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160 Circle Dr, Maitland, FL 32751

Phone: (407) 628-4405

Report#: 15139

Date: July 30, 2019

**NEW HOME-PRE DRYWALL
INSPECTION REPORT FOR:
Jane Doe**

PREPARED BY:

FL State HI #XXX , ASHI #XXX, FABI # XXXX

SAMPLE



SUBJECT PROPERTY:

1234 Sample Rd. Lot 1
Winter Park, FL 32792

DISCLAIMER: This report is the exclusive property of Certified Building Inspectors and the client whose name appears herein. Use by any unauthorized persons is prohibited.

CONTRACTOR: (BUILDER)

DATE INSPECTED: July 30, 2019

WEATHER: Sunny 90 degrees

NUMBER OF TRADESMEN ON SITE: One, electrician

SUPERINTENDENT ON SITE: No

AHEAD/BEHIND SCHEDULE: Unknown

INSPECTOR: Joe Inspector

Directional information indicated in this report is as the home is viewed from the street of address unless noted otherwise.

PERMITTING & SITE PAPERWORK:

Building permit #XXXX issued on, May 20, 2019 by the County Building Department is posted on the job site.

There was a set of construction drawings on the site. Approved drawings are to be maintained on the site under the provisions of most Building Regulations and are those signed and stamped by the Building Department in conjunction with the issuance of the Building Permit. A Notice of Commencement was posted on the job site. This notice identifies the owner as (Builder) Homes and contractor as (company name).

The inspection record indicates the following record of government inspections:

TYPE	DATE:	STATUS:
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Slab		Pending
Lintel / columns	06-26-19	approved
Wall Sheathing	07-09-19	approved
Framing	07-29-19	approved
Roof;		
Roof Sheathing	07-11-19	approved
Dry In / Underlayment		
Plumbing;		
Rough-in	06-16-19	approved
Sewer		
2 nd Rough		
Mechanical;		
Rough In	07-25-19	approved
Electrical;		
Slab Electric	06-19-19	approved
Footer Ground/Bond	06-19-19	approved
Electrical Rough.		
Low Voltage		

OVERALL STATUS OF CONSTRUCTION:

The dwelling is in the pre-drywall stage. At this time the following has been accomplished;

- a. The exterior block walls are erected and the wood framed segments are erected and sheathed,
- b. The interior walls are framed but no drywall has been installed,
- c. The roof framing has been installed with this including the plywood roof sheathing and pre-engineered trusses and several conventionally framed rafter,
- d. The roof has been dried in as the sheathing and underlayment have been installed,
- e. The exterior doors and windows are installed.
- f. The rough electrical system components have been installed,
- g. The rough plumbing has been done with the supply and waste lines stubbed out, Tubs installed
- h. The rough mechanical has been completed with the return air ducting in place and supply air ducting installed,

STORED MATERIALS LIST:

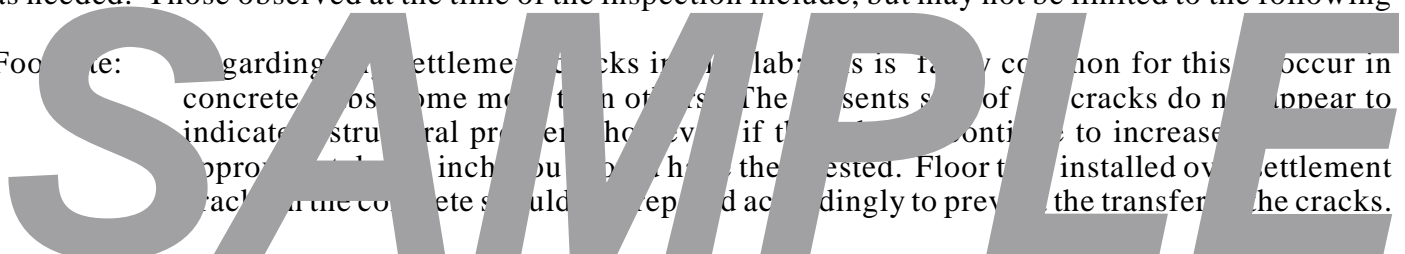
Sand and stucco mortar mix

ITEMS OF CONCERN:

NOTE - where necessary or helpful for illustrative purposes, we are including photographs with this report for your use and convenience. In addition to serving as a tool of understanding at this time these can serve as a pictorial history of the construction of your home. The submitted photographs are identified in the narrative and included in the attached Photographic Appendix.

