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HomeTeam[®]
INSPECTION SERVICE

Joe Client
1313 Mockingbird Lane
Mayberry, NC 12345



Dear Joe,

On 6/30/2021, HomeTeam Inspection Service made a visual Pre-drywall inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our agreement.

I trust the enclosed information will help you make an informed decision. If I can be of any assistance, please feel free to call me at (919) 446-3021.

Sincerely,

A handwritten signature in blue ink that reads "Ed Roberson". The signature is written in a cursive style.

Ed Roberson

HomeTeam Inspection Service
NCHILB 3469

SUMMARY PAGE

This summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney.

This summary report now has hyperlink capability. Click on a remark in the summary and the PDF will jump to the page, in the body of the report, where that remark (and photos, if applicable) can be found.

Exterior

1. Around the foundation, the foam insulation panels are damaged. The purpose of the insulation is to knock down heat gain or loss from the home through this concrete and help keep the floor temperature more stable. Hve the builder repair the panels as needed.

Siding

1. The stone veneer does not appear to be installed to industry standards. The transitions from stone veneer to structural framing components do not have an expansion joint. This condition may cause the stone veneer to fail prematurely due to differential expansion/contraction at extreme temperatures. Refer to <https://ncma.org/resource/msv-installation-guide/> then click "Download Guide" to review the current edition of the Installation Guide. Have the builder's engineer certify this is not required in the North Carolina climate zone or prescribe the necessary rework.
2. At the stone veneer around the home, there is at least one area where the mortar is incomplete. This can allow moisture and pest intrusion. Have the builder repair everywhere needed.
3. At the front of the home, there is one area where the house wrap is torn. Have the builder repair and tape the wrap as needed prior to siding installation.

Roof

1. At the roof, the two plumbing vents have no boots installed. This allows water penetration to the interior. Have the builder complete this work prior to insulation and drywall work.
2. At the front porch, the final roofing is not installed. This may be awaiting standing seam metal roofing. Prior to installation of insulation or drywall, have the builder complete this roofing work.

Gas meter & piping

1. At the incoming gas line, the test gauge is reading 0 psi. This may mean the static pressure test has failed, indicating a leak in the system. Also, the gauge at the kitchen gas pipe reads 5 psi. Both gauges cannot be correct, but either reading indicates a possible test failure. Prior to insulation and drywall work, have the builder ensure the gas piping is properly installed and passes the static pressure test.

Electrical

1. Although the electrical wiring and fixture boxes appear to be completely roughed-in, neither the presence and/or absence nor the proper location of specific electrical, communication and entertainment wiring/boxes could be determined due to the lack of electrical plan drawings onsite. During the client pre-drywall walkdown, have the builder satisfactorily identify the presence and proper location of all electrical, communication and entertainment wiring and fixtures throughout the home or rework as needed.

Interior

1. At the family room/garage perimeter wall, there is a gap where daylight is visible. Have the builder seal all gaps and holes in the perimeter walls prior to interior finish work.

Chimney/Flue/Fireplace

1. There is what appears to be framing and gas line for an unvented fireplace in the family room. Typically, at this stage, the unit is installed and ready to be closed in. Have the builder complete the fireplace installation prior to drywall installation.

Structural

1. At the garage door, the framing on the left side is defective. Have the builder rework/repair as needed.
2. At the owner's suite rear window, the frame strapping is missing. Have the builder install this strapping prior to drywall installation.
3. At several places, the concrete slab is damaged. Have the builder repair the slab as needed prior to interior finish work
4. Around the structure, there is one place where the sill bolts are missing. These are vital for holding the structure to the foundation. Have the builder install sill bolts as needed.

Plumbing

1. At the laundry room, the HVAC primary condensate drain line is run to the washing machine drain outlet box. While this is typical in modern home construction, it requires a double drain box while this is a single drain box. Further, when installed to its own drain, the HVAC condensate pipe should extend into the drain pipe in order to prevent leaks and reduce the drainage sound. Have the builder rework as needed.

Limitations

1. Due to the proximity of neighboring houses, the roof inspection was limited. The roof is not fully visible from multiple sides of the home.
2. Throughout the home, the slab and upstairs floor inspection was limited by the stacked drywall.

