Inspection Report

Under Construction Phase Inspection

Property Address:
Sample Under Construction
Pre Insulation & Drywall
Fort Mill, SC

King Construction, Inc dba Inspector Paul

Paul King
PO Box 236 Fort Mill, SC 29716 / 704-467-7328
NC HI 1756 / SC RBI 1212 / ASHI Member 244121
NCLHIA-Member / IAQA-CIE / PAHI-President

Date: 1/1/2006	**Time:** 9:00 AM	**Report ID:** sample limited under construction
Property: Sample Under Construction Pre Insulation & Drywall Fort Mill, SC	**Customer:** Under Construction Phase Inspection	**Real Estate Professional:**

This is a sample of an actual under construction inspection we performed. This is a partial inspection because we have removed photos, comments, address, client name(s), etc for client confidentiality purposes. This copyrighted sample inspection report is the exclusive property of King Construction, Inc / Inspector Paul; any attempts to print, copy, email, forward, resell, or redistribute any portion of this report in any way whatsoever with out the express written consent of King Construction, Inc. is prohibited and subject to prosecution. This sample under construction report is posted for prospective clients to obtain a visual idea of what is typically evaluated and not evaluated during an under construction inspection. Not all homes have the same defects, some homes may have fewer defects, some may have more. It is impossible to know the extent of the issues until the inspection is completed.©

Age Of Home:	**Client Is Present:**	**Weather:**
Under Construction	Yes	Cloudy
Temperature:	**Rain in last 3 days:**	
Below 60	Yes	

1. Structural Components

		IN	NI	NP	RR
1.0	FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
1.1	WALLS (Structural)	X			X
1.2	COLUMNS OR PIERS			X	
1.3	FLOORS (Structural)	X			X
1.4	CEILINGS (structural)	X			
1.5	ROOF STRUCTURE AND ATTIC	X			X
		IN	**NI**	**NP**	**RR**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Styles & Materials

FOUNDATION:
MASONRY BLOCK
BRICK
POURED CONCRETE

METHOD USED TO OBSERVE CRAWLSPACE:
NO CRAWLSPACE
BASEMENT

CRAWLSPACE ACCESS LOCATION:
NONE
BASEMENT

FLOOR STRUCTURE:
SLAB
ENGINERED FLOOR TRUSS
ENGINEERED FLOOR JOISTS

WALL STRUCTURE:
WOOD
MASONRY
BRICK

COLUMNS OR PIERS:
SUPPORTING WALLS

CEILING STRUCTURE:
6"" OR BETTER

ROOF STRUCTURE:
STICK-BUILT
RAFTERS
SHEATHING

ROOF-TYPE:
GABLE
HIP

ATTIC ACCESS:
LADDER
LIMITED ACCESS

ATTIC LEAKS:
EVIDENCE OF LEAKS WERE VISIBLE

Comments:

1.1 (1) The Wood I Joist Manufacturers Association and several reputable professional engineers have published articles regarding "lateral torsion buckling", twisting, and failure with both of the garage door dropped header designs that are installed the the subject property. Both headers are a 2 ply LVL approximately 16" deep. The two car header has a clear span of approximately 16'. The single car header has a clear span of approximately 9'. The cripple wall above both doors is approximately 38". The installation of the brick veneer above the header and a concentrated load bearing down on the header are likely to further reduce the structural integrity. Further evaluation by a qualified licensed professional engineer is warranted and repairs per their design. The "Dropped Header Design Guide" and a Power Point produced by the Wood I Joist Manufacturers Association are attached for your reference.


1.1 Picture 1


1.1 Picture 2


1.1 Picture 3


1.1 Picture 4


1.1 Picture 5


1.1 Picture 6


1.1 Picture 7


1.1 Picture 8


1.1 Picture 9


1.1 Picture 10


1.1 Picture 11

(2) The narrow walls on the left side of the home, as currently installed, around the garage doors will not provide the lateral stability necessary to structurally support the area. Recommend further evaluation and repair as needed by a qualified licensed professional engineer. Refer to the attached Narrow Bracing Options publication from the Engineered Wood Association for supporting information and documentation.


