

24, September 1999

Mr. and Mrs. Fred Biggs
206 County Route 29
Canton, N.Y. 13617

Re: Preliminary House Inspection Report

Mr. and Mrs. Biggs

Based upon your request, we have performed a preliminary inspection of your residence to evaluate three principal areas of concern:

1. Portions of the construction which do not appear to have been up to current code standards at the time of completion, approximately two years ago;
2. Portions of the construction which exhibit defective workmanship measured against the local standards and/or industry standards: and
3. Portions of the work which do not conform to the drawings and specifications dated 13 May 1997 prepared by this office.

Our findings are presented herein in an outline format for your consideration. You will note in our analysis we have further elaborated issue categories, for information purposes. The categories defined have different legal and safety importance, and may influence the issues that are addressed most quickly. Certain items indicated as being a Code violation, and all indicated as being a safety concern, should be addressed immediately, if only on a temporary basis.

As an organizational tool, the items have been arranged in sequence according to the CSI (Construction Specifications Institute) work "divisions" which are common in the construction industry.

As you further pursue repair and restitution options, our information can be developed in more detail as required.

If you have any questions or need additional information, please do not hesitate to contact me.

Thank you.

Brooks Washburn, AIA

Biggs Residence

Preliminary Residence Inspection Report

- C Code violations
- S Safety and health concern
- G Questionable workmanship measured against generally accepted standards
- B Building integrity concern
- E Affects efficient building energy use
- D Design variant from plans and specs

Division 1 - General Conditions

- 1.1 Work as shown in exhibits not left “broom clean” (G)
- 1.2 Debris removal was not complete (G) (S)

Division 2- Site

- 2.1 Building not sited according to plan (D)
- 2.2 Actual grading does not conform to pattern indicated in drawings, allowing water to drain against building. (D) (G) (B)
- 2.3 Septic system design improper; system reported to have failed (C) (G) (S). See video.

Division 3- Concrete

- 3.1 Foundation system under entry inadequate; as built, untreated lumber too close to ground contact, inadequate frost protection for construction, and inadequate insulation (G) (C) (B) (E) (D)
- 3.2 Basement foundation wall system built using a different system (foam blocks) (D)
- 3.3 Anchor bolt locations visible in garage are not cast in specified locations (D) (B)
- 3.4 Corners of foam block system appear to have been inadequately braced during concrete pour, and square, level, and plumb of foundation affected (G) (B)
- 3.5 Foundation perimeter not parged, exposing foam block system to deterioration (G) (B) (E)

Division 4- Masonry

Not Applicable

Division 5- Metals

Not applicable

Division 6- Woods and Plastics

- 6.1 Poor framing connection between wood wall and foundation, poor alignment of framing to foundation wall (G) (D)
- 6.2 Stairs and floor not framed properly with inadequate bearing of stringers on floor sheathing (G) (B) (C)
- 6.3 Stair rise and run not per plans, and exceed legal range for rise and run and rise height variation (713.1(c)(2) and (f), (C) (D) (S) Staircase not located per plan (D)
- 6.4 Floor framing not level on first and second floor, apparently from poor construction sequence and inadequate bracing, allowing progressive sag during construction (G) (B) (S)
- 6.5 Floor framing system not as specified (D)
- 6.6 Installation of manufactured joists not in accordance with manufacturer's recommendations; top flange of joists not supported (G)
- 6.7 Framing of second floor beams and headers onto posts supported only by floor sheathing causing excessive deflection of floor sheathing (C) (D) (B) (G) (S)
- 6.8 Inadequate blocking in several locations on wall and ceiling for gyp board (G)
- 6.9 Poor subfloor surface condition due to prolonged exposure during construction (G)
- 6.10 Closets on first floor not framed (D)
- 6.11 Gap between roof truss bottom chord level and top of second floor partitions, probably due to number 6.4 above (G)
- 6.12 Roof truss in attic cut with roof sheathing spanning 2'- 8" (G) (D)
- 6.13 Inadequate nailing observed in garage sheathing (G) (B)
- 6.14 Garage wall framing is 2x4, drawings imply 2x6 (D) (E)
- 6.15 2x4 sill plate at garage frost wall bears on only 1" of concrete, balance bears on foam insulation (G) (D) (B)
- 6.16 Opening headers at most locations under size specified (D) (G) (B)
- 6.17 Kitchen half wall not located per plan (D)
- 6.18 Third floor framing hallway, bath, chimney chase, and whole house fan opening, not built per plan (D)
- 6.19 Roof sheathing over west side of garage not properly fitted and attached. (G)

Division 7- Thermal and Moisture Protection

- 7.1 Roof shingle system not installed per manufacturers recommendations; inadequate underlayment, improper nailing, and lack of sealing during cold-weather installation (G) (B)
- 7.2 Foundation waterproofing membrane not continuous nor extending above grade at north wall (G) (D) (B)
- 7.3 Water and mud intrusion at southwest corner of foundation (G) (C) (B)
- 7.4 Unacceptable insulation installation (G) (C) (E)
- 7.5 Improper sill sealer in garage (G) (E)
- 7.6 Sill leaks at doors on basement level and leaks through south wall at basement level. (G) (B) (E)
- 7.7 Leaks in mechanical room at outside wall (G) (B)

Division 8- Doors and Windows

- 8.1 Window installation not watertight (C) (G) (B). See video.
- 8.2 Front door unit not fastened (S) (G) (B) (E)
- 8.3 Pocket door hardware damaged and improperly installed (G)

Division 9- Finishes

- 9.1 Gyp board finish on basement level poor with fastener pops and cracked seams (G)

Division 10 - Specialties

- 10.1 No hand rails on stairs (C) (G) (D) (S)

Division 11- Equipment

Not Applicable

Division 12- Furnishings
Not Applicable

Division 13- Special Construction
Not Applicable

Division 14- Conveying Systems
Not Applicable

Division 15 - Mechanicals

- 15.1 Fuel oil fills improperly sized (G) (C). See video.
- 15.2 Inadequate combustion air for boiler (C) (S)
- 15.3 Leakage in PVC underslab ventilation pipe for future fireplace (G) (E)
- 15.4 First floor bathroom exhaust fan not venting to exterior (NYS 1004.2(d), (G) (C) (B)
- 15.5 Power vent arrangement unusual and probably more costly than power vent at foundation level (G) (S)
- 15.6 In various locations, radiant heat tube installation is not 8" on center, as is customary. (G) (E)

Division 16- Electrical

- 16.1 Washer on same circuit as bathroom lights (NEC 220.4(c). 210-52(f), (C) (G) (S)
- 16.2 Water reported in phone jacks on west wall basement level (S) (G)
- 16.3 Stapling of conductors more than 12" from boxes and greater than 4'6" along runs in some locations (NEC 336-15), (C) (G) (S)
- 16.4 No Electrical Inspection Certificate provided (D) (C) (G) (S)

Summary/Conclusion

Based upon our preliminary inspection of this building, we find in excess of 14 code violations, in excess of 12 safety and health concerns, in excess of 40 areas of defective workmanship as measured against local and/or industry building standards, in excess of 18 building integrity concerns, in excess of 8 building energy use concerns, and in excess of 18 portions of work which do not conform to the final drawings and specifications (no changes of which were approved by us) all of which will continue to have a negative impact on the use and marketability of the building. It is our opinion that the workmanship exhibited is unacceptable and that further inspection may be necessary to determine the feasibility of investing any more money in this project.

Respectfully Submitted,

Brooks Washburn, AIA