



EXAMPLE BILTRITE PRE-DRYWALL INSPECTION

1234 Example Street
Jacksonville FL 32246

Example Client
JANUARY 31, 2021



Inspector

Michael Munn

Licensed Home Inspector HI4086, Certified
Mold Assessor MRSA2238, General
Contractor CBC047871, HUD Consultant
A014

904-305-6741

michael@biltriteqa.com



Agent

Example Realtor

904-123-4567

examplerealtor@email.com

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SUMMARY



RECOMMENDATION

- ⊖ 3.1.1 Structure and Framing - Slab and Subfloor: Slab extends past wall
- ⊖ 3.1.2 Structure and Framing - Slab and Subfloor: Column pads mis-aligned
- ⊖ 3.2.1 Structure and Framing - Interior walls: Bowed stud
- ⊖ 3.2.2 Structure and Framing - Interior walls: Cabinet blocking missing
- ⊖ 3.2.3 Structure and Framing - Interior walls: Damaged stud
- ⊖ 3.3.1 Structure and Framing - Perimeter Walls: Cabinet blocking missing
- ⊖ 3.3.2 Structure and Framing - Perimeter Walls: Loose blocking
- ⊖ 5.1.1 Electrical Rough - Branch wiring: Protector plate missing
- ⊖ 5.1.2 Electrical Rough - Branch wiring: Smoke detector too close to AC
- ⊖ 7.1.1 Roof - Coverings: Lifted/unsealed pipe flange
- ⊖ 7.3.1 Roof - Flashings: Unsealed wall flashing edge
- ⊖ 8.1.1 Exterior Building Envelope - Exterior Cladding: Tape not rolled
- ⊖ 8.1.2 Exterior Building Envelope - Exterior Cladding: Holes or gaps in sheathing
- ⊖ 8.1.3 Exterior Building Envelope - Exterior Cladding: Overdriven nails
- ⊖ 8.1.4 Exterior Building Envelope - Exterior Cladding: Column base not sealed
- ⊖ 8.8.1 Exterior Building Envelope - Windows: Window taping incomplete

1: GENERAL INFO

Information

Inspection Type Pre-Drywall Inspection	Readiness Fully ready for inspection	Weather Clear and dry
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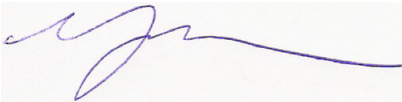
2: INSPECTION DETAILS

Information

Dwelling Type: Category Single Family	In Attendance: In Attendance Buyer's Agent, Home Inspector	Inspection Time: Start Time 12:00
Inspection Time: Completion Time 1:30	Property Status: Occupancy Under construction	

Inspector Qualifications: Inspector Licenses and Signature

Michael Munn
Certified Home Inspector HI4086
Certified Building Contractor CBC047871
Certified Mold Assessor MRSA 2238



Inspector Qualifications: Inspector Statement

signed
Thank you for choosing BiltRite to partner with you in this property transaction. We strive to provide as much accurate information as possible in your inspection report and we truly value our relationship with you our client. Please read ALL information in this report carefully and feel free to contact me directly with any questions. Congratulations on your property!

Best regards,



3: STRUCTURE AND FRAMING

3.1	Slab and Subfloor
3.2	Interior walls
3.3	Perimeter Walls
3.4	Roof Framing

Information

Slab and Subfloor: Overall Condition

Action required

Slab and Subfloor: Floor checklist **Interior walls: Overall condition**

Overall elevation checked,
Surface conditions checked,
Perimeter checked for erosion,
Termite treatment verified

Action required

Interior walls: Interior wall checklist

Walls checked for bowed studs,
Corners and openings checked for plumb, Studs and plates checked for proper fastening

Perimeter Walls: Overall Condition

Action required

Perimeter Walls: Perimeter wall checklist

Truss engineering sheets have been reviewed and verified,
Anchor bolt fasteners checked,
Face plates and clips checked for placement and installation,
Threaded rods or cables checked for tension and placement,
Sheathing nailing and blocking checked

Roof Framing: Checklist

Framing assembly checked

Limitations

Roof Framing

TRUSS ENGINEERING DOCUMENTATION WAS NOT AVAILABLE

Observations

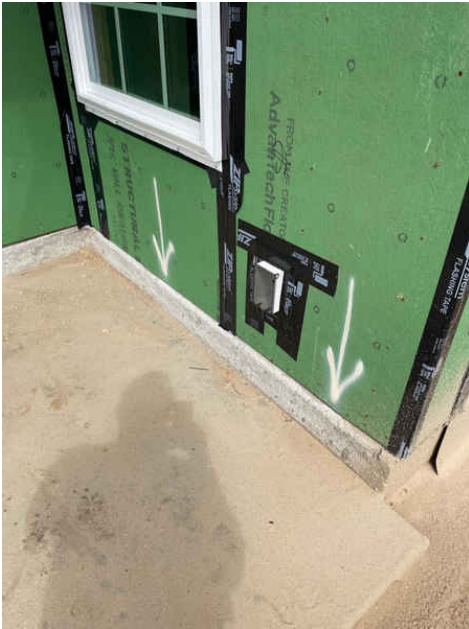
3.1.1 Slab and Subfloor

SLAB EXTENDS PAST WALL

Concrete extends outside plane of wall. Chip away concrete vertically to assure an appropriate weep drain line.