1.1 Picture 12 38" wide


1.1 Picture 13 27" wide


1.1 Picture 14 28" Wide

(3) Mud sill straps are not properly installed along the front wall of the garage, rear wall of the garage, and all walls in the basement. In some cases the straps can not be installed according to the manufacturers instructions, anchor bolting may be required. If not corrected the home will not be properly secured to the foundation. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


1.1 Picture 15


1.1 Picture 16


1.1 Picture 17


1.1 Picture 18


1.1 Picture 19


1.1 Picture 20


1.1 Picture 21


1.1 Picture 22


1.1 Picture 23


1.1 Picture 24


1.1 Picture 25


1.1 Picture 26


1.1 Picture 27


1.1 Picture 28


1.1 Picture 29


1.1 Picture 30


1.1 Picture 31


1.1 Picture 32

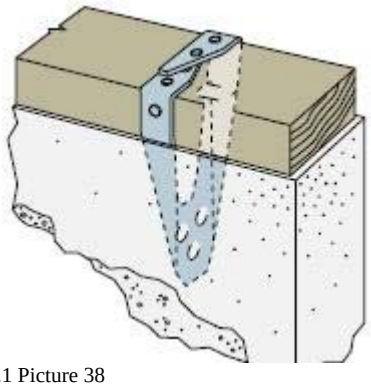

1.1 Picture 33


1.1 Picture 34

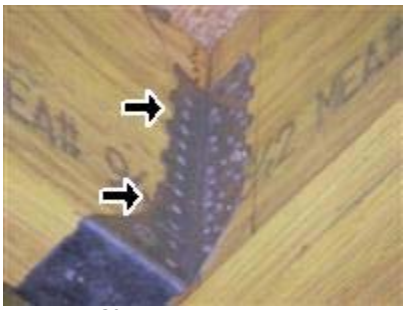

1.1 Picture 35

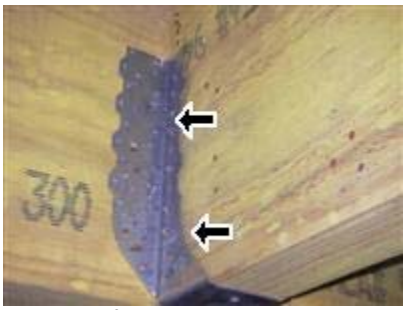

1.1 Picture 36


1.1 Picture 37


1.1 Picture 38

(4) The majority of the installed joist hangers throughout the home are missing nails in all of the round nail holes/manufactured required nailing holes. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


1.1 Picture 39



1.1 Picture 40

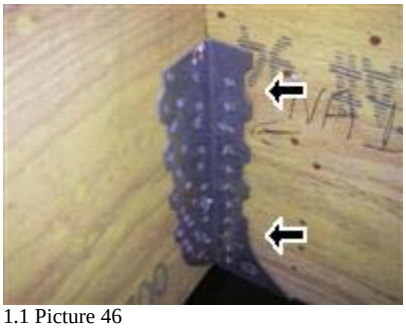

1.1 Picture 41


1.1 Picture 42


1.1 Picture 43


1.1 Picture 44


1.1 Picture 45


1.1 Picture 46


1.1 Picture 47


1.1 Picture 48

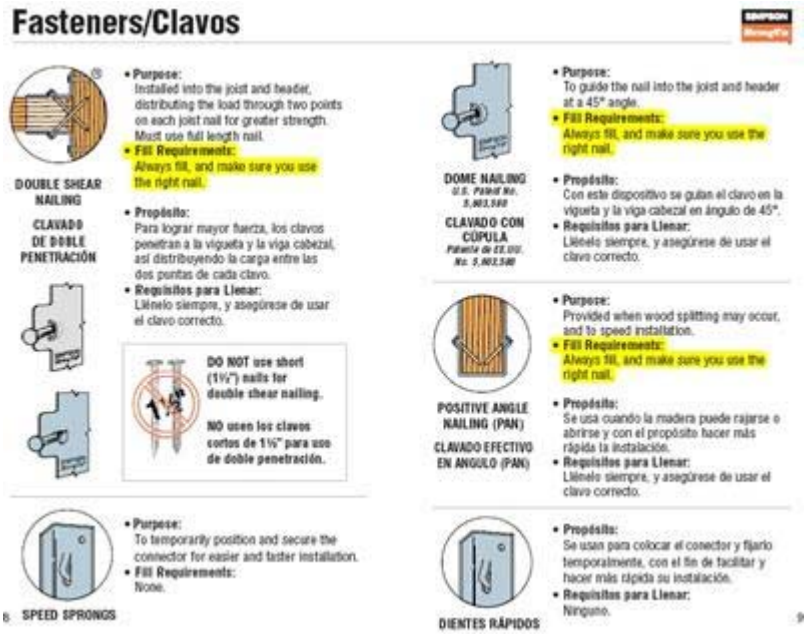

1.1 Picture 49


1.1 Picture 50


1.1 Picture 51


1.1 Picture 52


1.1 Picture 53



1.1 Picture 54

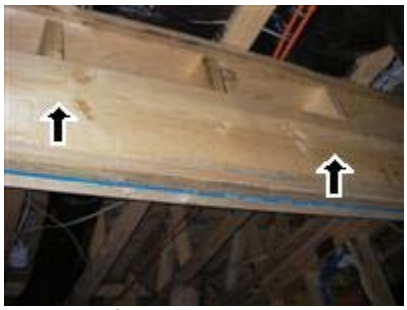
1.1 Picture 55

(5) The double I joist that runs left to right over the garage is being braced by 2 studs along the dining room wall. Many construction professionals would consider this substandard and add additional studs for support. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