The following conditions should be addressed with your contractor/builder for correction or clarification as needed. Those observed at the time of the inspection include, but may not be limited to the following

Footnote: Regarding settlement cracks in the slab is fairly common for this to occur in concrete. Some movement of the slabs is normal. The presence of some cracks do not appear to indicate structural problem, however, if the cracks continue to increase in width to approximately 1/4 inch you should have the slab repaired. Floor tiles installed over settlement cracks in the concrete should be repaired accordingly to prevent the transfer of the cracks.



- 1) The following **Exterior** conditions,
 - A. Seal all holes in the block joints, penetrations, electrical outlets, hose bibs, etc. The "stucco cladding" will not act as a water proof barrier, especially the holes in the block along the right side of the house. Don't use foam.
 - B. Foam the interior gaps around the exterior door bucks, and water resistant sealant/caulk on the exterior jambs between the doors, jambs and the block.
 - C. Add sealant to the edge of the aluminum thresholds to prevent potential moisture intrusion.
 - D. Slight damage to the concrete sill of the family room window,

Footnote: Final grading as not taken place. Water on the right side appears to drain to the front and rear; and the water on the left side appears to drain predominantly to the front. Several areas of "ponding" water.

- 2) The following **Roof** conditions;
 - A. Make sure the pest screen has been removed from the dryer vent on roof.
 - B. The "L" wall flashing has popped slightly on the roof at the top side of the left entry wall

3) The following Interior conditions;

Framing / Interior:

- A. Recommend 2x4 at the bottom of the electrical panel frame in garage,
- B. There is a noticeable “hump” in the concrete slab (floor) starting at the back right corner of the dining room and moving into the front left of family room.
- C. There are voids in the concrete slab at the laundry room and left rear bathroom plumbing pipes,
- D. Missing blocking (90 inches) above the vanities; except for master bathroom,
- E. The French door unit at the rear of the family room has not been installed,
- F. No blocking in wall for butler pantry cabinets,

Plumbing:

- A. Missing main sewer clean out cap on right side of house,
- B. No pan in master shower,
- C. Cover all tubs (and future pans) to protect from blemishes until plumbing trim-out.
- D. Temporary wood blocks under master tub (no mortar)
- E. The test “balloon” was still in the master toilet drain pipe: has rough plumbing inspection completed? When balloon is pulled, cover toilet drain until toilet set.

Electrical / Low Voltage:

- A. The plans call for a receptacle in the attic over the garage attic access location,
 - B. Ceiling fan location in living room is a little left of location on plan (check preference)
 - C. Bedroom #3 missing receptacle on left rear wall (not all locations are exactly as per plans)
 - D. No receptacle observed for dishwasher (close receptacle counted to family room).
- Other:
- The light boxes (Fire alarm, no cans) that were added to the den, kitchen, kitchen pendant and master bedroom have been installed.
 - Cable Wi Fi wires have been terminated in the #4 bedroom closet.
 - The TV cable and receptacle have been added to the rear Lanai.
 - Rear flood light has been relocated.
 - Light boxes in most closets (except master) are currently located on header above door, not on ceiling

Mechanical:

- A. The HVAC refrigerant and circuit wires have not been relocated to the left rear wall of the house, as per note on exterior wall.
- B. The cover panel (and laying against frame wall) for the air handler in the attic was removed to install electrical circuit wire. Recommend reinstalling panel as soon as possible to prevent panel cover damage and prevent debris from entering the air handler in attic. Cover air handler before foam insulation.
- C. The return vent for the master bedroom is not located as per plan. It is currently at the rear of the master bedroom and café; not the front of master bedroom.
- D. Slight rack (out of square) in the return plenum box on the ceiling of the dining room

General:

- A. Make sure any concrete floors that have cracks are properly prepped for tile installation.

B. Address the draft stops throughout,

COMMENT:

This is an opportune time to consider the following issues before the insulation and/or the drywall is installed;

- you should consider if you will be hanging any heavy objects such as mirrors, art or wall mounted televisions. If so, then the addition of wall blocking material similar to that used for kitchen cabinetry would be advisable. It may be beneficial to use a plywood sheathing layer behind the drywall.
- the use of sound proofing methods/materials to reduce noise between rooms and/or floors,
- the installation of specialty features such as, intercom systems, surround sound entertainment, central vacuum system, baby monitor wiring, in-wall pest control systems, or simply additional multi-media cables to alternate locations; or the addition of receptacles for an exterior TV or landscape lighting.

