

Definitions

S	Satisfactory	Meets inspection quality standards and approved project plans and specifications (if available on site at time of inspection).
NP	Not Present	Condition or item was not present at time of inspection
NI	Not Inspected	Condition or item was not inspected at time of inspection
M	Marginal	Condition will require attention in order to meet inspection quality standards and approved project plans and specifications (if available on site at time of inspection).
U	Unsatisfactory	Condition does not meet the required minimum inspection quality standards and approved project plans and specifications (if available on site at time of inspection). Corrections will be required before progress is made

Pre-Drywall 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
 Inspection Address 5432 Quail Lake Dr
 City Somewhere State US Zip 12345
 Contact Name Bob D. Builder
 Phone 555-222-1111 Fax 555-876-7899
 E-Mail bobdbuilder@buildumquick.com

Lot # 321
 Permit # 45-345-07

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

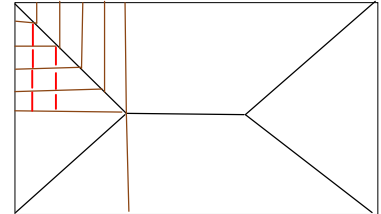
Inspection Date 6/21/07
 Start Time 9:00
 End Time 10:30
 Temperature 75 degrees Weather Partly sunny Soil Conditions Dry
 Others Present Buyer
 Space Below Grade Basement
 Building Type Multi-family Garage Attached
 Planned Sewage Disposal City Planned Water Source City

Permits Obtained Building Permit

Ceilings

1. Approved plans on-site? Yes No
S NP NI M U

2. Hip roof blocking: **Missing where marked on diagram in red**



3. Ceiling lathe catchers:

4. Joist hangers in place and properly nailed: **Not properly nailed in place, add nails as required**



5. Bearing points weakened by mechanical alterations: No visible defects found

Walls

1. Approved plans on-site? Yes No
S NP NI M U

2. Window openings square, level & properly shimmed:

3. Door openings square, plumb & properly shimmed: **Unit not set square in opening**



4. Wall lathe catchers:

5. Walls are straight and square at countertop height:

6. Exterior wall sheathing/insulation board:

7. Soffit drops level and plumb: **Soffit drop installed out of level**



Walls (Continued)

8. Twisted or bowed studs: [Repair studs where bowed but within acceptable tolerance](#)



9. Closet headers level and plumb:
 10. Walls securely fastened in place:
 11. Wall layout per approved plans:
 12. Bearing walls weakened by mechanical alterations:
 13. Medicine cabinet framing in place:
 14. Missing handrail blocking:
 15. Miscellaneous blocking installed:
 16. Furr out exterior walls for heating ducts:

Windows and Doors

1. Approved plans on-site? Yes No
 S NP NI M U
 2. Openings laid out per approved plans: [Arch slightly out of round at left side as viewed from Foyer](#)



3. Windows square, level & properly shimmed:
 4. Doors square, plumb & properly shimmed:
 5. Exterior door thresholds are flashed & sealed:
 6. Cracked or broken glass lights:

Floors

1. Approved plans on-site? Yes No
 S NP NI M U
 2. Floor surface: [Floor surface crowning beyond acceptable tolerance due to joist camber](#)



3. Proper floor sheathing nailing patterns followed:
 4. Floor blocks installed at bi-pass closet doors:
 5. Floor system weakened by mechanical alterations:

Fixture and Cabinetry Layout

1. Approved plans on-site? Yes No

2. **Kitchen**

S NP NI M U

3. Sink drain layout:

4. Kitchen cabinetry layout:

5. Island layout:

6. **Bathroom(s)**

S NP NI M U

7. Sink drain layout: Drain layout for sink not per plan. Requires relocation per plans



8. Vanity layout:

9. Toilet drain layout: Layout not per approved plans and specifications, Requires relocation per plans



10. Shower drain layout:

11. Tub drain layout:

12. Whirlpool tub installation: Tub not set level.



13. **Laundry**

S NP NI M U

14. Deep sink drain layout:

15. Cabinetry layout:

16. Washer drain layout:

17. Floor drain layout:

Fixture and Cabinetry Layout (Continued)

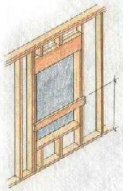
Housekeeping and Safety

S NP NI 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:

Marginal Summary

Walls

- 1. Twisted or bowed studs: Repair studs where bowed but within acceptable tolerance



Windows and Doors

- 2. Openings laid out per approved plans: Arch slightly out of round at left side as viewed from Foyer



Floors

- 3. Floor surface: Floor surface crowning beyond acceptable tolerance due to joist camber



Fixture and Cabinetry Layout

- 4. 1st Floor Fixture/Cabinet Layout Toilet drain layout: Layout not per approved plans and specifications, Requires relocation per plans



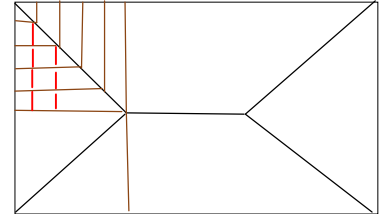
- 5. 1st Floor Fixture/Cabinet Layout Whirlpool tub installation: Tub not set level.



Unsatisfactory Summary

Ceilings

- 1. Hip roof blocking: Missing where marked on diagram in red



- 2. Joist hangers in place and properly nailed: Not properly nailed in place, add nails as required



Walls

- 3. Door openings square, plumb & properly shimmed: Unit not set square in opening



- 4. Soffit drops level and plumb: Soffit drop installed out of level



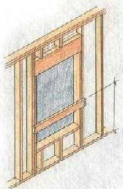
Fixture and Cabinetry Layout

- 5. 1st Floor Fixture/Cabinet Layout Sink drain layout: Drain layout for sink not per plan. Requires relocation per plans



Housekeeping and Safety

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



Unsatisfactory Summary (Continued)

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