



Double Arrows, LLC
(704) 314-1740
info@doublearrows.com
<https://www.doublearrows.com>



PRE-DRYWALL INSPECTION

123 Sample Street, Demo City, ST 12345

6/22/2026 12:38AM

Table of Contents

Defects/ Deficiencies Summary3

1.0 General Information & Limitations4

2.0 Inspection Details7

3.0 Exterior8

4.0 Roofing19

5.0 Garage23

6.0 Electrical System30

7.0 Plumbing System34

8.0 HVAC39

9.0 Interiors41

10.0 Insulation Preparation46

11.0 Builder Quality Control47

12.0 Environmental Concerns48

13.0 Upgrade Recommendations49

Defects/ Deficiencies Summary

Exterior

-  3.24 - Ripped/Hole In House Rap
-  3.25 - Improper Zip Tape Overlap (Location: Back of Home)
-  3.26 - Torn House Wrap At Balcony Corners (Location: Balcony, 2nd Floor)
-  3.27 - Gaps Could use Sealant
-  3.28 - Cracked or Damaged Window Pane
-  3.29 - No Window Screens Installed (Location: All Windows)
-  3.30 - Improper Nail Fin Fastening (Location: Front of Home, Right of Home, Back of Home)
-  3.31 - Remaining Wood Form Material
-  3.32 - Unsecured Simpson HTT5 Hold Down
-  3.33 - Missing Anchor Hardware (Location: 1st floor perimeter)
-  3.34 - Honeycombing Foundation Walls
-  3.35 - Missing Anchor Bolt Location (Location: Right of Home)

Roofing

-  4.17 - Roof Boots/Penetrations Not Installed
-  4.18 - Exposed Nail Heads Noted in Some Areas of Roof Covering (Location: Roof)
-  4.19 - Missing Roof Penetration Flashings/Boots

Garage

-  5.17 - Unsealed Plumbing And Outlet Penetrations (Location: Garage)
-  5.18 - Garage Bearing Points, Not Visible
-  5.19 - Missing Fire Blocking
-  5.20 - Cut And Unanchored Framing (Location: Garage)
-  5.21 - Nail Almost Penetrating Electric Wire

Electrical System

-  6.26 - Service Lateral Not Yet Installed

Interiors

-  9.32 - Chipped Concrete Floor (Location: Living Room)
-  9.33 - Hole in Subflooring (Location: 2nd Floor)
-  9.34 - Missing Simpson Tie Fasteners
-  9.35 - Bowed stud

Environmental Concerns

-  12.1 - Mold Like Substance Present on Joists

1.0 General Information & Limitations

SUBSECTION	# DEFECTS/ DEFICIENCIES
------------	-------------------------

1.1 Important Information / Limitations

—

Information

1.1 Inspection Overview

Important Information / Limitations

About Your Pre-Drywall Inspection

Double Arrows, LLC performs pre-drywall inspections in accordance with the North Carolina Home Inspector Licensure Board Standards of Practice as applicable to the stage of construction at the time of the inspection. A pre-drywall inspection is a visual evaluation of the home's readily accessible structural, electrical, plumbing, HVAC, roofing, and other visible components before insulation and drywall are installed.

The primary purpose of a pre-drywall inspection is to identify observable deficiencies, installation concerns, and workmanship issues while framing, wiring, plumbing, ductwork, and other building components remain visible and accessible. Once insulation and drywall are installed, many of these components become concealed and are no longer available for visual inspection.

This inspection is not technically exhaustive and is not a code compliance inspection, engineering evaluation, municipal inspection, or quality control review of every construction detail. The inspection is limited to visible and accessible areas and does not include destructive testing or evaluation of concealed conditions. Components may be incomplete, partially installed, or awaiting future construction phases at the time of inspection.

This report contains observations of conditions that, in the inspector's professional judgment, may require correction, further evaluation, monitoring, or discussion with the builder. Any deficiencies identified should be reviewed with the builder and corrected as appropriate before insulation and drywall installation whenever practical.

The observations and opinions contained within this report reflect conditions observed on the day of the inspection only. Construction is an ongoing process, and conditions may change before completion of the home. Likewise, additional deficiencies may become visible during later stages of construction that were not present or observable during this inspection.

A pre-drywall inspection does not replace municipal inspections, trade inspections, engineering evaluations, or the builder's quality control process. Rather, it serves as an additional layer of independent evaluation intended to help identify concerns before they become concealed.

Because many systems are not fully operational during this phase of construction, testing of certain components may be limited or unavailable. Additional inspections are strongly encouraged as construction progresses, including a final home inspection prior to closing.

Additional services may also be available depending on the property and construction stage. Sewer scope inspections can help identify installation defects, damage, improper connections, blockages, or other concerns within the underground sewer lateral before occupancy. Radon testing can determine whether elevated levels of naturally occurring radon gas are present once the home is substantially complete and suitable testing conditions exist. Wood-Destroying Organism (WDO) inspections can identify evidence of termites and other wood-destroying insects that may affect structural components. These services may be added separately to provide a more comprehensive evaluation of the property.

Thank you for choosing Double Arrows, LLC. Our goal is to provide clear, objective information to help you and your builder address concerns before construction is completed.

1.2 Notice to Third Parties

Important Information / Limitations

Notice to Third Parties

This report was prepared exclusively for the client(s) identified in the inspection agreement and is intended to assist them in evaluating the condition of the property at the time of the inspection.

The inspection was performed in accordance with the North Carolina Home Inspector Licensure Board Standards of Practice and is subject to the terms, conditions, limitations, and exclusions contained within the inspection agreement.

The observations and conclusions contained in this report are based upon the conditions that existed and were visible at the time of the inspection. This report is not intended to be relied upon by any person or entity other than the client(s) who contracted for the inspection. Any third party who obtains access to this report should not rely upon its contents and is encouraged to obtain their own independent inspection and evaluation of the property.

