



SCOTT HOME INSPECTION, LLC

970-532-2424

info@scotthomeinspection.com

<https://scotthomeinspection.com>



PRE-DRYWALL INSPECTION REPORT

1010 New Homesite
Denver CO 80538

Leon Homebuyer
AUGUST 5, 2019



Inspector

Luke Griess

ASHI Certified Inspector

970-532-2424

info@scotthomeinspection.com

Table of Contents

Table of Contents	2
SUMMARY	4
1: INSPECTION DETAILS	5
2: ROOF SYSTEM	7
3: EXTERIOR	10
4: FOUNDATION AND FLOOR SYSTEM	12
5: WALL STRUCTURE	15
6: PLUMBING SYSTEM	17
7: ELECTRICAL SYSTEM	19
8: HEATING AND COOLING SYSTEMS	22
9: FIREPLACES	24
10: INTERIOR	25

PRE-DRYWALL INSPECTION REPORT

SUMMARY



ITEMS INSPECTED



CORRECTION ITEM

- ⊖ 2.1.1 Roof System - Roof Coverings and Flashings: Roof Flashing Incomplete
- ⊖ 2.1.2 Roof System - Roof Coverings and Flashings: Nail sealing
- ⊖ 2.2.1 Roof System - Roof Structure: Girder straps poorly installed
- ⊖ 3.1.1 Exterior - Exterior Wall Coverings, Flashings, and Fasteners: House wrap repair
- ⊖ 4.3.1 Foundation and Floor System - Structural columns: Post not level
- ⊖ 5.1.1 Wall Structure - Wall framing: Additional backing needed
- ⊖ 7.7.1 Electrical System - Nail Guards: Nail guards needed

1: INSPECTION DETAILS

Information

Information/Overview

PRE DRYWALL INSPECTION REPORT:

The Pre-Drywall inspection performed is a limited visual inspection to identify systems and components in need of correction. The inspection will conform to the Residential Predrywall Standards of Practice of the American Society of Home Inspectors (ASHI). Inspections performed in conformity with these Standards should occur after the following components have been installed:

- A. foundation components,
- B. floor, wall, and roof structural components,
- C. plumbing, electrical, and rough-in components,
- D. windows and exterior doors.

The pre-drywall inspection will include the following systems, when applicable: foundation, floor system, wall system, roof system, roof covering, heating and cooling system, plumbing system, electrical system, windows and doors, exterior wall coverings, interiors, and fireplaces and decorative gas appliances.

The report will identify any components that, in the professional judgement of the inspector, are significantly deficient. The report will also explain the reasoning for why these items are deemed to be deficient (when not self evident), and recommend correction, further evaluation, or monitoring of components. The evaluation will be based on observations that are primarily visual and non-invasive, and will be limited to the currently installed items, as there may be many incomplete items at this stage of construction. The inspection does not confirm conformity with building codes, manufacturer's installation instructions, or construction plans or specifications. The inspection and report are not intended to be technically exhaustive. This written report is a summary of observations and unbiased opinions and is based on the experience of the inspector.

This Inspection Report outlines and defines the areas of the home that were inspected, as well as indicating any items that were not inspected, the reason they were not inspected, and general statements of what is commonly included and excluded during an inspection. This written Inspection Report, together with a home inspection agreement, and any reports for additional services ordered, represent the final statement on the condition of the home when inspected and the final statement on what was included and/or excluded in the inspection.

SCOPE AND TERMS OF INSPECTION:

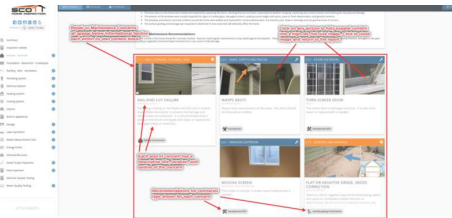
This confidential report is furnished for the use of the client only. It is not intended to be relied upon for any purpose by any other party not named on the report and Inspection Agreement. This inspection was performed in accordance with and under the terms of a Home Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. Scott Home Inspection conducts all inspections according to the American Society of Home Inspectors (ASHI) Standards of Practice and Code of Ethics. The complete standards can be reviewed at the following location; www.scotthomeinspection.com/ASHI_standards-ethics.pdf

LIMITATIONS:

Limitations exist in any inspection. The inspector cannot determine the condition of components that are not yet complete, or are concealed or are not readily accessible. Additionally, the inspection is not a test for hazardous materials, such as asbestos, lead paint, mold, or other environmental hazards. If the inspector observes materials which inspector believes may contain hazardous materials, the Inspector will recommend further testing and evaluation. Any comments, notes or recommendations made by the inspector are informational only, and Client understands that only proper hazardous testing can determine whether any actual hazardous materials are present. Nothing herein shall be construed so as to require the inspector to observe or to warn Client as to potential hazardous materials. Any investigation concerning the existence or possible existence of potentially hazardous materials in any form is beyond the scope of the inspection services offered by Scott Home Inspection.

