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PRE-DRYWALL INSPECTION

123 Sample Street, Demo City, ST 12345

6/22/2026 12:38AM

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-  3.26 - Torn House Wrap At Balcony Corners (Location: Balcony, 2nd Floor)
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Garage

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-  5.19 - Missing Fire Blocking
-  5.20 - Cut And Unanchored Framing (Location: Garage)
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Electrical System

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Environmental Concerns

-  12.1 - Mold Like Substance Present on Joists

3.0 Exterior

SUBSECTION	# DEFECTS/ DEFICIENCIES
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3.7 Windows	21
3.8 Wood Form Barriers	1
3.9 Foundation	4

Defects/ Deficiencies

3.24 Ripped/Hole In House Rap

Wall Sheathing and Weather Barrier

Service: Builder

Rips and/or holes were observed in the house wrap at the exterior wall areas inspected. This condition can reduce the effectiveness of the weather-resistive barrier and may allow moisture intrusion behind the exterior cladding. Moisture entry in these areas could contribute to concealed deterioration of wall components over time. A qualified licensed contractor should evaluate and repair the damaged house wrap as needed.

Requires Attention



3.25 Improper Zip Tape Overlap

Wall Sheathing and Weather Barrier

Service: General Contractor

Improper Zip Tape Overlap was observed at the weather barrier house-wrap. The tape appeared to be installed with incorrect overlapping at seams, which can reduce the effectiveness of the water and air barrier and may allow moisture intrusion into the wall assembly. This condition may contribute to concealed deterioration or reduced energy performance over time. A qualified licensed contractor familiar with this system should evaluate and correct the tape installation as needed.

Requires Attention

Zip system tape used on QuickFlash covers properly and according to the manufacturer.

https://player.vimeo.com/video/64849297?h=e49091cb24&badge=0&autoplay=0&player_id=0&app_id=39359&rel=0

Location: Back of Home



3.26 Torn House Wrap At Balcony Corners

Wall Sheathing and Weather Barrier

Requires Attention

Service: General Contractor

Requires Attention: The house wrap was observed torn on both sides of the balcony where it meets the second-floor balcony edge corners. This condition can allow water intrusion behind the exterior wall covering and may contribute to concealed moisture damage over time. A qualified licensed contractor should evaluate and repair the weather-resistive barrier and associated flashing details as needed to help reduce the potential for moisture intrusion.

Location: Balcony, 2nd Floor



3.27 Gaps Could use Sealant

Wall Sheathing and Weather Barrier

Maintenance Items

Service: Handyman Diy

Visible gaps and failed sealant were observed at portions of the exterior siding and trim. Open gaps may allow moisture intrusion and pest entry behind the exterior cladding over time. The builder should seal the affected areas as necessary and evaluate the exterior for additional gaps requiring repair.



3.28 Cracked or Damaged Window Pane

Windows

Requires Attention

Service: Window Contractor

A cracked or damaged window pane was observed at the time of inspection. This condition can allow water intrusion, air leakage, and further deterioration of the window assembly, and broken glass may present a safety concern. The affected pane should be evaluated and repaired or replaced as needed by a qualified licensed window contractor or glass specialist.



3.29 No Window Screens Installed

Windows

Maintenance Items

Service: Builder

Window screens were not installed at the accessible windows at the time of this pre-drywall inspection. Screens are commonly installed during the final stages of construction and were not available for evaluation. No determination regarding the presence, condition, or operation of window screens could be made at the time of inspection. Verification of screen installation is recommended during the final inspection prior to closing.

Location: All Windows



3.30 Improper Nail Fin Fastening

Windows

Requires Attention

Service: Window Repair Installation Contractor

The window manufacturer requires fasteners to be installed through the provided nail fin holes; however, visible fasteners were observed driven through the vinyl adjacent to those holes. Although cracking of the vinyl was not observed at the time of inspection, this installation method is not consistent with the manufacturer's requirements and may contribute to stress, distortion, or moisture-related issues over time. A qualified licensed window installer or contractor should evaluate the affected windows and correct as needed in accordance with the manufacturer's installation instructions.

