ground/Soil Condition

COMMENTS

2.1.1 SEAMS NOT TAPED

Overlapping housewrap seams should be taped or caulked according to the manufacturers specifications. Proper installation is essential to ensure moisture control.



1.1



1.2



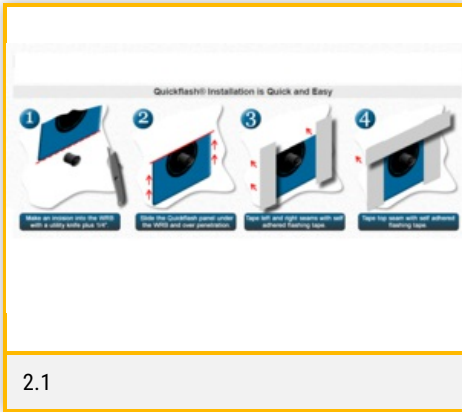
1.3



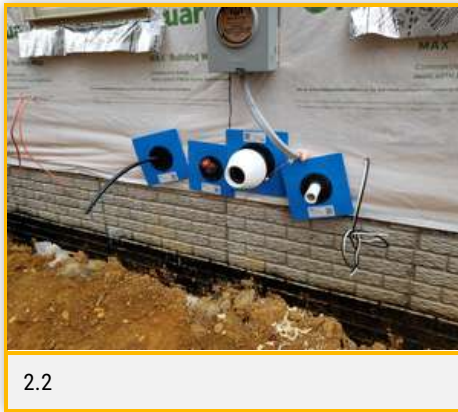
1.4

2.1.2 QUICK FLASH INSTALLATION

The "Quick Flash" flashing at wall penetrations not installed according to the manufacturers recommendations. Properly installed, the upper edge should be under the house-wrap and the vertical sides taped, similar to the way windows are taped.



2.1



2.2



2.3



2.4



2.5

2.1.3 Missing Flashing

House wrap tucked behind finish trim will trap moisture. Check architects intended flashing installation.



3.1



3.2

2.1.4 HOUSE WRAP & FLASHING

2. House wrap overlap must be properly installed. Reverse overlap leads to moisture behind the wrap, which can get trapped and result in long-term damage.



4.1

2.1.5 TORN HOUSE WRAP

All tears in house wrap should be taped. When properly installed the structural sheathing (OSB boards) should be completely wrapped and not exposed to moisture. Proper installation is essential to ensure moisture control.



5.1

COMMENTS

3.2.1 Damaged Cut TJI

The bottom cord of one floor joists has split. Damaged joists must be properly repaired per the direction of an engineer.

Location: ABOVE MUD ROOM



1.1

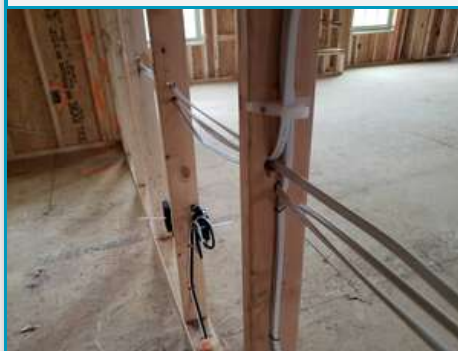
3.3.1 NAIL PLATE PROTECTION

Wall stud cut by plumbing and electrical contractor needs metal plates to protect pipes and wires in many locations. This is required when the edge of the bore or hole is less than 1 1/4 from the edge of the framing member.



1.1

Location: IN LAW BEDROOM



1.2

Location: IN LAW BEDROOM



1.3

COMMENTS

4.1.1 MISSING NAILS IN HANGERS

To provide proper support, all truss hangers should be fully nailed.



1.1



1.2



1.3

4.1.2 MISSING HURRICANE TIES

Hurricane ties are used at roof trusses ends and all roof framing members where they are attached to the exterior walls. The laminated beam (which typically requires 2 ties per end), has only one tie.



2.1



2.2

4.1.3 Loose Nailing

Hangers should be nail so that the flange is firmly against the frame.



3.1



3.2



3.3

4.1.4 DAMAGED TRUSS

Damaged roof truss with field repair. This truss must be evaluated by a licensed structural engineer. Adequate documentation of the engineers findings must be provided for each joint, and repairs conducted accordingly. A copy of this documentation should remain with property and transferred to the next owner.



4.1

COMMENTS

5.1.1 NAILING WINDOWS

All windows should be nailed thru the nailing fin with one nail in ever other hole, per the manufacturers instructions.



1.1



1.2

5.1.2 Window Sill Bowed

The bottom of the window frame (the sill) has been bent and nailed in place at several windows. Check all and adjust as needed.



2.1



2.2



2.3

5.1.3 Poorly Applied Caulking

The caulking around the basement window has been poorly applied.



3.1



3.2

COMMENTS

6.2.1 Duct Separation

Supply ducts separated in 2 locations.



1.1



1.2

COMMENTS

7.1.1 Air seal

There are gaps in the sealant (intended to reduce cold infiltration) applied to the exterior walls in many locations. While some gaps are unavoidable in a home of this size, the number found, mostly on the main floor, should be addressed.



1.1



1.2



1.3



1.4



1.5



1.6



1.7



1.8



1.9



1.10



1.11



1.12



1.13



1.14

7.1.2 Frame around fireplace loose

The frame around the fireplace is poorly nailed.

