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Pre-Drywall Inspection Report

123 Pre-drywall Rd
Wake Forest, NC 27587

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Septic Lic #72451

Prepared For: Happy Client
Inspected On Fri, Sep 8, 2023 at 8:56 AM

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Thank you for the opportunity to conduct a pre-drywall inspection on your new home. We understand that the function of this report is to assist you in understanding the condition of the property and assist you in ensuring that your contractor is providing you with the quality product that you expect.

The report contains a review of components in the following basic categories: exterior, roofing, structure, electrical rough in, HVAC rough in, plumbing rough in, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component appears to installed/constructed properly.

Item of Improvement: At the time of inspection the component is installed according to minimum guidelines but could benefit from better building practices.

Repair: At the time of inspection the component is not installed properly or will not function as properly intended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

All directions noted as viewed from looking at the front door from the outside of the home.

Inspector's Signature



Property Type

Single Family

Stories

Two

Door Faces

Northwest

Weather

Sunny

Temperature

53°

People Present

Client, Construction manager, Sub contractors

Were Building/Floor Plans Available/Present At The Time Of Inspection

Building plans were present/available

Site Grading

Incomplete

Condition: Unable to inspect due to installation being incomplete

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Not Installed

Condition: Unable to inspect due to installation being incomplete

Exterior Trim Material

Not Installed

Condition: Unable to inspect due to installation being incomplete

Windows

Installed

Condition: Repair

Comment 1

Deficiency

The front entryway gable picture window is broken and requires replacement.



Entry Doors

Not Installed, Incomplete

Condition: Unable to inspect due to installation being incomplete

Housewrap/Vapor Barrier

Installed

Condition: Satisfactory

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

From Ground with Binoculars

Comment 2 Information

The inspector will provide a more comprehensive roof evaluation at the final inspection to ensure the roof covering/installation is satisfactory. Roof installation and punch list items are typically incomplete at the time of pre-drywall inspection.

Roof Covering

Dimensional composite, Installation incomplete

Condition: Unable to inspect due to installation being incomplete

Flashings

Metal, Installation incomplete

Condition: Unable to inspect due to installation being incomplete

Finished Soffit and Fascia

Not installed/completed

Condition: Unable to inspect due to installation being incomplete

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Crawl Space

Foundation Material

Poured Concrete, Concrete Block

Condition: Satisfactory

Floor Structure

Wood Frame

Condition: Repair

Comment 3

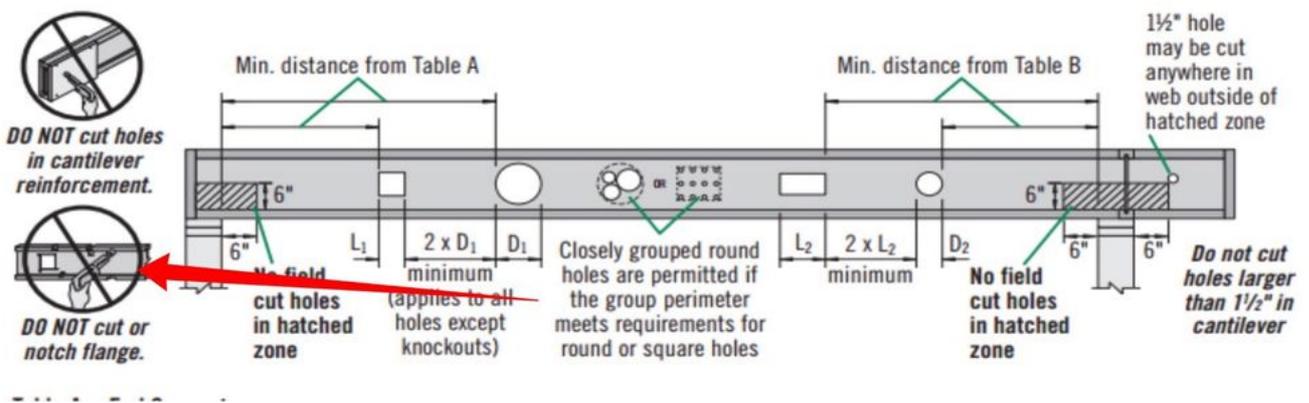
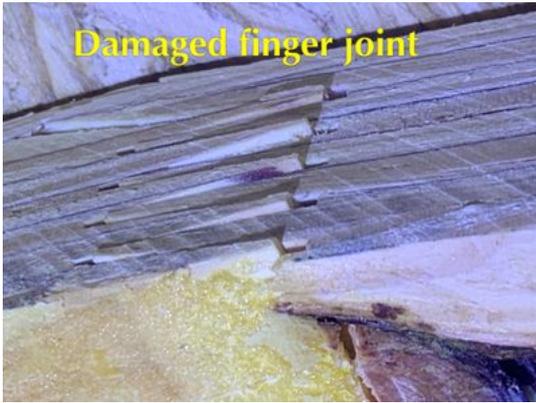
Deficiency

A top flange on a floor framing I-joists is has been notched to accommodate an HVAC vent in the master water closet.