READING YOUR INSPECTION REPORT

The inspection report from Scott Home Inspection is cloud based allowing for sharing of the report and easy navigation through sections. Click to expand the image below to give you tips and help on reading and navigating through this report.



Areas of Concern Content Blocks

DRY

2: ROOF SYSTEM

Information

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

Roof Covering DIMENSIONAL ASPHALT SHINGLE	Inspection Method WALKED ROOF	Chimney (Exterior) NONE
Ventilation ROOF-TOP VENTS, SOFFIT VENTS	Roof Structure ENGINEERED WOOD TRUSSES	

OBSERVATIONS AND RECOMMENDATIONS:

The following items were Inspected and Observed, with any Recommended Actions noted:

Roofing-Attic-Ventilation Inspection Overview:

The roof system, gutters-downspouts, attic, and attic ventilation were inspected where components were fully accessible.

- The roofing material was inspected for concerns with wear and age, potential hail damage or other damage, and any flashing or roof penetration concerns.
- Gutters and downspouts were inspected to ensure proper drainage away from the home and foundation.
- Metal flue pipes and chimneys were visually inspected for physical condition and flashing concerns.
- The attic was inspected to determine if moisture concerns are present, assess insulation concerns, ventilation adequacy, and review any visible structural issues.

The roof inspection is not intended to predict how long the roof will last or if it will leak, and is not a warranty. All roofs should be inspected annually in order to detect and address concerns to ensure the roof will perform for the typical life span. Expect to make minor repairs to any roof.

Roof Coverings and Flashings: Roof walked - no concerns noted

The roof was walked and fully inspected. No concerns or defects were noted at this time.



Roof Structure: No concerns noted

The roof trusses and/or rafters and sheathing were visually inspected with no concerns noted.

**Ventilation: Ventilation appears adequate**

The attic system appears to be adequately ventilated.



Recommendations

2.1.1 Roof Coverings and Flashings

ROOF FLASHING INCOMPLETE

The flashing boot, collar, and cap for the fireplace vent at the roof is not yet installed. There are also 2 missing plumbing vent pipe boot flashings. These items need to be completed before drywall can be installed, to prevent moisture damage. A roofing professional should properly install the correct flashings.

Recommendation

Contact a qualified roofing professional.





2.1.2 Roof Coverings and Flashings

NAIL SEALING

ROOF

There are several exposed nails at the roof flashings and at the cap shingles that should be sealed over with roofing sealant, to prevent leaking from developing.

Recommendation

Contact a qualified roofing professional.



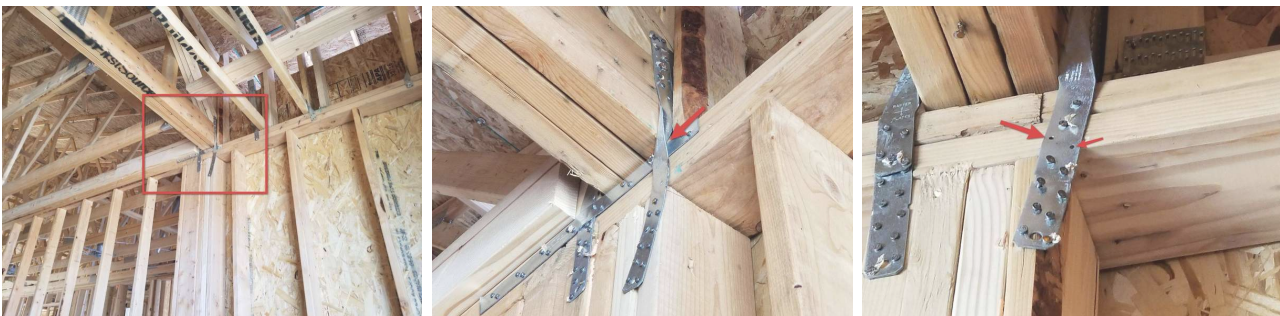
2.2.1 Roof Structure

GIRDER STRAPS POORLY INSTALLED

The straps at the girder truss are poorly secured to the studs, are missing nails in areas, and one protrudes outward from the framing, which will cause the drywall to not lay flush to the framing. It appears likely that an additional stud will need to be installed under each side of the girder to allow for proper fastening of these straps. The builder should evaluate and correct as needed.

