

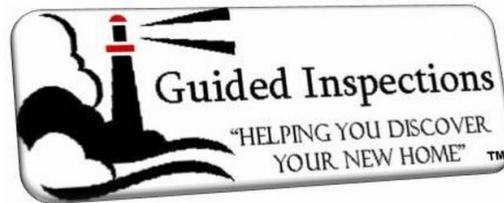
# PRE-DRYWALL INSPECTION REPORT

## Guided Inspections

120 Casa Loma Cir. Georgetown, TX 78633

(512) 786-5526

www.guidedinspections.com / jesse@guidedinspections.com



Prepared For: Sample Client  
Concerning: Sample St. Austin, TX 12345  
Inspector: Jesse W. Bryant TREC# 8511 01/12/18

### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

1. This report is good only for the day that it was performed as the condition of a structure and its components can change from one day to the next, especially if the home is currently occupied.
2. This report is intended only as a general guide to progress to date on the new construction home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, or excavation was performed. All components and conditions which, by the nature of their location, are concealed, camouflaged or difficult to inspect are excluded from the report. As this is a new construction home, the inspection is not intended to produce a complete and final "punch list".
3. This report is intended for the sole use of the person listed on the "Prepared for" line of the page above.
4. If there are any questions or concerns associated with this inspection report, the client agrees to contact the inspector as soon as possible.
5. The inspector reserves the right to make additional comments to the report, if need be, within 24hrs of report delivery by the addition of a report addendum.
6. Acceptance of this report signifies the buyers understanding of the terms listed above.

Time of Inspection: 10:50 am

Outside Temperature (High):? 35-40 °F°

Front of House Faces: East

Weather Conditions: Sunny

Year of Construction: 2017

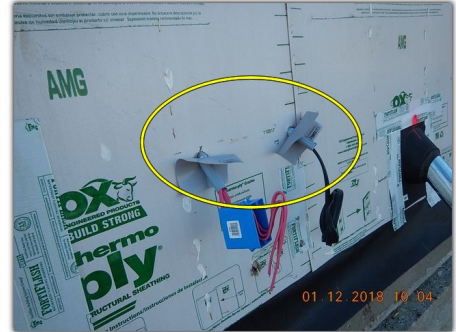
Purchaser of Inspection: Buyer

Present at Inspection: Inspector / Contractors

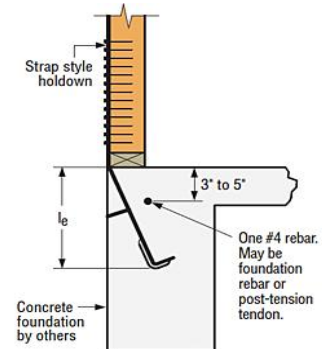


**NOTE:** No building plans were located or available on site at the time of the inspection. When no building plans are available during the inspection, various details cannot be confirmed or verified (prescribed wind bracing / specific framing details / etc.). Review and compare plan details to existing stage of construction during builder walk-through.

- Multiple wire penetrations were observed to be unsealed at the exterior walls and some gaps / holes were observed in the sheathing material. All penetrations, holes, etc. should be properly sealed with an approved flash top, installed in a shingle fashion, in order to prevent possible moisture intrusion. Further evaluation and repairs are recommended where necessary.



- Some of the foundation anchor straps were observed to be close to the edge of the foundation, exposed and not fully embedded in the concrete, as required by the manufacturer. Furthermore, some of the straps and interior hold-down anchor straps were observed to be missing fasteners (*Check all as some straps were taped over and could not be checked*). Further review by the strap manufacturer or a qualified engineer is recommended prior to proceeding with exterior masonry.





- A broken window pane was observed at one of the front windows. Repairs are recommended.



- The storm collars around the furnace / water heater vent pipes should be set and sealed prior to insulation or drywall installation.



- Loose, unsecured and unsupported framing was observed at the front porch for the columns. Further evaluation and repairs are recommended as necessary in order to provide proper support / stability for the masonry to be installed around this framing.