This report may be shared with parties involved in the transaction, including real estate professionals, attorneys, contractors, and other advisors, at the discretion of the client. The report should not be considered a warranty, guarantee, or representation regarding the future condition of the property.

The use of information contained within this report for repair negotiations, contractor estimates, or further evaluations is permitted.

1.3 Items Not Inspected and Other Limitations

Important Information / Limitations

Limitations and Exclusions

This pre-drywall inspection is a visual evaluation of the readily accessible and observable components of the home that are visible at the stage of construction present on the day of the inspection. The inspection is performed in accordance with the North Carolina Home Inspector Licensure Board Standards of Practice as applicable to a home that is under construction.

Many components may be incomplete, uninstalled, concealed, inaccessible, or not operational at the time of the inspection. Components that are not installed, not visible, not readily accessible, or not capable of normal operation cannot be evaluated and are outside the scope of this inspection.

This inspection is not a code compliance inspection, engineering analysis, municipal inspection, quality control review, warranty inspection, or determination of compliance with building plans, manufacturer specifications, or local building requirements.

The inspection does not include operation of shutoff valves, energizing disconnected systems, operating equipment that is shut down, dismantling components, moving construction materials, disturbing insulation, or performing any destructive or invasive procedures.

Items commonly excluded from this inspection include, but are not limited to, underground utilities, sewer laterals, septic systems, private wells, underground fuel tanks, irrigation systems, low-voltage systems, security systems, communication systems, environmental hazards, geological conditions, soil conditions, and concealed components that are not visible at the time of inspection.

This inspection does not determine the presence or absence of environmental hazards or contaminants, including but not limited to radon, mold, asbestos, lead-based materials, wood-destroying organisms, pests, fungi, air quality concerns, or other environmental conditions.

Additional services may be available to evaluate certain conditions not included within the scope of this inspection. Sewer scope inspections can identify concerns within underground sewer piping before occupancy. Wood-Destroying Organism (WDO) inspections can identify evidence of termites and other wood-destroying insects. Radon testing can determine whether elevated levels of radon gas are present once the home is substantially complete and suitable testing conditions exist.

The inspection reflects conditions observed on the day of the inspection only. Construction activities occurring after the inspection may alter conditions, conceal deficiencies, introduce new defects, or correct conditions noted within this report. A final home inspection prior to closing is strongly encouraged.

1.4 Thermal Imaging Information

Important Information / Limitations

Thermal Imaging

Infrared thermal imaging may be utilized during the inspection as an additional tool to help identify temperature anomalies that could indicate conditions requiring further evaluation. Thermal imaging is non-invasive and is used in conjunction with the visual inspection; however, it is not a guarantee that all deficiencies, moisture intrusion, insulation concerns, air leakage, electrical issues, or other concealed conditions will be identified.

Thermal imaging is limited by environmental conditions, temperature differentials, building materials, accessibility, and the operating status of systems and components at the time of inspection. Temperature readings displayed in thermal images are approximate surface temperatures and are provided for informational purposes only. These readings should not be considered precision measurements or diagnostic conclusions.

Areas scanned with thermal imaging may vary based upon accessibility, environmental conditions, and the inspector's professional judgment. Additional specialized thermal imaging services may be available upon request if a more comprehensive evaluation is desired.

2.0 Inspection Details

SUBSECTION	# DEFECTS/ DEFICIENCIES
------------	-------------------------

2.1 General

—

Information

2.1 **Type of building:** Town House
General

2.2 **Weather:** Clear
General

2.3 **Approximate Age of Building:** New Construction
General

2.4 **Temperature:** Over 90 Degrees
General

2.5 **Ground/Soil surface condition:** Damp
General

2.6 **Rain in last 3 days:** No
General

2.7 **Pre-Drywall Inspection**
General

This is a new construction pre-drywall inspection. This inspection is intended to review visible and accessible framing, structural components, rough-in electrical, rough-in plumbing, rough-in HVAC, and other installed systems before insulation and wall coverings conceal these areas.

Once drywall and finishes are installed, many components will no longer be visible for review. For this reason, any concerns noted in this report should be reviewed and corrected by the builder or appropriate qualified trades before insulation and drywall installation continues.

This inspection does not replace the required municipal or third-party code inspections performed during construction. It is an independent visual inspection intended to help identify visible concerns before they become concealed.

3.0 Exterior

SUBSECTION	# DEFECTS/ DEFICIENCIES
3.1 General	—
3.2 Eaves, Soffits & Fascia	—
3.3 Exterior Doors	—
3.4 Grading & Drainage	—
3.5 Walkways, Patios & Driveways	—
3.6 Wall Sheathing and Weather Barrier	31
3.7 Windows	21
3.8 Wood Form Barriers	1
3.9 Foundation	4

