



CERTIFIED BUILDING INSPECTORS

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Report#: 2400-620

NEW HOME-PRE DRYWALL INSPECTION REPORT FOR:



SUBJECT PROPERTY:

14403 Cedar Hill Dr., Lot 82
Winter Garden, FL 34787

DISCLAIMER: This report is the exclusive property of Certified Building Inspectors and the client whose name appears herein. Use by any unauthorized persons is prohibited.

CONTRACTOR:

DATE INSPECTED:

WEATHER: 85 degrees

NUMBER OF TRADESMEN ON SITE: Zero

SUPERINTENDENT ON SITE: Yes

AHEAD/BEHIND SCHEDULE: Unknown

INSPECTOR:

Directional information indicated in this report is as the home is viewed from the street of address unless noted otherwise.

PERMITTING & SITE PAPERWORK:

Building permit #B14004250 issued on, May 21, 2014 by the Orange County Building Department is posted on the job site.

There was an approved set of construction partial drawings on the site; several pages were missing. Approved drawings are to be maintained on the site under the provisions of most Building Regulations and are those signed and stamped by the Building Department in conjunction with the issuance of the Building Permit.

The inspection record indicates the following report of governmental inspections:

TYPE	DATE:	STATUS:
Building;		
Slab	6-19-14	approved
Windows	7-11-14	failed
Framing	No	
Plumbing;		
Underground	6-5-14	approved
Sewer	6-5-14	approved
Rough-in	7-1-14	approved
Mechanical;		
Rough In	7-10-14	approved
Electrical;		
Electrical Rough.	7-10-14	approved
Low Voltage	7-10-14	approved

OVERALL STATUS OF CONSTRUCTION:

The dwelling is in the pre-drywall stage. At this time the following has been accomplished;

- a. The exterior block walls are erected and the wood framed segments are erected and sheathed,
- b. The interior walls are framed but no drywall has been installed,
- c. The roof framing has been installed with this including the plywood roof sheathing and pre-engineered trusses and several conventionally framed rafter,

- d. The roof has been dried in as the underlayment and the shingles have been installed,
- e. The exterior doors and windows are installed.
- f. The rough electrical system components have been installed,
- g. The rough plumbing has been done with the supply and waste lines stubbed out,
- h. The rough mechanical has been completed with the return air ducting in place and supply air ducting installed,
- i. The stucco lath has been applied to the exterior walls,

STORED MATERIALS LIST:

Gypsum Board (drywall) and related finish materials

ITEMS OF CONCERN:

NOTE - Where necessary or helpful for illustrative purposes, we are including photographs with this report for your use and convenience. In addition to serving as a tool of understanding at this time these can serve as a pictorial history of the construction of your home. The submitted photographs are identified in the narrative and included in the attached Photographic Appendix.

The following conditions should be addressed with your contractor/builder for correction or clarification as needed. Those observed at the time of the inspection include, but may not be limited to the following

Footnote: Regarding any settlement cracks in the slab; this is fairly common for this to occur in concrete slabs, some more than others. The presents size of the cracks do not indicate a structural problem, however, if they should continue to increase in width to approximately 1/4 inch, you should have them tested. Floor tiles installed over settlement cracks in the concrete should be prepared accordingly to prevent the transfer of the cracks.

- 1) The following **Exterior** conditions,
 - A. Seal all holes in the block joints, penetrations, electrical outlets, hose bibs, etc. The “stucco coating will not act as a water proof barrier, especially the holes in the block along the right side of the house. Don’t use foam. Current void at eh electrical meter box and the kitchen sidewall exhaust vent.
 - B. Foam the interior gaps around the exterior door bucks, and water resistant sealant/caulk on the exterior jambs between the doors, jambs and the block. The front door requires additional attention as the sealant has been “broken,” door is not square in jamb, and furring strips on the interior jamb are uneven.
 - C. Add sealant to the edge of the aluminum thresholds to prevent potential moisture intrusion.
 - D. Make sure stucco at window sills are sloped for proper drainage,
 - E. Finish the lath around the front window used to stock the 2nd floor,
 - F. Replace the broken window on the right side of the front right guest bedroom,
 - G. Finish the stucco lath bead at the rear windows of family room,

- 2) The following Interior conditions;

Framing:

- A. The double LVL beam at the stairs is not required to have anchor / straps to quad 2x4 post to bottom plate?
- B. No bucket for the TJI (J-21) floor joist that runs from left exterior wall of master closet to the right wall of the hall to garage door,
- C. Several TJI’s did not have squash blocking (no plans to review)
- D. The wood studs in the corner of the tub and shower walls should be “nailed” together to prevent the tile grout from cracking in the corners (reduces movement).
- E. Recommend double 2x4 at top of the stairs for handrail nailer (dead wood).