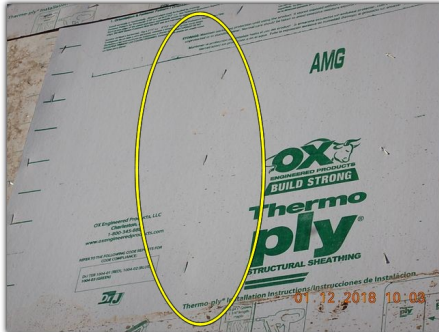
- Strap ties were observed to be missing at the garage door beam and the front porch beam. These beams are typically strapped to the support walls at each end in order to help provide resistance against wind uplift, abnormal movement, etc. A review of the building plans and fastener schedule is recommended to determine if strapping is required at these (and other) locations. Corrections are recommended as necessary.



- Missing interior hold-down anchor straps were observed to be missing at various locations. Review building plans install the appropriate anchor straps, where required, prior to proceeding.



- Fastener spacing at the exterior Thermo-Ply sheathing was observed to exceed 3 inches on center at various locations. Further evaluation and repairs are recommended where necessary to ensure that the sheathing materials are properly secured to manufacturer specifications.



- Numerous pieces of deadwood, temporary supports, uncut sill plates in doorways were observed. Removal of this materials is recommended where necessary.





- Various truss end support / attachment points were observed to be questionable, but could not be verified or investigated further without access to building plans and / or truss details. Some of the areas of concern include:
  - truss support at some truss ends at the South garage wall
  - missing hangers / blocking at master bedroom truss ends, near the bay are of the room and at one or more front porch roof trusses
  - gap between master bedroom lower truss corners and the wall between the master bedroom and bathroom
  - unknown cross bracing requirements for these trusses

A further review of the building plans and truss details is recommended by the builder and/or the truss manufacturer to ensure proper support / attachment and bracing of all engineered roof trusses, prior to insulation and drywall



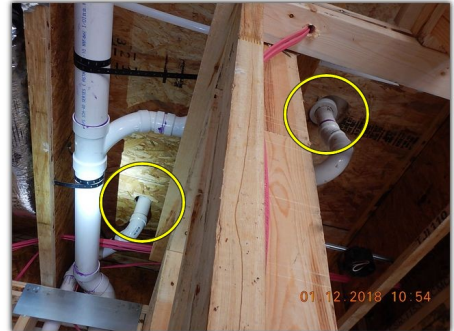
- Properly isolating and air sealing attached garages from the living space is critical for preventing the potential infiltration of carbon monoxide and other contaminants into the home. Open joist bays above the garage that extend into living spaces need to be blocked and air sealed at the garage wall. Seams along the rim joist, top plate, sill plate, and foundation wall should be caulked or sealed. At this time, no type of sealed sheathing product was observed at the walls separating the garage from the living space. Further review of this home's building plans (*and local energy code requirements*) and repairs are recommended as necessary.





- Multiple holes and gaps were observed in the wall top plates and at portions of solid fireblocking that have yet to be sealed with an approved fire sealant foam, to include:
  - top plate penetrations
  - at furred walls between laundry / kitchen
  - duct chases
  - gas line hole in fireblocking above fireplace
  - stairway fireblocking
  - subfloor penetrations
  - etc.).

Further evaluation and repairs are recommended where necessary for improved fire blocking properties





- Protective metal plates are required at the wall studs where wiring bored through the studs is less than 1-1/4 inch from the face of the stud. Further evaluation and repairs are recommended where necessary to prevent possible wiring damage during drywall installation.



- Some portions of the roof decking were observed to have been installed in a diagonal orientation to the rafters. A diagonal orientation of the roof decking does not provide the same strength axis as a perpendicular orientation. Most sheathing manufacturers require that the sheathing be installed with the long dimension, or strength axis, of the sheathing panel perpendicular to the framing members, with the panel continuous over two or more spans. This ensures that the span does not exceed 24 inches. No adverse affects (sagging, separation) were observed as a result of this installation; however, diagonal seams greater than 24 inches long should ideally be blocked or secured with additional lumber to ensure adequate support over time.



- All unused holes / openings in electrical panel boxes shall be covered or filled with appropriate knockout plates and all wiring entering the panel box shall be secured within 12 inches of the point of entry into the box. Further evaluation and repairs are recommended by a qualified electrician.