Recommendation

Contact a qualified professional.



3.1.2 Slab and Subfloor

COLUMN PADS MIS-ALIGNED

Concrete bases for porch columns do not align with the edges of the column framing. Chip away sections that extend past the finish face of columns.

Recommendation

Contact a qualified professional.



3.2.1 Interior walls

BOWED STUD

Recommendation

Contact a qualified professional.



Bedroom 3



Bedroom 2



Study



Family



Family

3.2.2 Interior walls

CABINET BLOCKING MISSING

Installation of 2 x 4 cabinet blocking recommended at 54 inches and 96 inches for continuous backing for upper cabinets

Recommendation

Contact a qualified professional.

3.2.3 Interior walls

DAMAGED STUD

Damaged framing member should be replaced.

Recommendation

Contact a qualified professional.



Bedroom 3 Closet

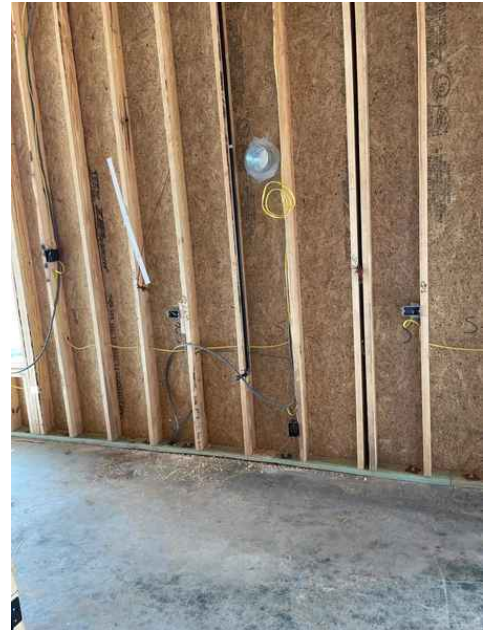
3.3.1 Perimeter Walls

CABINET BLOCKING MISSING

Installation of 2 x 4 cabinet blocking recommended at 54 inches and 96 inches for continuous backing for upper cabinets

Recommendation

Contact a qualified professional.



3.3.2 Perimeter Walls

LOOSE BLOCKING

Recommendation

Contact a qualified professional.



Primary Bedroom

4: PLUMBING TOP OUT

Information

Supply piping: Overall Condition
No deficiencies notes

Waste piping: Overall condition
No deficiencies noted

Waste piping: Waste piping checklist
Toilets located w proper clearance, Pipes not protruding plane of wall, Visible glue/cleaner at all joints

Supply piping: Water pipe checklist
Hot/cold pipes properly located, Protector plates in place as needed, Pressure test complete



5: ELECTRICAL ROUGH

Information

Branch wiring: Overall condition
Action required

Branch wiring: Branch wiring checklist
Protector plates over all wires within 1 inch of stud face, No damaged/cut wires, Appliance and equipment roughs in place

Service and panels: Overall condition
No deficiencies noted

Service and panels: Service and panel checklist
Panel properly located with appropriate clearance, service panel properly located with proper waterproofing, main ground in place and properly bonded



Observations

5.1.1 Branch wiring
PROTECTOR PLATE MISSING
Nail protector plate is missing at a wire that is within 1 inch of stud face. Install plate before drywall.
Recommendation
Contact a qualified professional.



Bedroom 2



Family



Primary Bedroom

5.1.2 Branch wiring

SMOKE DETECTOR TOO CLOSE TO AC

Smoke detector too close to AC supply/return. Code requires 3' minimum distance.

Recommendation

Contact a qualified professional.



Bedroom 2

6: HVAC ROUGH

Information

General: Chase

Chase pipe for refrigerant lines verified at Air Handler location, Chase pipe for refrigerant lines verified at outside location

Ducting: Overall condition

No deficiencies noted

General: Condenser pad

Pad in place at proper location, Supply and return ducting complete and sealed

Refrigerant/Condensate lines: Overall condition

No deficiencies noted

Bath and Kitchen vents: Overall condition

No deficiencies noted

Refrigerant/Condensate lines: AC Piping Checklist

Condensation drain checked for fall and glue, Refrigerant lines checked for location and wall protrusion

Bath and Kitchen vents: Vent Checklist

Vent ducts checked for taping and location, Vent housing locations checked, All duct exit points verified



Ducting: Ducting Checklist

Supply and return locations checked, Flex checked for kinks or tears, Mastic checked at boot rings



7: ROOF

7.1	Coverings
7.2	Roof Drainage Systems
7.3	Flashings
7.4	Skylights, Chimneys & Other Roof Penetrations
7.5	Ventilation

Information

Coverings: Material Architectural fiberglass	Roof Drainage Systems: Gutter Material None	Flashings: Material Galvanized
Skylights, Chimneys & Other Roof Penetrations: Skylight type None	Skylights, Chimneys & Other Roof Penetrations: Chimney type None	Ventilation: Type Off ridge vents

Limitations

Roof Drainage Systems

GUTTERS

Installation of gutters across entryways and around perimeter is recommended

Observations

7.1.1 Coverings

LIFTED/UNSEALED PIPE FLANGE

Recommendation

Contact a qualified professional.



