

# Pre-drywall inspection Report

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**Inspection Date:**  
08/02/2007

**Prepared For:**  
New Home Buyer

**Prepared By:**  
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**Inspector:**  
Tom Rinicker  
ASHI Certified Inspector # 203580  
ICC Residential & Electrical Inspector - 5294779



Date:

## Inspectorhelp™ Building Inspections

August 2, 2007

### Inspection Report Summary

9876 Main Street , Pasco County, Fl

At your request, a visual inspection of the above referenced property was conducted on 08/02/2007. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

The primary purpose of the inspection is to disclose major defects and omissions in the construction process. The inspection should not be considered a guarantee or warranty of any kind. Please take time to review limitations contained in the inspection agreement.

### Items to discuss with your Builder:

#### **FOUNDATION - STRUCTURE - EXTERIOR**

##### FRAMING:

##### *CONCERNS:*

There appears to be missing fireblocking or firestopping at the tall wall between the family room and the kitchen. Check with builder as to whether it is required here.

The fourth stud to the left of the front window at the bonus room is bowed in. It should be checked to see if it can be straightened.

Accepted building practice dictates that fasteners for pressure preservative treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper. This fasteners include bolts for bottom plates, nails holding furring strips to walls, and fasteners for electrical boxes and equipment. Visible fasteners do not appear to meet this criteria. Check with builder as to whether fasteners used are in accordance with standards.

#### **ROOF SYSTEM**

##### ROOF:

##### *CONCERNS:*

REPAIR: Nails/Fasteners are protruding from the roof surface at front slope and back slope. They should be repaired.

A truss plate visible from the top of the stairs in the bonus room is loose.

##### EXPOSED FLASHINGS:

##### *CONCERNS:*

Visible water was present at the west wall of the bonus room bedroom along the roof wall junction. Flashing in this area should be checked for proper installation.

#### **INTERIOR**

##### WINDOWS:

##### *REPAIRS*

WINDOWS- BAD SASH BALANCE TUBES: Sash balance tubes are a component of all vertical slider windows. Spring loaded, they act to hold the movable lower window sash up when the window is opened. Each window has two sash balance tubes, with one at each side of the lower sash. Windows have bad tubes at: right rear bedroom.

### Items remaining which are typical for stage:

#### **INTERIOR**

##### WINDOWS:

##### *TYPICAL WORK REMAINING:*

As is typical at this stage, one of the upstairs windows is installed backwards.

Thank you for selecting Inspectorhelp to do your new construction home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

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Date:

**GENERAL INFORMATION****CLIENT & SITE INFORMATION:****FILE #:**

070802AN.

**DATE OF INSPECTION:**

08/02/2007.

**TIME OF INSPECTION:**

07:30 AM.

**CLIENT NAME:**

New Home Buyer.

**INSPECTION****LOCATION:**

9876 Main Street.

**CITY/STATE/ZIP:**

Pasco County, FL.

**BUILDER:**

Joe Builder.

**STAGE OF****CONSTRUCTION:**

Site is at the Pre-drywall stage.

**CLIMACTIC CONDITIONS:****WEATHER:**

Rain.

**SOIL CONDITIONS:**

Very wet.

**APPROXIMATE****OUTSIDE****TEMPERATURE:**

75-80.

**BUILDING CHARACTERISTICS:****MAIN ENTRY FACES:**

East.

**BUILDING TYPE:**

Single Family.

**STORIES:**

1.5.

**SPACE BELOW****GRADE:**

Concrete Slab.

**OTHER INFORMATION:****CLIENT PRESENT:**

Yes.

**PEOPLE PRESENT:**

Builders Representative, Subcontractors.

**INSPECTED BY:**

Tom Rinicker.

**REPORT LIMITATIONS AND FURTHER INFORMATION**

Date:

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, moving of appliances, 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".

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

**Your questions**

You're the customer. Ask all the questions you want, and we'll do our best to answer them. All we ask is that you read the whole report first.

Call us at the numbers noted on the report cover, preferably during business hours. Sometimes we're available in the evening, but we can't promise that.

Most of the time, we can answer questions in one call. Sometimes though, we have to go back to the office and look over your report. We'll do our best to answer any questions the day you ask them.

**Passing your report along to others**

Please don't do it. The report is our copyrighted work product. It should not be distributed to anybody with the possible exception of your attorney or agent, for any reason, without our express permission except as is needed to complete this transaction.

## GROUND

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls.

**PATIOS, PORCHES AND BALCONIES:****STRUCTURE:**

Patio.

**TYPE:**

Concrete.

**CONDITION:**

Good.

Date:

**PATIO/PORCH COVER:**

**TYPE:**

Same as structure.

**GARAGE - CARPORT**

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection.

**TYPE:**

Built-In, Three car.

**ROOF:**

**CONDITION:**

Same as house.

**FLOOR:**

**CONDITION:**

Good.

**FOUNDATION - STRUCTURE - EXTERIOR**

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and exterior. Masonry walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. As is typical for all new construction homes, there are some routine touch-up and clean-up areas around the house. All of these are not noted in this report.