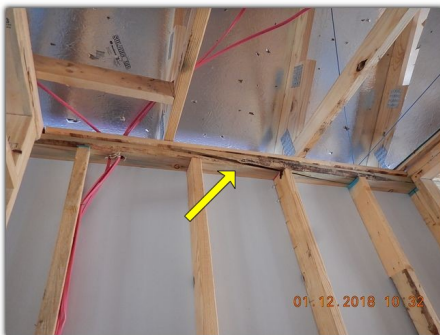
- Numerous wall intersections were observed to be missing fasteners and were not properly supported or secured (*top plate at half wall coming in from garage / various wall intersections / etc.*). Check all fastening requirements, according to plans, and repair where necessary.



- The doorway into the laundry room was observed to be improperly nailed off and is bowed. Further evaluation and repairs are recommended (*proper blocking prior to nailing*).



- A split cracked and protruding top plate was observed in the small room off of the nook. Repairs are recommended as necessary.



- Caulk / foam application at the perimeter of the window frames was observed to be incomplete.





- Additional framing support is recommended at the short truss above porch roof and at multiple unsupported roof decking edges at the valleys. Further evaluation and repairs are recommended where roof sheathing edges are not blocked or supported.



- Numerous joist and beam hangers were observed to be missing fasteners. All nail holes at these hangers are to be filled with the required fasteners. Further evaluation and repairs are recommended where necessary (*check all*).



- The dryer vent length (*approximately 27 feet with three 45 degree bends*) was observed to be too long and exceeds the maximum allowable distance to termination. The maximum length of a clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The maximum length of the duct shall be reduced 2.5 feet for each 45-degree bend, and 5 feet for each 90-degree bend. Furthermore, the total developed length of the dryer vent shall be labeled at or near the dryer vent box. Further evaluation and repairs are recommended as necessary.



- The kitchen island framing was observed to be very loose and should be re-secured in order to protect the wiring and plumbing within the wall.
- Additional blocking or hanger support may be needed at the top end of the stair stringers as the stringer ends are not bearing fully at the ends. Further review of the plan details and repairs are recommended as necessary.



- Additional framing is recommended for ceiling drywall at master bedroom bay window area.



- Missing stud were observed at various locations (*between front bedroom and adjacent hall, stairway, up great room, etc*) and should be replaced where missing.

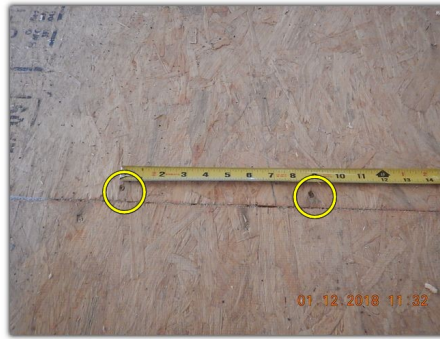


- Additional blocking / support is recommended for a section of the loose / sagging sub floor at the upstairs landing.





- Improper sub floor nailing was observed at various locations upstairs. The sub floor material is required to be nailed every 6 inches along the edges and 12 inches along the field of the sub floor sheets. Proper nailing helps to resist subfloor "squeaking" and movement over time. All uneven sub floor edges shall also be ground or sanded down for even transitions. Further evaluation and repairs are recommended.



- A Missing light fixture junction box was observed at one of the upstairs vanity areas. Further evaluation and repairs are recommended by a qualified electrician.



- Loose blocking was observed in the wall between the Southeast bedroom and the adjacent vanity. Repairs are recommended.



*FYI: No flashing materials were observed at the front porch roof-to-wall intersections (likely to be installed during masonry installation)*



*FYI: Step / stair framing to the upstairs bonus room appeared to be incomplete.*



*FYI: Garage and upstairs attic stair units were not installed or present at the time of the inspection.*



*NOTE: Upon departure from the inspection, workers had arrived to deliver drywall to the property. This entailed them cutting the exterior sheathing at the rear. Ensure that the sheathing is properly sealed / repaired prior to masonry installation.*

