PHASE 2 – Framing, Mechanical & Delivery Systems
New Construction Phased Inspection Report

John & Mary Doe
5237 Clinton Street, Denver, CO 80238

Vango Inspections | PO Box 13606, Denver, CO 80205 | Phone: (303) 250-8444

PHASE 2 – Framing, Mechanical & Delivery Systems
New Construction Phased Inspection Report

Buyers Name:	John and Mary Doe	Email:
Address:	5237 Clinton Street Denver, CO 80238	Email:

Builder's Name:	Phone #:
Address:	

Part 1: TYPE OF HOME

☐ Ranch ☑ Two-Story ☐ Three-Story

Part 2: FOUNDATION TYPE

☐ Slab on Grade ☑ Piers & Column

Part 3: Walls

1. Anchorage: ☑ Bolts ☐ Nailed ☐ Both
2. Is bottom sill plate pressure preservative treated? ☑ Yes ☐ No
3. Are the exterior walls double plated and the joints offset? ☑ Yes ☐ No
4. Non-Bearing walls: Size: 2x4 / Spacing: 24" OC
5. Do drilling and notching of non-bearing walls meet requirements? ☑ Yes ☐ No
6. Bearing walls: Size: 2x6 / Spacing: 24" OC
7. Do notching and boring of load bearing walls meet requirements? ☑ Yes ☐ No
8. Type of Exterior Wall Bracing: Zip System – Green Board
9. Lintels properly installed above windows and doors? ☑ Not Applicable
10. Exterior masonry in place at the time of this inspection? ☐ Yes ☑ No ☐ Not Applicable

Part 4: ROOF STRUCTURE

A. TYPE: ☑ Trusses ☐ Rafters ☐ Other: _____
B. ROOF SHEATHING: Thickness: ☐ ½" ☑ ¾" Type: ☐ Plywood ☑ OSB
C. ROOFING MATERIAL: ☑ Composition ☐ Tile ☐ EPDM ☐ Not Installed
D. FLASHING: Properly Installed: ☑ Yes ☐ No ☐ Not Installed

E. ATTIC VENTILATION:

a. Does roof ventilation meet current building standards? ☑ Yes ☐ No

b. Are the soffit vents properly installed, insulation should not block the free flow of air? A minimum 1-inch space shall be provided between the insulation and the roof sheathing at the location of each vent? ☐ Yes ☑ No (see assumptions)

Part 5: ELECTRICAL

1. Service Lateral: ☐ Above Ground Service ☑ Underground Service
2. Service Size: ☐ 125 Amps ☐ 150 Amps ☑ 200 Amps ☐ Not Installed
3. Main Electrical Panel Location: ☑ Exterior Wall - Garage ☐ Garage ☐ Basement
4. Distribution Panel Location: ☐ Exterior Wall - West ☑ Basement ☐ Garage
5. Electrical wiring properly protected from nail punctures: ☑ Yes ☐ No

Part 6: HVAC – MECHANICAL

1. Heating Type: ☑ Gas ☐ Propane
2. Number of Units: ☑ 1 ☐ 2
3. Location: ☑ Basement ☐ Attic ☐ Main Floor
4. Central AC Installed: ☐ Yes ☑ No
5. AC Coil in Place: ☑ Yes ☐ No
6. Duct Work: ☑ Rigid ☐ Flex ☐ Both

Part 7: PLUMBING

1. Water Supply: ☑ Public ☐ On-Site Well
2. Waste: ☑ Public ☐ On-Site Septic
3. Water Distribution Material: ☐ Copper ☑ PEX ☐ Plastic
4. Proper Plumbing Ventilation: ☑ Yes ☐ No
5. Are roof level vent stacks painted to help protect from UV breakdown: ☑ Yes ☐ No
6. Water lines properly secured to studs to help prevent knocking & banging: ☑ Yes ☐ No
7. Water lines properly protected from nail punctures: ☑ Yes ☐ No

Part 8: WATER HEATER

1. TYPE: ☑ Gas ☐ Electric ☐ Propane
2. Number of Units: ☐ 1 ☑ 2
3. Tank Size: ☐ 40 Gallons ☐ 50 Gallons ☐ 75 Gallons ☑ Tankless ☐ Unknown
4. Location: ☑ Basement ☐ Garage ☐ Main Floor
5. Installed: ☐ Yes ☑ No

Part 8: MECHANICAL & DRYER EXHAUST VENTS

1. Are bathroom, utility mechanical and dryer exhaust vents terminated to the exterior of the home properly: ☑ Yes ☐ No

Part 9: ASSUMPTIONS

1) The AC compressor was not installed and typically is one of the last items set into place to prevent them from being stolen off the property;

2) The main electrical meter and distribution panels were installed and in place at the time of the inspection. None of the circuits were installed at the panels. This will occur shortly after drywall is installed and finished;

3) Roof level plumbing stack vent pipes are already painted to protect them from UV breakdown;

4) The sump pit had a small amount liquids present in the pit at the time of the inspection. A pump and discharge pipe was installed at the time of the inspection. The sump pit will be evaluated during the final inspection to ensure that a pump is working properly;

5) Soffit baffles were NOT installed in the attic to prevent insulation from blocking these vents when the attic insulation is installed. These will be installed prior to the installation of drywall;

