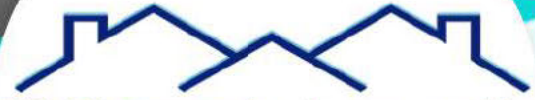


PROPERTY INSPECTION REPORT



TEC Property Inspections



Inspection Prepared For: [REDACTED]

Date of Inspection: 4/21/2025

Year Built: 2025

Tom Glassburn

TEC Property Inspections and Radon Mitigation

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Structural Basement	15-17
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Report Summary

Attached Garage

Page 5	Ceiling, Walls & Firewalls in Garage	<ul style="list-style-type: none"> • Missing posts for squash blocks north wall garage east of the I beam. • Missing squash blocks/post north wall west of the I beam.
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Attic, Insulation & Ventilation

Page 6	Attic Structural Components	<ul style="list-style-type: none"> • West end gable gusset plate not covering truss member. • Second truss in from the north is broken with improper fix from the framer. • Second truss in from the north had a broken web 2x4.
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Primary Bathroom

Page 7	Ceilings and Walls	<ul style="list-style-type: none"> • Strap needed at plate break north-west corner primary toilet.
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Kitchen

Page 8	Ceilings and Walls	<ul style="list-style-type: none"> • Inside north-west corner beam sticks out of the plates. • Post squash blocks north wall in pantry.
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Interior, Doors, Windows

Page 9	Ceilings & Walls	<ul style="list-style-type: none"> • Missing straps near east window primary bedroom truss to girder. • Missing strap at plate break east wall above primary bedroom window. • Add TV backing south wall primary bedroom. • Missing plate break strap top of the south balloon wall west of fireplace. • Missing 10' fire block south-west corner above the stair landing. • Missing strap west wall near south exterior wall stair landing. • Missing 10' fire block south wall west of fireplace. • Add backing for TV south wall above the fireplace. • Missing 10' fire block living room south wall east of fireplace. • Check plans to see if a strap is needed for the trimmers and header over the sliding glass door • Cut LVL flush with top plate east wall mud room • Missing post north wall mud room west of garage occupant door. • Missing squash blocks and post west wall office north of window. • Missing nails upper south-east corner stair landing LS70. • Missing post south wall at the top of the basement stairs for the second floor stair landing beam.
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Laundry

Page 14	Ceilings and Walls	<ul style="list-style-type: none"> • Missing stud shoe at plumbing south wall laundry. • Seal seam at the dryer vent. • Recess dryer vent south wall.
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Structural Basement

Page 15	Basement Floor Structure & Supports	<ul style="list-style-type: none"> • Missing fire block at the stair stringer both sides. • Basement stair landing not strapped. • East wall tinner cut out blocking.
Page 15	Basement Interior Wall Structure	<ul style="list-style-type: none"> • Missing spikes in the floating wall. • Remove temp blocks after spikes are in.

		<ul style="list-style-type: none">• Remove temp block under the west end of the basement stair landing after straps are added.
Page 16	Basement Plumbing	<ul style="list-style-type: none">• What is the PVC at the bottom of the stairs for?

Inspection Detail

Occupancy

- Vacant

Type of Building

- Single Family

Weather Conditions

- Sunny
- 49-65 Degrees

In Attendance

- Client
- Inspector

Attached Garage

Ceiling, Walls & Firewalls in Garage

Not Inspected	Inspected	Repair/Replace	Monitor
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Missing posts for squash blocks north wall garage east of the I beam.
- Missing squash blocks/post north wall west of the I beam.



Missing posts for squash blocks north wall garage east of the I beam



Missing squash blocks/post north wall west of the I beam

Attic, Insulation & Ventilation

Attic Structural Components

Not Inspect ed	Inspect ed	Repair/ Replac e	Monito r
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- *West end gable gusset plate not covering truss member.*
- *Second truss in from the north is broken with improper fix from the framer.*
- *Second truss in from the north had a broken web 2x4.*



West end gable gusset plate not covering truss member



Second truss in from the north is broken with improper fix from the framer



Second truss in from the north had a broken web 2x4



Primary Bathroom

Ceilings and Walls

Not Inspect ed	Inspect ed	Repair/ Replac e	Monito r
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- *Strap needed at plate break north-west corner primary toilet.*