Information

3.1 Exterior Photos

General



3.2 Wall Sheathing: OSB

General



3.3 Weather Barrier: House Wrap

General



3.4 Foundation Type: Slab on Grade

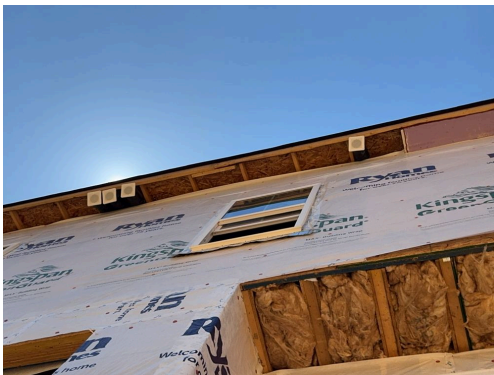
General

3.5 Vegetation Obscuring Walls Visibility in Areas?: No

General

3.6 Proper Soffit Opening Prep

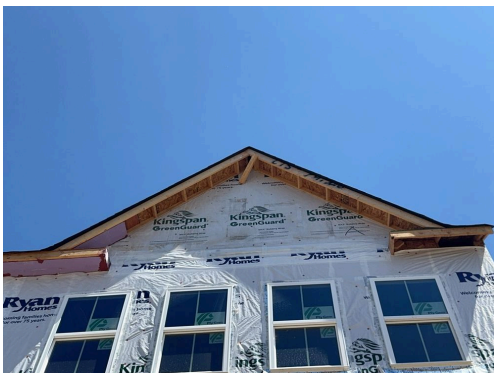
Eaves, Soffits & Fascia



3.7 Prepped Fascia Board

Eaves, Soffits & Fascia

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



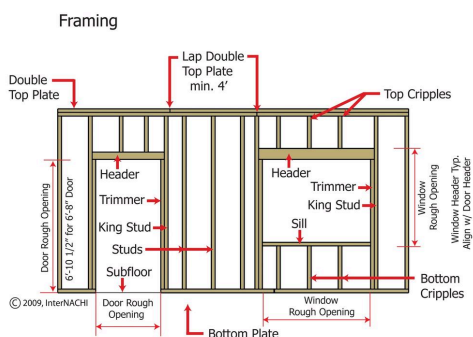
3.8 Recessed exit doors

Exterior Doors

The exterior entry door(s) was (were) recessed within the wall assembly and was (were) protected by only a limited roof overhang. This configuration can allow increased moisture exposure during wind-driven rain events, particularly at the lower portions of the

door frame and jambs. While the door is designed for exterior use and no deficiencies were observed at the time of inspection, this type of installation is more susceptible to moisture-related deterioration over time. Periodic monitoring and maintenance of the door, frame, and sealants is advised to help reduce the potential for future wood decay or moisture intrusion.

Location: Front of Home



3.9 Door Frame: Frame is securely fastened to rough opening, Frame square and not twisted, Frame plumb and level

Exterior Doors

Location: Front of Home, Back of Home



3.10 Flashing and Water Management: Flashing installed in proper overlap sequence, Head flashing/drip cap present, Sill flashing present, Side flashing present

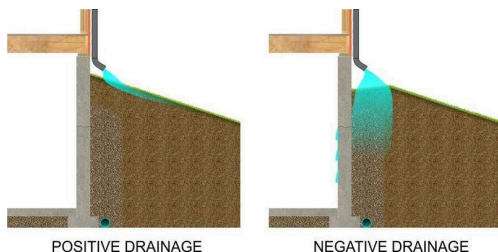
Exterior Doors

3.11 Housewrap Integration: Weather-resistive barrier properly integrated with flashing

Exterior Doors

3.12 Proper (away from home) foundation drainage

Grading & Drainage



3.13 Driveway Material: Under construction, Gravel
Walkways, Patios & Driveways



3.14 Windows Installation: Windows are plumbed-leveled- and squared
Windows



3.15 Flashing: Sill flashing present, Jamb flashing present, Head flashing present
Windows



3.16 Housewrap Integration: Housewrap properly lapped over
the windows flashing at the top, Housewrap cut and folded
correctly around openings, Housewrap is tucked behind (under)
flashing
Windows



3.17 Water Management: Wood sheathings around openings are protected, Window openings properly weather-sealed, No obvious pathways for water intrusion

Windows

3.18 Structural: No over-cut framing around openings, King and Jack studs present

Windows



3.19 Egress Windows: Window sizes appeared sufficient for emergency escape and rescue, Windows were not obstructed by framing or construction

Windows

3.20 Wood, Forms Not Present

Wood Form Barriers

3.21 Partial wood spikes present

Wood Form Barriers

Location: Right of Home

3.22 Foundation Walls: Honeycombing observed

Foundation



Broken concrete with anchor bolt missing



White foam sill sealer ripped where



Foam sill sealer pushed out



Honeycombing on exterior foundation wall



Honeycombing

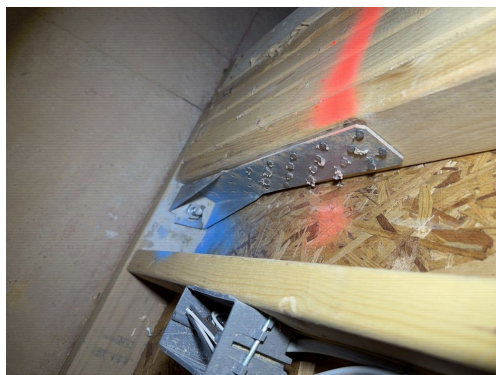


Honeycombing to the right of garage of foundation wall

3.23 Anchor Bolts / Tie Downs: Missing anchor bolts observed, Installed where visible

Foundation

Location: 1st Floor





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.

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

Requires Attention

Location: Back of Home



3.26 Torn House Wrap At Balcony Corners

Requires Attention

Wall Sheathing and Weather Barrier

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

Maintenance Items

Wall Sheathing and Weather Barrier

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

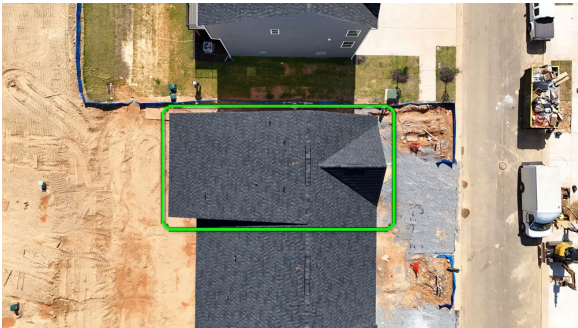


4.0 Roofing

SUBSECTION	# DEFECTS/ DEFICIENCIES
4.1 General	—
4.2 Gutters	—
4.3 Roof Coverings/Sheathing	1 1
4.4 Roof Framing & Flashings	—
4.5 Skylights, Chimneys & Other Roof Penetrations	1

