

PRE-DRYWALL  
INSEPTION REPORT



Client:

Address:

Date:

Inspector: **Shane Zimmerman**

License#: **24563**



All of the major systems of the house that were inspected during the pre-drywall inspection are listed below. If nothing is written in a section, either no deficiencies were found in that system or it was not present (gas) on the home inspected. Safety concerns will be in red, and all other deficiencies will be in blue.

#### Foundation:

There are nails sticking out of the foundation throughout that need to be ground flush with the foundation. This is a safety concern, because someone walking near the foundation can accidentally rub against it or kick it and be seriously injured. These need to be ground flush immediately.



There is rebar sticking out of the foundation throughout. This rebar, if not tied into something else, needs to be ground flush and coated with a rust-proof paint.



The bottom of the anchor strapping throughout has nails sticking out that will prevent the proper installation of the brick/stone siding. These nails need to be ground flush before proceeding with the siding. Also, the anchor strapping at the rear side of the breeze way needs to be removed. There is one at the base of both of the rear pillars serving the breeze way.



### Structure:

There is a hole in the vapor barrier on the right side of the front porch area. There is also a hole on the right wall of the far-left garage, near what appears to be the guest bedroom. Also, there is a box on the rear porch that is no longer going to be used, which leaves a large hole in the vapor barrier at this location. All of the holes in the vapor barrier need to be sealed from the outside using approved methods.

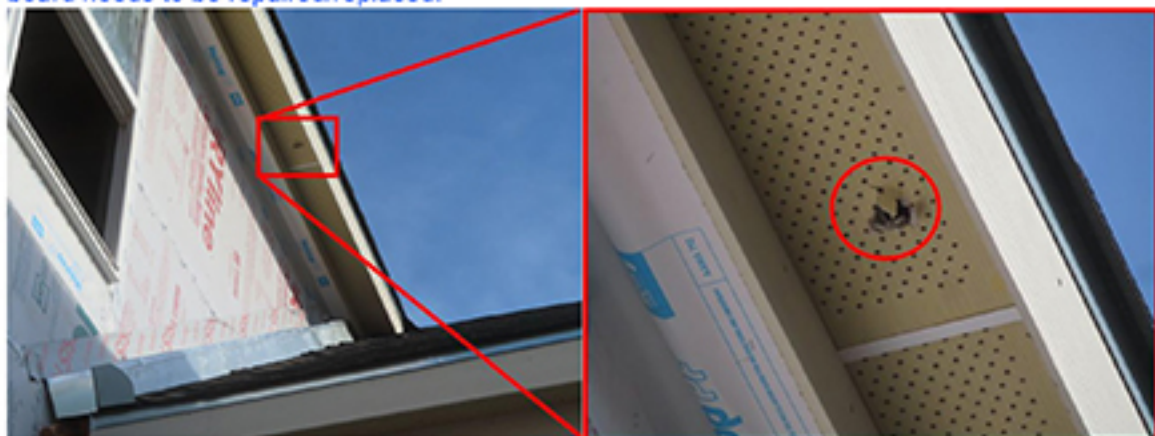




There is exposed wood outside the vapor barrier in 4 locations: above the far-left garage near the soffit, on the front of the house at the left corner above the two garage section of the house (near the soffit), on the rear of the house half-way up the wall, and above the rear porch (both sides) This exposed wood needs to be wrapped/taped to ensure it's protected from the elements.



There is a hole in the soffit on the right side of the upstairs soffit. This is close to the rear upstairs bedroom. This soffit board needs to be repaired/replaced.



possibly missing lintel above front porch entryway.

Missing fascia board on rear of breeze way. The builder was most likely planning on putting this in after the metal roof was installed. This is simply a reminder.



The vertical fiber-cement board framing member is missing on the right side of the right-middle garage car doorframe.



There were about 30 nail plates that were missing from the studs throughout the house. Rather than taking a picture of each one, I took a picture of the first and marked all locations with a piece of silver mastic tape.



There are two studs on the left wall of the guest bedroom that are not upright. They are not level, being off several inches at the top from where they start at the bottom. The two boards are shown in the first image. The second image simply shows that they are not level.



There are nails sticking out of the beam in the living room. There is a nail sticking out of the bottom plate near the laundry room doorframe. There is a nail sticking out of the middle-right window sill in the living room. These nails need to be removed before drywall installation.



While I was on the second floor, I noticed a hole in the game room floor that has been filled, but it is still not solid. This needs to be properly repaired to ensure nobody falls through the floor in the future.

The hole for the toilet plumbing in the upstairs half-bath was cut in the wrong location. This hole needs to be sealed to ensure proper fire-stopping.



There are white and green wires in the master bathroom that are missing the required fire-stopping between the first and second floors. spray foam needs to be added at this hole to ensure the proper fire-stopping.



NOTE: This is not a deficiency. The dryer exhaust vent is currently terminated on the roof on the right side of a dormer above the two garage section of the house. This would be extremely difficult to clean out. I recommend not routing the ducting up and out through the roof. Rather than that, I recommend extending the ducting strait from one side of the garage to the other, and have it terminate on the wall, above the breeze way. This is only recommended, due to the expected difficulty to clean the louvered end cap.



#### Roof:

The drip ledge on above the breeze way is damaged and needs to be replaced.