Additionally, a floor I-joist has been damaged during the installation of the front right bathroom shower drain line.

I-joists are engineered components. When damaged or improperly altered, this can effect structural integrity of the floor system and could cause the floor to sag. Because I-joists are engineered components, typical building guidelines specify that and damaged components must be repaired and repairs or alterations must be designed by a registered design professional. In most cases that would be a Licensed Professional Engineer with experience in designing repairs or alterations to to I-joists. It is recommended to obtain a sealed letter from a licensed structural engineer stating that the current conditions of the I-joists are sufficient or get a recommendation to repair any altered truss. This letter will be needed should you ever decide to sell the home.





Subflooring

Oriented Strand Board
 Condition: Satisfactory

Wall Structure

Wood Frame

Condition: Marginal

**Comment 4
Information**

Please note that verifying floor plan dimensions is beyond the scope of a NC Licensed Home Inspector. If the building plans are available, certain aspects of the floor plan may be verified by the inspector (Kitchen island placement, etc.). The inspector does not and will not measure each room, each rough opening, etc. to ensure the home is built per plans. Often, change orders or floor plan alteration have been made and the inspector is unable to verify these.

**Comment 5
Deficiency**

Two back porch columns have not had angle brackets installed to secure the column base to the deck.



Comment 6
Deficiency

Shimming and securing the garage door opening jamb is recommended to prevent twisting/warping over time.



Comment 7
Deficiency

The vegetable sink island is 3.5" inches off per floor plan specifications.



Comment 8
Information

It is recommended to ensure all blocking (deadwood) is installed to span the entire width of the shower curb. This allows the shower door track/clips to be properly secured to the framing as opposed to only the tile/sheetrock.



Structure Comments

Comment 9
Deficiency

Fire caulking is missing in multiple penetrations. Ensure all holes are properly sealed.



Comment 10

Deficiency

Any of the faux beam blocking with greater than 3/8" gap should be blocked to ensure they are properly secured. Too large of gaps will prevent the fasteners from properly securing the blocking and can lead to possible sagging/loosening over time.



Attic

Attic Entry

Missing

Roof Framing Type

Wood Trusses

Condition: Further Evaluation Required

Comment 11

Deficiency

Remove a nail installed on top of the sub fascia prevent damage to the overlapping shingle above the front entry.



Comment 12
Deficiency

Installing blocking behind any fascia splice/joint that does not break on a rafter tail or outlook is recommended to prevent differential movement of the splice over time which could affect the final fascia install and appearance. A joint at the front entry fascia is not blocked. All other areas are blocked properly.



Comment 13
Deficiency

Alterations, repairs, cuts, notches and holes bored in trusses are not permitted unless the effects of such penetrations are specifically considered in the design of the member. There are multiple altered, damaged, repaired and/or modified attic trusses.

Trusses are engineered components. When damaged or altered, this can effect structural integrity of the system. Localized damage/cutting to one or two trusses will typically not result in structural failure, but could cause the roof to sag. Because trusses are engineered components, typical building guidelines specify that repairs or alterations must be designed by a registered design professional. In most cases that would be a Licensed Professional Engineer with experience in designing repairs or alterations to trusses. It is recommended to obtain a sealed letter from a licensed structural engineer stating that the current conditions of the trusses are sufficient or get a recommendation to repair any altered truss. This letter will be needed should you ever decide to sell the home.

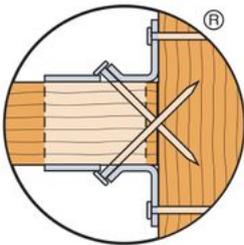




Comment 14
Deficiency

Specific fasteners and installation techniques are required by structural hanger manufacturers. The nails, used to secure the master bedroom attic trusses are incorrect per this installation guidelines. 10d (3-3.5") galvanized commons (or other authorized fastened) are required for use with double sheared installation. N10, commonly referred to as Teco

nails, (1.5" long) are not sufficient and will not give the hanger the properly strength per the hanger manufacturer. It is recommended to properly secure the hangers as required per the manufacturer and install the appropriate sized and type of fasteners to avoid any potential issue in the future.



Double-shear Nailing

Clavado De Doble Penetración

- Purpose: Installed into the joist and header, distributing the load through two points on each joist nail for greater strength. Must use full length nail.
- Fill Requirements: Always fill.
- Propósito: Para lograr mayor fuerza, los clavos penetran a la vigueta y la viga cabezal, así distribuyendo la carga entre las dos puntas de cada clavo.
- Requisitos para Llenar: Llénelo siempre.