Location: Front of Home, Right of Home, Back of Home



Proper placement, but underdriven fastener.

3.31 Remaining Wood Form Material

Wood Form Barriers

Service: Masonry Contractor

Partial wood form material was observed remaining adjacent to the foundation wall. Embedded wood can retain moisture and may contribute to deterioration or interfere with proper grading and drainage at the foundation area. This condition should be addressed to help reduce the potential for moisture-related damage. A qualified licensed contractor or the builder should remove the remaining wood debris and repair the affected area as needed.

 Requires Attention



3.32 Unsecured Simpson HTT5 Hold Down

Foundation

 Requires Attention

Service: General Contractor

The Simpson HTT5 hold down at the exterior wall was observed not to be secured with the required fasteners. This condition may reduce the intended connection between the wall framing and foundation and could affect the wall's resistance to uplift or lateral movement. A qualified licensed contractor should evaluate the installation and secure the hold down with appropriate fasteners as needed. Correction is advised to help restore the intended structural connection.



3.33 Missing Anchor Hardware

Foundation

 Requires Attention

Washers and bolts were missing at visible foundation anchor locations. This condition can reduce the connection between the framing and foundation and may allow movement during wind or other structural loading. The installation observed is not consistent with modern building standards. A qualified licensed contractor should evaluate and install the missing washers and bolts, and correct as needed.

Location: 1st floor perimeter



3.34 Honeycombing Foundation Walls

Foundation

Requires Attention

Service: Masonry Contractor

Honeycombing was observed on the exterior surfaces of the perimeter foundation walls. This condition indicates areas where the concrete did not consolidate properly and may allow increased moisture intrusion or localized deterioration over time. The full extent of the condition was not determined during this visual inspection. A qualified licensed foundation contractor should evaluate and correct as needed.



3.35 Missing Anchor Bolt Location

Foundation

Requires Attention

Service: Masonry Contractor

A marked anchor bolt location was observed without an installed anchor bolt, and localized concrete spalling was present at the adjacent foundation wall. Anchor bolts are intended to secure the framing to the foundation, and this condition may reduce the effectiveness of the connection and could allow movement under load. The visible concrete damage may also affect the performance of the anchorage at this area. A qualified licensed contractor or the builder should evaluate this location, verify compliance with the approved construction documents, and correct as needed.

Location: Right of Home



4.0 Roofing

SUBSECTION	# DEFECTS/ DEFICIENCIES
4.3 Roof Coverings/Sheathing	11
4.5 Skylights, Chimneys & Other Roof Penetrations	1

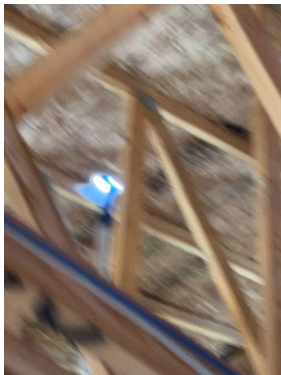
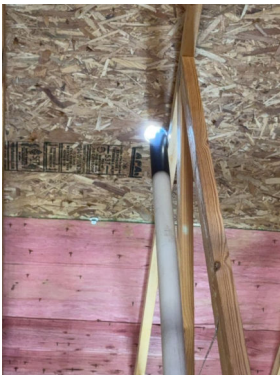
Defects/ Deficiencies

4.17 Roof Boots/Penetrations Not Installed

Roof Coverings/Sheathing

Service: Roofing Professional

Safety Concerns



4.18 Exposed Nail Heads Noted in Some Areas of Roof Covering

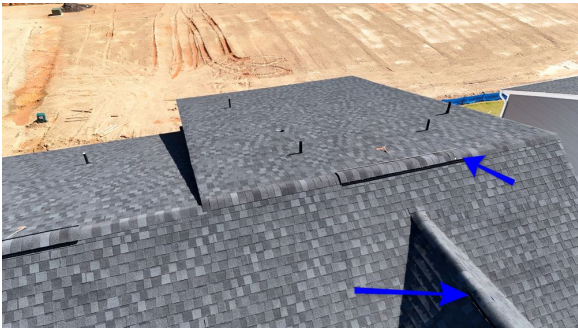
Roof Coverings/Sheathing

Service: Handyman Diy

Exposed fastener heads were observed on the roof covering. Unprotected fasteners may be more susceptible to corrosion and moisture intrusion over time. Application of an approved roofing sealant to the exposed fastener heads is recommended as a routine maintenance item to help protect the fasteners and reduce the potential for future concerns.