The need to meet a completion deadline should not compromise good construction practices and lessen the likelihood that a quality-finished product will result. The passing of the framing inspection will permit the builder to install the insulation and then the drywall. Any question that you may have about any of these, or other, issues should be addressed to the builder before drywall is installed.

THANK YOU:

We at CBI are pleased to be of service to you and thank you for selecting us to perform your new home construction, pre-drywall phase inspections. Again, we suggest that abnormally and unsatisfactory conditions are referred to your contractor/builder for remedial action or correction as required. If you have any questions regarding the inspection report, the construction practices, or you wish to have a follow-up pre-drywall inspection, or a final inspection before closing, please feel free to contact your inspector, Joe Inpsector, at (407) 628-4405 or info@yourCBI.com

FOOTNOTE:

Some of the following pictures are a representation of the issues noted to the home for general information. However, confirmation is documented by a photograph.

SAMPLE



1. Permit card

2. Missing sewer clean out

3. TV location on rear Lanai.



4. Damage to concrete window sill

5. Room for french drain

6. VAC line



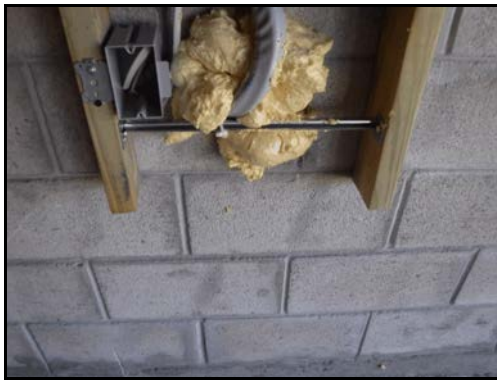
7. Water shut off valve to be installed later?

8. Make sure to maintain slope at stucco trim window sills

9. "L" flashing popped slightly on left side of front entry wall. No metal cap at top of soffit, like right side.



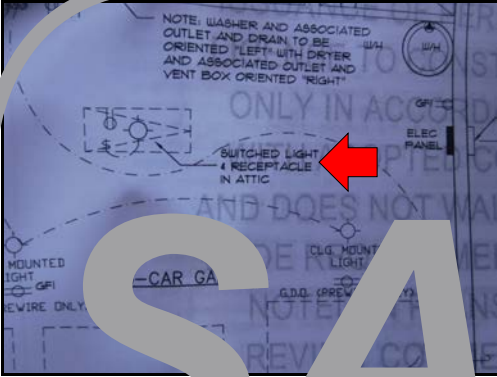
10. Metal flashing stop installed on right side of front entry soffit



11. Recommend 2x4 at bottom of electrical panel box.



12. Plans call for receptacle above attic access in garage



13. Plans show wiring for receptacle in garage.



14. For lights needed to be installed, family room, bedroom, pendants in kitchen.



15. Not all blocking added at initial construction



16. Void in concrete floor of laundry room and rear bedroom.



17. Low voltage wires in #4 bedroom.



18. TV and Data in family room.

SAMPLE



19. Large area of raised concrete in den, hall and family rooming



20. Master HVAC return vent not as per plan



21. No power observed for dishwasher



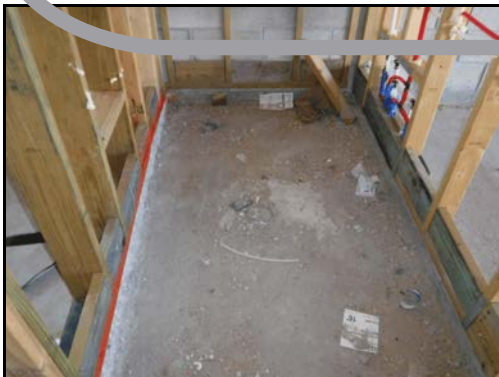
22. No blocking in den, hall and family rooming



23. Carrier handler cabinet. Carrier handler cabinet.



24. Recommend installing range hood.



25. No pan in master shower



26. Master tub currently supported by wood blocks