1.1 Picture 56

(6) One of the header boards above the entrance way to the basement furnace/utility room has a horizontal crack that runs across the board. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


1.1 Picture 57

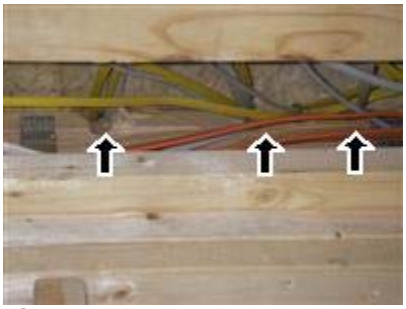

1.1 Picture 58

1.3 (1) The engineered floor truss that is installed beside the basement staircase has been cut/modified by a tradesman. The top chord of the engineered cripple wall under the laundry room area has been damaged by tradesman. No repair attempts were evident. Any modifications to an engineered product need to be designed and approved by a technical representative from the product manufacturer or a professional engineer. Recommend further evaluation and repair as needed by a qualified technical representative from the manufacturer or a professional engineer. You should obtain the stamped repair document that the professional designed and approved.


1.3 Picture 1


1.3 Picture 2


1.3 Picture 3


1.3 Picture 4

1.3 Picture 5

(2) Inspected a two ply LVL that runs along one side of the basement staircase that is not braced directly on the underside nearest the left side of the home. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


1.3 Picture 6

1.5 (1) Located a small roof leak at a nail along in the storage area over the garage. Repairs are advised. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


1.5 Picture 1


1.5 Picture 2

(2) Vertical bracing is not installed at some of the ridge beam and hip rafter/valley rafter intersections. Some of the installed purlins are not braced and or brace are spaced in excess of 4' apart. Mid beam vertical bracing is not installed at all of the valley and hip rafters. Most of the vertical bracing that was currently installed was less than 1/2 of the dimension of the beam they were supporting. Many construction professionals would consider this substandard. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


1.5 Picture 3


1.5 Picture 4


1.5 Picture 5


1.5 Picture 6


1.5 Picture 7


1.5 Picture 8


1.5 Picture 9


1.5 Picture 10


1.5 Picture 11


1.5 Picture 12

2. Exterior

		IN	NI	NP	RR
2.0	WALL CLADDING FLASHING AND TRIM	X			X
2.1	DOORS (Exterior)	X			
2.2	WINDOWS	X			
2.3	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)			X	
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS	X			
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			
2.6	EAVES, SOFFITS AND FASCIAS	X			
		IN	NI	NP	RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Styles & Materials

SIDING STYLE:
BRICK
SHAKES
NOT INSTALLED

SIDING MATERIAL:
BRICK VENEER
VINYL
NOT INSTALLED

EXTERIOR ENTRY DOORS:
STEEL
INSULATED GLASS

STORM WINDOWS AND DOORS:
NONE

SCREENS:
NONE

APPURTENANCE:
COVERED PORCH

AUTO OPENER MANUFACTURER:
NONE

GARAGE DOOR MATERIAL:
NOT INSTALLED

GARAGE DOOR TYPE:
NOT INSTALLED

DRIVEWAY:
GRAVEL
DIRT

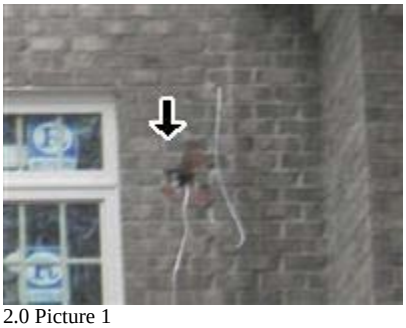
ALTERATIONS:
NOT NOTED

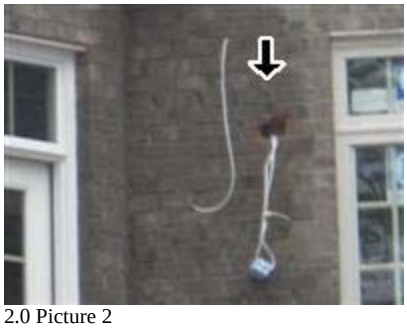
GARAGE/CARPORT:
ATTACHED
THREE CAR
LEFT SIDE

Comments:

2.0 (1) Brick veneer was damaged around the electrical receptacles on the rear of the home. Recommend further evaluation and repair as needed by a

qualified licensed general contractor.