Recommendation

Contact a qualified professional.



3: EXTERIOR

Information

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

Siding Material NOT YET INSTALLED	Wall Sheathing OSB	Exterior Entry Doors FIBERGLASS, SLIDING GLASS DOOR
---	------------------------------	--

Windows

VINYL, DOUBLE PANE

OBSERVATIONS AND RECOMMENDATIONS:

The following items were Inspected and Observed, with any Recommended Actions noted:

Exterior Inspection Overview:

A visual inspection of the exterior surfaces was performed around the home to include the exterior surface material, soffit/fascia surfaces, doors and windows, and other exterior surface areas including:

- The exterior sheathing, wall covering, trim, and flashings were visually inspected for concerns related to installation, fastener type and placement, damage and general maintenance issues.
- The entry doors (if installed) were tested and inspected for operation and installation concerns.
- The windows were visually inspected for installation and flashing concerns.

General photos

The following photos document the general condition of the exterior of the home. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



Windows and Doors: Window installation

The windows are installed, and appear to be properly sealed and flashed.



Recommendations

3.1.1 Exterior Wall Coverings, Flashings, and Fasteners

HOUSE WRAP REPAIR

AREAS AROUND EXTERIOR

The house wrap is torn or damaged in areas, and should be repaired and taped as needed before siding is installed.

Recommendation

Contact a qualified professional.



4: FOUNDATION AND FLOOR SYSTEM

Information

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

Foundation POURED CONCRETE	Basement / Crawlspace PARTIAL BASEMENT WITH CRAWLSPACE	Method Used To Observe Crawlspace ENTERED
Columns Or Piers STEEL SCREW JACKS	Floor Structure MANUFACTURED WOOD JOISTS, STEEL BEAMS	Wall Structure WOOD FRAMED, 2 X 4 WOOD, 2 X 6 WOOD
Crawl Space Vapor Retarder NOT YET INSTALLED		

OBSERVATIONS AND RECOMMENDATIONS:

The following items were Inspected and Observed, with any Recommended Actions noted:

Foundation Systems Inspection Overview:

The foundation, basement, and crawlspace components were inspected where present and accessible, including the following items:

- The visible portions of the foundation wall of the home where not covered by insulation or finishing.
- The floor structure, wall structure, beams and posts where visible.

Limitations can exist on any foundation inspection since much of the structural components can be hidden or buried, or covered with insulation or a finished area. We do our best to observe all visible areas and look for any sign of structural concerns. We are not structural engineers, and therefore, if we do see areas of concern we may recommend further evaluation by an engineer to assess the area of concern.

General photos

The following photos document the general condition of the foundation/basement/crawlspace of the home. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