PDW - GENERAL DESCRIPTION

The intent of this report is to provide the client with an understanding of the property conditions at the time of this pre-drywall inspection.

The primary purpose for this inspection is to identify material defects and safety concerns visible at this stage of construction. The pre-drywall inspection is a last look at the fundamental systems of the house in this phase of construction just before they are to be covered up with drywall, carpet, flooring, cabinets, light fixtures, plumbing fixtures and so forth.

Where material defects or safety concerns are observed, this report strives to 1) describe the system or component, 2) state how the condition is defective 3) explain the implications of the defect and 4) direct the client to a course of action for repair, further investigation by a specialist, or subsequent observation.

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street.

PDW - PHASE II - PRE-DRYWALL

This phase inspection is focused on those exterior and interior systems and components in-place and visible prior to the installation of drywall. This is the time that the floor, walls and ceiling structures are completed but not yet covered. Also, the electrical, plumbing and HVAC ductwork are "roughed-in".

PDW - CONDITIONS

At the time of the inspection, the approximate temperature was 80 to 85 degrees Fahrenheit, and the weather was sunny and clear. The buyers were not present.

PDW - EXTERIOR - Lot & Grade

The lot was rough graded at the time of the inspection. There were no problems with grading, back-fill or lot slope at this stage of construction.





PDW - EXTERIOR - Walkways & Driveways

Typically, the walkway(s) and driveway are not in place at this phase of construction.

PDW - EXTERIOR - Porch(es)

The porch was completed to the point expected at this phase of construction. There were no concerns with the porch at this time.



PDW - EXTERIOR - patio

There were no concerns observed on the patio of the property.



PDW - EXTERIOR - Roof and Siding

The gable, hip and shed roof was constructed with engineered trusses and OSB sheathing and covered with asphalt/ fiberglass shingles. Flashing was present at sidewalls and penetrations. There will be no chimney for this home. Siding was partially installed. House wrap was applied and taped. Windows were present. Exterior doors (excluding garage) were present.

There were concerns noted with the roof and siding as presented in this stage of construction.

Note: The roof was inspected from the ground with the aid of binoculars.



At the roof, the two plumbing vents have no boots installed. This allows water penetration to the interior. Have the builder complete this work prior to insulation and drywall work.



At the front porch, the final roofing is not installed. This may be awaiting standing seam metal roofing. Prior to installation of insulation or drywall, have the builder complete this roofing work.



The stone veneer does not appear to be installed to industry standards. The transitions from stone veneer to structural framing components do not have an expansion joint. This condition may cause the stone veneer to fail prematurely due to differential expansion/contraction at extreme temperatures. Refer to <https://ncma.org/resource/msv-installation-guide/> then click "Download Guide" to review the current edition of the Installation Guide. Have the builder's engineer certify this is not required in the North Carolina climate zone or prescribe the necessary rework.



At the stone veneer around the home, there is at least one area where the mortar is incomplete. This can allow moisture and pest intrusion. Have the builder repair everywhere needed.



At the front of the home, there is one area where the house wrap is torn. Have the builder repair and tape the wrap as needed prior to siding installation.



Due to the proximity of neighboring houses, the roof inspection was limited. The roof is not fully visible from multiple sides of the home.



PDW - STRUCTURE

"Structure" means any component that supports dead and live loads. These typically include foundation, floors, walls, columns (or piers), ceilings and roofs. For the purpose of this inspection, the windows and doors are included as they are integral to the structure. The inspector performs a visual inspection of components. This inspection is not technically exhaustive. In most cases the inspector will direct the client to the builder and their sub-contractors. However, the inspector may also refer the client to a professional engineer, who will perform an analysis and render an opinion and suggestions for correction in the form of a written report. HomeTeam is not responsible for corrective actions, implementation management, or any aspect beyond the scope of the pre-drywall inspection.









PDW - STRUCTURE - Garage

The 2-car garage walls were constructed with standard dimensional framing lumber set on a cast in place concrete foundation. Anchor bolts, washers and nuts were present. The garage door was framed with a combination SDL & LVL girders. Steel lintel was N/A. The opening was rough framed. Doors were absent and door tracks or hinge hardware were absent. Automatic opener(s) were absent.

The floor in the garage was concrete. Control joints were present and the surface was acceptable.

The occupant door was present. The door appeared to be rated for garage occupant door application and was gasketed.