Plumbing:

- A. Cover all tubs, shower and vanity drains until plumbing trim-out.

Electrical / Low Voltage:

- A. Make sure the ceiling fan rough-ins are centered in the room,
- B. No light fixture in attic access over 2nd floor,

Note: we did not have low voltage plans to confirm locations

Mechanical:

- A. The pest screen should be removed from the dryer vent,
- B. Make sure the vents are square on the ceiling before drywall,

Footnote: the supply duct for the kitchen has a longer route to travel, therefore the flow may be affected.

General:

- A. Make sure any concrete floors that have cracks are properly prepped for tile installation.
- B. Address the draft stops throughout, especially between the right wall of the #6 bedroom and the first floor (along the girder). In addition, where HVAC and wiring runs between floors, and the voids in the wall cavities

COMMENT:

This is an opportune time to consider the following issues before the insulation and/or the drywall is installed;

- you should consider if you will be hanging any heavy objects such as mirrors, art or wall mounted televisions. If so, then the addition of wall backing material similar to that used for kitchen cabinetry would be advisable. It may be beneficial to use a plywood sheathing layer behind the drywall.
- the use of sound proofing methods/materials to reduce noise between rooms and/or floors,
- the installation of specialty features such as, intercom systems, surround sound entertainment, central vacuum system, baby monitor wiring, in-wall pest control systems, or simply additional multi-media cables to alternate locations; or the addition of receptacles for an exterior TV or landscape lighting.

The need to meet a completion deadline should not compromise good construction practices and lessen the likelihood that a quality-finished product will result. The passing of the framing inspection will permit the builder to install the insulation and then the drywall. Any question that you may have about any of these, or other, issues should be addressed to the builder before drywall is installed.

THANK YOU:

We at CBI are pleased to be of service to you and thank you for selecting us to perform your new home construction, pre-drywall phase inspections. Again, we suggest that abnormally and unsatisfactory conditions are referred to your contractor/builder for remedial action or correction as required. If you have any questions regarding the inspection report, the construction practices, or you wish to have a follow-up pre-drywall inspection, or a final inspection before closing, please feel free to contact your inspector,

FOOTNOTE:

The following pictures are a representation of the outstanding issues related to the house. Not every condition is documented by a photograph.



(2) After adjustments are made to the front door, reseal the jamb.



(3) Make sure column caps are square and centered at final install.



(4) Make sure finished window sills have slope.



(7) Address gaps in block walls with mortar.



(5) Void in the sealant at the kitchen exhaust hood.



(6) Install stucco corner bead around rear windows.



(8) Gaps between floors at the right wall / girder between bedroom #6 and right side of family room.



(9) Remove pest screen from dryer vent.



(10) Finish the stucco lath around the front 2nd floor window.



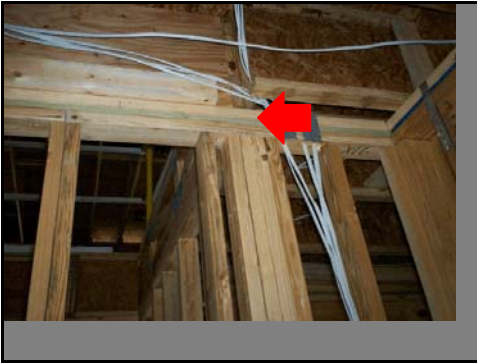
(11) Lintel block “chiseled” to accommodate the main electrical service cables.



(12) Address the furring strips around the interior of the front door.



(13) Foam the voids in the wall cavities (draft stops throughout)



(14) No requirement for anchor straps at double LVL over stairs?



(15) NO bucket for short header beam between TJI's? Toe nailed?



(16) No bucket for J21 TJI at right wall of garage door hall. Right TJI has bucket??



(17) Replace broken on right side of front right guest bedroom.



(18) Recommend nailing corner studs at bath / shower locations



(19) Additional draft foam needed



(20) Small tear in the supply duct above the air handler location.



(21) No light at attic access