**FOUNDATIONS:**

**TYPE:**

Appears to be, A random sampling of footings appear to be adequate. : Monolithic footings.

**FLOOR STRUCTURE:**

Floor is a concrete slab.

**SPACE UNDER  
STRUCTURE:**

Not applicable.

**FOUNDATION  
CONDITION:**

Good.

**EXTERIOR WALL SURFACES:**

**Type & Predominant  
Materials:**

Combination block and wood frame construction with no exterior finish applied.

**Structural  
Deficiencies:**

None noted.

**FRAMING:**

**WALLS:**

Interior framing appears serviceable, Tie down strapping where visible is adequate.

Date:

**CONCERNS:**

There appears to be missing fireblocking or firestopping at the tall wall between the family room and the kitchen. Check with builder as to whether it is required here.

The fourth stud to the left of the front window at the bonus room is bowed in. It should be checked to see if it can be straightened.

Accepted building practice dictates that fasteners for pressure preservative treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper. This fasteners include bolts for bottom plates, nails holding furring strips to walls, and fasteners for electrical boxes and equipment.

Visible fasteners do not appear to meet this criteria. Check with builder as to whether fasteners used are in accordance with standards.

**PLUMBING**

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground or in slab piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation or outside. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

**MAIN LINE:****MATERIAL:**

Plastic.

**SUPPLY LINES:****MATERIAL:**

Plastic with copper stub outs.

**CONDITION:**

Nail plates are in place over plumbing and appear adequate, Pressure testing is ongoing. Fixtures at showers and tubs appear to be adequately attached.

**WASTE AND VENT LINES:****MATERIAL:**

Plastic.

**CONDITION:**

Appears serviceable, Plumbing vents appear serviceable.

**ROOF SYSTEM**

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer.

**ATTIC AND ROOF STRUCTURE:****TYPE AND****CONDITION:**

Truss framing.

**ACCESSIBILITY:**

Attic is full size.



Date:

## INSULATION AND VENTILATION:

### INSULATION TYPE AND CONDITION:

Insulation has not been installed at this stage. Radiant barrier installation ongoing at time of inspection.

### VENTILATION

Ventilation is provided, Soffit Vents, Off Ridge Vents.

## ROOF:

### STYLE:

Hip.

### TYPE:

Sloped Roof: Dimensional composition shingles.

### SHEATHING:

Oriented Strand Board.

### ROOF ACCESS:

Walked on roof.

### ROOF COVERING STATUS:

Appears serviceable.

### CONCERNS:

REPAIR: Nails/Fasteners are protruding from the roof surface at front slope and back slope. They should be repaired.  
A truss plate visible from the top of the stairs in the bonus room is loose.



## EXPOSED FLASHINGS:

### TYPE AND CONDITION:

Metal.

### CONCERNS:

Visible water was present at the west wall of the bonus room bedroom along the roof wall junction. Flashing in this area should be checked for proper installation.



Date:

## ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. In general smoke Alarms should be installed within each bedroom and in hallways adjacent to bedrooms and should be tested regularly.

### SERVICE:

#### TYPE AND CONDITION:

Underground, 110/220 Volt, Circuit breakers.

#### SIZE

200 Amps.

### ELECTRICAL PANELS:

#### MAIN PANEL LOCATION AND NOTES:

Garage.

### CONDUCTORS:

#### ENTRANCE CABLES:

Aluminum- OK.

#### BRANCH WIRING:

Copper, Appears serviceable, Nail plates to protect wiring are provided and appear adequate.

## HEATING - AIR CONDITIONING

Safety devices are not tested by the inspector.

### HEATING SYSTEM:

#### PRIMARY UNIT:

Number of installed systems is: 2. Garage and bonus room.

### DUCTWORK:

#### TYPE:

Flexible Round.

#### DUCTS/AIR SUPPLY:

Appears serviceable, Support for flexduct appears adequate.

Date:

## INTERIOR

Only the general condition of visible portions of floors is included in this inspection. As is common for a home at this stage of construction, some cosmetic blemishes and clean up remain. This inspection does not attempt to prepare a complete "punch list" of every blemish, but to identify those significant items as noted earlier in the report.

### DOORS:

#### MAIN ENTRY TYPE:

Metal.

#### Main Rear Entry:

Metal, Sliding Glass.

#### Rear Entry Condition:

Good condition overall.

### WINDOWS:

#### Predominant Type:

Vertical Sliders, Fixed pane, Single Pane.

#### Overall Condition:

Good.

### REPAIRS

WINDOWS- BAD SASH BALANCE TUBES: Sash balance tubes are a component of all vertical slider windows. Spring loaded, they act to hold the movable lower window sash up when the window is opened. Each window has two sash balance tubes, with one at each side of the lower sash. Windows have bad tubes at: right rear bedroom.

### TYPICAL WORK

#### REMAINING:

As is typical at this stage, one of the upstairs windows is installed backwards.

### STAIRS & HANDRAILS:

#### CONDITION:

Interior stairway width, treads, risers, and headroom appear to be within common standards.