



PRO SPEX HOME & COMMERCIAL INSPECTION SERVICES

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PRO SPEX RESIDENTIAL FRAMING INSPECTION

15503 Sample Report Rd
LAUREL MD 20707

Boo Bah Loo

JULY 10, 2018



Inspector

Glenford Blanc

CEO. BA Architecture, MD LIC #29749, HUD 203K P-
1474, LVL-1 IRT

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Comment Key or Definitions

This home is new construction. This is a framing inspection only. Please review this report closely to determine if any item or component was not inspected due to incomplete work. Utilities are not on during this inspection and therefore this inspection is limited framing related issues. Please note, while we may identify code compliance issues, this is not the same as a code compliance inspection (which we are not authorized to perform).

This inspection was performed visually. We did not inspect using a tape measure to determine where walls, floors or stairs are to be located. This inspection examines workmanship, and typically does not rely on construction drawings, or the use of measurement equipment. This Guideline is intended to help the customer understand the limitations of this inspection. The time spent inspecting the progress of the construction limits the inspector to a visual inspection for workmanlike practices. It does not determine the conformity to the blueprints in regards to dimensions and locations. It cannot prevent shortcuts by sub-contractors that could occur in between inspections and in the absence of the builder. The inspector does not determine whether or not agreed selections of fixtures or materials were used.

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any items listed in the report as "Not Inspected" or "Unfinished or Unsatisfactory" suggests to you to obtain a second opinion and or consult with your builder .

Inspected (IN)= I visually observed the item, component or unit and if no other comments were made then it appeared to be constructed or installed properly.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Unfinished or Unsatisfactory (UN) = The comment from the inspector will clearly state whether the construction or installation of item, component or unit is not complete, or if it was not constructed or installed in a standard workmanlike practice.

Not Visible (NV) = Unable to view this item due to obstructions, location, not complete at this stage etc.

SUMMARY



CORRECTION NEEDED

- ⚠ 2.1.1 Foundation/Slab and Rough Framing - WALLS (Structural) 2:
- ⚠ 2.2.1 Foundation/Slab and Rough Framing - WALLS (Structural) 3:
- ⚠ 2.3.1 Foundation/Slab and Rough Framing - WALLS (Structural)1:
- ⚠ 2.4.1 Foundation/Slab and Rough Framing - WALLS (Non Structural): NAIL PLATE PROTECTION
- ⚠ 2.5.1 Foundation/Slab and Rough Framing - FLOORS (Structural): DRILLED TOP FLANGE
- ⚠ 2.6.1 Foundation/Slab and Rough Framing - FLOORS (Structural) 2: MISSING HANGAR
- ⚠ 2.7.1 Foundation/Slab and Rough Framing - FLOORS (Structural) 3: MISSING WEB STIFFENER
- ⚠ 2.8.1 Foundation/Slab and Rough Framing - ROOF STRUCTURE AND ATTIC: MISSING NAILS IN HANGARS
- ⚠ 3.1.1 HVAC - Cooling System: Copper/Alum Contact
- ⚠ 3.2.1 HVAC - Duct Work Install: Flex Duct

1: INSPECTION DETAILS

Information

In Attendance Inspector Only	Type of Building Townhouse	Weather Conditions Clear Skies, Hot, Humid
Approx Temperature 85 (F)	Ground/Soil Condition Dry	

2: FOUNDATION/SLAB AND ROUGH FRAMING

		NV	NI	UN	AS
2.1	WALLS (Structural) 2			X	
2.2	WALLS (Structural) 3			X	
2.3	WALLS (Structural)1			X	
2.4	WALLS (Non Structural)			X	
2.5	FLOORS (Structural)			X	
2.6	FLOORS (Structural) 2			X	
2.7	FLOORS (Structural) 3			X	
2.8	ROOF STRUCTURE AND ATTIC			X	

NV = Not Visible

NI = Not Inspected

UN = Unsatisfactory

AS = Appears Satisfactory

Observations

2.1.1 WALLS (Structural) 2



Correction Needed

The load bearing wall does not provide adequate support for the load above. Recommend contractor review approved construction drawings and correct as needed.

Recommendation

Contact a qualified professional.



2.2.1 WALLS (Structural) 3



Correction Needed

The load bearing wall does not provide adequate support for the load above. Recommend contractor review approved construction drawings and correct as needed.

Recommendation

Contact a qualified professional.



2.3.1 WALLS (Structural)1



Correction Needed

The load bearing wall does not provide adequate support for the load above. Recommend contractor review approved construction drawings and correct as needed.

Recommendation

Contact a qualified professional.