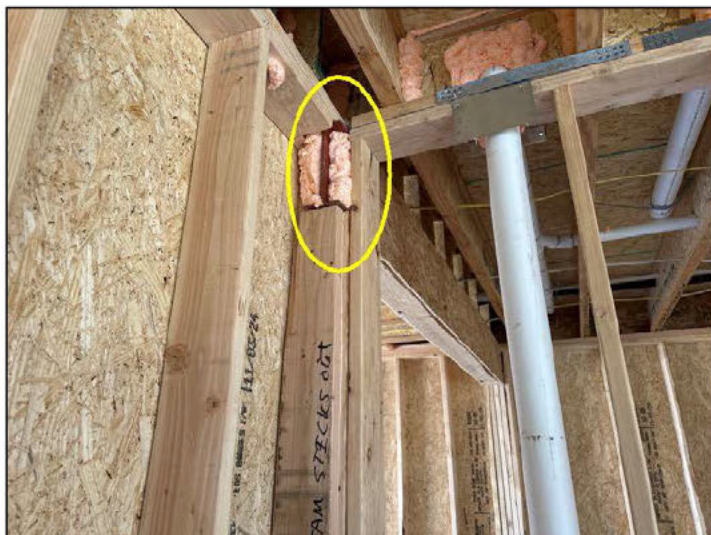
Strap needed at plate break north-west corner primary toilet

Kitchen

Ceilings and Walls

Not Inspect ed	Inspect ed	Repair/ Replac e	Monito r
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Inside north-west corner beam sticks out of the plates.
- Post squash blocks north wall in pantry.



Inside north-west corner beam sticks out of the plates



Post squash blocks north wall in pantry

Interior, Doors, Windows

Ceilings & Walls

Not Inspect ed	Inspect ed	Repair/ Replac e	Monito r
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Missing straps near east window primary bedroom truss to girder.
- Missing strap at plate break east wall above primary bedroom window.
- Add TV backing south wall primary bedroom.
- Missing plate break strap top of the south balloon wall west of fireplace.
- Missing 10' fire block south-west corner above the stair landing.
- Missing strap west wall near south exterior wall stair landing.
- Missing 10' fire block south wall west of fireplace.
- Add backing for TV south wall above the fireplace.
- Missing 10' fire block living room south wall east of fireplace.
- Check plans to see if a strap is needed for the trimmers and header over the sliding glass door
- Cut LVL flush with top plate east wall mud room
- Missing post north wall mud room west of garage occupant door.
- Missing squash blocks and post west wall office north of window.
- Missing nails upper south-east corner stair landing LS70.
- Missing post south wall at the top of the basement stairs for the second floor stair landing beam.



Missing straps near east window primary bedroom truss to girder



Missing strap at plate break east wall above primary bedroom window



Add TV backing south wall primary bedroom



Missing plate break strap top of the south balloon wall west of fireplace



Missing 10' fire block south-west corner above the stair landing



Missing strap west wall near south exterior wall stair landing



Missing 10' fire block south wall west of fireplace



Add backing for TV south wall above the fireplace



Missing 10' fire block living room south wall east of fireplace



Strap headed over the sliding glass door



Cut LVL flush east wall mud room



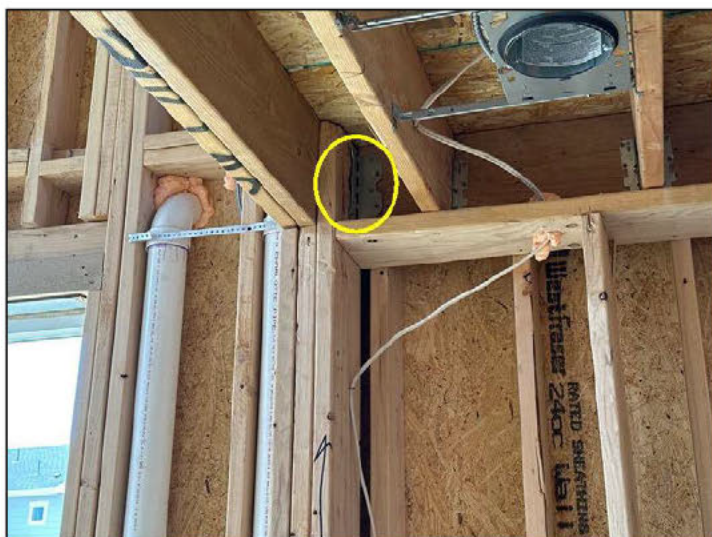
Missing post north wall mud room west of garage occupant door



