FINEGAN INSPECTION SERVICES, INC.
TERRY FINEGAN
27 LAURELWOOD DRIVE
MILFORD, OHIO 45150
683-0733-PHONE

CLIENT

RESIDENCE

GENERAL:

As in all inspections, this report is based on visual observations of the residence. The inspection was made without removing any existing covering surfaces or materials. If an area of the residence is inaccessible, it will be noted in the report. There is no warranty implied as to the value, life expectancy, fitness for particular function, usefulness, or merchantability, and therefore, ***FINEGAN INSPECTION SERVICES, INC.*** assumes no liability. All above conditions and those of the attached Inspection Agreement apply to this inspection unless in writing so noted by either party within 24 hours of receipt of this report via fax or mail.

All observations are noted as the inspector **faces the front of the house** for purposes of mutual orientation.

This is a **punch list report** so as to review the framing items in the house that are in need of modification or completion by the carpenter and other subcontractors as a part of the predrywall walk through process. This inspection was made on _____.

The information is made available to _____ only and is held in confidence. The information in this report is **not prioritized** but a set of repairs and modifications necessary so as to comply with local building codes and Industry Standards Manual of the Home Builders Association of Greater Cincinnati. The information should be reviewed by the interested persons as a basis for repairing and adjusting components of the home. Those items that are not recognized as "workmanlike" will be so noted. The term workmanlike refers to common and acceptable methods of construction technique and/or protocol in a particular area. This list does not take the place of any other repair list provided by the owner or any other person, but rather is intended as a guide to accomplish the finish of the house as per normal workmanlike construction techniques.

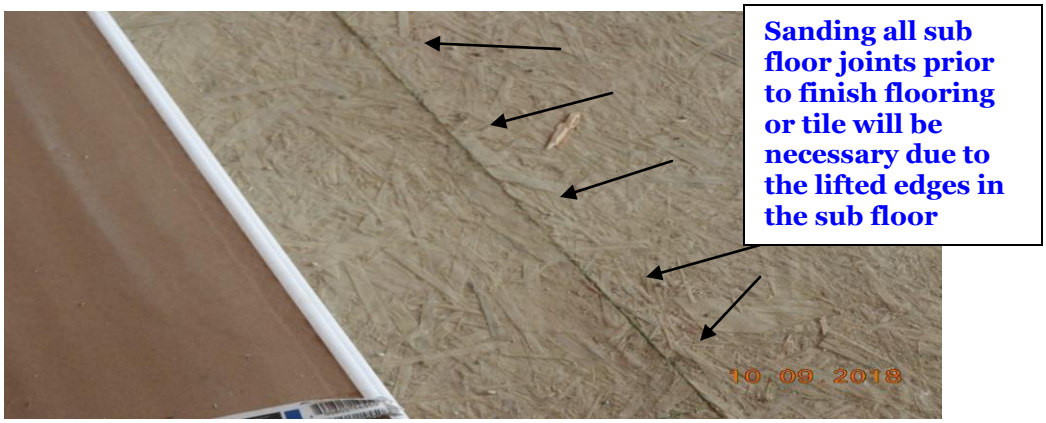
Any or all agreements made between the owners and the builder that were supplemental to the contract and that may affect the construction technique are not addressed in this report.

Roof

1). The entire roof will be inspected from roof top observation at the time of the final inspection.

NOTE: At this time the roof is complete and there is no evidence of water intrusion **except in the basement HVAC supply vent and return panning. The installation new panning and drain the supply vent is needed. The part of the supply vent that was opened by pushing a probe into the plastic should be also replaced.**

2). The sub-floor material is very resistant to deterioration caused by water. The floor area here and in the of the house will be **sanded by the builder prior to finish flooring.** If the area has any warping or irregular surfaces, the builder can cut out any floor section and replace any significantly warped sub floor Mold is not a concern at this time.



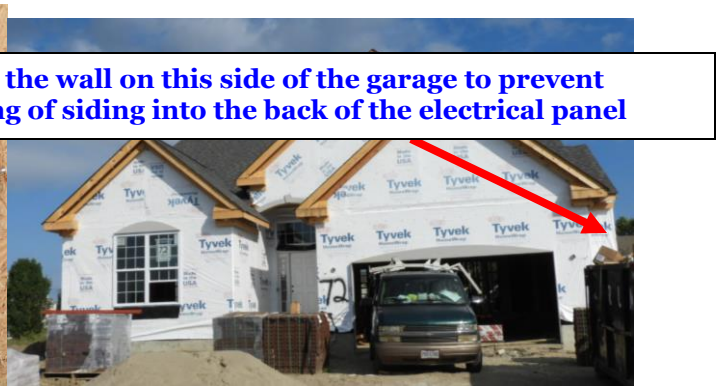
Exterior walls

3). There was a house wrap on the exterior walls at this time. There was **brick ledge flashing at the foundation line.** This has been properly installed and seals the intersection of the foundation and the house walls.

Have all wall penetrations and openings in the Tyvek sealed prior to brick or siding installation.

