

Definitions

S	Satisfactory	Meets industry standards for proper material and installation
NP	Not Present	Condition or item was not present at time of inspection
NI	Not Inspected	Condition or item was not inspected
M	Marginal	Meets industry standards for proper material and installation, but improvements are recommended
U	Unsatisfactory	Does NOT meet industry standards for proper material or installation. Corrections will be required.

Rough Framing/Mechanical Inspection

Builder Information

Builder Buildum Quick  
 Builder Address 1234 Rocky Road  
 City Somewhere State US Zip 12345  
 Phone 555-222-1111 Fax 555-222-1212

Address Information

Builder Subdivision Quail Run Lot # 321  
 Inspection Address 5432 Quail Lake Dr Permit # 45-345-07  
 City Somewhere State US Zip 12345  
 Contact Name Bob D. Builder  
 Phone 555-222-1111 Fax 555-876-7899  
 E-Mail bobdbuilder@buildumquick.com

Client Information

Client Name Janet and Jim Newhomowner  
 Client Address 456 Smith Rd  
 City Somewhere State US Zip 12345  
 Phone 555-222-3434 Fax 555-222-6543  
 E-Mail newhomowner@cc.com

Inspection Company

Inspector Name Joe H. Inspector  
 Company Name PDmB, Inc.  
 Company Address 9600 Colerain Ave  
 Suite 110  
 City Cincinnati State OH Zip 45215  
 Phone 555-333-4656 Fax 555-324-3266  
 E-Mail joeinspector@cc.com  
 Amount Received \$275 File Number 888-07

General Conditions

Inspection Date 6/21/07 Start Time 9:00  
 End Time 10:30  
 Temperature 75 degrees Weather Partly sunny Soil Conditions Dry  
 Others Present Buyer  
 Space Below Grade Basement  
 Building Type Multi-family Garage Attached  
 Planned Sewage Disposal City Planned Water Source City  
 Permits Obtained Building Permit

Roof System

Evaluation of inspection conditions and requirements are limited due to the unavailability of approved construction plans and specifications at the time of inspection.

S N P N I M U

Main roof Roof Framing

1. Approved plans on-site?  Yes  No

2. Type: Gable

3. Method of Inspection: On roof

4. Unable to Inspect: 0%

5.      Trusses: 2x4 Split truss, Recommend review and correction per structural engineer



6.      Gang Nail Plates:

7.      Proper Truss Nailing:

8.      Joists:

9.      Proper Joist Nailing:

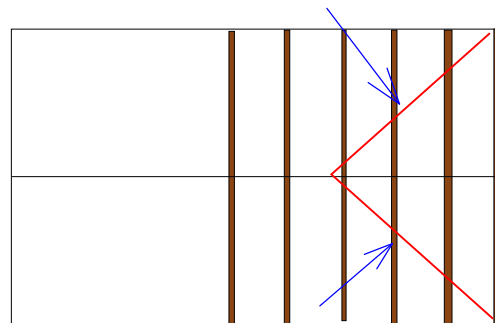
10.      Hangers:

11.      Proper Hanger Nailing: All required nail locations were not filled, replace missing nails

12.      Beams: Micro-Laminated

13.      Truss Blocking: 2x4

14.      Truss Bracing: 1x4 Missing crows feet diagonal blocking at North gable end



15.      Fire-Stop Blocking: Plywood, 1x6

16.      Roof Sheathing: 7/16" Oriented Strand Board

17.      Proper Sheathing Nailing:

18.      "H" Clips:

