

A+ HOME INSPECTIONS

Structural & Mechanical



1234 Anywhere Street
Houston, TX 77000

Prepared for: John Doe

Inspector: David Rogers T.R.E.C.: #5048

Date: 02/13/2023

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Date: 02/13/2023

John Doe
1234 Anywhere Street
Houston, TX 77000

Re: Pre-Drywall inspection at 1234 Anywhere Street

Dear John:

As requested I have performed a pre-drywall inspection of the property. The building engineering plans were not available on site at the time of inspection. The following items are deficiencies observed at the time of inspection:

- The exposed rebar (Ufer ground) at the right garage wall does not properly establish a concrete encased electrode as defined by the Nation Electric Code (NEC). A slab that has an imbedded concrete encased electrode is required to be in direct contact with the earth. The vapor barrier installed between the slab and earth is an isolator preventing a proper grounding means based on the NEC definition. The NEC does require metal reinforcing rebar in the slab be bonded to the electrical system but there are no provisions requiring bonding of the post tension cables in the slab since they are isolated from the surrounding concrete. Two means of grounding are required for the service equipment for residential structures.
- Air supply register box is not secured at the left front bedroom ceiling.
- Ceiling beam not braced at the left front bedroom right wall.
- Air return box is not properly secured at the right front bedroom ceiling..
- Plumbing vent pipe not properly sealed at the right front bathroom right wall top plate..
- Slab surface not patched at the following locations: dining room floor at the base of the front wall, master bedroom at the right wall, right rear bedroom at the front wall.
- No shower pan liner installed at the following locations: master bathroom shower, left front guest bathroom shower.
- Wall studs over notched at the let-in-braces (LIB) at the following locations: dining room front wall, rear garage wall, right middle bedroom front wall, right rear bedroom front wall, front office wall.
- Stud boring excessive at the utility room rear wall at the waterlines .
- Block joint in the toe plate where not covered by a wall stud at the garage rear wall.
- Separate ductwork where touching at the attic to prevent thermal bridging. Thermal bridging causes condensation to form on the exterior of the ductwork that can drip in the attic.
- Studs observed twisted at the toe plate at the garage rear wall.
- Double wall stud cut at the garage sink drain. The double wall stud is supporting at ceiling beam at the garage attic.
- Remove temporary brace at the rear garage wall.
- Joist hanger missing at the kitchen ceiling beams intersection.
- Nails observed missing at the stud boots at the following locations: master bedroom right wall, master bathroom left wall.
- The master bedroom clearstory windows have not been poly sealed at the interior wall framing.
- No drain well installed at the master bathroom slab at the tub drain pipe.
- Ridge board undersized at the garage gable.
- Attic decking missing fasteners at the top of the attic ladder framed opening.
- Post tension cable blow out observed at the left front corner of the dwelling.
- Tape flashing observed loose at the following locations: above the dining room window, above the rear patio door, above the family room clearstory right window.

- Holes in the T-ply observed at the following locations: rear master bedroom wall, front garage gable.
- T-ply observed missing, wood framing exposed at the following locations: rear master bedroom wall under the gable rake.
- Loose T-ply seam tape observed at the following locations: right garage wall, front garage above the double car door.
- Damaged radiant barrier observed at the roof decking above the right rear guest bedroom and left front guest bedroom.

This report contains only visual observations of deficiencies by the inspector at the time of inspection. This report is not intended as a recommendation on how any of the items listed above should be repaired and should not be construed as such. It is recommended that all deficiencies listed in this report be reviewed by the builder, engineer, architect and or professional trades where applicable to determine what corrective action should be taken, if any, to ensure proper construction standards are implemented prior to enclosing the structure with drywall and or exterior finishes.

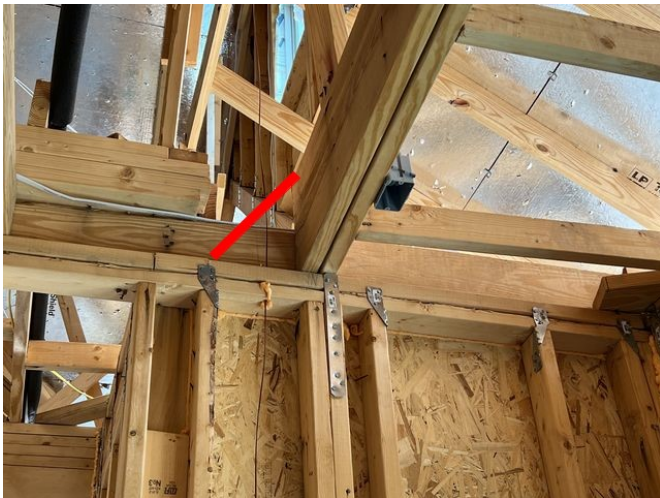
Labeled photos have been included below for visual reference.

