SITE survey. APP

SITE SURVEY REPORT

Framing Inspection

Prepared for	Foothill Crest Builders LLC
Date	20 Oct 2026
Site	418 Juniper Ridge Drive, Boise, Idaho
Prepared by	M. Delgado

FORM

Framing Inspection

1. Inspection details

Project	418 Juniper Ridge Drive, Boise, Idaho: framing inspection (completed example)
Site address	418 Juniper Ridge Drive, Boise, ID 83709
Client or owner	Foothill Crest Builders LLC
Location (GPS)	43.5872, -116.2915
Plot, unit or building	Lot 7, Juniper Ridge phase 2
Inspection date	20 Oct 2026
Inspected by	M. Delgado
Inspecting as	Site manager or superintendent
Contractor doing the work	Sawtooth Framing Co.
Building control regime	US: International Residential Code, as adopted locally
Permit or building control reference	Residential permit BLD26-04172
Type of inspection	Before the building control inspection
Drawings and revisions inspected against	A-201 rev 3, S-101 rev 2, truss layout TL-07
Frame type	Timber platform frame

This is a site inspection record for the structural frame. It is not building control approval, an engineer's sign-off or a test certificate. Sizes, spacings, fixings and test values come from the drawings, the specification and the code your building department enforces.

2. Before the frame inspection

US. Under the International Residential Code (section R109.1.4, as adopted locally), the frame and masonry inspection is made after the roof, masonry, all framing, fire stopping, draft stopping and bracing are in place, and after the plumbing, mechanical and electrical rough inspections are approved.

Roof structure and covering in place?	Yes
Plumbing, mechanical and electrical rough-in inspected and approved?	Yes
Truss or engineered joist layout and design on site?	Yes

Any changes from the approved drawings?	Yes
Changes, and who approved them	Kitchen window moved 300 mm left to suit cabinets, header resized by the engineer (RFI 12, answered 14 October).

3. Frame by area

Areas inspected 1: First floor walls

Area	First floor walls
Element	External walls
Members, sizes and grades to the drawings	Acceptable
Spacing and layout to the drawings	Acceptable
Headers, lintels and beams sized and bearing correctly	Acceptable
Point loads carried down to the foundation	Acceptable
Connectors, hangers, straps and hold-downs fitted and fully fixed	Action needed
What needs doing, or why not checked	Two hold-down straps at the garage corner have only half their nails. Fill every hole.
Bracing and sheathing fixed to the specified pattern	Acceptable
Notches and holes within the limits the code or engineer allows	Acceptable
Fire stopping and draft stopping in place	Acceptable
Plumb, level and square	Acceptable
Timber dry and undamaged, no rot or splits	Acceptable
Highest timber moisture reading (%)	14
Specified maximum (%)	19

Photos of the framing, connectors and any defects



Areas inspected 2: Second floor joists

Area	Second floor joists
Element	Floor structure
Members, sizes and grades to the drawings	Acceptable
Spacing and layout to the drawings	Acceptable
Headers, lintels and beams sized and bearing correctly	Acceptable
Point loads carried down to the foundation	Acceptable
Connectors, hangers, straps and hold-downs fitted and fully fixed	Acceptable
Bracing and sheathing fixed to the specified pattern	Not applicable
Notches and holes within the limits the code or engineer allows	Action needed
What needs doing, or why not checked	Plumber bored a 76 mm hole close to the bottom edge of joist J14 under the bathroom. Engineer to say whether to repair or replace.
Fire stopping and draft stopping in place	Acceptable
Plumb, level and square	Acceptable
Timber dry and undamaged, no rot or splits	Acceptable
Highest timber moisture reading (%)	16
Specified maximum (%)	19

Photos of the framing, connectors and any defects



Areas inspected 3: Roof

Area	Roof
Element	Roof structure
Members, sizes and grades to the drawings	Acceptable
Spacing and layout to the drawings	Acceptable
Headers, lintels and beams sized and bearing correctly	Not applicable
Point loads carried down to the foundation	Acceptable
Connectors, hangers, straps and hold-downs fitted and fully fixed	Acceptable
Bracing and sheathing fixed to the specified pattern	Acceptable
Notches and holes within the limits the code or engineer allows	Acceptable
Fire stopping and draft stopping in place	Action needed
What needs doing, or why not checked	Draft stopping missing in the attic above the garage party line.
Plumb, level and square	Acceptable
Timber dry and undamaged, no rot or splits	Acceptable
Highest timber moisture reading (%)	13
Specified maximum (%)	19

Frame items needing action	3
Not checked	0
Areas with something to fix	3

4. Openings, roof and weather

Window and door openings to size, with headers and trimmers	Acceptable
Roof trusses or rafters braced, tied down and bearing correctly	Acceptable
Wall and roof sheathing or membrane fixed, laps and tapes complete	Action needed
What needs doing, or why not checked	House wrap torn at the rear left corner and not taped at two window heads.
Frame protected from the weather	Acceptable
Items needing action	1

Photos of openings and the roof



5. Result, actions and sign-off

Items needing action	4
Result	Action needed before the frame is closed in

> Do not cover up or move on to the next stage until the actions marked "Urgent" or "Before cover-up" are done and re-inspected.

Actions 1: Nail off the two hold-down straps at the garage corner.

Action	Nail off the two hold-down straps at the garage corner.

Priority	Before cover-up
Who will do it	Sawtooth Framing Co.
Due by	21 Oct 2026
Status	Open

Actions 2: Engineer repair detail for joist J14, then repair as detailed.

Action	Engineer repair detail for joist J14, then repair as detailed.
Priority	Before cover-up
Who will do it	J. Park, PE
Due by	22 Oct 2026
Status	In progress

Actions 3: Fit draft stopping in the attic over the garage.

Action	Fit draft stopping in the attic over the garage.
Priority	Before the next stage
Who will do it	Sawtooth Framing Co.
Due by	22 Oct 2026
Status	Open

Actions 4: Patch and tape the house wrap at the rear corner and window heads.

Action	Patch and tape the house wrap at the rear corner and window heads.
Priority	Before the next stage
Who will do it	Sawtooth Framing Co.
Due by	22 Oct 2026
Status	Open

Actions still open	4
Decision	Proceed once the listed actions are done
Building control or code inspection booked?	Yes
Date booked for	23 Oct 2026

Summary for the client	Frame is to the drawings and dry. Four items before the city frame inspection: hold-down nails, joist J14, attic draft stopping and house wrap.
Inspector name	M. Delgado
Inspector signature	
Contractor representative	C. Ruiz
Contractor signature	

Signing records what was seen on the day. It does not certify compliance or replace the building control inspection.