Quality Inspection

8618 London Heights
San Antonio, TX 78254
Phone: (210) 240-0476

PRE DRYWALL INSPECTION REPORT

Prepared For: DELETED
(Name of Client)

Concerning: DELETED, San Antonio, TX 78258
(Address of Inspected Property)

By: Kevin Machen, # 5043 10/08/08
(Name and License Number of Inspector) (Date)

EXTERIOR:
The OSB sheathing on the exterior of the house has no moisture barrier present on any side. It appears the exterior walls of the house will be a combination of stucco and brick veneer over wood framing. The stucco sections of the house will most likely have a combination of paper/lathe installed to provide an acceptable moisture barrier. The moisture barrier where the brick is installed is the area of concern. With the windows already sealed to the OSB, it appears the OSB will be used as a water-repellent sheathing, which is allowed under IRC 604.3.
The area of concern is with the horizontal and vertical seams in the OSB being properly flashed and sealed respectively. Some flashing material has been placed between the upper and lower layers of the sheathing, but the vertical seams are still open. These along with numerous holes in the sheathing for wirers, pipes, etc., the exterior will need work prior to brick installation.
Some of the tape installed around the windows on all sides of the house has loosened due to weather exposure. Any tape that has “released” from the OSB surface should be replaced. All tape manufacturers give limitations in their installation instructions for exposure to weather/sun exposure.

Front exterior

Flashing not present between sheets

Un-sealed openings in OSB sheathing

Tape releasing from OSB

ROOF:
The roof covering had not yet been completed on the house.

The roof framing and decking does not extend to the right side of the balcony off the game room.

NOTE:
All code reference bodies require that the roof be water tight prior to any insulation and drywall being installed in the structure. The roof should be completed prior to installation of drywall to prevent moisture related problems.

FRAMING:
The right side balcony off of the game room has support posts from the ground level and from the second floor level that do not appear to be plumb. The floor on the second floor balcony is pitched slightly for drainage, but the support posts do not appear to be in line for proper support.

All ceiling joists in the two story front entry that do not rest on the top plate or have direct vertical support need to have metal hangers installed to insure the joists do not settle excessively when the weight of the drywall is applied.


The header over the entry door way to the room on the right side of the front entry is not properly braced. Stud support for the header is inadequate and there has been excessive movement in the stud support due to them not being fastened together adequately. Blocking between the studs is recommended for the right side.

Gaps between the support studs and the small headers over the front windows in the room to the left of the front entry should be shimmed to prevent settlement after drywall installation.

The two-by-six studs in the laundry room/garage wall are very un-even on the nailing surface. This will cause the wall to have waves after drywall installation.

The stud shoes used on the wall by the water heater location are not properly secured to function properly.

The foundation support for the studs supplying support for the garage door headers in the center and on the right side of the garage door framing is inadequate.

The headers over the windows in the formal dining room have large gaps where the support studs are located. These gaps should be shimmed to prevent settlement.

The corners of the box framed ceiling accent in the formal dining room are not adequately secured to the ceiling frame. The two-by-twelve framing that supports the entire box frame structure needs to be properly secured.

The double beam over the master shower needs additional vertical stud support at both ends. Several studs in the master bath sink wall are warped. The wall will not be straight unless these studs are repositioned or replaced.

Framing is not complete around the front garage window.

Fire blocking in the exterior wall at the garage on the second floor is not completed.

No enclosure was built around the exhaust stacks from the water heaters as they enter the second floor bedroom and closet.

The double support beams from the upper balcony have no vertical support where they intersect the exterior wall of the game room.

Fire blocking is not completed in the game room wall that overlooks the family room.

The main support beam over the entrance into the media room needs a hanger where the beam connects to the beam running lengthwise in the room. The top plate of the curved wall in the media room is missing.

Studs are missing in the wall at the left side stairway. Floor decking in the upstairs left side hallway has large un-supported gaps that should be blocked and secured.

The boxed ceiling feature in the center of the kitchen is not properly secured to the TJI joists. Inspector recommends wire straps be installed from the main frame to the joists to prevent movement.

The header and support studs for the header at the doorway to the half bath are separating. The studs should be secured together and blocked to prevent movement.

The walk surface decking in the attic that leads to the heating units is made of 7/16 inch OSB in some areas. The walkway to the unit in the center of the attic is very dangerous due to small sections of OSB used on the standard ceiling joists.
All decking used as walk or work surface in the attic should be a minimum of ¾ inch thick. The 7/16 inch OSB is used often, but is either doubled or has additional frame support installed. The decking should be solid (no gaps between pieces) from the attic opening to both of the units. A minimum width of 24 inches for walkways and a work surface width of 30 inches in front of the units should be maintained.

The ridge rafter on the left side of the house that terminates at the front corner has a splice that has no direct vertical support. The jack rafters are pulling away from this rafter near the splice area.


NOTE: Fire blocking should be done in compliance with IRC (R602.8) code guidelines.
Fireblocking material should be two inch nominal lumber or three quarter inch OSB board backed with one-half inch drywall. Perforations around irregular objects (drain lines, etc.) can be sealed with un-faced fiberglass insulation that is tightly packed into the opening. Fireblocking should be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the attic (roof) space.
Fireblocking should be in the following locations:
1. In concealed spaces in stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs as follows: Vertically at floor and ceiling levels and horizontally at intervals not exceeding 10 feet.
2. At all intersections between concealed vertical and horizontal spacings such as occur at soffits, drop ceilings, and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run.


4. At openings around vent pipes and ducts at ceiling and floor level. (compressed fiberglass or approved spray foam)

All perforations in the top plates of the walls (plumbing lines, drain lines, electrical wiring, etc.) should be sealed with an approved fire retardant material.

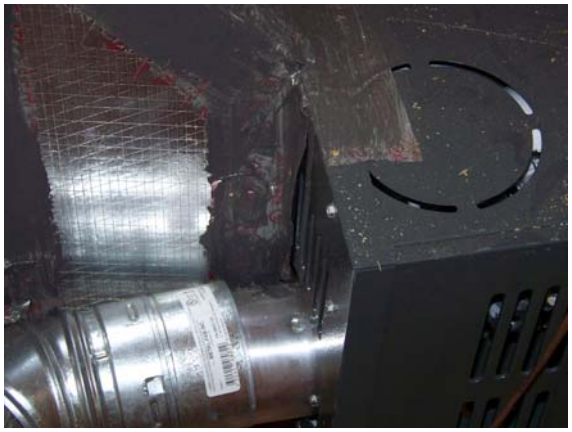
PLUMBING:
Water lines running through the top plate above the water heater location should be protected with a nail plate.

The plumbing vent in the top plate of the master bath toilet room also needs nail plate protection.

ELECTRICAL:
There can be no romex wiring run over the framing within six feet of the attic entrance that is not protected from physical impact.

A/C:
The bare copper high pressure refrigerant lines are contacting the metal nail plate at the top of the wall in the media room. Subtle vibration when the unit is running may cause the steel plate to wear a hole in the copper line. All copper lines should be moved away from the nail plate.

DUCTWORK:
Both units in the attic have loose tape on the plenums and the connections to the evaporator coil enclosures. These seams should be taped and hard cast after the unit and plenum are stabilized.



Please call if you have any questions regarding these items.

Sincerely,

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