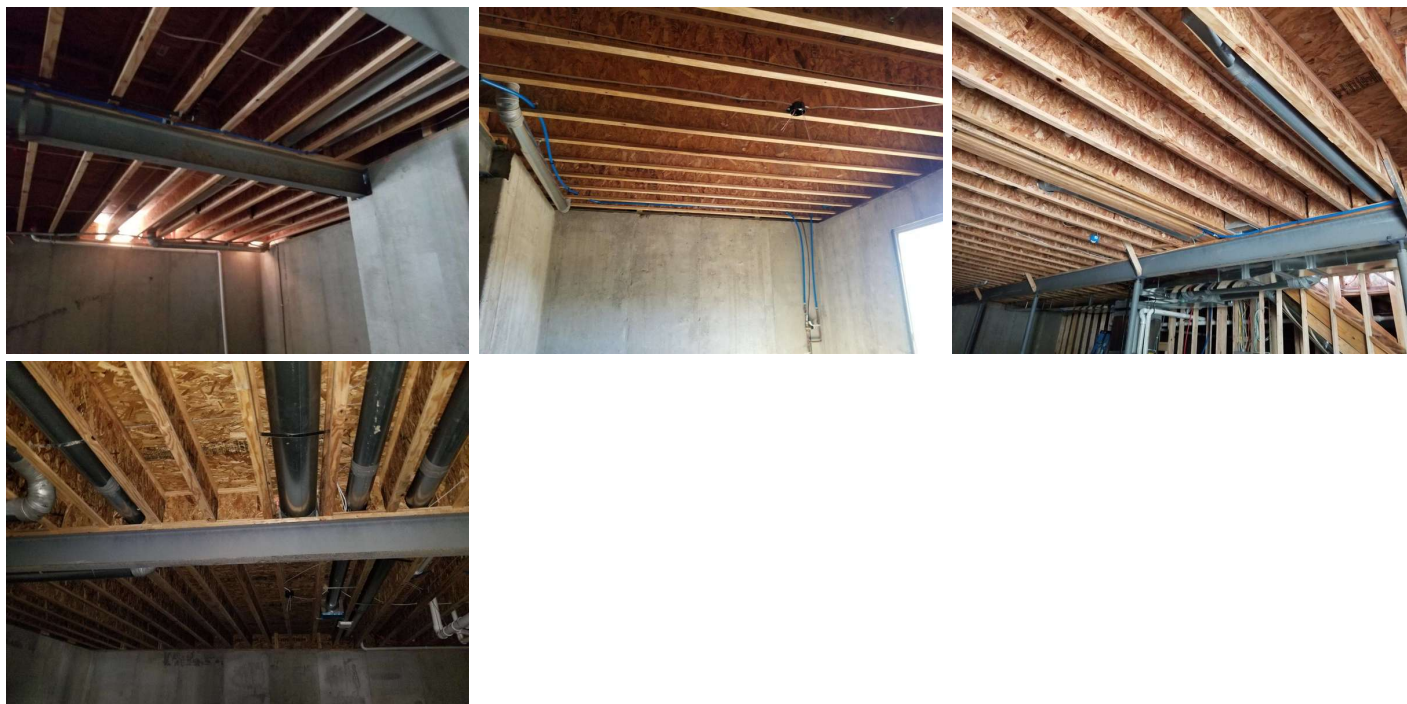
Foundation Walls: No foundation concerns

The structure and foundation of the home were visually inspected where readily accessible for signs of problems or concerns. No indications of significant structural concerns were observed at the time of the inspection.



Floor System: Floor system inspected

The floor system was visually inspected. No deficiencies were noted in the visible areas.



Recommendations

4.3.1 Structural columns

POST NOT LEVEL

CRAWLSPACE

The steel support post is visibly out of plumb. The post appears to provide adequate support, but support posts such as these should be installed as plumb as possible. The builder should repair and level the post as needed.

Recommendation

Contact your builder.



5: WALL STRUCTURE

Information

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

Wall Structure

WOOD FRAMED, 2 X 4 WOOD, 2
X 6 WOOD

OBSERVATIONS AND RECOMMENDATIONS:

The following items were Inspected and Observed, with any Recommended Actions noted:

Wall Structure Inspection Overview:

The wall structure components were inspected where present and accessible, including the following items:

- Vertical and horizontal structural components or framing
- Beams, headers, and similar components
- Fasteners, straps, and bolts
- Permanent wall bracing
- Fireblocking and drywall backing

Limitations can exist on any wall structure inspection since many of the structural components can be hidden or buried, or covered with insulation or a finished area. We do our best to observe all visible areas and look for any sign of structural concerns. We are not structural engineers, and therefore, if we do see areas of concern we may recommend further evaluation by an engineer to assess the area of concern.

General photos

The following photos document the general condition of the wall structure and framing of the home. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



Header and Window Framing: Headers - No concerns noted

The window and door headers appear to be properly sized and supported.



Recommendations

5.1.1 Wall framing

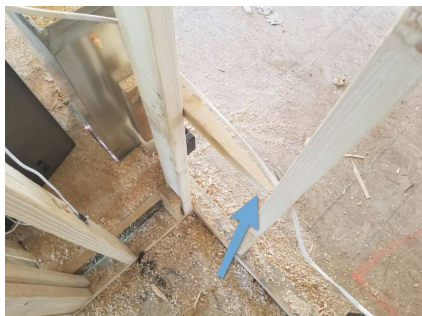
ADDITIONAL BACKING NEEDED

LIVING ROOM

The drywall backing is damaged and loose, and is inadequate, and additional backing is needed to allow the drywall to be properly secured at the corner.

Recommendation

Contact a qualified professional.



6: PLUMBING SYSTEM

Information

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

Water Source PUBLIC	Water Supply (Into Home) COPPER	Water Distribution (Inside Home) PEX
Water Heater Power Source NATURAL GAS	Drain Waste And Vent Material PVC	Gas Distribution (Inside Home) GALVANIZED STEEL
Fire Suppression System Not Present		

OBSERVATIONS AND RECOMMENDATIONS:

The following items were Inspected and Observed, with any Recommended Actions noted:

Plumbing System Inspection Overview

- The plumbing system and components in the home were tested and inspected, including the following items:
- Water supply distribution components
 - Interior drain, waste, and vent components.
 - Supports for interior water supply and drain components.
 - Gas distribution systems.
 - Fire suppression system components when applicable.