Information

4.1 Roof Covering: Architectural/Asphalt
General



Owners Roof system

4.2 Viewed roof covering from: Binoculars, Ground, Drone
General

4.3 Sky Light(s): No
General

4.4 Chimney (exterior): N/A
General

4.5 Shingles
General

Regular roof maintenance can help extend the service life of the roof covering. Gutters should be kept free of debris, and leaves, branches, and other materials should be removed from the roof surface to promote proper drainage. Roof longevity can be affected by factors such as sun exposure, roof slope, weather conditions, foot traffic, and overall maintenance. As asphalt shingles age, they gradually lose protective granules, which can accelerate deterioration and reduce their expected service life.

Location: Roof

4.6 Gutter Installation: Not installed yet
Gutters

4.7 Architectural Asphalt Shingles
Roof Coverings/Sheathing

The roof covering appeared to be newly installed in 2026 as part of the original construction of the home. Architectural asphalt shingles generally provide a long service life when properly installed and maintained; however, actual life expectancy can vary

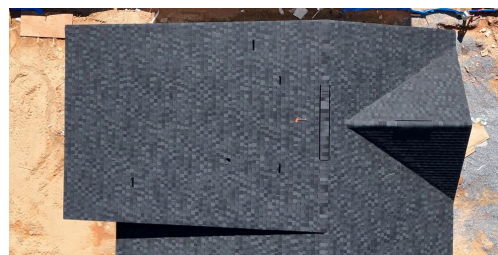
based on weather conditions, ventilation, sun exposure, installation quality, and maintenance. This information is provided for general reference only and is not a warranty or guarantee of future performance.

Location: Roof

4.8 Roof Limitations

Roof Coverings/Sheathing

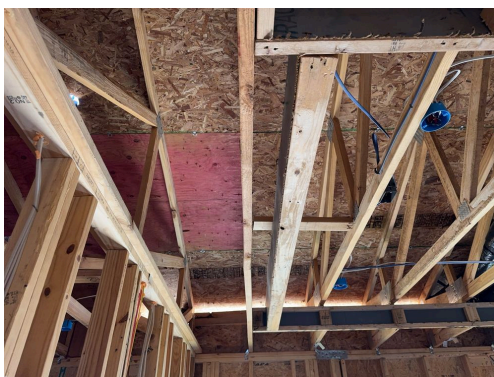
The roof covering, visible roof structure, and accessible interior areas were inspected for indications of active or previous moisture intrusion at the time of inspection. No determination can be made regarding future performance, as leaks may develop or become apparent under different weather conditions. Any deficiencies noted in this report should be evaluated and corrected by a qualified roofing contractor.



4.9 OSB & FRT Plywood Roof Covering

Roof Coverings/Sheathing

Location: Roof



4.10 Valley with narrow terminating point

Roof Framing & Flashings

The roof valley above the front entry was observed to have a lower slope and narrow termination point that may slow water drainage compared to other roof areas. No indications of active moisture intrusion were observed at the time of inspection. The flashing and underlayment components beneath the roof covering are concealed and could not be evaluated. This area should be monitored during routine maintenance and kept free of debris and vegetation to help promote proper drainage.

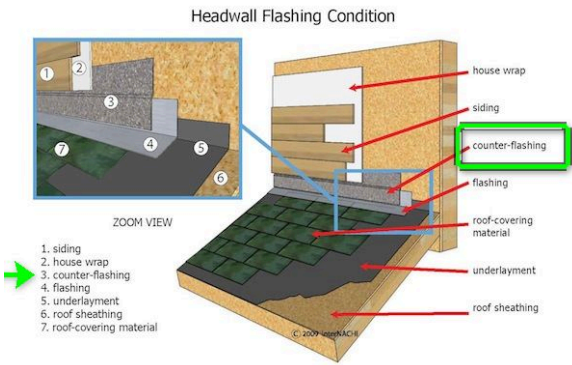
4.11 Drip Edge Flashing: Not present

Roof Framing & Flashings

4.12 Step Flashing: Not visible

Roof Framing & Flashings

4.13 Counter Flashing: Not present
Roof Framing & Flashings



4.14 Kickout Flashing: Present where required
Roof Framing & Flashings



4.15 Roof Protrusions Information
Skylights, Chimneys & Other Roof Penetrations

Visible roof penetrations, including plumbing vent stacks and flashing components, were inspected for apparent installation concerns and visible defects. The penetration boots and flashing for the DWV vent stacks and dryer vent had not yet been installed at the time of this pre-drywall inspection, which is common during this phase of construction. These components should be verified as installed and properly flashed during the final inspection. No reportable deficiencies were observed unless otherwise noted in this report.

Limitations

4.16 Roof Flashing Information & Limitations
Roof Framing & Flashings

Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable).

Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding (as applicable), and these areas are excluded from this inspection.

Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible).