2.0 Picture 1


2.0 Picture 2

(2) No flashing has been installed under all of the exterior doors. Water intrusion was present under some of the doors. Water intrusion and deterioration can occur at doors that are not properly flashed. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


2.0 Picture 3


2.0 Picture 4


2.0 Picture 5


2.0 Picture 6

(3) Could not be fully inspected, not completely installed.

2.1 Could not be fully inspected, not completely installed.

2.2 Could not be fully inspected, not completely installed.

2.4 Could not be fully inspected, not completely installed.

2.5 Could not be fully inspected, not completed.

2.6 Could not be fully inspected, not completely installed.

3. Roofing

		IN	NI	NP	RR
3.0	ROOF COVERINGS	X			X
3.1	FLASHINGS	X			X
3.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			X
3.3	ROOFING DRAINAGE SYSTEMS			X	

IN NI NP RR

Styles & Materials
ROOF COVERING:
ARCHITECTURAL
NOT INSTALLED

VIEWED ROOF COVERING FROM:
GROUND
LADDER
BINOCULARS
WINDOWS

SKY LIGHT (S):

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

NONE

CHIMNEY (exterior):
METAL FLUE PIPE

Comments:

3.0 Shingles mostly above the eaves around the home are damaged from what most likely was toe boards being nailed to the roof. Leaks can develop if not properly repaired. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


3.0 Picture 1


3.0 Picture 2

3.1 (1) Cap flashing has not been completely installed at the time of the inspection. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

(2) Flashing could not be fully inspected without being destructive.

3.2 Ring is installed crooked at the furnace flue pipe/flange connection. Leaks can develop if this is not properly installed. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


3.2 Picture 1

4. Plumbing System

		IN	NI	NP	RR
4.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	X			X
4.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			
4.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS			X	
4.3	MAIN WATER SHUT-OFF DEVICE (Describe location)			X	
4.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			X
4.5	SUMP PUMP			X	

IN	NI	NP	RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Styles & Materials
WATER SOURCE:
BELIEVED
PUBLIC

WATER FILTERS:
NONE LOCATED

BACKFLOW PREVENTION DEVICE:
NONE OBSERVED

PLUMBING SUPPLY:
PEX
NOT VISIBLE

PLUMBING DISTRIBUTION:
PEX

PLUMBING WASTE:
PVC
NOT VISIBLE

WASHER DRAIN SIZE:
2" DIAMETER

WATER HEATER POWER SOURCE:
NOT INSTALLED

CAPACITY:

NOT INSTALLED

MANUFACTURER:
NONE

FUNCTIONAL FLOW:
COULD NOT INSPECT

FUNCTIONAL DRAINAGE:
COULD NOT INSPECT

WATER PRESSURE:
COULD NOT INSPECT

WASHER/DRYER CONNECTIONS:
LAUNDRY ROOM

Comments:

4.0 (1) Evidence suggests there is/was a leak around the bathroom drain line above the garage. Repairs are advised. Recommend further evaluation and repair as needed by a qualified licensed plumbing contractor.


4.0 Picture 1

(2) Could not be fully inspected, not completely installed.

4.1 Could not be fully inspected, not completely installed.

4.4 (1)

The gas line piping in the subject property is Corrugated Stainless Steel Tubing or referred to simply as "CSST." A nationwide class action has been filed on behalf of any and all persons and/or entities who own structures in the United States in which CSST manufactured by Titeflex, Ward, OmegaFlex or Parker Hannifin was installed as of September 5, 2006. Plaintiffs allege that CSST poses an unreasonable risk of fire due to lightning strikes if the piping is not bonded, the piping was not bonded at the time of the inspection. Further information on the suit is available at www.csstsettlement.com Recommend further evaluation ad repair as needed by a qualified licensed electrical contractor. The publication "Lightning Safety for Gas Piping" by TracPipe is attached to the end of the report for supporting documentation.


4.4 Picture 1


4.4 Picture 2

SECTION 4.10 — ELECTRICAL BONDING/GROUNDING

1. The piping system is not to be used as a grounding conductor or electrode for an electrical system. In accordance with The National Fuel Gas Code NFPA 54/ANSI Z223, "each above ground portion of a gas piping system upstream from the equipment shutoff valve shall be electrically continuous and bonded to any grounding electrode, as defined by the *National Electrical Code*, ANSI/NFPA 70 1999 Edition."

