PHASE II (PRE-DRYWALL) INSPECTION REPORT

ULTIMATE
PROPERTY INSPECTIONS

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1234 Somewhere Ln, Anywhere, TX 71111
Inspection Prepared For: John Smith

Date of Inspection: 11/26/2019 - Time: 9:00 AM
Year Built: - Size:
Weather: Sunny - 70 to 80 degrees

PROPERTY INSPECTION REPORT

Prepaired For: John Smith

Concerning: 1234 Somewhere Ln, Anywhere, TX 71111

By: Stephen Monroe, Trec TREC License #21413

Date: 11/26/2019

SCOPE AND GENERAL LIMITATIONS

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

(i) items other than those listed within these standards of practice;
(ii) elevators;
(iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
(iv) anything buried, hidden, latent, or concealed;
(v) sub-surface drainage systems;
(vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
(vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

(i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
(ii) cosmetic or aesthetic conditions; or
(iii) wear and tear from ordinary use;

(C) determine:

(i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
(ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
(iii) the presence, absence, or risk of asbestos, lead-based paint, MOLD, mildew, corrosive or contaminated drywall “Chinese Drywall” or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
(iv) types of wood or preservative treatment and fastener compatibility; or
(v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

(i) decay, deterioration, or damage that may occur after the inspection;
(ii) deficiencies from abuse, misuse or lack of use;
(iii) changes in performance of any component or system due to changes in use or occupancy;

(iv) the consequences of the inspection or its effects on current or future buyers and sellers;
(v) common household accidents, personal injury, or death;
(vi) the presence of water penetrations; or
(vii) future performance of any item;
(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
(F) designate conditions as safe;
(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
(K) operate recirculation or sump pumps;
(L) remedy conditions preventing inspection of any item;
(M) apply open flame or light a pilot to operate any appliance;
(N) turn on decommissioned equipment, systems or utility services; or
(O) provide repair cost estimates, recommendations, or re-inspection services.

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. **This report is not to be used by or for any property and/or home warranty company.**

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY John Smith
THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE ACCEPTED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

I. PRE-DRYWALL CHECKLIST

A. PRE-DRYWALL CHECKLIST

TYPE OF HOME
Single Family Two Story

FOUNDATION TYPE
Concrete Post-Tensioned Slab

WALLS
1. Anchorage: Bolts
2. Is bottom sill plate pressure preservative treated: Yes
3. Exterior walls double platted and joints offset: Yes
4. Non-Bearing walls Size: 2x4, . Spacing on center: 16"
5. Do drilling & notching of non-load walls meet requirements: Yes
6. Bearing walls Size: 2x4, Spacing on center: 16"
7. Do notching & boring of load baring walls meet requirements: Yes
8. Are windows and doors framed with Jack Studs or Trimmers: Yes
9. Type of exterior sheathing: Cellulose Fiber Panels
10. Lintels properly installed above windows and doors: None in place
11. Exterior masonry in place at the time of this inspection: No

ROOF STRUCTURE
TYPE: Trusses

G. ROOF SHEATHING: OSB
1. Thickness: 11/16"
2. Flashing, felt paper, drip edge in proper locations: Yes

H. ROOFING MATERIAL
Composition shingles

I. FLASHING
Flashing properly installed: No
(Drip flashing, jack flashing, step flashing and counter flashing, etc.)

J. ATTIC VENTILATION
Does roof ventilation meet current building standards?: Yes
Are the soffit vents properly installed, insulation shall not block the free flow of air?
A minimum of 1-inch space shall be provided between the insulation and the roof sheathing at the location of the vent: None in place

II. PRE-DRYWALL INSPECTION

A. FOUNDATION

Type(s) of Foundation: Concrete Post-Tensioned Slab

Observations/Comments:

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

B. FLOOR FRAME

Observations/Comments:

The triple studs supporting the intersection of the beams and roof valley rafter over the game room area upstairs do not have proper support from beams or joists over the dining room area below. Condition should be further evaluated and corrected as necessary.