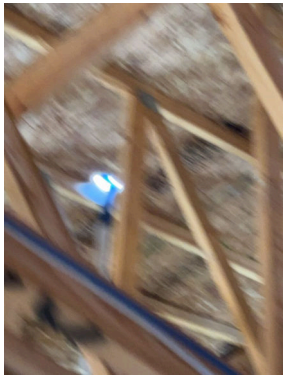
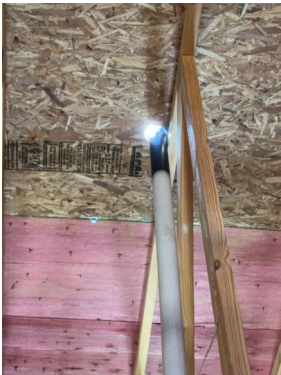
No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

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

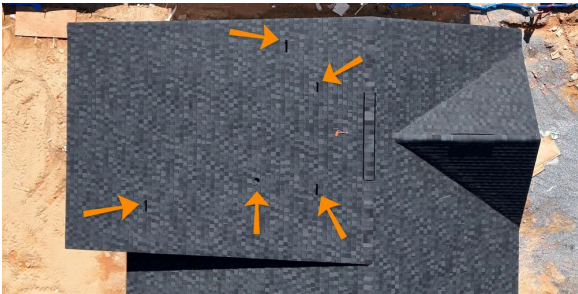
4.19 Missing Roof Penetration Flashings/Boots

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
5.3 General	—
5.4 Framing	1 1
5.5 Garage Electrical	1
5.6 Garage to Living Space Door(s)	—

Information

5.1 Garage ceiling framing
Garage Ceilings and Walls



5.2 Separation between garage and living space
Garage Ceilings and Walls

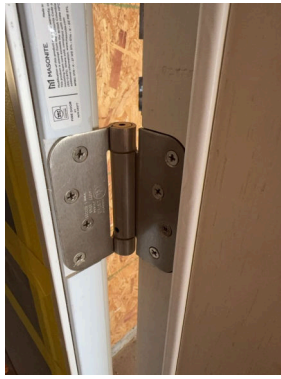


Left – living space, right – utility room

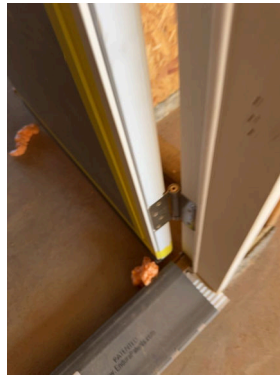


Fire rated utility door





Self closing door hinge



5.3 Draft stopping/fire blocking

Garage Ceilings and Walls

5.4 Penetrations through separation walls

Garage Ceilings and Walls



5.5 Future drywall requirements acknowledged

Garage Ceilings and Walls

5.6 Header installation

Garage Door Opening



5.7 General Photos

General



5.8 Garage Door Type: Two car garage opening

General



5.9 Garage Door Material: Not Installed Yet, N/A

General

5.10 Headers properly installed
Framing



5.11 Structural connections present
Framing



5.12 Fire blocking installed
Framing



5.13 Receptacle locations
Garage Electrical



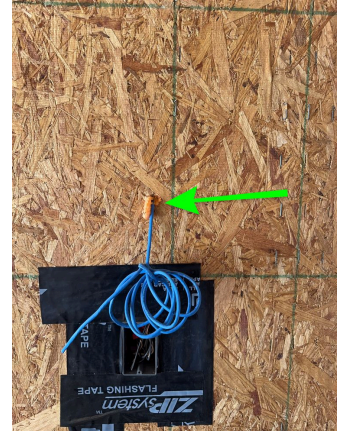
5.14 Lighting provisions

Garage Electrical



5.15 Garage door opener outlet

Garage Electrical

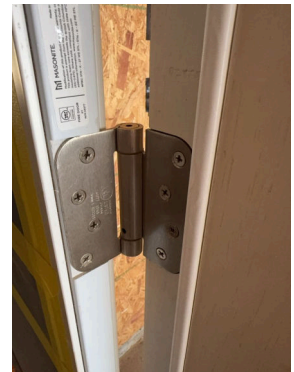


5.16 Fire Rated Self-Closing Doors

Garage to Living Space Door(s)

The door(s) between the garage and living space were observed to be fire-rated and equipped with self-closing hinges. This type of door assembly is intended to help slow the spread of fire and fumes from the garage into the home. The observed condition is consistent with a safety feature commonly installed at this location at the time of inspection.

Location: Garage



Defects/ Deficiencies

5.17 Unsealed Plumbing And Outlet Penetrations

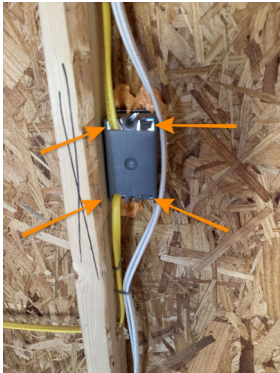
Garage Ceilings and Walls

Requires Attention

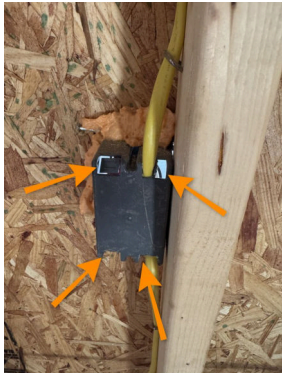
Service: General Contractor

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

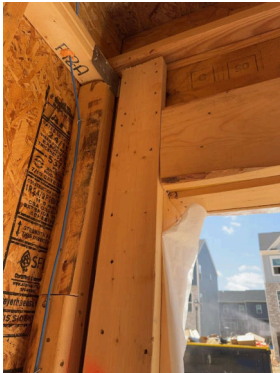


Outlets not Air tight

5.18 Garage Bearing Points, Not Visible

Garage Door Opening

Requires Attention



5.19 Missing Fire Blocking

Framing

Service: Builder

Safety Concerns



5.20 Cut And Unanchored Framing
Framing

 Requires Attention

Service: General Contractor

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

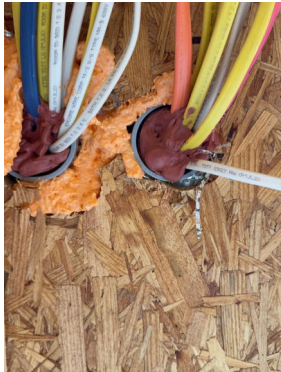
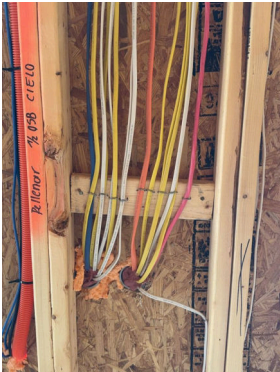
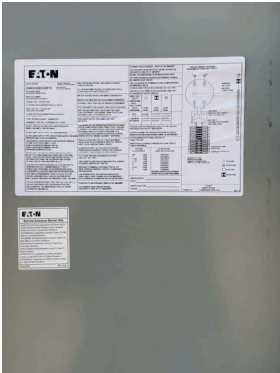