2. For bonding of the *TracPipe* system, a bonding clamp must be attached to the brass AutoFlare fitting adapter (adjacent to the pipe thread area — see Figure 4-21) or to a black pipe component connected to an AutoFlare fitting. The corrugated stainless steel portion of the gas piping system SHALL NOT be used as the bonding attachment point under any circumstances. Bonding electrode conductor sizing shall be in accordance with Article 250 (Table 250-66) of ANSI/NFPA 70 1999 Edition. The bonding is a requirement of the National Electrical Code.

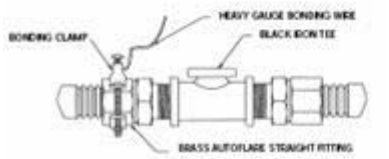


Figure 4-21

3. Definitions:

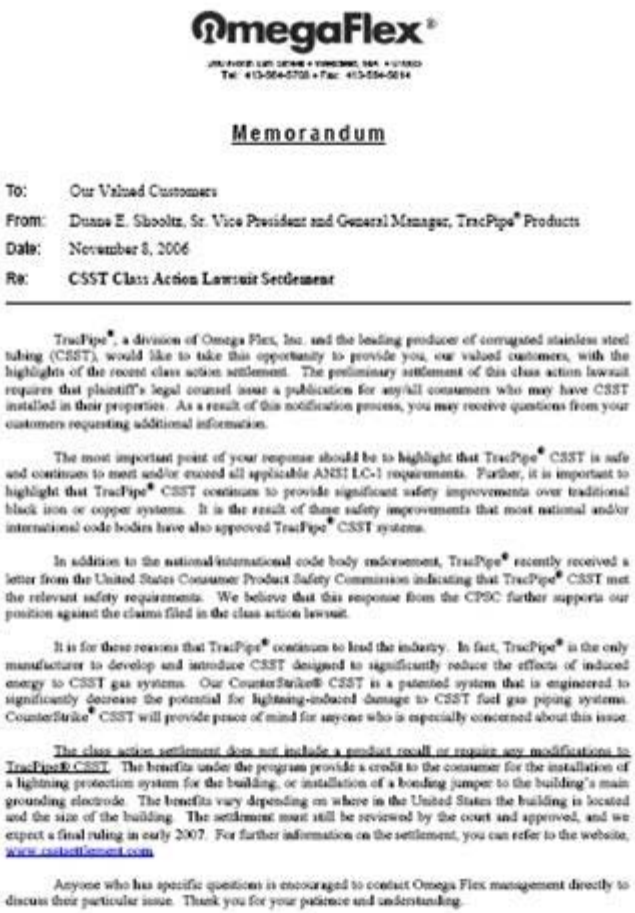
   a. Grounding: The process of making an electrical connection to the general mass of the earth. This is most often accomplished with ground rods, ground mats or some other grounding system. Low resistance grounding is critical to the operation of lightning protection techniques.

   b. Bonding: The process of making an electrical connection between the grounding electrode and any equipment, appliance, or metal conductor: pipes, plumbing, flues, etc. Equipment bonding serves to protect people and equipment in the event of an electrical fault.

   c. Equipotential Bonding: The process of making an electrical connection between the grounding electrode and any metal conductor: pipes, plumbing, flues, etc., which may be exposed to a lightning strike and can be a conductive path for lightning energy towards or away from the grounding electrode.

4. Lightning strike density varies considerably around the United States. The highest density is experienced in the Gulf Coast and Florida. The lowest lightning strike density is the Pacific Coast states. See map of the United States (Figure 4.22) for the average number of thunderstorm days per year for a specific region or state.

4.4 Picture 3



OmegaFlex®

Memorandum

To: Our Valued Customers

From: Duane E. Shoaltz, Sr. Vice President and General Manager, TracPipe® Products

Date: November 8, 2006

Re: CSST Class Action Lawsuit Settlement

TracPipe®, a division of Omega Flex, Inc. and the leading producer of corrugated stainless steel tubing (CSST), would like to take this opportunity to provide you, our valued customers, with the highlights of the recent class action settlement. The preliminary settlement of this class action lawsuit requires that plaintiff's legal counsel issue a publication for any/all consumers who may have CSST installed in their properties. As a result of this notification process, you may receive questions from your customers requesting additional information.