I am available to answer any questions you or the builder may have after reviewing the report. Please do not hesitate to call if I can be of further assistance.

Sincerely,



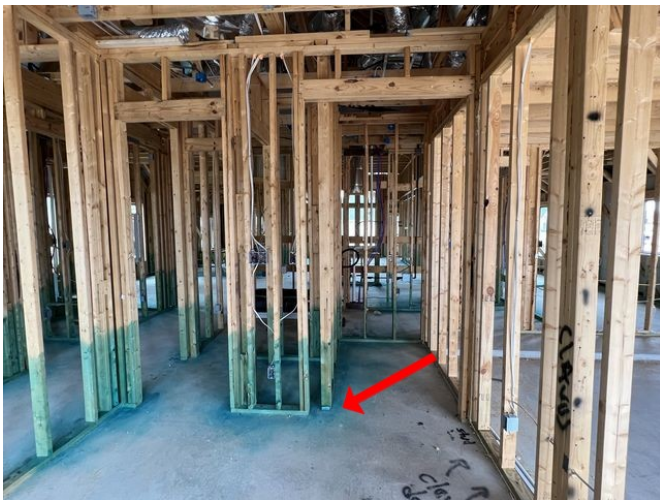
David J. Rogers
Professional Real Estate Inspector
T.R.E.C. # 5048



Ceiling beam not braced above left front bedroom



Air supply register not secured left front bedroom



Wall corner not framed right front bedroom



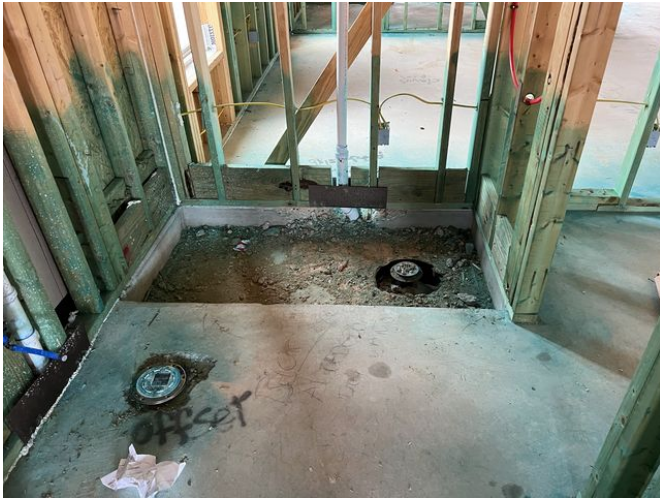
Return air box not secured right front bedroom