6.0 Electrical System

SUBSECTION	# DEFECTS/ DEFICIENCIES
6.1 General	1
6.2 Wires, Connections, Breakers (outside of main or sub panel)	—
6.3 Service Equipment	—
6.4 Branch Circuit Wiring	—
6.5 Electrical Boxes	—
6.6 Low Voltage	—

Information

6.1 Electrical Service Conductors: 110 volt only, 220 volts, Aluminum
General



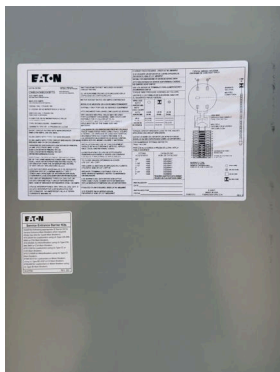
6.2 Panel Capacity: 200 AMP

General

6.3 Pictures of Electrical Panel/Service Equipment

General

The main electrical panel was inspected for visible installation concerns and defects at the time of inspection. Portions of the electrical system may not have been complete during this phase of construction. No reportable deficiencies were observed unless otherwise noted in this report.



6.4 Electric Panel Manufacturer: Eaton

General

6.5 Branch wire 15 and 20 AMP: Copper

General

6.6 Wiring Methods: Romex

General

6.7 Main Breaker / Service Disconnect Location: At Main Breaker in the Electrical Panel

General

6.8 EV Charger Breaker And Circuit

Wires, Connections, Breakers (outside of main or sub panel)

If an electric vehicle charger is installed or used in the garage, it should be supplied by a properly sized dedicated breaker and circuit in the panel. A Level 2 charger typically requires a 40-amp or 48-amp circuit, depending on the equipment used. Improper breaker sizing or circuit configuration can create a safety concern and may affect charger performance. A qualified licensed electrical contractor should verify the panel capacity and install or modify the EV charging circuit as needed.

6.9 Service panel installed

Service Equipment

6.10 Panel location appropriate

Service Equipment

6.11 Working clearance appears adequate

Service Equipment

6.12 Panel not damaged

Service Equipment

6.13 Cables properly routed

Branch Circuit Wiring

6.14 Cables protected from physical damage

Branch Circuit Wiring

6.15 Excessive cable tension not observed

Branch Circuit Wiring

6.16 Damaged cable sheathing not observed

Branch Circuit Wiring

6.17 Wiring not draped across framing members

Branch Circuit Wiring

6.18 Wiring properly routed

Branch Circuit Wiring

6.19 Boxes securely mounted

Electrical Boxes

6.20 Boxes not damaged

Electrical Boxes

6.21 Adequate conductor length visible

Electrical Boxes

6.22 Boxes installed flush with future wall surface

Electrical Boxes

6.23 Security wiring present or planned for

Low Voltage

6.24 Network wiring present or planned for

Low Voltage

6.25 Doorbell wiring present or planned for

Low Voltage

Defects/ Deficiencies

6.26 Service Lateral Not Yet Installed

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.

 Maintenance Items



7.0 Plumbing System

SUBSECTION	# DEFECTS/ DEFICIENCIES
7.1 Drain Pipes	—
7.2 Gas Pipes & Distribution Systems	—
7.3 General	—
7.4 Hose Bibbs	—
7.5 Hot Water Systems	—
7.6 Main Fuel (Gas) Shut-off	—
7.7 Main Water Shut-off Device	—
7.8 Water supply piping	—
7.9 Plumbing Rough-In	—

Information

7.1 Cleanout Location: Front Exterior Drain Pipes



driveway drain cleanouts



Utility room cleanout



Back of home cleanout

7.2 Gas Pipe Present On Exterior Gas Pipes & Distribution Systems

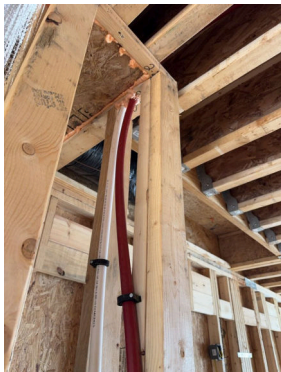
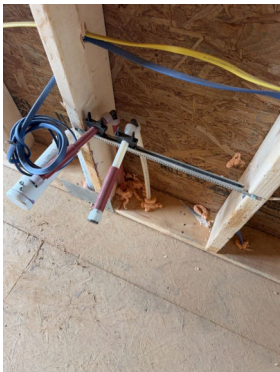


7.3 Water Source: Public
General

7.4 Plumbing Water Supply (into home): Pex
General



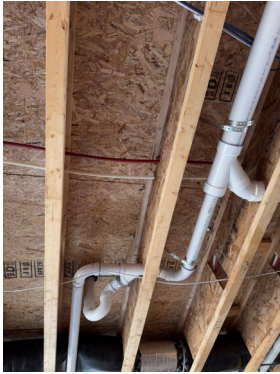
7.5 Plumbing Water Distribution (inside home): PEX
General





7.6 Plumbing Waste: PVC

General



7.7 Water Heater Power Source: Not Installed Yet, Electric

General



Electrical for planned water heater

7.8 Water Heater Capacity: Unknown

General

7.9 Water Heater Location: Utility Room, Garage
General



7.10 WH Manufacturer: Not installed yet
General

7.11 Plumbing 1 1/4 inches of framing edge
General

7.12 Hose Bib Rough-in Ready
Hose Bibbs



Hose bib ready

7.13 Not Installed Yet
Hot Water Systems

7.14 Not installed yet
Main Fuel (Gas) Shut-off

7.15 Location-Garage
Main Water Shut-off Device

The main water shut off valve is located in the garage.