The most important point of your response should be to highlight that TracPipe® CSST is safe and continues to meet and/or exceed all applicable ANSI LC-1 requirements. Further, it is important to highlight that TracPipe® CSST continues to provide significant safety improvements over traditional black iron or copper systems. It is the result of these safety improvements that most national and/or international code bodies have also approved TracPipe® CSST systems.

In addition to the national/international code body endorsement, TracPipe® recently received a letter from the United States Consumer Product Safety Commission indicating that TracPipe® CSST met the relevant safety requirements. We believe that this response from the CPSC further supports our position against the claims filed in the class action lawsuit.

It is for these reasons that TracPipe® continues to lead the industry. In fact, TracPipe® is the only manufacturer to develop and introduce CSST designed to significantly reduce the effects of induced energy to CSST gas systems. Our CounterStrike® CSST is a patented system that is engineered to significantly decrease the potential for lightning-induced damage to CSST fuel gas piping systems. CounterStrike® CSST will provide peace of mind for anyone who is especially concerned about this issue.

The class action settlement does not include a product recall or require any modifications to TracPipe® CSST. The benefits under the program provide a credit to the consumer for the installation of a lightning protection system for the building, or installation of a bonding jumper to the building's main grounding electrode. The benefits vary depending on where in the United States the building is located and the size of the building. The settlement must still be reviewed by the court and approved, and we expect a final ruling in early 2007. For further information on the settlement, you can refer to the website, www.csstsettlement.com.

Anyone who has specific questions is encouraged to contact Omega Flex management directly to discuss their particular issue. Thank you for your patience and understanding.

4.4 Picture 4

(2) Could not be fully inspected, not completely installed.

5. Electrical System

		IN	NI	NP	RR
5.0	SERVICE ENTRANCE CONDUCTORS			X	
5.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
5.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE			X	
5.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			X
5.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE			X	
5.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)			X	
5.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
5.7	SMOKE DETECTORS			X	

	IN	NI	NP	RR

Styles & Materials

ELECTRICAL SERVICE CONDUCTORS:
NOT INSTALLED

PANEL CAPACITY:
(2) 200 AMP SERVICE PANEL

PANEL TYPE:
CIRCUIT BREAKERS

ELEC. PANEL MANUFACTURER:
SQUARE D

BRANCH WIRE 15 and 20 AMP:
COPPER

WIRING METHODS:
ROMEX

GROUNDING CABLE:
NONE

GFCI LOCATIONS:
NONE

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

5.1 Could not be fully inspected, not completely installed.

5.3 (1) Recessed lights that were installed in the basement were in contact with the HVAC duct work. The lights are not approved for insulation contact or to be placed within 3" of insulation. Moving either the duct work or lights or replacing the lights with insulation contact approved fixtures is advised for fire safety reasons. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

5.3 Picture 1


5.3 Picture 2

(2) Could not be fully inspected, not completely installed.

5.6 Main panel box is located at garage. Could not be fully inspected, not completely installed.


5.6 Picture 1

6. Heating

		IN	NI	NP	RR
6.0	HEATING EQUIPMENT	X			
6.1	NORMAL OPERATING CONTROLS			X	
6.2	AUTOMATIC SAFETY CONTROLS			X	
6.3	CHIMNEYS, FLUES AND VENTS	X			
6.4	SOLID FUEL HEATING DEVICES			X	
6.5	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
6.6	GAS/LP FIRELOGS AND FIREPLACES	X			
6.7	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Styles & Materials

HEAT TYPE:
FORCED AIR

ENERGY SOURCE:
GAS

NUMBER OF HEAT SYSTEMS (excluding wood):
THREE

HEAT SYSTEM BRAND:
TRANE

EST. BTU RATING:
40000
80000

LOCATION:
ATTIC
BASEMENT

DUCTWORK:
INSULATED

FILTER TYPE:
N/A

TYPES OF FIREPLACES:
VENTED GAS LOGS
INSERT

OPERABLE FIREPLACES:
ONE

Comments:

6.0 Could not be fully inspected, not completely installed.

6.3 Could not be fully inspected, not completely installed.

6.5 Could not be fully inspected, not completely installed.

6.6 Could not be fully inspected, not completely installed.

6.7 Could not be fully inspected, not completely installed.

7. Central Air Conditioning

		IN	NI	NP	RR
7.0	COOLING AND AIR HANDLER EQUIPMENT	X			
7.1	NORMAL OPERATING CONTROLS			X	
7.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
7.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			
		IN	**NI**	**NP**	**RR**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Styles & Materials

COOLING EQUIPMENT TYPE:
NOT INSTALLED

COOLING EQUIPMENT ENERGY SOURCE:
NOT INSTALLED

CENTRAL AIR MANUFACTURER:
NONE

NUMBER OF A/C UNITS:
NONE

EST. TONNAGE:
NOT INSTALLED

Comments:

