



OPEN FRAME PUNCH LIST

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SCOPE OF INSPECTION: The scope of the inspection was limited to those aspects of the home and related equipment which were observable by visual external inspection. THE ADEQUACY OR DESIGN OF PLUMBING SYSTEMS, ELECTRICAL SYSTEMS, HVAC SYSTEMS AND STRUCTURAL ENGINEERING IS NOT VERIFIED AS PART OF THIS INSPECTION. PRESSURE TESTING OF PLUMBING LINES ARE EXPRESSLY EXCLUDED. This report includes only those conditions which were observable after a reasonable examination of the property on the date of the inspection. The inspecting firm makes no representations as to existing conditions of the property and related equipment other than as set forth herein and observable by inspection in the manner set forth above. The inspecting firm **MAKES NO WARRANTIES, EXPRESS OR IMPLIED**, relating to the present or future condition of the property and/or equipment nor suitability for continued service. We recommend you engage qualified service professionals to perform any repairs. We accept no responsibility for problems not observed during this limited visual evaluation that may be discovered while performing such repairs. **YOU HAVE THE RIGHT TO MORE THAN ONE INSPECTION AND ARE HEREBY INFORMED THAT WE ARE NOT LICENSED PLUMBERS, ELECTRICIANS, HVAC PROFESSIONALS OR STRUCTURAL ENGINEERS.**

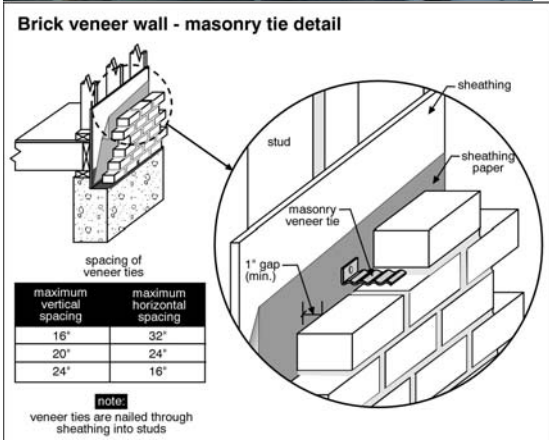
LIMITATION OF LIABILITY: In the event the inspector fails to fulfill the obligations under this agreement, Client's exclusive remedy at law or in equity against inspector is limited to a maximum recovery of damages equal to the inspection fee paid herein. This limitation of liability applies to anyone, including client, who is damaged or has to pay expenses of any kind, including attorney fees and costs, because of mistakes or omissions by inspector in this inspection or report. Client assumes the risk of losses greater than the refund of the fee paid herein. Client acknowledges that this limitation of liability is reasonable in view of the relatively small fee that inspector charges for making the inspection when compared with the potential of exposure that inspector might otherwise incur in the absence of such limitation of liability.

EXTERIOR

- 1) The right elevation bathroom window is not properly installed on the left side. The top brick frieze and bitumen should also be installed.



- 2) Brick ties should be installed at the rear inside corner and around all the rear elevation windows.



- 3) Re-secure the thermo-ply above the rear patio.



4) The top brick frieze is missing over the rear living room windows.



5) Thermo-ply and bitumen should be installed above the right elevation arch window.



6) Permanent posts should be properly installed under the front porch beam.



7) Install bitumen window wrap around the upstairs front window.



8) Fascia board and drip edge flashing missing at the front porch garage roof return.



9) The brick frieze on the left side of the garage gable is out of level.



10) Excessive gaps between roof covering and soffit/fascia on each side of the upstairs front entry should be corrected to prevent insect and/or vermin entry.



INTERIOR

- 1) The bottom panel of OSB sheathing on the left side of the garage should be secured.



- 2) The large notch in the right elevation garage wall should be reinforced with steel strapping.



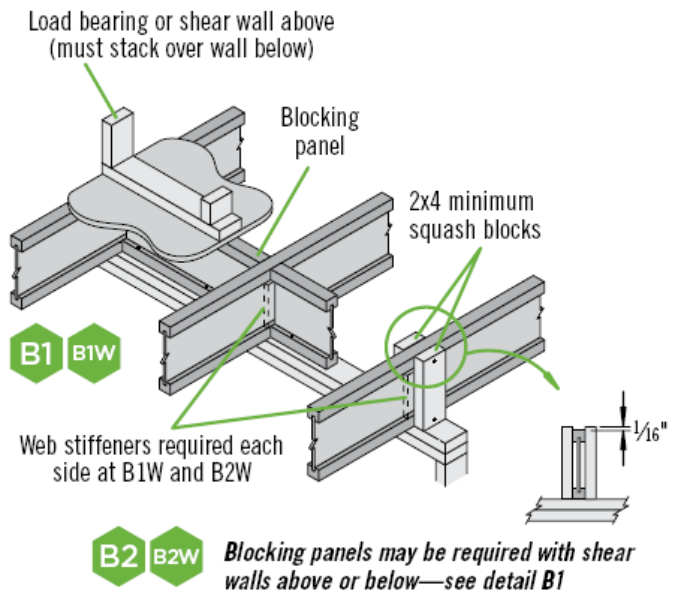
- 3) Gaps between the bottom of the headers and cripples should be shimmed.



- 4) Anti-racking blocks (or panel blocks) should be installed between the trusses per manufacturer's recommendations.



FLOOR DETAILS



5) Hurricane strapping should be added to the right elevation rafters.



6) The nailer block for the upstairs decking is loose above the master bathroom.



7) Two fireblocks should be installed along the rafter in the fireplace chase.



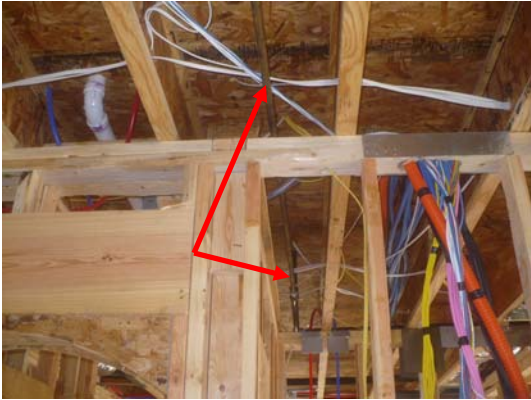
8) A Double TJI hanger should be installed on the floor joists above the rear door.



9) Missing a fireblock on the second staircase landing and the 2x riser should have a stud installed for support.



10) Correct the electrical wires in contact with the gas line above the laundry room.



11) Add metal hangers on the 2x6 supporting the staircase niche.



12) Double studs should be under beams and all the way to the ground. One more stud should be added downstairs for the upstairs entry beam.



13) Studs should be added in the knee wall under the left elevation triple 2x6 rafters at the left inside corner of the dining room.



14) Re-secure the thermo-ply at staircase.



15) The air ducts are pinched above the entry of the upstairs front bedroom.



16) A chase wall will have to be constructed in the upstairs rear bedroom closet.



17) Re-secure the thermo-ply above garage (upstairs front bedroom).



18) The downstairs a/c unit primary drain line has inadequate slope and should be corrected.



19) Bowed studs at various locations have been marked with orange paint.