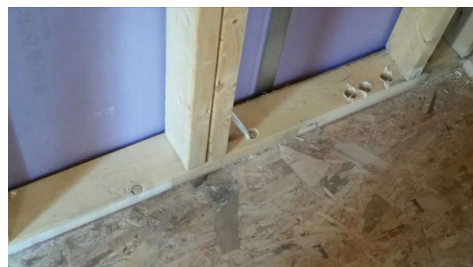
2.4.1 WALLS (Non Structural)

NAIL PLATE PROTECTION

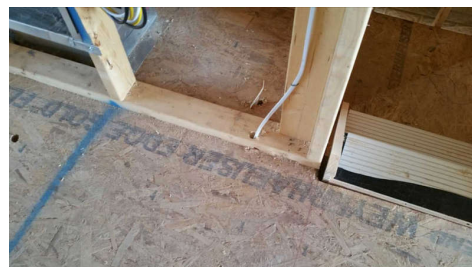
Wall stud cut by plumbing and electrical contractor needs metal plates to protect pipes and wires in many locations. This is required when the edge of the bore or hole is less than 1 1/4 from the edge of the framing member.

Recommendation

Contact a qualified professional.

**Correction Needed**

2nd Floor coat closet



2nd Floor



4th Floor

2.5.1 FLOORS (Structural)

DRILLED TOP FLANGE

The floor structure has been compromised in 4 locations. The top and bottom of engineered floor joists cannot be modified in any way. These joists must be evaluated by a licensed structural engineer. Adequate documentation of the engineers findings must be provided for each joist.

See: page 8 note #2 of the IBI guide. ([Click Here](#))

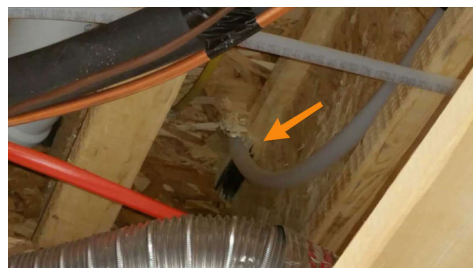
See: page 9 of the TJI guide. ([Click Here](#))

Recommendation

Contact a qualified professional.

**Correction Needed**

Above door leading to garage



Above first-floor bathroom



Second floor second joist from rear wall



3rd Floor above laundry room

2.6.1 FLOORS (Structural) 2

MISSING HANGAR

Joist hanger missing at microlam that support floor joists.

Recommendation

Contact a qualified professional.



Correction Needed



2.7.1 FLOORS (Structural) 3

MISSING WEB STIFFENER

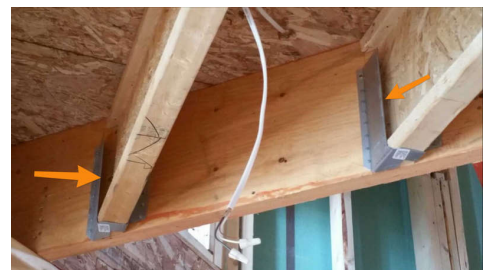
When joist hanger does not extend to the top flange of an engineering wood I-beam web stiffeners are required

Recommendation

Contact a qualified professional.



Correction Needed



2nd Floor

2.8.1 ROOF STRUCTURE AND ATTIC

MISSING NAILS IN HANGARS

All truss hangers should be fully nailed.

Recommendation

Contact a qualified professional.



Correction Needed



3: HVAC

		NV	NI	UN	AS
3.1	Cooling System			X	
3.2	Duct Work Install			X	

NV = Not Visible NI = Not Inspected UN = Unsatisfactory AS = Appears Satisfactory

Observations

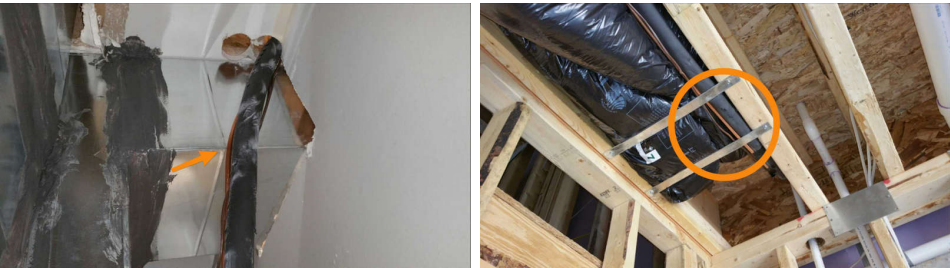
3.1.1 Cooling System

COPPER/ALUM CONTACT

 Correction Needed

Copper and aluminum when in direct contact can result in degradation of the metals, a process called galvanic reaction. Because of this, copper and aluminum should not make direct contact.

Recommendation
Contact a qualified professional.



3.2.1 Duct Work Install

FLEX DUCT

 Correction Needed

When installed, flex ducts should not be crimped or squashed and sharp turns should be avoided. Crimping and sharp turn reduce air flow and will affect system performance.

Recommendation
Contact a qualified professional.



Above first floor storage closet

STANDARDS OF PRACTICE