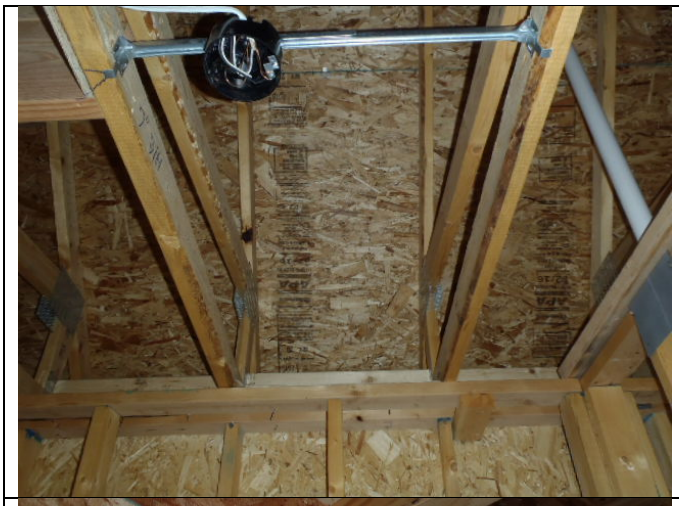
6) The lot grading will continue to evolve throughout the building process, but final grade will be sloping away from the home's foundation;

7) The basement beam pockets were not grouted into place at the time of the inspection. These beam pockets are typically grouted in prior to drywall installation. Check with the builder as to when this occurs in their building process;

8) The basement floor vent was vented by the air admittance (studor) vent has not been installed. This typically occurs when they have to pressurize the system for the final plumbing inspection with the City;

9) There was a passive radon mitigation system installed. The fan was not installed, however if the homeowner decides to test for radon gas and a mitigation fan is needed this will be located inside the attic and the pipe runs from the basement up through to the home and terminates to the exterior, above roof line.

ASSUMPTION PHOTOS:

	Soffit baffles are NOT in place to prevent insulation from blocking the soffit vents when the insulation is installed. These baffles are typically installed prior to the drywall installation.
	The steel beams in the basement had not been grouted into place at the time of the inspection. This usually occurs once the framing is in place and the City has conducted their framing inspection.
	The sump pit had a discharge pipe to the exterior installed at the time of the inspection. This is an indication that a pump will be installed in the pit. This will be evaluated during the FINAL inspection to ensure that the pump is operational.

Cont. ASSUMPTION PHOTOS:

	The basement floor drain had a vent present, however an air admittance (studor) vent was not installed. This usually occurs prior to the City's FINAL plumbing inspection. This will be verified during the final inspection.
	The grading around the proper is not to FINAL grade as of yet. This occurs at the final stages of the home building process. It is imperative that we have lot slope that moves away from the home's foundation.
	There were 2x4 temporary posts placed under the basement staircase. Two steel columns will replace these temporary posts to ensure long-term stability. Inquire of the builder as to when this occurs within their build-out process.

Cont. ASSUMPTION PHOTOS:

	The main gas line inside the home has been installed. The builder is waiting on Xcel contractors to install the meter itself. Once that occurs a pressure test will occur. The pressure gauge is installed for the pressure test.
	The rear patio has not been poured. Before they pour this concrete patio, metal flashing will be installed around the perimeter of the exterior walls to prevent the walls from becoming damaged from the moisture content within concrete. Consult the builder as to when the rear patio will be poured into place.

Part 10: RECOMMENDATIONS – PHOTOS

	There was a plumbing nail plate on the North wall of the basement bedroom that was not of proper size, see photo. Recommend installing a nail plate that fits the entire opening so that it does not become difficult in hanging the drywall.
	There was a plumbing nail plate on the North wall of the Butler's pantry that was loose. Recommend having this nail plate properly secured to the 2x4 by a qualified plumbing professional.
	There was a missing nail plate on the North wall of the basement living room at the time of the inspection. Even though this nail plate is not protecting something from becoming punctured, it is bridging a gap in the framing that will make it easier to secure drywall to the wall.

Part 10: RECOMMENDATIONS – PHOTOS cont.

	The laundry room vent fan duct, where it terminates to the exterior through the roof, had mastic that was damaged. Recommend having additional mastic installed around this vent duct where it exits through the roof by a qualified HVAC professional.
	There was a pier in the basement that appeared to be covered and then uncovered. This pier is used to secure a steel column to support the steel I-beam above. However, it appears that the wall assembly for the basement mechanical room was built over the top of this pier. Recommend consulting the builder to determine next appropriate steps to ensure that the column is installed.
	This pictures shows the temporary wood post supporting the steel column in the basement. See the notes above for what should be done next.

Part 10: RECOMMENDATIONS – PHOTOS cont.

	**The top piece of siding on front porch West wall had a gap too large to use caulking.** **Recommend having the siding adjusted on this wall to minimize the gap between the siding the upper trim board by a qualified siding professional.**
	**There was a water line that ran too close to a can light fixture in the basement living room ceiling.** **Anywhere a water line runs within 2" of a can light fixture, some type of insulation should be installed on the water line to prevent the light fixture from melting the plastic water line.** **Recommend repairs to this water line by a qualified plumbing professional.**

Part 11: ADDITIONAL PHOTOS

	**The main water shut-off valve is located on the East wall of the basement mechanical room. There is also a main water shut-off valve on the East wall of the basement living room.**
	**The furnace was installed with the AC coil in the basement. Installation of this system is appropriate. The system will be tested during the FINAL inspection.**
	**The home is plumbed for a tankless water heater in the basement. All components are present, however the tank typically does not get installed until the home can be properly secured.**

Part 11: ADDITIONAL PHOTOS

	**The main electrical panels and disconnects are located on the South exterior garage wall.**
	**The electrical distribution panel is located on the West wall of the mechanical room in the basement.**

Part 12: ELEVATION PICTURES

	**NORTH ELEVATION**
	**REAR ELEVATION**
	**SOUTH ELEVATION**