4). The brick installation is not yet accomplished. Proper installation technique will include an air gap at the back of the brick and the front of the substrate in all locations. Brick ties should be installed at least every 6th course and every 48" into the studs, not the substrate only.

5). The location of the electrical meter is on an outside wall of the garage. **Have the location of the electrical meter marked on the outside wall** so that the siding installation team does not drive any nails into the back of the electrical panel.



INTERIOR

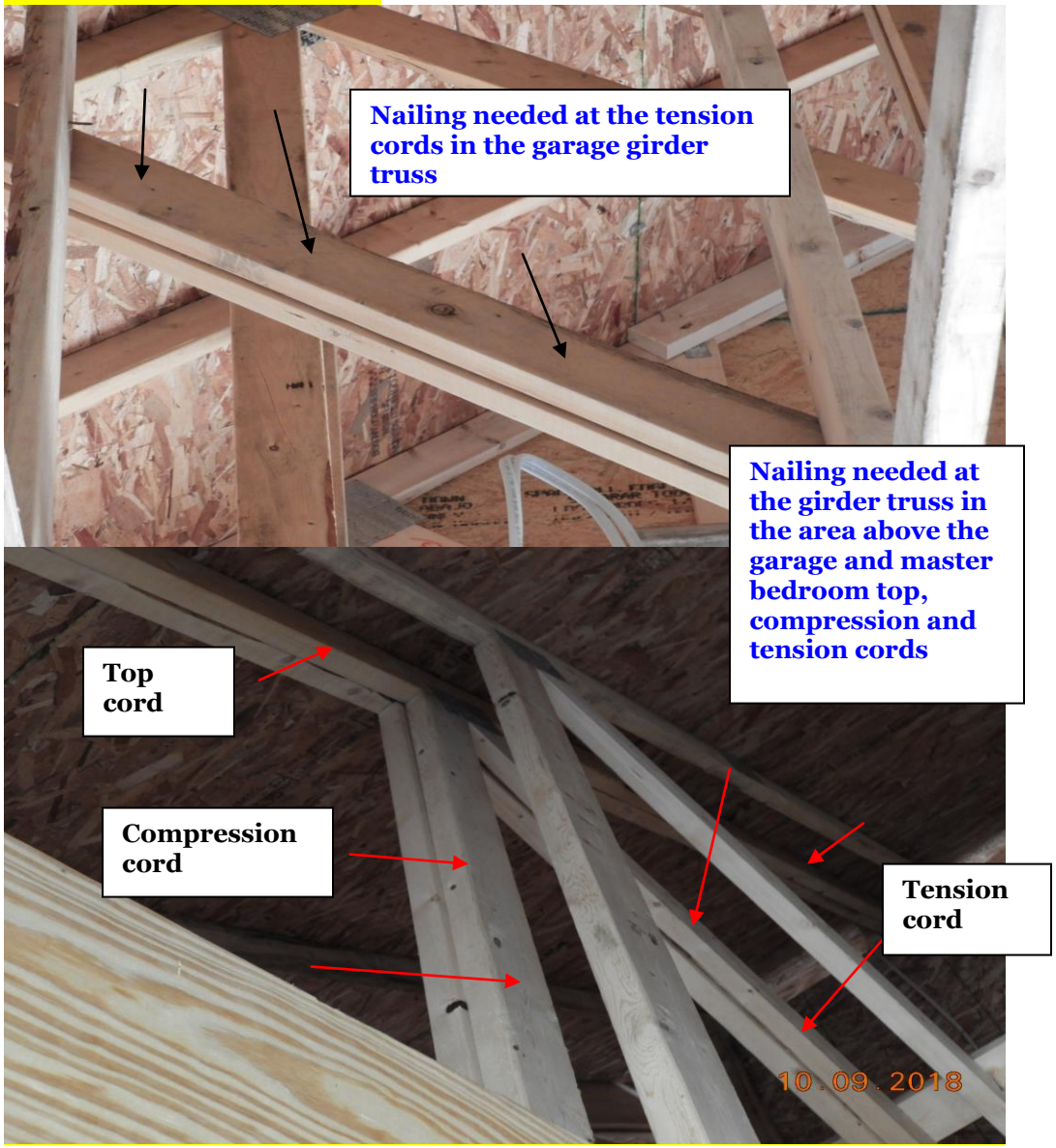
6). Truss joist layout and wall layout are consistent and properly accomplished. The wall studs and floor joist are aligned so that there is good transfer of the wall and roof load and so that all mechanicals can be easily accomplished.

7). At the sill plate in the garage there needs to be added sill bolts to the plate into the concrete foundation where there is a connection of two wall sections on the right side wall, and at the front left corner of the foundation.

8). There are a few **girder trusses**. These are larger trusses that not only support the weight of the roof but also support the weight of other common trusses. These trusses are doubled against each other and should be nailed into each other so the two large trusses work like one big support.