7.0 Could not be fully inspected, not completely installed.

7.2 Could not be fully inspected, not completely installed.

7.3 Could not be fully inspected, not completely installed.

8. Interiors

		IN	NI	NP	RR
8.0	CEILINGS	X			
8.1	WALLS	X			
8.2	FLOORS	X			
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS			X	
8.5	DOORS (REPRESENTATIVE NUMBER)			X	
8.6	WINDOWS (REPRESENTATIVE NUMBER)	X			
		IN	**NI**	**NP**	**RR**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Styles & Materials

CEILING MATERIALS:
UNFINISHED

WALL MATERIAL:
UNFINISHED

FLOOR COVERING(S):
UNFINISHED

INTERIOR DOORS:
NOT INSTALLED

WINDOW TYPES:
THERMAL/INSULATED
DOUBLE-HUNG
TILT FEATURE
VINYL

WINDOW MANUFACTURER:
UNKNOWN

CABINETRY:
NOT INSTALLED

COUNTERTOP:
NOT INSTALLED

Comments:

8.0 Could not be fully inspected, not completely installed.

8.1 Could not be fully inspected, not completely installed.

8.2 Could not be fully inspected, not completely installed.

8.3 Could not be fully inspected, not completely installed.

8.6 Could not be fully inspected, not completely installed.

9. Insulation and Ventilation

		IN	NI	NP	RR
9.0	INSULATION AND VAPOR RETARDERS (in unfinished spaces)			X	
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)	X			X
9.3	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X	
		IN	**NI**	**NP**	**RR**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Styles & Materials
ATTIC INSULATION:
NONE

R- VALUE:
NONE

VENTILATION:
RIDGE VENTS

EXHAUST FAN TYPES:
NOT INSTALLED/NOT COMPLETELY INSTALLED

DRYER POWER SOURCE:
22O ELECTRIC

DRYER VENT:
METAL

Comments:

9.1 Could not be fully inspected, not completely installed.

9.2 (1) Vent piping for the master bath fan is kinked, air flow may be restricted. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

9.2 Picture 1

(2) Could not be fully inspected, not completely installed.

10. Built-In Kitchen Appliances

		IN	NI	NP	RR
10.0	DISHWASHER			X	
10.1	RANGES/OVENS/COOKTOPS			X	
10.2	RANGE HOOD			X	
10.3	TRASH COMPACTOR			X	
10.4	FOOD WASTE DISPOSER			X	
10.5	MICROWAVE COOKING EQUIPMENT			X	
		IN	**NI**	**NP**	**RR**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Styles & Materials
DISHWASHER:
NONE

DISPOSER:
NONE

EXHAUST/RANGE HOOD:
NONE

RANGE/OVEN:
NONE

RANGE/OVEN/STOVE FUEL SOURCE:
NONE

BUILT-IN MICROWAVE:
NONE

TRASH COMPACTORS:
NONE

General Summary

King Construction, Inc dba Inspector Paul

PO Box 236 Fort Mill, SC 29716 / 704-467-7328
NC HI 1756 / SC RBI 1212 / ASHI Member 244121
NCLHIA-Member / IAQA-CIE / PAHI-President

Customer
Under Construction Phase Inspection

Property Address
Sample Under Construction
Pre Insulation & Drywall
Fort Mill, SC

The items or discoveries listed in the General Summary indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. UNLESS OTHERWISE NOTED, FURTHER EVALUATION, INSPECTION, AND REPAIR(S) OF ANY COMPONENTS NOTED ON THIS INSPECTION/REPORT SHOULD BE PERFORMED BY LICENSED GENERAL CONTRACTORS, HIRED BY THE BUYER, PRIOR TO THE CLOSE OF ESCROW. If any component that has two or more defects we strongly recommend that the entire system in question be evaluated, inspected, and repaired by the appropriate licensed contractor before the close of escrow. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. **This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.** Unless otherwise noted, all directional information is from the front yard facing the home.

1. Structural Components

1.1 WALLS (Structural)

Inspected, Repair or Replace

(1) The Wood I Joist Manufacturers Association and several reputable professional engineers have published articles regarding "lateral torsion buckling", twisting, and failure with both of the garage door dropped header designs that are installed the the subject property. Both headers are a 2 ply LVL approximately 16" deep. The two car header has a clear span of approximately 16'. The single car header has a clear span of approximately 9'. The cripple wall above both doors is approximately 38". The installation of the brick veneer above the header and a concentrated load bearing down on the header are likely to further reduce the structural integrity. Further evaluation by a qualified licensed professional engineer is warranted and repairs per their design. The "Dropped Header Design Guide" and a Power Point produced by the Wood I Joist Manufacturers Association are attached for your reference.