Shorter nails may not be used as double-shear nails
No se pueden utilizar clavos más cortos como clavos de doble penetración

Comment 15
Deficiency

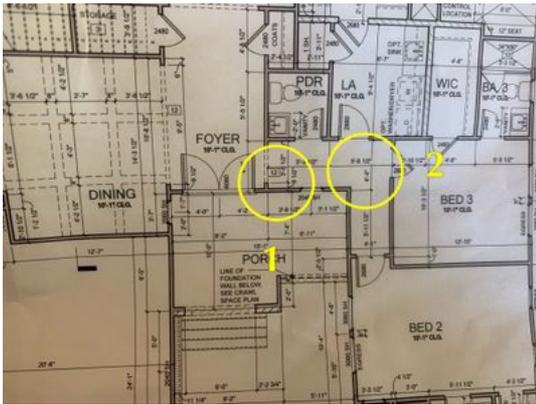
The diagonal bracing of the garage roof trusses is not secured where it ties into the main house roofline.



Comment 16
Deficiency

Further evaluation is recommended for multiple trusses installed in the front of the home. The trusses appear to be improperly bearing or not have the appropriate truss hanger installed. Consulting the builder/truss manufacturer is recommended to ensure proper installation.





Comment 17
Deficiency

Multiple trusses are installed out of plumb. It is recommended to consult the truss manufacturer to determine the amount of play, if any, is allowed when installing trusses.



Comment 18
Deficiency

The sub-facia, to the right of the front entry porch is not installed level. Further evaluation and repair is recommended.



Roof Deck Material

Oriented Strand Board
Condition: Satisfactory

Attic/Roof Ventilation Roughed In

Roof Decking prepped for ventilation
Condition: Satisfactory

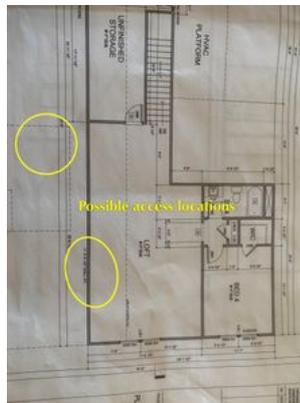
Vent Risers

Metal, PVC
Condition: Satisfactory

Attic Comments

**Comment 19
Deficiency**

Access to an attic space is required if the the ceiling or roof structure is combustible and sq footage of the attic space is > 30 sq ft and it has a head height of > 30". There is no access for the attic above the first floor, front right bedroom. An attic access is required to allow for inspections and needed repairs. Cutting an access hole no smaller than 22"x30" is required per current building requirements.



Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method

Inside

Vapor Retarder

Installed
Condition: Satisfactory

Moisture Condition

Dry

Condition: Satisfactory

Crawlspace Comments

Comment 20

Information

General Crawlspace Photo(s)



Please note that verifying electrical fixture layout is beyond the scope of a NC Licensed Home Inspector. If the building plans are available, certain aspects of the electrical plan may be verified by the inspector. The inspector is not responsible for electrical outlets or fixtures that are not installed per plans. Often, change orders have been made and the inspector is unable to verify these.

Branch Circuit Wiring/Fixture Outlet Rough In

Inspected

Condition: Item of Improvement

Fixtures Housings Installed According To Plans

Inspected

Condition: Satisfactory

Electrical Comments

Comment 21 Information

Relocating the low-voltage conduit to behind the built in cabinets to the right of the fireplace is recommended.



Comment 22 Deficiency

There is a missing nail plate at the master vanity. Nail plates are required anywhere plumbing/electrical hole is closer than 1 1/4" to the face of the framing. This protects the material from possible damage from fasteners.



At pre-drywall, typically the outdoor condensing unit is not installed and therefore all compression line connections are incomplete. The inspector only visually inspects completed/installed components of the HVAC system at the time of inspection.

HVAC System Type

Central Split System

HVAC Duct Rough In

Installed

Condition: Satisfactory

HVAC Compression Lines Rough In

Installed

Condition: Satisfactory

HVAC Comments

Comment 23

Deficiency

The fireplace vent does not have proper clearance from combustibles where it penetrates the attic. Repair is required as this is a fire safety hazard.



Please note that verifying plumbing fixture layout is beyond the scope of a NC Licensed Home Inspector. If the building plans are available, certain aspects of the plumbing plan may be verified by the inspector. The inspector is not responsible for fixtures or plumbing rough ins that are not installed per plans. Often, change orders have been made and the inspector is unable to verify these.

Supply Pipe Material & Fixture Installation

PEX, CSST (gas), Steel (gas)

Condition: Satisfactory

Waste Pipe Material

PVC

Condition: Satisfactory

Plumbing Comments

Comment 24 Information

Securing the shower valve body to a 2x4 for long term security of the valve is recommended. There are holes on the valve specifically for this application. Securing the valve will reduce movement and possible tension on fittings and joints which could lead to leaks. Clamps installed on the supply lines tend to loosen over time which may allow the valve to loosen.



Dryer Venting

To Exterior

Condition: Satisfactory

Washer Water Supply And Drains

Installed

Condition: Satisfactory

Comment 25
Information

Misc. additional photos