Location: Roof

Maintenance Items



Fasteners (nails) exposed

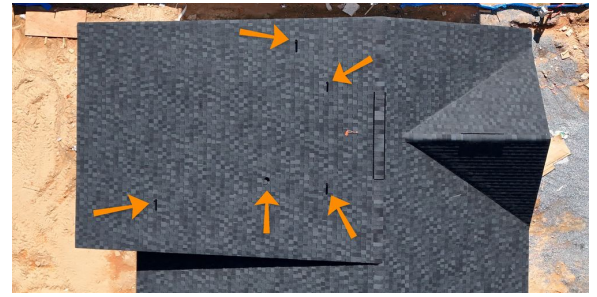
4.19 Missing Roof Penetration Flashings/Boots

Skylights, Chimneys & Other Roof Penetrations

Service: Roofing Professional

Requires Attention: Roof penetrations were observed with missing boots and/or flashings at the time of inspection, which is common during this phase of construction. These components are important to help seal the roof covering and reduce the potential for water intrusion at penetrations. If not properly installed before completion, leakage and related moisture damage could occur. A qualified licensed roofing contractor or builder should install the missing boots and flashings and verify proper completion at the final stage.

Requires Attention



Missing Penetration Boots/flashings

5.0 Garage

SUBSECTION	# DEFECTS/ DEFICIENCIES
5.1 Garage Ceilings and Walls	1
5.2 Garage Door Opening	1
5.4 Framing	1 1
5.5 Garage Electrical	1

Defects/ Deficiencies

5.17 Unsealed Plumbing And Outlet Penetrations

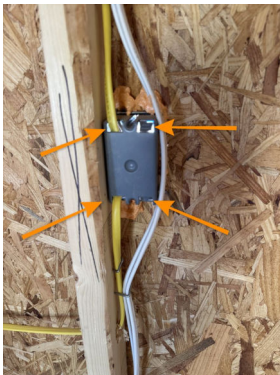
Requires Attention

Garage Ceilings and Walls

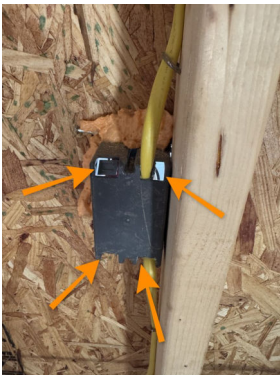
Service: General Contractor

Requires Attention: Openings were observed around plumbing penetrations and electrical outlets at the garage wall/ceiling separation adjacent to the living space. These areas were not air tight at the time of inspection, which can allow the movement of air, fumes, moisture, and in some cases smoke between the garage and interior living areas. This condition is not consistent with a proper separation between the garage and the home and may reduce the effectiveness of the barrier. A qualified licensed contractor should evaluate and seal these penetrations with appropriate materials and correct as needed.

Location: Garage



Outlets not Air tight

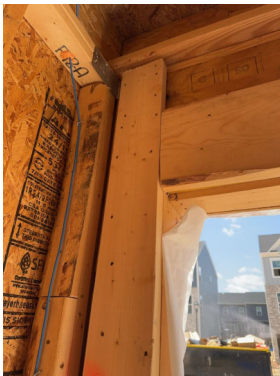


Outlets not Air tight

5.18 Garage Bearing Points, Not Visible

Requires Attention

Garage Door Opening



5.19 Missing Fire Blocking
Framing

Service: Builder

 Safety Concerns



5.20 Cut And Unanchored Framing
Framing

Service: General Contractor

 Requires Attention

Requires Attention: Framing at the garage wall into the utility room was observed to be cut, and portions of the framing were not anchored to the foundation. This condition may reduce the intended structural support and attachment of the wall assembly and could allow movement or further deterioration over time. Altered or improperly secured framing at this location may also affect the separation between the garage and interior areas. A qualified licensed contractor should evaluate and correct as needed.