(2) The narrow walls on the left side of the home, as currently installed, around the garage doors will not provide the lateral stability necessary to structurally support the area. Recommend further evaluation and repair as needed by a qualified licensed professional engineer. Refer to the attached Narrow Bracing Options publication from the Engineered Wood Association for supporting information and documentation.

(3) Mud sill straps are not properly installed along the front wall of the garage, rear wall of the garage, and all walls in the basement. In some cases the straps can not be installed according to the manufacturers instructions, anchor bolting may be required. If not corrected the home will not be properly secured to the foundation. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

(4) The majority of the installed joist hangers throughout the home are missing nails in all of the round nail holes/manufactured required nailing holes. Recommend further evaluation and repair as needed by a qualified

licensed general contractor.

(5) The double I joist that runs left to right over the garage is being braced by 2 studs along the dining room wall. Many construction professionals would consider this substandard and add additional studs for support. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

(6) One of the header boards above the entrance way to the basement furnace/utility room has a horizontal crack that runs across the board. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

1.3 FLOORS (Structural)

Inspected, Repair or Replace

(1) The engineered floor truss that is installed beside the basement staircase has been cut/modified by a tradesman. The top chord of the engineered cripple wall under the laundry room area has been damaged by tradesman. No repair attempts were evident. Any modifications to an engineered product need to be designed and approved by a technical representative from the product manufacturer or a professional engineer. Recommend further evaluation and repair as needed by a qualified technical representative from the manufacturer or a professional engineer. You should obtain the stamped repair document that the professional designed and approved.

(2) Inspected a two ply LVL that runs along one side of the basement staircase that is not braced directly on the underside nearest the left side of the home. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

1.5 ROOF STRUCTURE AND ATTIC

Inspected, Repair or Replace

(1) Located a small roof leak at a nail along in the storage area over the garage. Repairs are advised. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

(2) Vertical bracing is not installed at some of the ridge beam and hip rafter/valley rafter intersections. Some of the installed purlins are not braced and or brace are spaced in excess of 4' apart. Mid beam vertical bracing is not installed at all of the valley and hip rafters. Most of the vertical bracing that was currently installed was less than 1/2 of the dimension of the beam they were supporting. Many construction professionals would consider this substandard. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

(1) Brick veneer was damaged around the electrical receptacles on the rear of the home. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

(2) No flashing has been installed under all of the exterior doors. Water intrusion was present under some of the doors. Water intrusion and deterioration can occur at doors that are not properly flashed. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

3. Roofing

3.0 ROOF COVERINGS

Inspected, Repair or Replace

Shingles mostly above the eaves around the home are damaged from what most likely was toe boards being nailed to the roof. Leaks can develop if not properly repaired. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

3.1 FLASHINGS

Inspected, Repair or Replace

(1) Cap flashing has not been completely installed at the time of the inspection. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace

Ring is installed crooked at the furnace flue pipe/flange connection. Leaks can develop if this is not properly installed. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

4. Plumbing System

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

(1) Evidence suggests there is/was a leak around the bathroom drain line above the garage. Repairs are advised. Recommend further evaluation and repair as needed by a qualified licensed plumbing contractor.

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected, Repair or Replace

(1)

The gas line piping in the subject property is Corrugated Stainless Steel Tubing or referred to simply as "CSST." A nationwide class action has been filed on behalf of any and all persons and/or entities who own structures in the United States in which CSST manufactured by Titeflex, Ward, OmegaFlex or Parker Hannifin was installed as of September 5, 2006. Plaintiffs allege that CSST poses an unreasonable risk of fire due to lightning strikes if the piping is not bonded, the piping was not bonded at the time of the inspection. Further information on the suit is available at www.csstsettlement.com Recommend further evaluation ad repair as needed by a qualified licensed electrical contractor. The publication "Lightning Safety for Gas Piping" by TracPipe is attached to the end of the report for supporting documentation.

5. Electrical System

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

(1) Recessed lights that were installed in the basement were in contact with the HVAC duct work. The lights are not approved for insulation contact or to be placed within 3" of insulation. Moving either the duct work or lights or replacing the lights with insulation contact approved fixtures is advised for fire safety reasons. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

9. Insulation and Ventilation

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

(1) Vent piping for the master bath fan is kinked, air flow may be restricted. Recommend further evaluation and repair as needed by a qualified licensed general contractor.
