

Buyers Teddy Botouma Vocka

FRAMING INSPECTION

Builder Name: MZ Homes Builder # Keagan Bear
 Address of Inspected Home: 29335 Sagewood City: Katy State: 77494
 Legal Description: Arbor Ln Inspection Date: 9-23-2020
 Type of home: Single Family Townhouse Other jbear@m-homes.com

FOUNDATION TYPE Slab on grade or piers Crawl Space Basement Other _____
 HEIGHT One Story Two Story Three Story

Floor 1st floor joists Solid sawn Species _____ Size _____
 Engineered Grade(s) # _____
 2nd floor joists Solid sawn Species _____ Size _____
 Engineered Grade(s) # _____

	Pass	Fail	
Cuts/notches in flanges/ends of engineered lumber	P	F	N/A
Holes cut through solid sawn lumber per code	P	F	N/A
Notches in solid sawn lumber per code	P	F	N/A
Floor joist repeats	P	F	N/A
Spans per code	P	F	N/A
Proper bearing	P	F	N/A

Roof Trussed L.L. _____ psf D.L. _____ psf
 Manufacturer/Engineer _____
 Stick framed 2 x 6 @ 24 o.c.
 Species S Pine Grade(s) # 2

	Pass	Fail	
Rafter spans meet code requirements	P	F	N/A
Purlins same size as rafters	P	F	N/A
Struts unbraced length does not exceed 8 ft	P	F	N/A
Brick on wood conditions handled properly	P	F	N/A
Hips, ridges & valleys supported at roof changes	P	F	N/A
Hips, ridges & valleys are one size larger than rafters	P	F	N/A
Roof decking has clips between shafts	P	F	N/A
Shingles/flashing appear to meet code	P	F	N/A

Subfloor Oriented strand board Plywood

	Pass	Fail	
Floor feels level when walked on	P	F	N/A
Joints are tight	P	F	N/A
Soft or weak spots in subflooring	P	F	N/A
Proper crawl space ventilation	P	F	N/A

Ceiling Joists Species S Pine Grade(s) # 2

	Pass	Fail	
Joist hangers or pressure blocks are in place	P	F	N/A
Boring and notches are per code	P	F	N/A
Proper bearing	P	F	N/A
Beams are proper size with camber properly oriented	P	F	N/A
Joist spans meet code requirements	P	F	N/A

Walls Exterior walls (Must specify & type)
 2x4's 16" O.C. 2x4's 24" O.C. 2x6's 24" O.C.

	Pass	Fail	
Walls appear to be square and plumb	P	F	N/A
Proper wall bracing	P	F	N/A
Headers above doors & windows are correct size	P	F	N/A

Electrical Installed properly F N/A
 Electrical service in correct location F N/A
 Switch and receptacles are per code F N/A
 Plumbing Installed properly F N/A
 Water source _____ L Wall _____ Public _____
 Waste _____ Septic _____ Public Sewer _____
 HVAC Installed properly F N/A

Are there any signs of foundation movement? Yes _____ No

Pass Correct and Proceed Fail

Comments NO BRICK TIES - 3 upstairs windows not flashed correctly
Yape lang sooms Right + Left - Exposed Rafter ground
MASTER BR Door entry move stud - Entry left Re-align stud
Broken Window - up - Right
BOI Joist -

Note: This report is generated as a part of Bonded Builders Warranty Group's underwriting the subject home for enrollment and warranty consideration purposes only. Approval, acceptance and/or rejection of this report by Bonded Builders Warranty Group does not constitute compliance or noncompliance with any state or local building codes and does not represent actual warranty coverage. This report should not be relied upon by either the builder and/or homeowner(s) for any purposes whatsoever.

Inspector's Signature Paul J. Brown Insp. # TREC 8978 Date 9-23-20

Bonded Builders Warranty Group - 6009 Interstate 20 West - Arlington, TX 76017 - Phone: 800-749-0381 - Fax: 817-561-5474

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