In all truss cords of these trusses there should be nailing. There is a drawing supplied by the truss manufacturer that will show the locations of the

nails into the two truss members and the nailing "schedule" meaning the amount of nails and the spacing of the nails.
In the case of the girder truss in the garage and the master bedroom, there are some cords of the trusses noted without nails. All cords need to be nailed together at the top cords, tension cords compression cords and bottom cords.



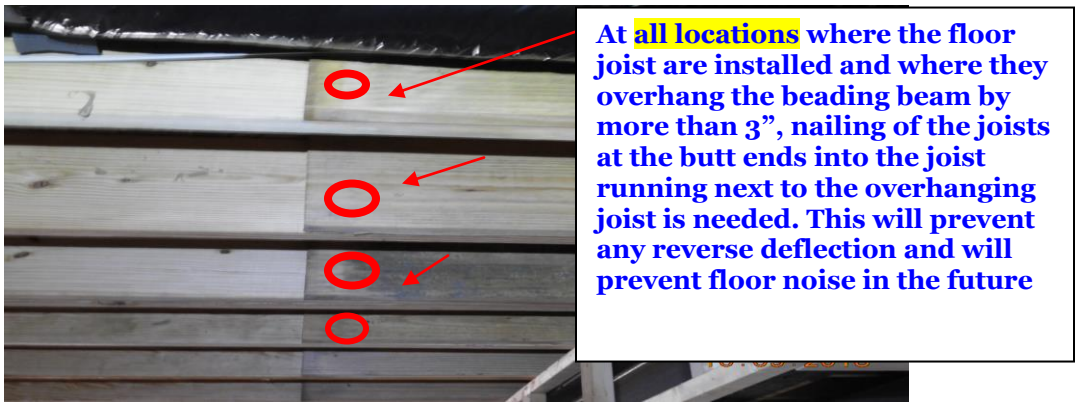
Suggestion: There are **plumbing waste lines** above the first floor near the familyroom area. It is advised that the areas around the lines be insulated in the ceiling so that water sound is suppressed.

****9).** When the house is framed the framing crew sets a wall and leaves the bottom plate intact even where it passes through a future door opening. Once the wall is supported and the house is braced and secured, the bottom wall plate is cut out where it passes through a future door opening. On each side of the door

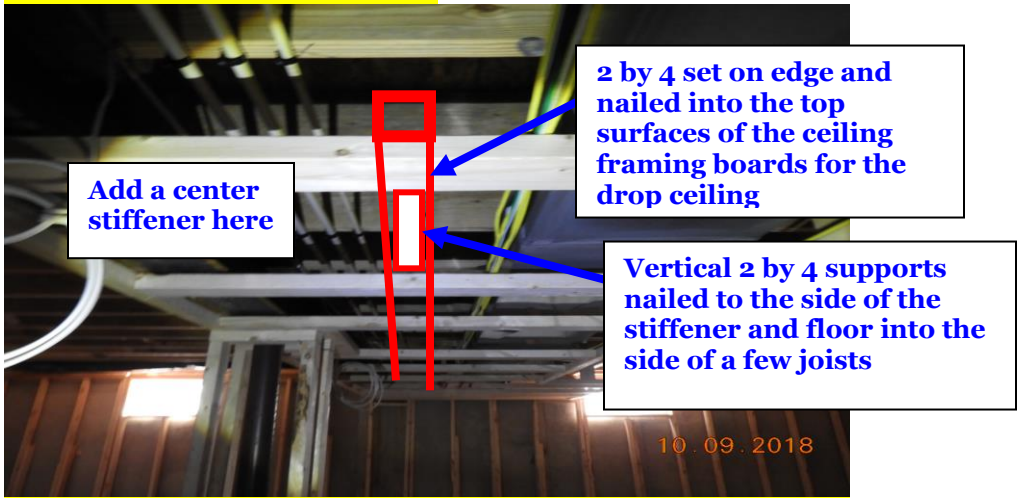
opening a few nails need to be driven into the wall plate into the sub floor. This will aid in keeping the future door straight and secure in the wall. **In this house the nailing at the door openings needs to be accomplished.**

10). In the attic and unfinished areas where the **bathroom fan and other vents** are located, any vent that is above the insulation level needs to be insulated with a sleeve to prevent condensation from developing and leaking. All vent fans appear to have been sealed **but there is a gap in the ducting where it passes from the top of the wall in that garage. Have this sealed.**

****11). Nail all floor joists that overhand the beam in the basement. Any joist that extends past the beam by more than 3" must be nailed off so that it will not cause floor noise in the future**



12). In the basement there will be a drop in the height of the ceiling that runs below the steel I beam and the HVAC trunk line and other plumbing and electrical lines. At the bottom of the drop 2 by 4 wood was used to support the future ceiling of the drop area. The center support is often times called a "stiffener" **A two by 4 run parallel with the drop and the center of the drop that is set on edge and nailed into the floor joist in a few locations with support 2 by 4 boards will insure that the drop ceiling does not deflect over time.



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by Terrence P. Finegan