

J&B Discovery Inspections
Presented by
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February 2, 2015

Mr. John Doe

Subject: Pre Dry Wall Inspection

Reference: Ellicott City, MD 21043

Dear Mr. Doe

This is a report of the structural inspection performed at the referenced address. Herein are the observations describing the conditions. Enclosed are the appropriate recommendations and summary.

Type of building: Single Family Home, 4000 sq ft +/-

Age: Construction in progress

Structure: Poured in place re-enforced concrete
Floor structure; dimensional prefabricated structural wood members w/
dimensional oriental strand board subfloors.
Roof structure; dimensional prefabricated structural wood members w/
dimensional oriental strand board sub-roof.
Walls; dimensional wood framing.

Structural Observations:

- Exterior wall – 2X6 @ 24 o.c. framing with 4X8 OSB sheathing attached vertically. Vapor barrier installed over the sheathing covers the nailing patterns.

The concern conditions described are as follows:

1. Stud with hold down brackets at each side of garage door are damaged with no attachment at top plate.
- Roof truss – Dimensional structural wood members
The concern conditions described are as follows:
 1. Damaged truss appear to have been repaired in a substandard fashion.
 2. Attic subroof shows damage with a hole broken through the surface with a board attached to a truss (appears to be a temporary brace)
 - Interior walls – 2x4 @16 o. c
The concern conditions described are as follows:
 1. Some electrical switch boxes are attached to scrap instead of studs.

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- Structural prefabricated wood floor members and OSB subfloors appear satisfactory.
- Door and window framing.
 1. Sealing methods of some windows and incomplete (exterior and interior).
- Poured in place foundation wall appears satisfactory.
- The concrete slab in the basement is incomplete with block outs for steel post.
- The visible portions of the roof covering appears satisfactory.
- Rough electric rough in appears satisfactory at this stage.
- Rough plumbing appears satisfactory at this stage.
- Rough hydro fire protection appears satisfactory at this stage.
- HVAC system is in progress.
- The stage of the site work is in erosion control.

Recommendations:

- The method of repair of the roof truss should be provided in writing by a licensed structural engineer.
- The damage wood members at the hold down brackets should be replaced and installed in the appropriate manner.
- Window/door framing should be sealed from the exterior and interior.
- Verify purpose of the damaged subroof
- over the front right bedroom.

If you have questions, please do not hesitate to call.

Sincerely,

Berlin I. Dean, LHI, CIAQT, CMA, CESA, CRMT, NACHI.