Water supply and distribution systems: Supply plumbing inspected

The visible parts of the rough in water supply distribution plumbing was inspected, with no concerns noted.



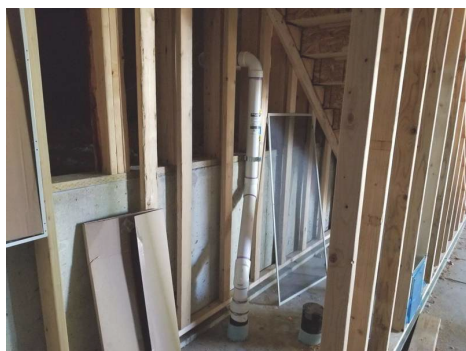
Drain, Waste, and Vent Systems: Waste lines inspected

The waste line plumbing was inspected, and appears to be properly installed, with visible fall in the drain lines as required.

**Radon Vent: Radon vent present**

Basement

There is a rough in vent pipe installed for a future radon reduction system. No concerns were noted with the rough in installation.



7: ELECTRICAL SYSTEM

Information

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

Electrical Service Conductors BELOW GROUND	Electrical Service Voltage Rating 240 VOLTS	Service Amperage And Panel Capacity 200 AMP
Panel Type CIRCUIT BREAKERS	Wiring Methods ROMEX	

OBSERVATIONS AND RECOMMENDATIONS:

The following items were Inspected and Observed, with any Recommended Actions noted:

Electrical System Inspection Overview:

- The electrical system and components in the home were inspected to include the following:
- The services entrance wiring, cables, and raceways.
 - Inspection of the service equipment, panels, grounding electrode(s), and bonding connections.
 - Inspection of the visible parts of the branch circuit and feed conductors and raceways.
 - The presence of switch boxes at stairways, and lighting boxes at stairways, kitchens, bathrooms, hallways, closets, basements, attics, crawl spaces, HVAC equipment, and exterior doors.
- Low voltage wiring systems, built-in audio systems, and any alarm system components present are outside the scope and are not inspected.
- Solar, wind, geothermal, and other alternative energy systems are outside the scope, and are not inspected.

General photos

The following photos document the general condition of electrical system and components if applicable. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



Main and Distribution Panels: Panel set

Basement

The main panel box is set, and wiring is roughed in, but the power is not yet on. No concerns were noted.



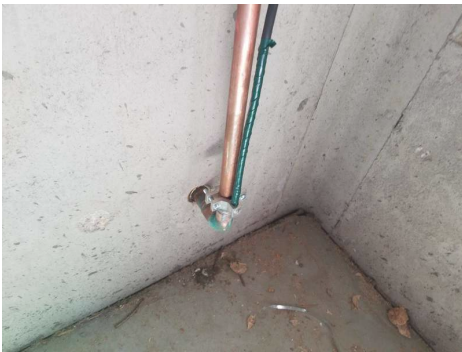
Grounding Connection: Grounding OK

The electrical grounding connection to the grounding rod was visually inspected, with no concerns noted.



Bonding Connection(s): Bonding OK

The electrical bonding connection to the plumbing supply was visually inspected, with no concerns noted.



