



The Cornerstone Inspection Group

Property Inspections and Radon Testing



INTERNATIONAL  
International Code  
Council  
Member

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# Pre-Drywall Inspection Report

## Sample Inspection Address

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Inspection Date:  
00/00/00

Prepared For:  
Sample Client

Prepared By:  
Cornerstone Inspector



# Report Overview

## THE BUILDING IN PERSPECTIVE

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This is a “pre-drywall” inspection only and is intended to identify issues that may need correction before sheetrock is installed. All code references noted herein refer to the International Residential Code (IRC) 2006 Edition. Application of the code may vary somewhat based on the jurisdiction in which the house is built.

The framed construction and mechanical “rough-ins” of the house were substantially complete. The interior insulation has not yet been installed. On the exterior, the roofing, windows, and doors have also been substantially completed. The installation of the brick veneer was also substantially complete.

Overall, the framed construction of the home is of good quality. The materials and workmanship, where visible, are above average. Several repairs are recommended, however, which should be performed by the framing contractor or qualified mechanic.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report:

**Major Concern / Concern:** a system or component, which is considered to be significantly deficient or is unsafe. These deficiencies should be corrected immediately and may involve significant expense.

**Safety Issue:** a condition that relates to the overall safety of occupants, which may require prompt attention.

**Repair:** a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements or repairs, which are recommended but are not immediate in nature.

**Monitor:** a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that these designations are assigned based on visual observations only at the time of the inspection. After further investigation, these conditions may be more serious than previously assessed. They are given as a guideline only. The directions given in this report (i.e. left side, rear, etc.) are as you are facing the building from the street.

## REPAIR RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the recommended repairs and/or improvements for the building, which should be performed by the contractor:

- **Monitor:** The floor system is constructed with a wood and wood composite “I- Beam” floor truss system and is designed to have better resistance to movement and floor squeaks. Typically the supplier of this system has engineered the floors and support beams and should inspect the floor system for proper compliance before sheetrock cover up. Consult with the builder concerning such inspections and obtain all field reports and repair recommendations.
- **Repair, Monitor:** Generally speaking, the house is not ready for drywall installation due to several openings in the exterior veneer and roofing systems, especially as noted at the rear porch (see photo #1) and at the front door (see front cover photo). The house should be totally dried-in as required by code (see R701.2) to prevent moisture intrusion into the wall systems, which can cause mold and mildew to form inside the wall cavities once the house is completed.
- **Repair, Monitor:** There is evidence of past moisture intrusion in the crawlspace area, especially as noted at the back right corner (see photo #2). Evidence of standing water was noted at the left side of the crawlspace, which could have resulted from a plumbing leak during testing or also from outside moisture intrusion. Wet crawlspaces risk building damage from rot and insects and can cause interior mold or mildew. This condition may vary seasonally and/or with precipitation

intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling moisture intrusion. This condition should then be monitored to determine if additional, potentially costly measures such as an interior french drainage system are necessary to protect the building interior from water and moisture damage. The builder should also be consulted concerning waterproofing and french drainage systems that should be in place to protect the crawlspace from moisture intrusion.

- **Repair:** Additional diagonal bracing tied to the floor joists is needed for the main support girders in the crawlspace to prevent lateral movement (ref R502.9 (recommend at 4' o.c.) - see photo # 4).
- **Repair:** All wood debris and/or trash should be removed from the crawl space. Organic debris in the crawlspace increases risk of termite infestations. Missing foundation vents as noted at the back right corner need installation to prevent rodent infestations. The crawlspace door also needs installation.
- **Repair:** Rafter ties (straps) are needed at the wall closest to the garage for the vaulted den at the back left corner (see R802.3.1 – photo #5) for proper support.
- **Monitor, Possible Repair:** There does not appear to be adequate wall bracing and sill anchors at the garage door openings as required by most municipalities to protect from wind shear (see Figure R602.10.6.2 – photo #5). Consult with the local building official concerning this requirement and install as necessary.
- **Repair:** Missing plate straps as noted at the plumbing sewer line in the wall near the garage should be installed as necessary for proper support and fire blocking (see R602.6.1 – photo #7).
- **Repair:** Daylight was noted at a plumbing vent stack in the attic at the right side (see photo #8). The roofer should replace or install this and all other damaged or missing flashing boots as necessary to insure a watertight roofing system.
- **Repair:** There is not an adequate walkway to the attic furnace as required to provide a proper access area for the furnace (see M1305.1). Damaged ductwork in the walkway was already noted (see photo #9). Recommend either reconfiguring the furnace and ductwork or install the attic opening on the other side of the furnace.
- **Repair:** Damaged and missing insulation on refrigerant lines should be repaired, especially in the attic where condensation can cause damage to interior finishes (see photo #10). All lines should also be insulated near the coils to prevent condensation leaks into the furnace, which can cause rusting and damage to the unit.

## THE SCOPE OF THE INSPECTION

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This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of this inspection. No destructive testing or dismantling of building components is performed. This report should not be considered a guarantee or warranty of any kind and should not be used in lieu of inspections required by local government entities. The purchaser is encouraged to have a full inspection performed once all construction is complete and all utilities are in service.

## WEATHER CONDITIONS

Sunny and clear weather conditions prevailed at the time of the inspection. The estimated outside temperature was 85 degrees F. Weather conditions leading up to the inspection have been relatively dry.

# Photographs



Pre-drywall Sample (1).JPG 2007/09/18 12:29:15



Pre-drywall Sample (2).JPG 2007/09/18 12:44:16



Pre-drywall Sample (3).JPG 2007/09/18 12:48:06



Pre-drywall Sample (4).JPG 2007/09/18 12:46:08



Pre-drywall Sample (5).JPG 2007/09/18 12:08:08



Pre-drywall Sample (6).JPG 2007/09/18 12:11:25



Pre-drywall Sample (7).JPG 2007/09/18 12:17:29



Pre-drywall Sample (8).JPG 2007/09/18 12:37:28



Pre-drywall Sample (9).JPG 2007/09/18 12:35:04



Pre-drywall Sample (10).JPG 2007/09/18 12:36:28