19.      Attic Scuttle/Access: opening framing dimension too small-reframe as per plans

20.      Roof Mounted Vents: Box

21.      Roof Penetrations:

Wall Framing

S NPNI M U

1.      Wall Sill Sealer: Closed cell foam



2.      Wall Anchor Bolts: Embedded anchor bolts

3.      Wall Hurricane Straps:

4.      Sill Flashing/Gasket: Flash & Seal **Improperly installed, loose at seams**

5.      Exterior Bearing Walls: 2"x4" studs 16" on center

6.      Bearing Wall Sheathing: 4"x8"x7/16" Oriented strand board (OSB)

7.      Wall Vapor Barrier: Tyvek **Improper installation, seams must run horizontal**



8.      Bearing Wall Blocking: 2x4 wood

9.      Non-Load Bearing Wall Framing: 2"x4" wood Stud 24" on center

10.      Non-Load Bearing Wall Blocking: 1x4 wood

11.      Knee Wall: 2"x4" wood stud 16" on center **Wall framed out of plumb/level at bath knee wall**



12.      Wall Furring:

13.      Fire-Stop Blocking: Plywood **Cavity not fully sealed**

14.      Beam(s): Glue Laminated

15.      Beam Shims: Steel

16.      Beam Anchors: Hex bolts

17.      Column(s): Steel

18.      Column Anchors: Ramshot anchors

19.      Bulkhead/Soffit Framing: 2x2 wood **Framed out of square**

20.      Framed Opening(s): 2x4 **Opening framed incorrectly at head**



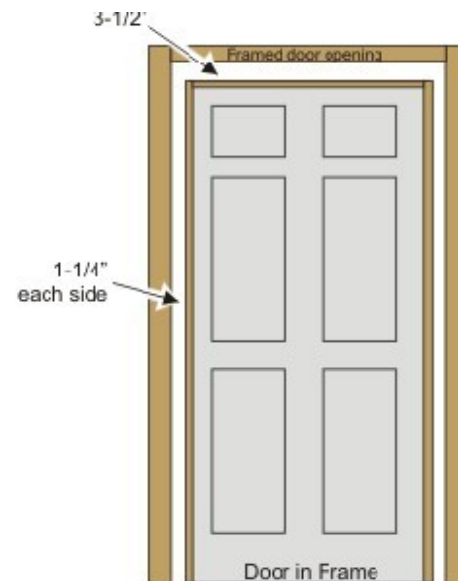
### Floor and Ceiling Framing

- |    | S                                   | N                                   | P                        | N                                   | I                        | M                        | U                                   |  |
|----|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Floor Joists: 2x10 structural grade  |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Floor Sheathing: 4'x8'x 3/4" T&G Plywood                                       |
| 3. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling Joists:  |
| 4. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Joist Hangers: Simpson hangers <b>Not properly installed, Improper nailing</b> |
| 5. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Cross Bridging: Steel bridging <b>Replace bridging where missing</b>           |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Attic Scuttle Framing: Present   |
| 7. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Drop Ceiling Framing:  |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling Blocking: 2x2  |



### Doors and Windows

- |    | S                                   | N                        | P                        | N                        | I                        | M                        | U                                   |   |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Window Framing: Proper rough frame dimensions                                     |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Window Installation: Improper installation  |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Door Framing: Proper rough frame dimensions                                       |
| 4. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Exterior Door Installation: Improper installation <b>Opening is out of square</b> |



- |    |                                     |                          |                          |                          |                          |                          |                          |   |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Garage Door Opening(s): Proper rough frame dimensions |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|

Stair Framing

S NPNI M U

Foyer Stair Framing

1. Approved plans on-site?  Yes  No
2. Type: Prefabricated Units
3.      Stringers: 2x12 Wood
4.      Risers: Solid framed
5.      Treads: Wood
6.      Bullnose Tread: Prefabricated
7.      Platforms/Landings: Site-built
8.      Stair Blocking: 1x4 Wood Railing blocking missing
9.      Head Clearance:

Fireplace Framing

S NPNI M U

Living Room Fireplace Framing

1. Approved plans on-site?  Yes  No
2. Type: Pre-fabricated
3.      Flue/Chimney Framing: Metal Flue
4.      Hearth Framing: Framing lumber and plywood sheathing
5.      Flue Connections: 3 wall metal piping
6.      Flue Supports: Metal straps
7.      Combustion Air Ventilation: Flexible Foil

Fixture and Cabinetry Layout

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Main Level Fixture/Cabinet Layout

1. Approved plans on-site?  Yes  No
2. **Kitchen**
3.      Sink Drain Layout: Mislocated, requires correction
4.      Kitchen Cabinetry Layout:
5.      Island Layout: Slightly out of square, Relocate as required
6.      Ventilation Fans:

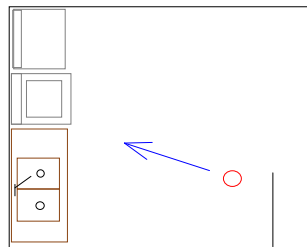
Fixture and Cabinetry Layout (Continued)

**Bathroom(s)**

- 7.
- 8.      Sink Drain Layout:
- 9.      Vanity Layout:
- 10.      Ventilation Fans:
- 11.      Toilet Drain Layout:
- 12.      Shower Drain Layout:
- 13.      Sink Drain Layout:
- 14.      Tub Drain Layout:
- 15.      Tub Installation: Tub not installed to date
- 16.      Whirlpool Tub Layout:
- 17.      Whirlpool Tub Installation:

