

New Home Construction Observations

Pre-drywall Report

B. A. King Home Inspections, LLC
SC License 1597 NC License 2449
6777 Campbell Rd. York SC 29745 803 417- 2116



Stage of Construction: Pre-Insulation and pre-drywall.

Electrical and Low voltage wiring in progress.

Plumbing in progress, brick work in progress.

Garage slab poured during inspection.

Note for final inspection: The living room has three temporary type posts present that appear to be planned permanent columns when finished.

Property address: Sample Report

Client: Sample

By: Bruce A. King

Date: 5-16-07

Weather conditions: clear

1. The right front corner of the living room needs proper support under the horizontal 2x4 at the top of the picture.



2. The transom window above the front door is broken.

3. The window to the left of the front door is hard to open.

4. A metal hanger is missing some nails at the LVL location under the stairs in the foyer area.



5. The main level right side tub is not secured to the studs.

6. The garage ceiling has some flat 2x4's that are only held up with nails through the OSB. OSB should not be used in this manner unless the engineered drawings show it.



7. The master bath shower pan has a damaged corner present.



8. The master bath has an interior wall section that is not in line with the rest of the wall. The skewed section is next to the toilet room.

9. A damaged truss plate is present above the right rear attic stair location near the refrigerant lines.



10. The master bedroom has a truss missing a plate on one side where two webs meet the lower chord. Location is 3rd truss from the door.



11. The upstairs right tub has a gap between the tub and wall.



12. Nail protection plates are not all installed yet throughout the house.

13. The double LVL across the kitchen area does not have the proper amount of nails (nailing pattern) as recommended by the manufacturer.



14. Two metal beams in the basement are different heights and have resulted in the metal post not being installed yet.



15. The basement floor had a trough being cut out and the purpose or final result was not noted.

16. The right rear metal post in the basement is not attached at the top.



17. The right rear of the basement has a loose nut on a foundation bolt.



18. The right rear wall of the basement is missing a foundation bolt.



19. The center rear of the basement has a foundation bolt that is missing the washer and nut.



20. A truss hanger is missing one nail above the front door on the exterior.



21. The kitchen exhaust fan needs to be installed to vent to the exterior as already indicated with a note on the wall.

22. The right rear of the corner is close to the hill and it appears that an engineered retaining wall will be needed to maintain the security of the foundation.



23. The right side of the house has 4 or 5 trusses with one to three defects per truss. Problems are mostly forward of the floored area but some are behind it.

One problem is hidden by ductwork in front of the water hear area.

Recommend very thorough checking and proper repairs for all trusses.

Since these issues involve damaged connector plates the repairs could be quite extensive and would likely involve gussets.



24. A repaired truss at the right front does not appear to be done properly. The amount of fasteners present does not appear correct. Most engineered repairs require a scab board on both sides of the truss member.



25. All truss repairs should have an engineers stamp and drawing provided to the homebuyer and another copy attached to or near the repaired truss for future reference. Repaired trusses without this information can be a big issue with future inspections that can cause the home owners unnecessary time, expense and/or lost sales opportunities.