There were concerns with the garage as presented in this stage of construction.





At the garage door, the framing on the left side is defective. Have the builder rework/repair as needed.



PDW - STRUCTURE - Attic

Attic inspections may be limited in scope based on the configuration. The attic structure was inspected from the installed decking, with a camera and flashlight. There is no attic ventilation and it appears this attic is intended to be insulated and conditioned. The roof was framed with trusses and OSB sheathing. There were no concerns observed in the attic or roof structure at this stage of construction.



Attic conditioning outlet at HVAC supply duct



PDW - STRUCTURE - Floors & Ceilings

About floors and ceilings: Ceiling covering is not expected in a pre-drywall inspection. Floor decking, typically sheet underlayment, is expected. For materials description purposes, a floor may also be the ceiling for the space below it where both are described simultaneously, or noted otherwise below. Every attempt to be clear about coverings, present on floors and absent on ceilings, will be made. If reader becomes confused about this, please don't hesitate to contact Inspector for clarification.

The first floor was constructed with concrete (slab). The second floor was constructed with engineered I-joists. Girders and or beams were a combination of standard dimensional lumber and engineered lumber. Underlayment flooring deck was sheathing. This floor is the ceiling for the living space below it.

There were defects noted regarding ceilings/floors as presented in this stage of construction. **See the SLAB section for further remarks.**

Throughout the home, the slab and upstairs floor inspection was limited by the stacked drywall.

PDW - STRUCTURE - Walls

Walls were framed with SDL (standard dimensional lumber) in the typical manner. Headers, when present, were a mix of SDL and engineered lumber. Determination of the need for strapping, or reinforcement of any type, is beyond the scope of a home inspection. The following observations are provided as a good faith attempt to describe the state of rough framing as it exists and before it is covered from sight. Strapping, typical of uplift resistance technique, was present and, if present, aligned foundation anchorage was present. Lateral bracing/strapping was noted to be mostly present where needed. Strapping of the corners of large openings and upper wall/floor overhangs where drywall stress cracks commonly form were present. There were defects noted regarding walls as presented in this stage of construction.

At the owner's suite rear window, the frame strapping is missing. Have the builder install this strapping prior to drywall installation.



Strpping missing



Example strapping present

Around the structure, there is one place where the sill bolts are missing. These are vital for holding the structure to the foundation. Have the builder install sill bolts as needed.



At the family room/garage perimeter wall, there is a gap where daylight is visible. Have the builder seal all gaps and holes in the perimeter walls prior to interior finish work.



PDW - STRUCTURE - Windows & Doors

Windows and doors may or may not be present at the pre-drywall stage of construction. When doors are present it is not unusual to see temporary doors that will be replaced at a later stage in construction. Sometimes all but two windows are installed where the rough opening for the two missing window is used to pass sheets of drywall into the house. These windows are finished later once the drywall is installed. If windows and doors are present the inspector will examine them for damage, method of attachment, flashing, and latching devices. Inspector may opt not to operate the windows if s/he feels the they are not yet ready to be operated and it might damage them to do so. It should be noted that insect screens are rarely installed at this early stage. HomeTeam does not verify the make, model, type, style, count and intended location of windows and doors.

Windows were present at the time of inspection. If present, all windows present were visually inspected and a representative sample were operated.

Doors, if present, were permanent. All doors and frames, if present, and regardless of temporary or permanent status were operated.

There were no defects noted with windows and doors as presented in this stage of construction.





PDW - STRUCTURE - Stairway(s)

The stairway was roughed-in. Railings and guard rails were absent. The stairway treads were not protected. The stairs were supported by a standard dimensional lumber structure. There were no concerns with the stairway at this stage of construction.



PDW - STRUCTURE - Foundation

The structure was built on a slab type foundation. Conditions of the foundation are as follows:

PDW - STRUCTURE - Slab

The full slab was visible at the time of the inspection except where wall structure bottom plates cover. Note that the condition of any utilities within or under a slab on grade, such as plumbing or electrical runs, are not within the scope of this inspection. There were concerns observed on the visible portions of the slab.





Around the foundation, the foam insulation panels are damaged. The purpose of the insulation is to knock down heat gain or loss from the home through this concrete and help keep the floor temperature more stable. Hve the builder repair the panels as needed.