This is for your information.



Main Water Shutoff

7.16 **PEX is the main water supply throughout the home**

Water supply piping

The home's water distribution piping appeared to consist primarily of PEX (cross-linked polyethylene) piping. PEX is a commonly used plumbing material known for its flexibility, corrosion resistance, and durability. No active leaks were observed at the time of inspection unless otherwise noted in this report. Regular monitoring and maintenance of the plumbing system is recommended as part of normal homeownership.

7.17 **Water supply piping installed**

Plumbing Rough-In

7.18 **Drain piping installed**

Plumbing Rough-In

7.19 **Vent piping installed**

Plumbing Rough-In

7.20 **Pipe supports present**

Plumbing Rough-In

8.0 HVAC

SUBSECTION	# DEFECTS/ DEFICIENCIES
8.1 General	—
8.2 Presence of Installed Heating/Cooling Source in Each Room	—
8.3 HVAC Rough-In	—

Information

8.1 Heat Source: Furnace

General

8.2 Heating Energy Source: Gas

General

8.3 Number of Heat Systems (excluding wood): One

General

8.4 Air Handler Unit Brand: UNKNOWN

General

8.5 Condensing Unit Brand: CARRIER

General

8.6 Ductwork: Insulated

General

8.7 Cooling Equipment Energy Source: Electricity

General

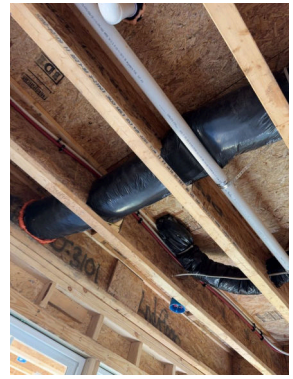
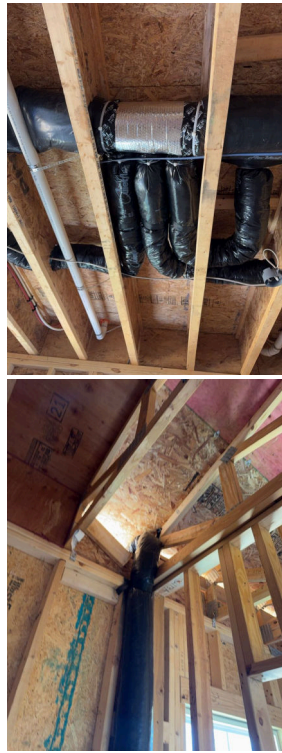
8.8 Not Installed Yet

Presence of Installed Heating/Cooling Source in Each Room

8.9 Ductwork installed

HVAC Rough-In





8.10 Duct support present
HVAC Rough-In

8.11 Refrigerant lines installed
HVAC Rough-In

8.12 Condensate drain installed
HVAC Rough-In

9.0 Interiors

SUBSECTION	# DEFECTS/ DEFICIENCIES
9.1 Floors	3
9.2 General	—
9.3 Steps, Stairways, Balconies and Railings	—
9.4 Walls	1
9.5 Windows	—
9.6 Electrical Rough-In	—
9.7 Plumbing Rough-In	—
9.8 HVAC Rough-In	—
9.9 Fire Blocking & Draft Stopping	—
9.10 Gas Rough-in	—

Information

9.1 Ceiling Materials: Unfinished
General

9.2 Wall Material: Unfinished
General

9.3 Interior Doors: Not Installed Yet
General

9.4 Window Types: Single-hung, Double Pane
General

9.5 Cabinetry: Not Installed Yet
General

9.6 Stringers properly installed
Steps, Stairways, Balconies and Railings



9.7 Framing secure

Steps, Stairways, Balconies and Railings

9.8 Landing framing completed

Steps, Stairways, Balconies and Railings

9.9 Damaged framing not observed

Walls

9.10 Over-notched framing not observed

Walls

9.11 Over-bored framing not observed

Walls

9.12 Headers installed where required

Walls

9.13 Blocking installed where visible

Walls

9.14 Window gaps not yet foam sealed

Windows

9.15 Wiring installed

Electrical Rough-In

9.16 Boxes installed

Electrical Rough-In

9.17 Wiring protection present

Electrical Rough-In

9.18 Smoke Alarm wiring present

Electrical Rough-In

9.19 Low-voltage wiring installed

Electrical Rough-In

9.20 Supply piping installed

Plumbing Rough-In

9.21 Drain piping installed

Plumbing Rough-In

9.22 Vent piping installed

Plumbing Rough-In

9.23 Pipe support installed

Plumbing Rough-In

9.24 Nail plates present where needed

Plumbing Rough-In

9.25 Supply ducts installed

HVAC Rough-In

9.26 Return ducts installed

HVAC Rough-In

9.27 Equipment locations

HVAC Rough-In

9.28 Fire blocking installed

Fire Blocking & Draft Stopping

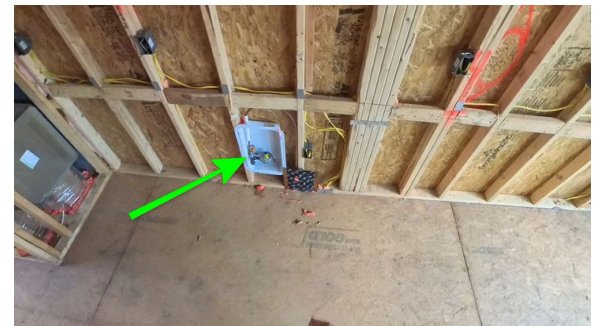
9.29 Draft stopping installed

Fire Blocking & Draft Stopping

9.30 Gas line in planned Kitchen area

Gas Rough-in

A gas line was observed in the planned kitchen area at the time of inspection. This appears to be a rough-in or supply line intended for a future gas appliance connection. The line was noted as a visible feature of the interior and should be verified for intended use during any kitchen installation or renovation work. Any connection, modification, or activation should be performed by a qualified licensed contractor or gas utility provider as needed.