TRIPLE STUDS SUPPORTING INTERSECTION OF JOIST BEAMS AND ROOF RAFTERS

LACK OF PROPER BEAM SUPPORT FOR LOAD BEARING STUDS

DECKING SAGGING UNDER LOAD BEARING STUDS FROM LACK OF SUPPORT BEAMS BELOW

C. ROOF COVERING

Type of Roofing: Composition shingles

Observations/Comments:

SHINGLES

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

FLASHING

The step flashing down the rake where the exterior siding meets the roof appears to have been installed prior to installation of the exterior insulation board. The step flashing should be installed between the exterior insulation board and the exterior siding. This type of step flashing installation does not provide proper backing for the flashing as well as proper insulating factors and has potential for water intrusion. Condition should be further evaluated and corrected as necessary.

STEP FLASHING BEHIND EXTERIOR SHEATHING

IMPROPER FLASHING INSTALLATION

IMPROPER FLASHING INSTALLATION

D. ROOF STRUCTURE

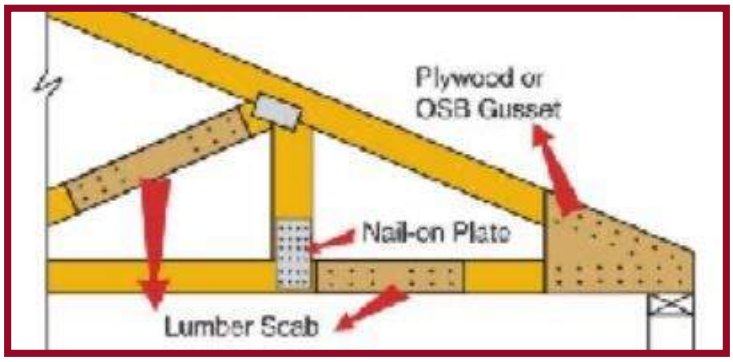
ROOF STRUCTURE
TYPE: Trusses

ATTIC VENTILATION
Does roof ventilation meet current building standards?: Yes
Are the soffit vents properly installed, insulation shall not block the free flow of air? Yes
A minimum of 1-inch space shall be provided between the insulation and the roof sheathing at the location of the vent: None in place

Observations/Comments:

The top chord on the 4th truss in the side middle bedroom is twisted and split where it meets the bottom chord. A scab or plywood gusset should be added.

DAMAGED TOP CHORD TO TRUSS

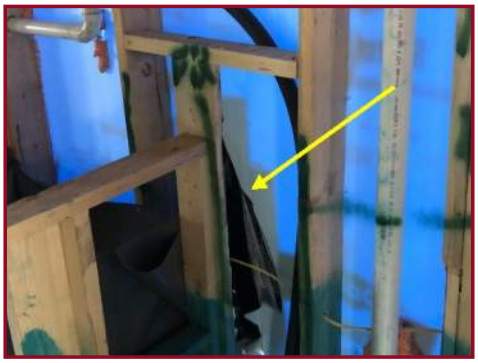


TRUSS GUSSET ILLUSTRATION

E. EXTERIOR SHEATHING

Observations/Comments:

Holes/tears were observed in the exterior sheathing. We recommend replacing damaged sheathing. This was observed on the North Side of the structure.



EXTERIOR SHEATHING DAMAGE ON NORTH SIDE OF MASTER BATHROOM

EXTERIOR SHEATHING DAMAGE ON NORTH SIDE

F. WALL & CEILING FRAME

Observations/Comments:

CEILING JOISTS

One of the joist/rafters on the cathedral ceiling over the master bathroom was observed to be too short and does not have proper bearing on the top plate.

JOIST IS TOO SHORT AND DOES NOT HAVE PROPER BEARING

G. DOORS

Observations/Comments:

The sill plate next to doors should be secured on both sides to prevent movement when opening/closing doors. Doors that lack proper securing are located in the Hall Bathroom.

SILL PLATES NEED TO BE SECURED ON BOTH SIDES OF DOOR

H. WINDOWS

Observations/Comments:

A window was out of square with the opening. We recommend repair/adjustment prior to hanging the sheetrock. This was found in the Living Room.

WINDOW OUT OF SQUARE WITH OPENING

I. ELECTRICAL ROUGH IN

Panel Location: Garage
Branch Circuit Wire Type: Copper

Observations/Comments:

Protective puncture plates were missing in various locations. These are required when the bored hole for the conductor is with in 1.25" of the edge of the stud. We recommend having these added. This was observed in the Dining Room.