Seal plumbing penetration right front bathroom



Slab not patched at dining room floor



Shower liner not installed at left front bathroom



Studs over notched at LIB left front bedroom



Stud boring excessive utility room rear wall



Joint not blocked garage rear wall toe plate



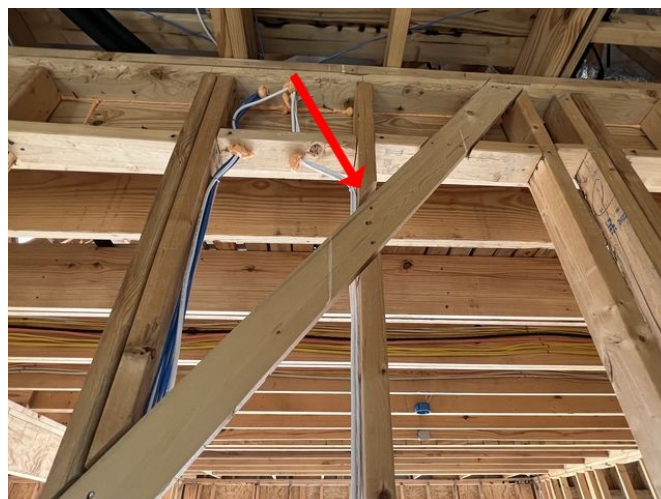
Studs twisted base rear garage wall



Double stud not continuous at garage sink drain



Temporary brace not removed rear garage wall



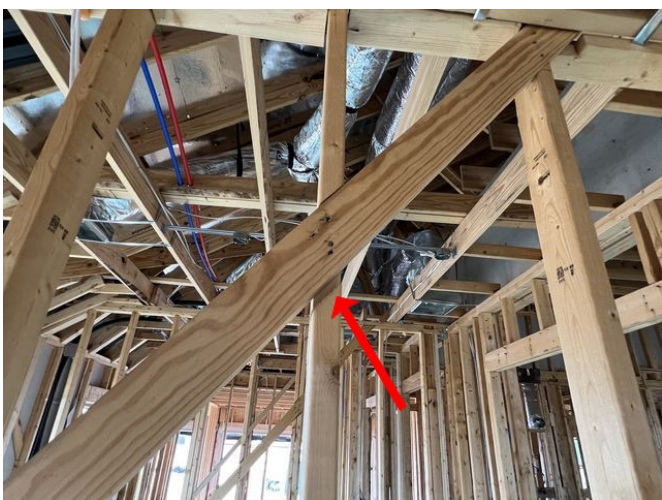
Studs over notched at LIB at rear garage wall



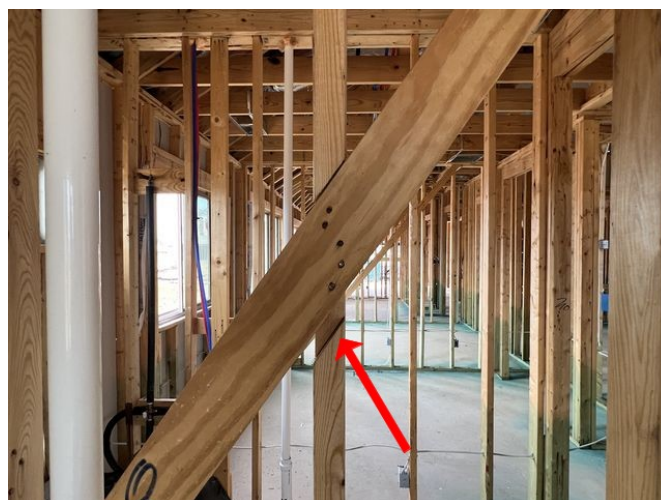
Studs over notched at LIB at front office wall



Joist hanger missing above kitchen at beam intersection



Studs over notched at LIB at right middle bed wall



Studs over notched at LIB at right rear bed wall



Slab not patched at right rear bedroom floor



Nails missing at stud boot master bedroom right wall



Slab not patched at master bedroom right wall



Master bedroom clearstory windows not poly sealed



Shower liner missing at master bathroom



No drain well present at master tub



Nails missing at stud boot left master bathroom sink



Separate ductwork where touching at attic



Ridge brace undersized at garage gable



Nails missing decking top ladder access opening



Post tension cable blow out left front dwelling



Loose flashing tape above dining room window



Hole T-ply rear master bedroom wall



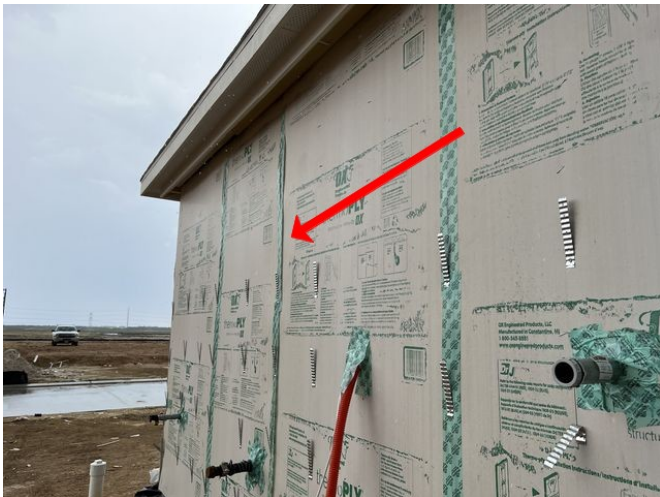
Gap in the T-ply rear master gable



Loose flashing tape above rear patio door



Loose flashing tape above family room window



Loose T-ply flashing tape right garage wall



Hole T-ply at garage gable



Loose flashing tape above the garage double door



Damaged radiant barrier above right rear bedroom



Damaged radiant barrier above left front bedroom