Limitations

9.31 Range Gas Supply Connection

Gas Rough-in

A gas supply connection was observed at the kitchen range location during this pre-drywall inspection. The cooking appliance and any associated exhaust or venting components had not yet been installed, so these items were not evaluated at the time of inspection. As a result, the performance, connection, and final installation of the appliance system could not be confirmed. The completed appliance installation should be verified during the final inspection.

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

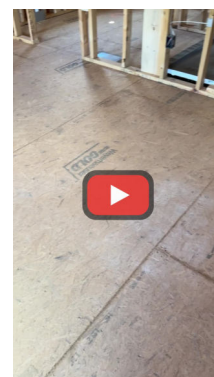
Floors

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.

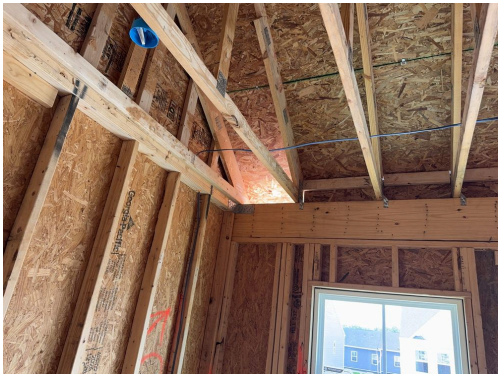
10.0 Insulation Preparation

SUBSECTION	# DEFECTS/ DEFICIENCIES
10.1 General	—

10.2 Venting Systems (Kitchens, Baths and Laundry)	—
--	---

Information

10.1 Attic Insulation: Not Installed Yet
General



10.2 Ventilation: Soffit Vents, Ridge vents
General

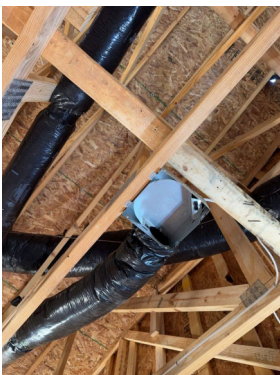
10.3 Dryer Vent: Metal
General

10.4 Bathroom Exhaust Fans: All Bathrooms
General

10.5 Dryer Power Source: Unknown
General

10.6 Floor System Insulation: Slab on grade (no insulation needed)
General

10.7 Exhaust Vent Present In Bathrooms
Venting Systems (Kitchens, Baths and Laundry)



11.0 Builder Quality Control

SUBSECTION	# DEFECTS/ DEFICIENCIES
11.1 Fasteners	—

11.2 Fire Blocking & Draft Stopping	—
-------------------------------------	---

Information

11.1 Missing fasteners observed

Fasteners

Absent fasteners were observed at visible locations during the inspection. This condition may reduce the intended attachment or support of the affected materials and can allow movement, loosening, or separation over time. Only readily accessible and visible areas were inspected at the time of the evaluation, and concealed fastening was not visible. A qualified licensed contractor should evaluate and install fasteners as needed.

11.2 Fire blocking installed

Fire Blocking & Draft Stopping

11.3 Draft stopping installed

Fire Blocking & Draft Stopping

12.0 Environmental Concerns

SUBSECTION	# DEFECTS/ DEFICIENCIES
------------	-------------------------

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.



13.0 Upgrade Recommendations

SUBSECTION	# DEFECTS/ DEFICIENCIES
------------	-------------------------

13.1 Electrical Upgrades

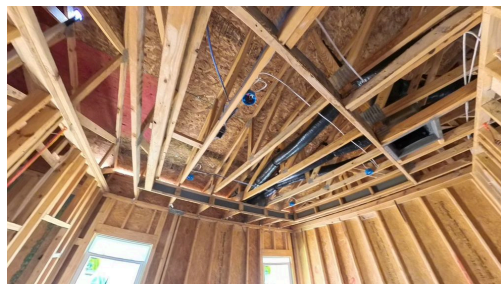
—

Information

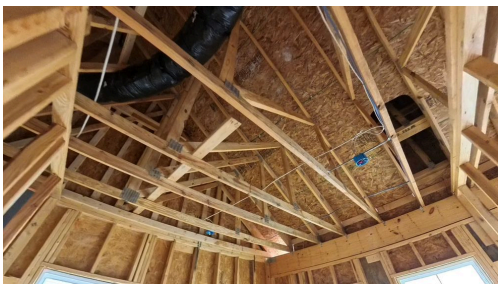
13.1 Missing Fan-Rated Ceiling Bracket

Electrical Upgrades

No central ceiling light/fan bracket was observed at the noted location. Installing a fan-rated, weight-supported bracket with wiring run to a wall switch would provide support for a future ceiling fan or light fixture. This is considered an upgrade item rather than a defect, but adding the proper support and wiring can improve convenience and future installation options. A qualified licensed electrical contractor should evaluate and install the appropriate bracket and wiring as needed.



Master bedroom ceiling



Guest Bedroom 1 ceiling



Guest bedroom 2 ceiling



Balcony ceiling



2nd Floor Living room ceiling