**Laundry**

- 18.
- 19.      Deep Sink Drain Layout:
- 20.      Cabinetry Layout:
- 21.      Washer Drain Layout:
- 22.      Floor Drain Layout: Floor drain is positioned too far towards door- see plans for proper dimensions



Plumbing Rough- in

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- 1.      Verify permit inspections are completed and approved
- 2.      Main service sealed at wall penetration Fill gap at wall penetration
- 3.      Supply piping complete and securely installed
- 4.      Supply piping protection plates installed where required Install plates where missing
- 5.      Sanitary drain piping complete, properly sized and securely installed
- 6.      Sanitary vent piping complete, properly sized and secure Install missing support hangers
- 7.      Sanitary vent piping vented to exterior
- 8.      Required sanitary clean outs provided
- 9.      Sink, tub, shower and floor drain traps installed
- 10.      Shower and tubs installed level
- 11.      Footing draitile complete along perimeter
- 12.      Sump well installed and connected to draitile
- 13.      Verify gas lines installed/secured at all gas equipment locations Gas supply piping installation is not installed to date
- 14.      Change order items installed Added bar sink in Family room completed

Electrical Rough- in

S NPNI M U

- 1.      Verify permit inspections are completed and approved Electrical rough-in inspection not completed
- 2.      Main panel securely mounted and accessible
- 3.      Proper grounding and bonding provided
- 4.      Branch wiring installed to all locations and secured properly Branch wiring installation is not completely installed to date
- 5.      Interior fixture junction boxes installed and at proper locations
- 6.      Exterior fixture junction boxes installed and at proper locations Box mounted at incorrect height
- 7.      Switch and outlet locations verified
- 8.      Branch conductor gauges sized properly as per local code requirements
- 9.      Conductor splices protected within junction boxes
- 10.      Minimum clearances provided for light fixtures
- 11.      Proper support at ceiling fans
- 12.      Change order items provided for No changes made to contract
- 13.      Phone pre-wire locations verified/installed
- 14.      Cable TV pre-wire locations verified/installed

Mechanical Rough- in

S NPNI M U

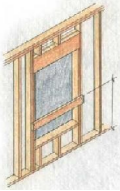
- 1.      Verify permit inspections are completed and approved
- 2.      Supply ductwork properly installed/secure Install missing support braces
- 3.      Return ductwork properly installed/secure
- 4.      Return air cavities panned properly
- 5.      Combustion air ventilation installed properly
- 6.      Metal flue connections are tight, secure with exterior termination Connections disconnected, Connections not properly secured with fasteners
- 7.      Clearances between flues and combustibles
- 8.      Ventilation fans properly installed Not vented to exterior
- 9.      Floor register temporary covers installed Install covers where missing
- 10.      Change order items installed



Housekeeping and Safety

S NPNI M U

- 1.      Local construction authority inspections completed at time of this inspection: Mechanical rough-in, Electrical rough-in
- 2.      Legal/ Company postings All required postings present
- 3.      Fall protection: Open window opening **Fall protection not installed at window opening. Add fall protection as illustrated**
- 4.      Daily site clean-up: Structure perimeter
- 5.      Daily interior clean-up: Unclean conditions **Construction debris throughout interior creating unsafe conditions**
- 6.      Excess construction materials: No materials present
- 7.      Special features:
- 8.      Change order items:





Summary

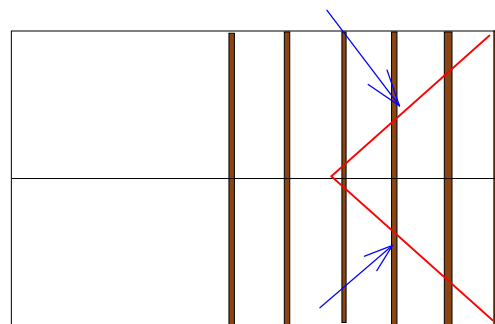
Roof System

1. Main roof Roof Framing Trusses: 2x4 Split truss, Recommend review and correction per structural engineer



2. Main roof Roof Framing Proper Hanger Nailing: Proper Hanger Nailing: All required nail locations were not filled, replace missing nails