Location: Garage



Utility room wall framing cut



Garage

Utility room wall framing cut

5.21 Nail Almost Penetrating Electric Wire
Garage Electrical

 Maintenance Items



6.0 Electrical System

SUBSECTION	# DEFECTS/ DEFICIENCIES
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6.1 General

1

Defects/ Deficiencies

6.26 Service Lateral Not Yet Installed

Maintenance Items

General

Service: Electrical Contractor

The electrical service lateral had not been installed or run to the panel box at the time of inspection. This condition is typical during this phase of new construction and limited evaluation of the permanent electrical service equipment. Once installation is complete, the system should be evaluated as part of the normal construction process to confirm proper completion and operation. A qualified licensed electrical contractor should complete and verify the installation as needed.



9.0 Interiors

SUBSECTION	# DEFECTS/ DEFICIENCIES
9.1 Floors	3
9.4 Walls	1

Defects/ Deficiencies

9.32 Chipped Concrete Floor

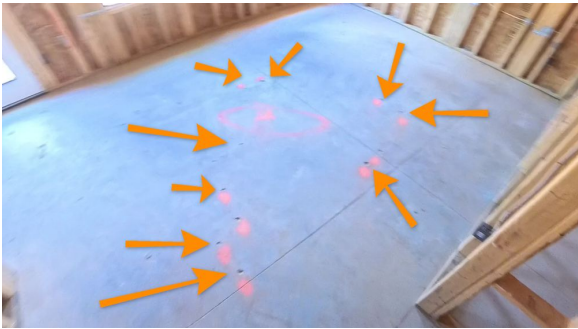
Floors

Service: Concrete Contractor

Requires Attention: Chips and areas of missing concrete were observed at the interior foundation floor in the living/sitting room. This condition may create an uneven walking surface and can allow further surface deterioration over time. The damaged areas should be evaluated and repaired as needed to help restore a more even and serviceable floor surface. A qualified licensed contractor should evaluate and correct as needed.

Location: Living Room

Requires Attention



9.33 Hole in Subflooring

Floors

Service: General Contractor

A hole larger than approximately 1 inch in diameter was observed in the second-floor subflooring. This condition can weaken the affected floor area and may allow movement, further damage, or a potential safety concern if not corrected. The full extent of the condition was not determined during this visual inspection. A qualified licensed contractor should evaluate and repair the subflooring as needed.

Location: 2nd Floor

Requires Attention



9.34 Missing Simpson Tie Fasteners

Floors

Service: General Contractor

Missing fasteners were observed at Simpson ties/metal hangers in the floor framing and floor to floor strapping. This condition can reduce the intended connection strength of the supported framing members and may allow movement or diminished load transfer. The full extent of concealed fastening was not visible at finished areas. A qualified licensed contractor should evaluate and install the proper manufacturer-approved fasteners as needed.

 Requires Attention



Missing fasteners (nails)

9.35 Bowed stud

Walls

Multiple bowed wall studs were observed throughout the home at the time of inspection. The affected studs had been identified and marked by the builder prior to the inspection. Bowed framing members can affect the alignment and finish quality of wall surfaces. The builder should repair or replace the affected framing members as necessary prior to installation of drywall.

 Requires Attention



All bowed 2x4's were marked with a 'B' & arrow of direction it needs to move.

12.0 Environmental Concerns

SUBSECTION	# DEFECTS/ DEFICIENCIES
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12.1 Fungal Growth

1

Defects/ Deficiencies

12.1 Mold Like Substance Present on Joists
Fungal Growth

Requires Attention

Service: Mold Remediation Contractor

A mold-like substance was observed on portions of the second-floor joists as viewed from the first-floor living room during this pre-drywall inspection. Organic growth can develop when building materials are exposed to elevated moisture levels during construction. The source of moisture and the extent of the affected materials could not be determined during the inspection. The builder should evaluate the affected areas and clean, treat, or replace materials as necessary prior to installation of insulation and drywall.

