

Property Inspection Report

OPEN FRAME

Amos Benjamin Charles
5115 Marble Acres Ct.
Houston, TX 77059
Reserve at Clear Lake

August 01, 2017

Phase Inspection:

- Phase I: Foundation Pre-pour
- Phase II: Open Frame
- Phase III: Final Inspection

Date

July 01, 2017
August 01, 2017



Clay M. Collins

Professional Inspector, TREC License #7147

Grace Home Inspection Services, LLC

ICC Certified Combination Residential Inspector # 8061161

ICC Certified Commercial Inspector # 8061161

ICC Certified Energy Conservation Inspector/Plans Examiner #8061161

Certified Level 1 Unbonded Post-Tensioning Inspector #912090009

American Tile Institute Certified Tile Installer

Cell 713 503-1820

Web page: www.gracehis.com e-mail: clay@gracehis.com

Inspection Date: Tuesday, July 05, 2016
Start Time: 07:41 am **End Time:** 10:02 am
Builder: Ryland Homes
Plan: Trieste II, Elevation C, Right (or variant of)
Square Feet: 3,678 per plan / 3,400 per revisions to meet local zoning requirements
Bedrooms: 5
Bathrooms: 4

GENERAL NOTES:

Architectural plans, diagrams, specifications or reports were made available during this inspection.

Unless otherwise noted, all code references, if any, are taken from the;

- 2009 International Residential Code (IRC)**
- 2014 National Electric Code (NEC)**
- 2009 International Energy Conservation Code (IECC).**

This was not a Windstorm Certification inspection. Such an inspection, if required, will be performed by the certifying Professional Engineer and will be based on his designed construction drawings and specifications.

SCOPE

The client has contracted with this inspector to observe and evaluate the existing portions of the framing, electrical lines, water and gas piping, HVAC ducting and mechanical exhaust duct including clothes dryer duct.

OBSERVATIONS

Framing and Anchorage

Nails were overdriven at interior shearwalls. The nail pattern appeared proper on the edges and in the field of the sheathing, but overdriven nails will reduce the effectiveness of fastening. We recommend that the design engineer approve the installation or stipulate repairs.

Representative



The metal firestop collar installed in the fireplace chimney chase was not installed well and will not protect against fire drafting. We recommend that this be repaired for fire safety. **REVISED:** The area which requires repair is marked on the photograph below in Red. This gap cannot be repaired using caulk or expanding foam; a hand can be placed through the gap.



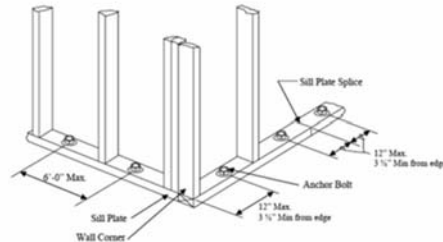
The structural sheathing had been cut or torn in various locations; most had been marked by the builder. All damaged areas should be taped or otherwise covered before applying the exterior wall cladding.

Notice: Standard round washers installed at slab anchor bolts had been driven beneath the face of the wood, potentially reducing the strength of the anchor. We recommend that the design engineer approve the type of washer and installation or stipulate repairs.

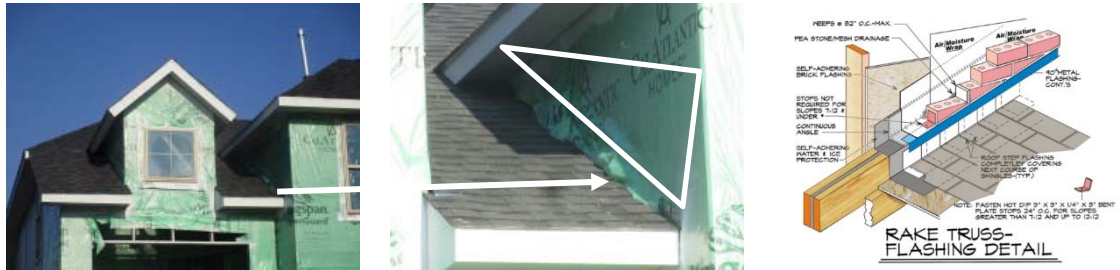
Representative



Notice: Anchors were not installed within 12 inches of a splice in the wall between the great room and master bedroom. While this would not typically be an issue at an inside wall, this wall appeared to be designed and installed as a shear wall. We recommend that the design engineer approve the installation or stipulate repairs.



Notice: There did not appear to be a triple rafter at the rake truss at the sidewall above the garage space. This extra support is required to support the weight of masonry veneer. If this area is to be clad with masonry, we recommend that the design engineer approve the installation or stipulate repairs.

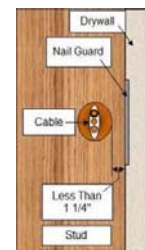


Electrical

One or more receptacles on the back side of the peninsular counter at the kitchen sink was improperly placed. In kitchens and dining rooms (IRC 2006) or In kitchens, pantries, breakfast rooms, dining rooms and similar areas or dwelling units (IRC 2009 and IRC 2012), an outlet may be located no more than 12 inches below the countertop only when the countertop extends no more than 6" beyond its support base. While technically deficient this is common and may be acceptable to the Authorities Having Jurisdiction (AHJ). [2006 IRC §E3801.4 through §E3801.4.5 Exception] [2009 IRC §E3901.4 through §E3901.4.5 Exception] [2012 IRC §E3901.4 through §E3901.4.5 Exception]



10 or more bored holes did not have nail plates installed to protect electrical cables. Non-metallic cables run through bored holes in framing members should not be closer than 1 1/4" from the edge of the framing member, or should be protected with a minimum 0.0625-inch steel plate or sleeve, a listed steel plate or other physical protection. We recommend that nail plates be placed where required for fire and personal safety. **REVISED:** Note that the code refers to the bored hole, not the placement of the cable. Over time, the cable may shift and may be damaged by nails penetrating this space. [2009 IRC Table §E3802.1] [2012 IRC Table §E3802.1].



Branch circuit cables were not secured within 12 inches of the panel box. Nonmetallic sheathed cable shall be supported and secured by staples, cable ties, straps, hangers or similar fittings designed and installed so as not to damage the cable, at intervals not exceeding 4 1/2 feet and within 12 inches of every outlet box, junction box, cabinet or fitting. We recommend that this be repaired for fire safety. **REVISED:** Amendments to the IRC adopted by the City of Houston in Ordinance 2015-1108 effective 02/01/2016 included "DELETE CHAPTERS 34 – 43 IN THEIR

ENTIRETY". The City of Houston has adopted the 2014 NEC in lieu of the Electrical chapters of the IRC. This reported item is, therefore, not dependent on the IRC. [2014 NEC 334.30](#)