3. Main roof Roof Framing Truss Bracing: 1x4 Missing crows feet diagonal blocking at North gable end



4. Main roof Roof Framing Attic Scuttle/Access: Attic Scuttle/Access: opening framing dimension too small-reframe as per plans

Wall Framing

5. Sill Flashing/Gasket: Flash & Seal Improperly installed, loose at seams

6. Wall Vapor Barrier: Tyvek Improper installation, seams must run horizontal



7. Knee Wall: 2"x4" wood stud 16"on center Wall framed out of plumb/level at bath knee wall



8. Fire-Stop Blocking: Plywood Cavity not fully sealed

9. Bulkhead/Soffit Framing: 2x2 wood Framed out of square

10. Framed Opening(s): 2x4 Opening framed incorrectly at head



Summary (Continued)

Floor and Ceiling Framing

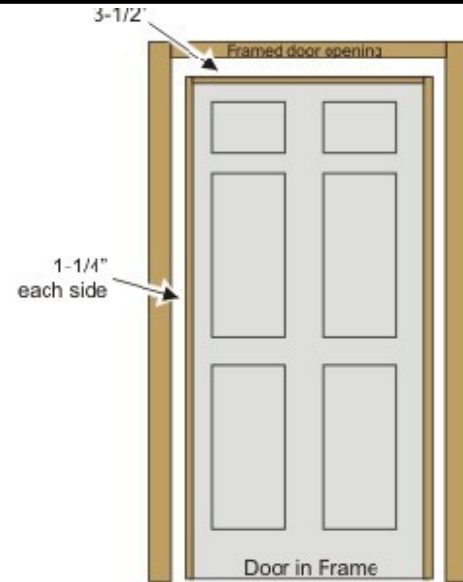
11. Joist Hangers: Simpson hangers **Not properly installed, Improper nailing**



12. Cross Bridging: Steel bridging **Replace bridging where missing**

Doors and Windows

13. Exterior Door Installation: Improper installation **Opening is out of square**



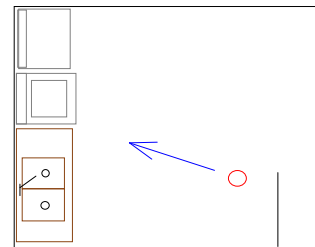
Stair Framing

14. Foyer Stair Framing Stair Blocking: 1x4 Wood **Railing blocking missing**  
Fixture and Cabinetry Layout

15. Main Level Fixture/Cabinet Layout Sink Drain Layout: Sink Drain Layout: **Mislocated, requires correction**

16. Main Level Fixture/Cabinet Layout Island Layout: Island Layout: **Slightly out of square, Relocate as required**

17. Main Level Fixture/Cabinet Layout Floor Drain Layout: Floor Drain Layout: **Floor drain is positioned too far towards door- see plans for proper dimensions**



Summary (Continued)

Plumbing Rough- in

- 18. General Plumbing Main service sealed at wall penetration Main service sealed at wall penetration **Fill gap at wall penetration**
- 19. General Plumbing Supply piping protection plates installed where required Supply piping protection plates installed where required **Install plates where missing**
- 20. General Plumbing Sanitary vent piping complete, properly sized and secure Sanitary vent piping complete, properly sized and secure **Install missing support hangers**

Electrical Rough- in

- 21. General Electrical Branch wiring installed to all locations and secured properly Branch wiring installed to all locations and secured properly **Branch wiring installation is not completely installed to date**
- 22. General Electrical Exterior fixture junction boxes installed and at proper locations Exterior fixture junction boxes installed and at proper locations **Box mounted at incorrect height**

Mechanical Rough- in

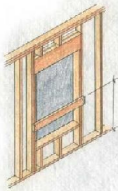
- 23. General Mechanical Supply ductwork properly installed/secure Supply ductwork properly installed/secure **Install missing support braces**
- 24. General Mechanical Metal flue connections are tight, secure with exterior termination Metal flue connections are tight, secure with exterior termination **Connections disconnected, Connections not properly secured with fasteners**



- 25. General Mechanical Ventilation fans properly installed Ventilation fans properly installed **Not vented to exterior**
- 26. General Mechanical Floor register temporary covers installed Floor register temporary covers installed **Install covers where missing**

Housekeeping and Safety

- 27. Fall protection: Open window opening **Fall protection not installed at window opening. Add fall protection as illustrated**



- 28. Daily interior clean-up: Unclean conditions **Construction debris throughout interior creating unsafe conditions**