



New Construction Final & Phased  
Pre-Owned, Warranty, Seller's Insp.

**713-385-6456**

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as if it were our own.”**

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### Open Frame Inspection Description

<b>INSPECTION REQUESTED BY:</b>	
<b>ADDRESS:</b>	
<b>INSPECTION DATE:</b>	
<b>EMAIL:</b>	
<b>FEE:</b>	
<b>PAYMENT TYPE:</b>	
<p>This inspection report is made under prevailing conditions of the items indicated at the time of the inspection and it is expressly understood that no warranty or guarantee of subsequent performance or condition of said items is being made by the inspector. This inspection report does not guarantee concurrence with city building, plumbing, h.v.a.c., and electrical codes. By acceptance of this instrument, the client waives any and all claims for damages, costs, expenses, repairs, or other liabilities against the inspector rising out of or in any way related to this inspection and the failure to report any defects in the items inspected unless caused by gross and willful negligence of the inspector. This inspection report was performed and prepared for the exclusive use of the client listed as "Insp. Requested By" above. This inspection is the sole property of the person requesting and paying for the report and will only be distributed to other persons as requested by the purchaser of this inspection.</p>	

PHOTO 1



PHOTO 2  
FLASHING TAPE  
NEEDED



PHOTO 3  
SOFFIT NEEDS  
REPLACEMENT AS  
IT IS DAMAGED

FLASHING TAPE  
NEEDED AT BARE  
WOOD



PHOTO 4  
THE SHINGLE  
MANUFACTURER  
RECOMMENDS  
STEP RATHER  
THAN SINGLE  
PIECE FLASHING  
AT RAKE WALLS



PHOTO 5  
AIR HAWK ROOF  
VENTILATION  
NEEDED SINCE  
SOFFIT VENTS ARE  
PRESENT

POST NEEDS POLY  
WRAP BETWEEN  
IT AND CONCRETE



PHOTO 6  
WASHER NAIL  
FASTENERS  
NEEDED OVER ALL  
GARAGE DOORS  
AT 16" O.C. PER  
MANUFACTURER  
TO SECURE GREEN  
GUARD



PHOTO 7  
RECOMMEND PAN  
METAL AND STEP  
FLASHING BE  
INSTALLED AS  
ROOF VALLEY  
TERMINATES INTO  
WALL



PHOTO 8  
SAME AS LAST  
PHOTO (AREA  
OVER MASTER  
BEDROOM  
AND  
CLEAN OFF ROOF  
OF EXCESS NAILS  
AND OTHER  
DEBRIS



PHOTO 9  
UPSTAIRS BATH  
(OVER MASTER  
BATH) EXHAUST  
FAN VENT PIPE  
MUST TERMINATE  
THROUGH ROOF



PHOTO 10  
FOAM SEAL SPRAY  
NEEDED AT  
GARAGE (IN  
CERTAIN AREAS)



PHOTO 11  
RECOMMEND  
ADDITIONAL STUD  
SUPPORT TO REAR  
GARAGE MAIN  
BEAMS. THIS IS A  
CRITICAL  
STRUCTURAL  
ISSUE



PHOTO 12  
RECOMMEND  
ADDITIONAL STUD  
SUPPORT TO BEAR  
LOAD AT FRONT  
OF GARAGE. THIS  
IS ESPECIALLY DUE  
TO ADDING &  
DOUBLING OF  
JOISTS FOR  
STORAGE ABOVE  
THIS IS ALSO A  
CRITICAL  
STRUCTURAL  
ISSUE.



PHOTO 13  
GARAGE WALL  
(ADJOINING  
PANTRY) NEEDED  
MORE FOAM  
SPRAY SEALANT  
FOR AIR LEAKAGE



PHOTO 14  
EXTEND VAPOR  
BARRIER TO TOP  
OF GUEST  
BEDROOM WALL





PHOTO 15  
GUEST BATH  
CORNER WALL  
NEEDS A FULL 2X6.  
IT SHOULD  
EXTEND UNCUT  
FROM FLOOR TO  
TOP PLATE



PHOTO 16  
FAMILY ROOM  
RAT RUNS MUST  
BE NAILED TO  
RAFTERS TO  
PREVENT  
TWISTING OF  
JOISTS



PHOTO 17

STUDY FRONT  
WALL OUTLET  
JUNCTION BOX  
SHOULD BE  
PROPERLY AND  
SECURELY  
INSTALLED TO  
FRAMING.



PHOTO 18  
RECESS KITCHEN  
STUD EVEN WITH  
EDGE OF BOTTOM  
PLATE SO  
DRYWALL WILL  
NOT BE WAVY



PHOTO 19  
COMPLETE FOAM  
SEALANT AT  
STORAGE ROOM  
ADJOINING  
GARAGE



PHOTO 20  
UPSTAIRS  
BEDROOM (OVER  
MASTER BATH)  
FLOOR OSB  
SHOULD HAVE  
NEW PIECE  
INSTALLED DUE  
TO HOLE. FLOAT  
MATERIAL IS  
INSUFFICIENT



PHOTO 21  
DECKING REPAIR  
TO FILL IN CUT  
OUT (OVER  
CLOSET OVER  
MASTER  
BEDROOM HALL)  
NEEDED TO  
PREVENT STEP  
THROUGH ROOF



PHOTO 22  
EXTEND VAPOR  
BARRIER OVER  
TOP PLATE AT  
FRONT CENTER  
BEDROOM  
CORNER



PHOTO 23  
1" CLEARANCE  
NEEDED FROM  
DUCT FOR  
FURNACE FLUE  
PIPE



PHOTO 24  
EXTEND PURLIN 4  
RAFTERS AND ADD  
TWO SUPPORTS.  
RAFTERS LOAD  
NEEDS  
TRANSFERRING  
(OVER ATTIC  
LADDER).



PHOTO 25  
DECKING MUST BE  
CUT BACK AT  
LEAST 1" ALONG  
ENTIRE BOTH  
SIDES OF PEAK  
RIDGE VENT  
(OVER  
STAIRWELLS)



PHOTO 26  
SAME AS LAST  
PHOTO (OVER  
UPSTAIRS  
GUARDRAIL)



**Thank you for your business!! Please do not keep us a secret!**