Recommendations

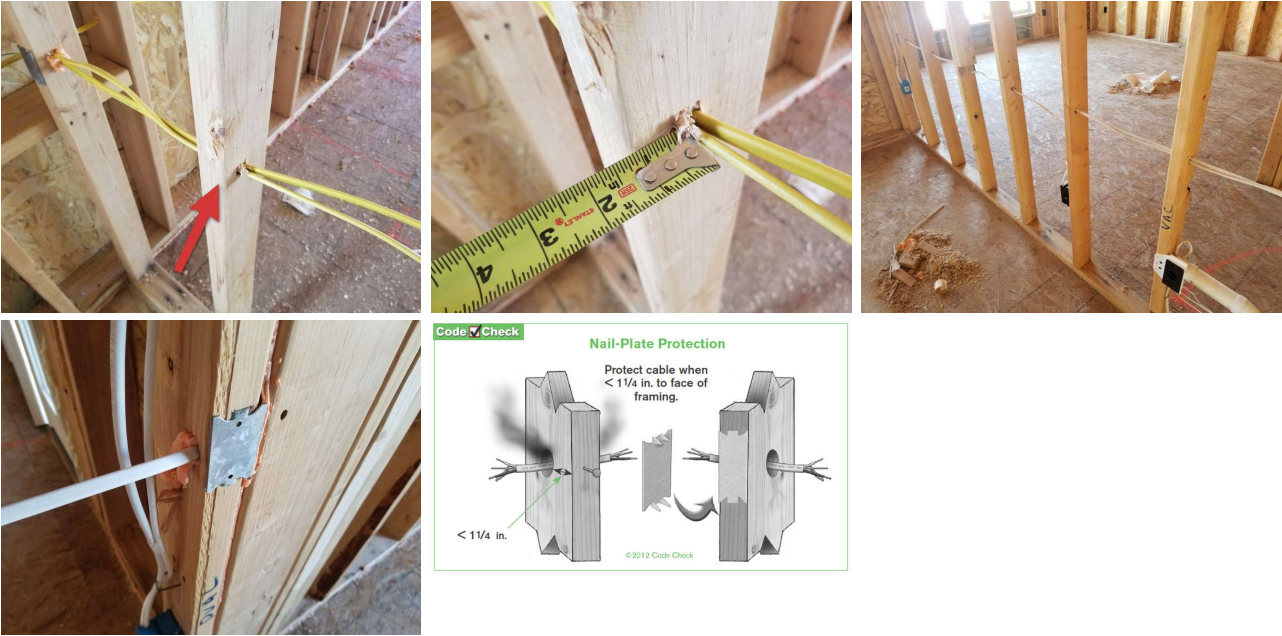
7.7.1 Nail Guards

NAIL GUARDS NEEDED

Nail guards were missing in various locations at the time of inspection. These are required to protect the wiring when less than 1 1/4" from the face of the framing. An electrician should evaluate and install nail guards where needed.

Recommendation

Contact a qualified electrical contractor.



Example of a Nail Guard

8: HEATING AND COOLING SYSTEMS

Information

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

Primary Heating System FORCED AIR	Heating Energy Source NATURAL GAS	Number Of Heat Systems (Excluding Wood) ONE
Primary Cooling Equipment AIR CONDITIONER UNIT	Cooling Energy Source ELECTRICITY	Number Of A/C Only Units ONE

OBSERVATIONS AND RECOMMENDATIONS:

The following items were Inspected and Observed, with any Recommended Actions noted:

Heating and Cooling System Inspection Overview:

- The heating and cooling systems are inspected when installed, including the following:
- Inspection of heating and cooling units when present, and condensate disposal components.
 - Inspecting the venting system, flues and chimneys, and clearances from combustible materials.
 - Inspection of distribution ducts, distribution pipes, and presence of installed heating/cooling source to each habitable room
- Regular service of the HVAC system is important for efficient operation and to achieve maximum life from equipment; equipment can fail at any time without warning; most manufacturers recommend annual service.

General photos

The following photos document the general condition of heating and cooling system and components if applicable. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



Heating Equipment and Venting: Heating equipment visually inspected

The heating equipment is present but is not yet complete, but all components that were present were visually inspected.



Cooling Equipment: Cooling equipment not yet installed

The cooling equipment is not yet installed or complete, but all components that were present were visually inspected.



Limitations

9: FIREPLACES

Information

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

Types Of Fireplaces	Number Of Operable Fireplaces
VENTED GAS LOGS	ONE

OBSERVATIONS AND RECOMMENDATIONS:

The following items were Inspected and Observed, with any Recommended Actions noted:

Fireplace Inspection Overview:

The fireplaces and gas burning decorative appliances are inspected when installed, including the following:

- Inspection of the visible parts of the fireplace and vent components.
- Clearances between components and combustible materials.

Fireplace and Vent Components: Gas fireplace visually inspected

The gas fireplace enclosure and installation was visually inspected, with no concerns noted.



10: INTERIOR

Information

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

OBSERVATIONS AND RECOMMENDATIONS:

The following items were Inspected and Observed, with any Recommended Actions noted:

Interior Inspection Overview:

The interior of the home is inspected, including the following:

- Stairways, including width, headroom, treads, risers, and guard walls.
- Light and ventilation sources in habitable rooms.
- Ceiling heights in habitable rooms, bathrooms, hallways, and basements
- Width of hallways
- Clothes dryer, kitchen, and bathroom exhaust components

General photos

The following photos document the general condition of the interior areas of the home. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.