7.3.1 Flashings

UNSEALED WALL FLASHING EDGE

5 x 5 wall flashing is not sealed to eave drip at eave to wall connection. Code requires roof cement seal at at the edges of all flashings and eve drip.

Recommendation

Contact a qualified professional.



8: EXTERIOR BUILDING ENVELOPE

8.1	Exterior Cladding
8.2	Foundation
8.3	Exterior Doors
8.4	Walkways, Patios & Driveways
8.5	Decks, Balconies, Porches & Steps
8.6	Eaves, Soffits & Fascia
8.7	Vegetation, Grading, Drainage & Retaining Walls
8.8	Windows

Information

Exterior Cladding: Cladding Material Not yet installed, Zip Wall only	Exterior Cladding: Trim Material Not yet installed	Exterior Cladding: Building wrap Zip
Foundation: Material Concrete	Exterior Doors: Exterior Entry Door Fiberglass	Walkways, Patios & Driveways: Driveway Material Not yet installed
Decks, Balconies, Porches & Steps: Appurtenance Covered Porch	Decks, Balconies, Porches & Steps: Material Concrete	Eaves, Soffits & Fascia: Material type Not yet installed
Vegetation, Grading, Drainage & Retaining Walls: Grading Positive drainage away from foundation on all sides	Windows: Window checklist Sill tape installed, Fasteners correct, Sealant at fins, Seal tape installed and properly lapped	

Observations

8.1.1 Exterior Cladding

TAPE NOT ROLLED

Zip wall System requires that all joint tape be rolled to assure proper adherence. No evidence of rolling was observed.

Recommendation

Contact a qualified professional.



8.1.2 Exterior Cladding

HOLES OR GAPS IM SHEATHING

Holes or gaps in wall sheathing larger than 1 inch. Repair these areas by replacing a section of cheating with appropriate backing, fasteners, and joint tape.

Recommendation

Contact a qualified professional.

8.1.3 Exterior Cladding

OVERDRIVEN NAILS

Overdriven nails at zip sheathing. Recommend that all overdriven nails be sealed with urethane sealant.

Recommendation

Contact a qualified professional.

8.1.4 Exterior Cladding

COLUMN BASE NOT SEALED

Top surface of column base has no pitch and/or is not sealed to prevent water intrusion. Ledge should be pitched and all corners sealed.

Recommendation

Contact a qualified professional.



8.8.1 Windows

WINDOW TAPING INCOMPLETE

Recommendation

Contact a qualified professional.





9: MUNICIPAL INSPECTIONS

9.1	Required inspections
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Information

Required inspections

No documentation on site

Inspector notes

Verify completion of inspector
note items

Limitations

Required inspections

SOME REQUIRED INSPECTIONS NOT NOTED

Some required inspections have not been noted on the permit card on site. Verify with Building Department that all required inspections have been passed prior to installation of drywall.

STANDARDS OF PRACTICE

General Info

General information on site conditions and weather are noted.

Structure and Framing

Structural conditions are visually inspected based on best practices and details of structural plans and truss engineering plans if available. Fastener patterns are inspected a shear walls and perimeter walls. Truss bracing and layout is verified.

Door and window openings are checked for plumb and appropriate spacing. Walls are checked for bowed or twisted studs.

Plumbing Top Out

Overall plumbing is inspected for proper location of toilets and fixture pipes. Pipe elevations are verified with sleeves at all footing penetrations and recessed shower edges and drains are verified per plans.

Electrical Rough

Electrical items are verified per plans for proper location through slab. Location of conduit for floor outlets and kitchen islands is verified per plans.

HVAC Rough

Location of AC refrigerant chase and condensing unit pad are verified per plans.

Roof

Accessible areas of the roof are viewed from ladder at eave line or by traversing roof, or Drone camera (based on inspector's discretion and weather conditions.) Second story roof areas are viewed from the ground or Drone camera. Overall conditions are noted as well as specific defects such as exposed nails and damaged shingles. Flashings, valleys, and wall integrations are inspected for proper assembly and materials. NOTE - ROOF LEAKS ARE NOT ALWAYS DETECTABLE ESPECIALLY IF WEATHER CONDITIONS ARE DRY. WE WILL NOTE ALL POTENTIAL POINT OF WATER INTRUSION AND WILL SCAN ALL CEILINGS WITH IR BUT WE CAN ONLY NOTE CONDITIONS THAT ARE OBSERVED AT THE TIME OF THE INSPECTION.

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior Building Envelope

Exterior surfaces are viewed from ground level. General finish condition is observed and areas of present, or potential water intrusion are noted. Integration points of windows, doors, and eaves with perimeter walls are checked for proper seal and flashings were viewable. Floor elevation relative to exterior grade is checked. Exterior electrical outlets and hose bibbs are checked.

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect

wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.