At several places, the concrete slab is damaged. Have the builder repair the slab as needed prior to interior finish work

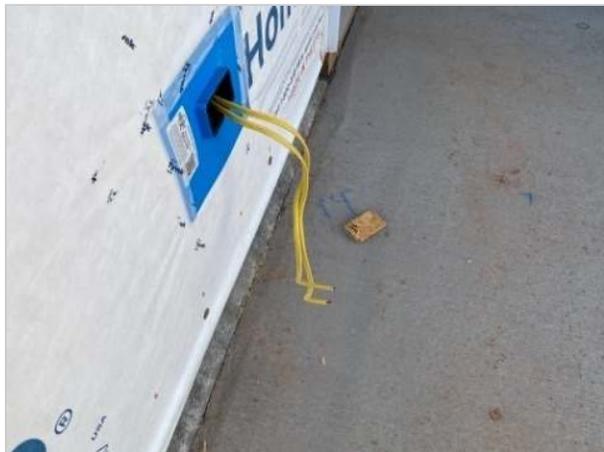


PDW - UTILITIES - Electrical

The electrical service entrance appears to be under ground. Amperage appears to be 200 Amps. Voltage will be 120/240 volts.

One main electrical panel is located in the garage of the structure. Electrical wiring and fixtures appeared to be completely roughed-in. The wiring conductor type and ampacity appeared to be consistent with the intended residential purpose based on the apparent functional use of the areas (laundry, bathroom, kitchen; living spaces, etc.). Nailing plates were installed where bored holes would place cables at risk of penetration by nails or screws.

There were concerns noted with electrical rough-in as presented at this stage of construction.







Although the electrical wiring and fixture boxes appear to be completely roughed-in, neither the presence and/or absence nor the proper location of specific electrical, communication and entertainment wiring/boxes could be determined due to the lack of electrical plan drawings onsite. During the client pre-drywall walkdown, have the builder satisfactorily identify the presence and proper location of all electrical, communication and entertainment wiring and fixtures throughout the home or rework as needed.

PDW - UTILITIES - Plumbing

Plumbing supply and drain piping was roughed-in as expected for this stage of construction. Supply piping should have been pressure tested. Drain, waste and vent piping should have been leak and functionally tested. Built-in fixtures such as bathtubs, shower enclosures and shower bases should be installed and water tested. These fixtures should be protected from construction debris and mishap. There were concerns observed with plumbing as observed at this stage of construction.







At the laundry room, the HVAC primary condensate drain line is run to the washing machine drain outlet box. While this is typical in modern home construction, it requires a double drain box while this is a single drain box. Further, when installed to its own drain, the HVAC condensate pipe should extend into the drain pipe in order to prevent leaks and reduce the drainage sound. Have the builder rework as needed.



PDW - UTILITIES - Gas Piping

The gas piping appeared to be completely roughed-in at the time of the inspection. The system static pressure testing was in progress. The electrical bonding conductor was run to the exterior gas piping entrance at the location for the gas meter. There were concerns observed with the gas piping



At the incoming gas line, the test gauge is reading 0 psi. This may mean the static pressure test has failed, indicating a leak in the system. Also, the gauge at the kitchen gas pipe reads 5 psi. Both gauges cannot be correct, but either reading indicates a possible test failure. Prior to insulation and drywall work, have the builder ensure the gas piping is properly installed and passes the static pressure test.



At incoming



At kitchen

PDW - UTILITIES - Fireplace

The unvented gas fireplace was not roughed-in as is typical for this phase of construction. The firebox was not yet installed. There were concerns observed with the fireplace.

There is what appears to be framing and gas line for an unvented fireplace in the family room. Typically, at this stage, the unit is installed and ready to be closed in. Have the builder complete the fireplace installation prior to drywall installation.



PDW - UTILITIES - HVAC & Ductwork

The HVAC ductwork was roughed-in as expected for this phase of construction. Determining the type of HVAC system, such as heat pump, furnace or air conditioner split system, can be difficult unless the units are present. Inspector will describe the system only based on what can be observed at the time of the inspection. The results of our visual evaluation of the system is described below:

HVAC equipment was partially present with connections installed to a point consistent with the rough-in stage. There were no concerns observed in the heating system at this stage of construction. The home will also have a whole-house ventilation system installed.



