

# CHRIS CURLES and ASSOCIATES Inc. INSPECTION SERVICES

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Certifications: CABO # 2709 IRC # 5187134-R5



## Smith Framing Inspection Report.

**DATE:** September 30, 2008.  
**CLIENT:** Smith and Family.  
**SITE: ADDRESS:** 1111 Hickory Lane Lot 9-D.  
**CITY/STATE/ZIP:** Suwanee, GA 30024.  
**EMAIL:** xxxxxxx@hotmail.com.  
**PHONE:** (C) 404-xxx xxxx.

### CLIMATIC :

**WEATHER:** Clear weather conditions were noted at the time of the inspection.  
**EXTERIOR TEMP.** 80+/-

### BUILDING CHARACTERISTICS:

**BUILDING AGE:** New construction. Framing inspection only.  
**BUILDING TYPE:** Single family.

### UTILITIES:

**WATER SOURCE:** Public.  
**SEWAGE DISPOSAL:** Public sewage disposal (city/ county) was connected to the structure at the time of the inspection.

**UTILITIES STATUS:** Utilities were not connected at the time of the inspection. Utilities will be inspected before closing.

**CLIENT INFO:**

**STRUCTURE OCCUPIED?** The structure was not occupied at the time of the inspection.

**CLIENT PRESENT:** The client was present at the time of the inspection.

# EXTERIOR - FOUNDATION - BASEMENT

PLEASE REVIEW THE SCOPE OF SERVICES AND INSPECTION AGREEMENT PROVIDED TO YOU REGARDING THIS SECTION OF YOUR REPORT. THANK YOU. NOTE: **Any engineered components, framing or materials, that are used or required in the construction of the inspected property shall be excluded from this inspection report.**

**EXTERIOR:**

**EXTERIOR WALL MATERIAL:**

The siding along the sides and back appears to be cement fiber or masonry siding or Hardie Plank. See [www.jameshardie.com](http://www.jameshardie.com) or [www.jameshardie.com/homeowner/siding.shtml](http://www.jameshardie.com/homeowner/siding.shtml) for manufacturer's specifications regarding warranties, installations and maintenance. Click on, Siding Products then click on, Installation. You can copy and down load information from this site. Final inspection of this product will be before closing.



**CONDITION:**

The brick has not been installed. Brick lintel will be installed over the window, doors and garage doors. The lintel over the two car door opening should be sized to support the load imposed above to help prevent deflection. It has been my experience that if the lintel is undersized or even sized to the minimum standards in the IRC, International residential Code, the lintel will deflect and cause separation between the bricks. I recommend you have the builder address this.



The footing drain along the right side of the home should be protected against damage. Currently, the drain is crimped and is above grade.



The vapor barrier, house wrap is damaged along the front and should be repaired.



The firestopping should be improved around the A/C freon lines and gas line in the sole plate between the top floor and the attic as to the IRC. See photo.



A passive Radon vent was requested by the purchaser to be installed in the basement utility room and extended to the attic. The vent could not be located.



**SLAB:**

**CONDITION:**

Slab appears serviceable. Minor drying cracks noted. Structure appears to be sound at this time.

**BASEMENT:**

**ACCESSIBILITY:**

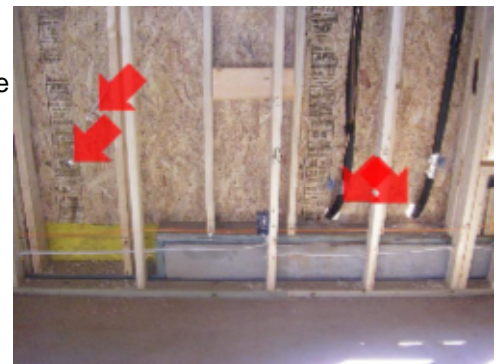
Basement is fully accessible.

**FOUNDATION TYPE:**

Poured concrete foundation noted along the front and sides. Wood framing noted along the sides and back.

**CONDITION:**

Openings in the wall sheathing will need to be filled to help prevent air intrusion. This will take place before the walls are insulated.





**BEAMS, HEADERS &  
GIRDERS:**  
**FLOOR JOISTS:**  
**INSULATION:**

Appears serviceable where visible.  
Appear serviceable where visible.  
Not installed at the time of the framing inspection.



**COLUMNS/SUPPORTS:**  
**FLOOR/SLAB:**

Appear serviceable where visible.  
Appears serviceable where visible.

## ROOF SYSTEM

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**ROOF:**

**EST. AGE:** New.  
**STYLE:** Hip.  
**PITCH:** Steep. Visibility was limited.  
**SHINGLES:** Composition shingles noted on the structure.  
**ROOF ACCESS:** The roofing materials were viewed from the ground.  
**ROOF FRAMING:** Truss construction noted throughout the attic.



TeckShield decking has been installed throughout the attic. I have attached a web site that will address this products and the benefits. <http://www.lpcorp.com/radiantbarrier/radiantbarrier.aspx>



**FRAMING STATUS** Roof framing appears to be serviceable at this time with no deficiencies noted.  
**ROOF STATUS:** Roofing appears to be serviceable at this time.

**FLASHINGS:**

**CONDITION:** Flashings appear to be serviceable at this time.

# GARAGE - CARPORT

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## INTERIOR:

### CONDITION:

The framing for the garage door opening is not secured with a positive connection to the slab or foundation to prevent lateral displacement. See photos.



# PLUMBING

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## WATER SERVICE:

**MATERIALS:**

Water service was not installed at the time of the inspection.



## SUPPLY LINES:

**MATERIAL:**

PEX water pipes noted. What is PEX?

PEX is cross-linked polyethylene. Through one of several processes, links between polyethylene molecules are formed to create bridges (thus the term "cross-linked"). This resulting material is more durable under temperature extremes, chemical attack, and better resists creep deformation, making PEX an excellent material for hot water and other applications.



**CONDITION:**

I have attached a web site that will help answer questions you may have about the PEX pipes.  
<<http://www.ppfahome.org/pep/fagpex.html>>







**WASTE LINES:**

**MATERIAL:**  
**CONDITION:**

Plastic.  
Waste lines appear serviceable at this time.

**HEATING - AIR CONDITIONING**

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**HEATING CONDITION:**

**COMBUSTION AIR:**

The combustion air intake vent and the combustable gas discharge vent are connected together in the basement ceiling near the exterior wall. Have the builder and the HVAC contractor address this condition to determine if the connection of the two vents was intentional.



**CO VENTING:**



**CONDITION:**

**PRIMARY A/C:**

The insulation on the freon line is damaged in two places in the attic over the guest bedroom. Repair needed.