PROTECTIVE WIRING PLATES NEEDED IN DINING ROOM

J. PLUMBING ROUGH IN

PLUMBING
Water Supply: Public Supply
Waste: Public System
Proper plumbing ventilation: Yes
Are roof level vent stacks painted to help protect from UV breakdown: No
Water lines properly secured to studs to help prevent knocking and banging: Yes
Water lines properly protected from nail punctures: Yes

WATER HEATER
Type: Electric
Number of units: 2
Location: Garage Closet

Observations/Comments:

WATER SUPPLY

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

DRAINS

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

WATER HEATER

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

K. HVAC ROUGH IN

HEATING TYPE: Gas
Number of Units: 2
Location: Attic
Attic mounted: Walkway decked to unit (Min. 22” Wide): Yes
Attic mounted: 30” work clearance on control side of unit: Yes
Attic mounted: Service Light & Receptacle: Yes
Evaporating Coil in Place: Yes

Type of Ductwork: Flex Duct

MECHANICAL EXHAUST VENTS:
Were bathroom and utility mechanical exhaust vents terminated to the exterior of the house? Yes

DRYER EXHAUST FLUE:
Did the dryer flue meet current mechanical installation standards?Yes

Observations/Comments:

RETURN AIR

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

MECHANICAL EXHAUST VENTS

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

DRYER

All visible/accessible components appear to be performing and in satisfactory condition at the time of this inspection.

SUPPLY AIR

A damaged and restricted duct was noted. This could prevent proper air flow. We recommend having this repaired/improved. This was noted at the top of the stairs.

DUCTWORK CRIMPED AT TOP OF STAIRWAY

Glossary

Term	Definition
Bottom Chord	The horizontal (and inclined, i.e. scissor trusses) member defining the lower edge of a truss, carrying ceiling loads where applicable. This member is subject to tensile and bending stresses. (On a simply supported, non-cantilevered truss)
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Counter Flashing	Counter flashing protects against water getting behind the top edge of step flashing, preventing it from seeping down the wall or other vertical surface.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
Lintel	The metal angle iron that brick rests on, typically found above a window, door or other opening.
Post-Tensioned Slab	Post-tensioning is simply a method of producing prestressed concrete. The term pre-stressing is used to describe the process of introducing internal forces (or stress) into a concrete element during the construction process in order to counteract the external loads applied when the structure is put into use (known as service loads). These internal forces are applied by tensioning high-strength steel. Post-tensioning is done onsite by installing post-tensioning tendons within the concrete form-work in a manner similar to installing rebar.
Puncture Plate	A metal plate placed on the edge of wooden wall studs used to protect pipes and wires that are running through the studs from punctures caused by drywall nails or screws.
Rafter	A sloping roof member that supports the roof covering which extends from the ridge or the hip of the roof to the eaves. A common rafter is one that runs square with the plate and extends to the ridge. A hip rafter extends from the outside angle of the plate toward the apex of the roof, and is 2 inches deeper or wider than a common rafter. A valley rafter extends from an inside angle of the plates toward the ridge of the house.
Receptacle	An electrical outlet. A typical building has several 120-volt receptacles for plugging in lamps and appliances, and 240-volt receptacles for the range, clothes dryer, air conditioners, etc.
Return Air	In heating and cooling systems, a vent that returns cold air to be warmed or cooled.
Soffit Vents	Soffit Vents or eave vents provide a means of air intake into the roof's ventilation system. They are installed in soffits and eaves and are most often made of perforated soffit board, wood frames with screens, PVC or aluminum.
Supply Air	In heating and cooling systems, a vent that supplies warmed or cooled air.

Top Chord	An inclined or horizontal member that establishes the upper edge of a truss. This member is subjected to compressive and bending stresses
Truss	A roof truss is an engineered structural framework of timbers designed to bridge the space above a room and to provide support for a roof and ceiling. Trusses are normally pre-fabricated and shipped to a construction site.
Valley	The internal angle formed by the junction of two sloping sides of a roof.