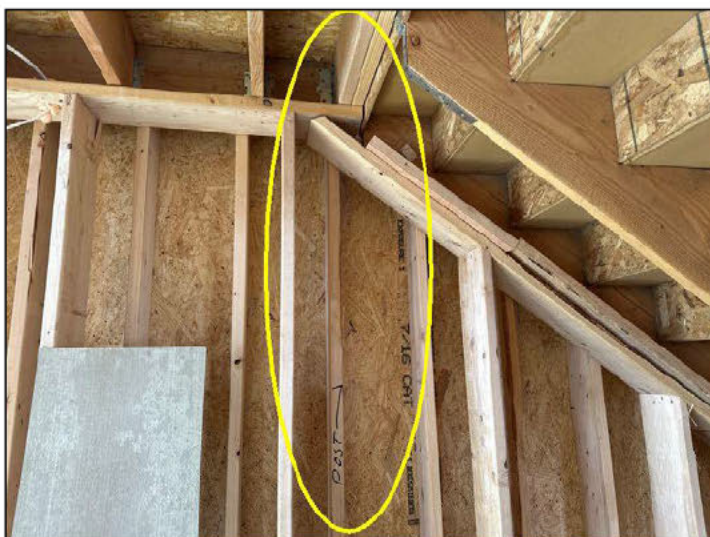
Missing squash blocks and post west wall office south of the window



Missing squash blocks and post west wall office north of the window



Missing nails upper south-east corner stair landing LS70



Missing post south wall at the top of the basement stairs for the second floor stair landing beam

Laundry

Ceilings and Walls

Not Inspect ed	Inspect ed	Repair/ Replac e	Monito r
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

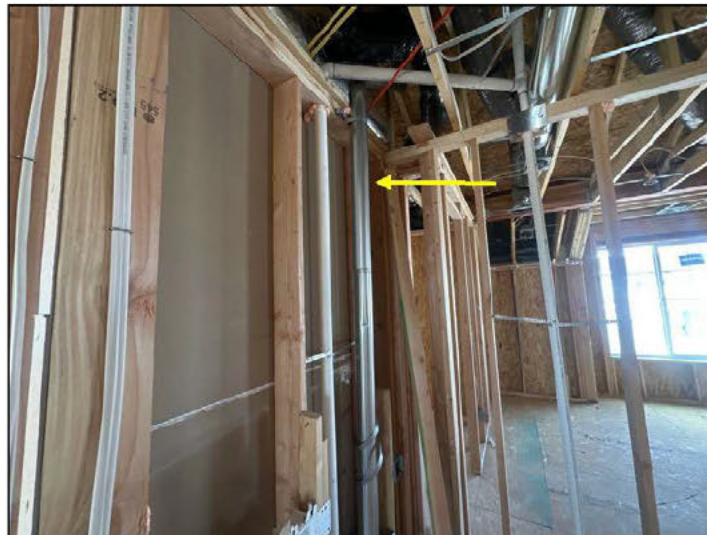
- Missing stud shoe at plumbing south wall laundry.
- Seal seam at the dryer vent.
- Recess dryer vent south wall.



Missing stud shoe at plumbing south wall laundry



Seal seam at the dryer vent



Recess dryer vent south wall

Structural Basement

Basement Floor Structure & Supports

Not Inspect ed	Inspect ed	Repair/ Replac e	Monito r
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Missing fire block at the stair stringer both sides.
- Basement stair landing not strapped.
- East wall tinner cut out blocking.



Missing fire block at the stair stringer both sides



Basement stair landing not strapped



East wall tinner cut out blocking

Basement Interior Wall Structure

Not Inspect ed	Inspect ed	Repair/ Replac e	Monito r
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Missing spikes in the floating wall.
- Remove temp blocks after spikes are in.
- Remove temp block under the west end of the basement stair landing after straps are added.



Missing spikes in the floating wall



Remove temp blocks after spikes are in



Remove temp block under the west end of the basement stair landing after straps are added

Basement Plumbing

Not Inspect ed	Inspect ed	Repair/ Replac e	Monito r
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• What is the **PVC** at the bottom of the stairs for?



Glossary

Term	Definition
I	Inspected
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.