**Plumbing:**

The PEX tubing on the far-right side of the house is missing a small section of insulation. This is required to be fully insulated.



**Electrical:**

The security sensors for the double windows on the front side of the house at the garage are not installed.



There is an electrical wire running to the light in the mud room that has been pushed to the side with a nail going through the i-beam. It's unclear if this nail has damaged the sheathing at this location. The wire needs to be inspected close-up. If the sheathing has been damaged, but the wires inside are not harmed, this wire can be wrapped with electrical tape.



NOTE: This is not a deficiency. There is only one light in the master bedroom, the game room, and the closet under the stairs. This might prove to be insufficient lighting for these locations. Everything is installed according to code.



#### HVAC:

The ducting in the attic is required to be separated, so it cannot touch each other. This is either done with a piece of roll-batt insulation or another approved material. The last image is an example of properly separated ductwork.



#### Gas:

The gas line appears to be holding pressure. All of the lines appear to be installed correctly with proper shut-off valves and drip legs. There do not appear to be any deficiencies with the gas lines.

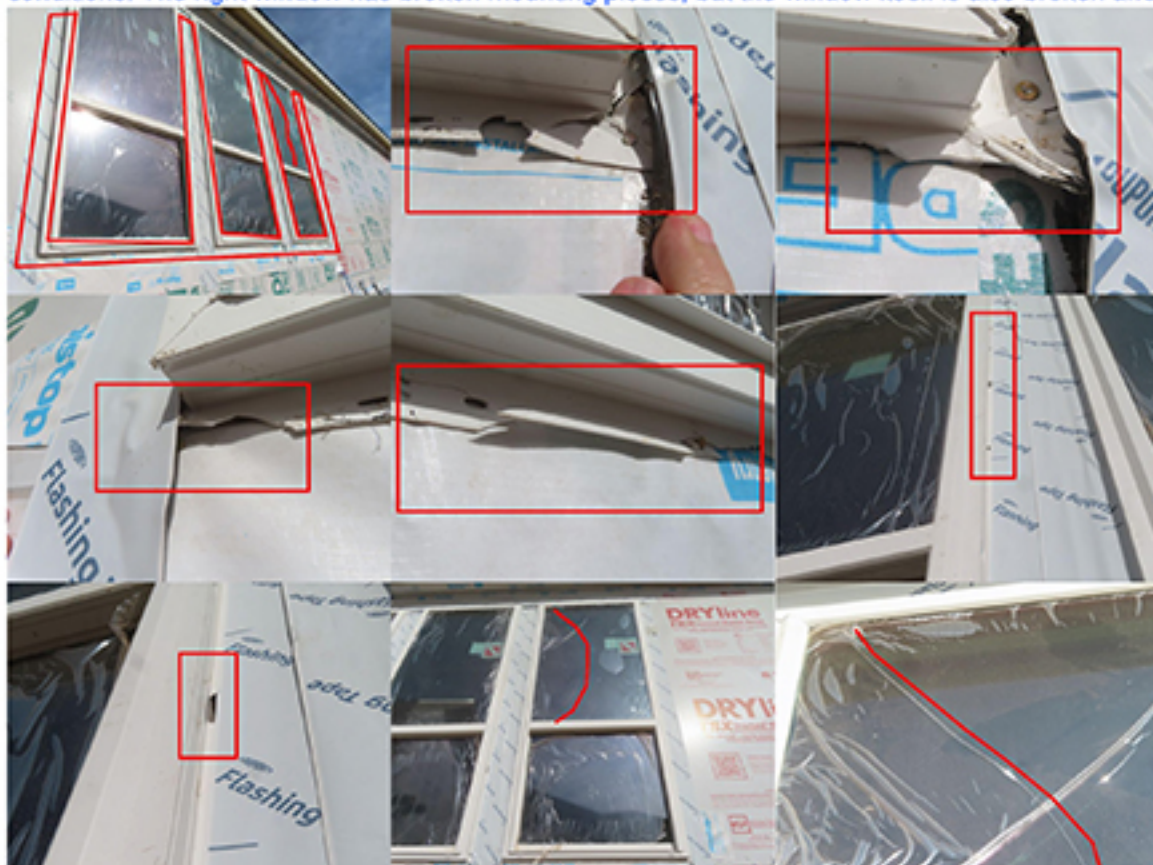


### Windows:

There are three windows on the house which appear to be missing the weep hole cover. The first is located on the front side of the house on the left bay window. The second is located the middle game-room window. The third is one of the middle windows on the rear porch.



The three kitchen windows on the right side of the house are damaged and need to be replaced. The left and middle windows have broken mounting plastic pieces. Not only is the bottom broken, but the sides are broken, and I observed holes in the window that the tape/flashing on the sides are not covering. These windows will leak under these current conditions. The right window has broken mounting pieces, but the window itself is also broken and needs to be replaced.



The master bedroom window on the right side of the house is broken. The glass is cracked. The master bedroom window on the left side of the house is damaged at the bottom of the window. These windows need to be replaced.



The window above the front door is not sealed with spray foam insulation.



There are windows on the left wall and at the rear porch that are not properly sealed. The jamb flashing is required to overlap the sill flashing, which means the tape on the sides is supposed to overlap the vapor barrier coming out of the bottom of the window. It is not on 4 windows. Additional tape can be added to fill the gaps.

