

THE SALLADE'S INSPECTION SERVICES

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PHASE 2 (PRE INSULATION & DRYWALL)

Phase 2 Example
Godley, TX 76044

Mr & Mrs Texan
JULY 8, 2022



Inspector

Bill Sallade

Certified Professional Inspector TREC # 10276

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1: GENERAL

2: EXTERIOR WALLS

2.1	Exterior Sheathing ...
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Limitations

Exterior Sheathing ...

WORK IN PROGRESS

- Some damage or incomplete items may be fixed before you get a chance to walk the home and check the items on this report.
- Item may also become damage before you get a chance to walk the home with this report.

This is the nature of construction and not unusual.

Observations

2.1.1 Exterior Sheathing ...

HOLES IN SHEATHING

2ND FL GAMEROOM & RIGHT SIDE

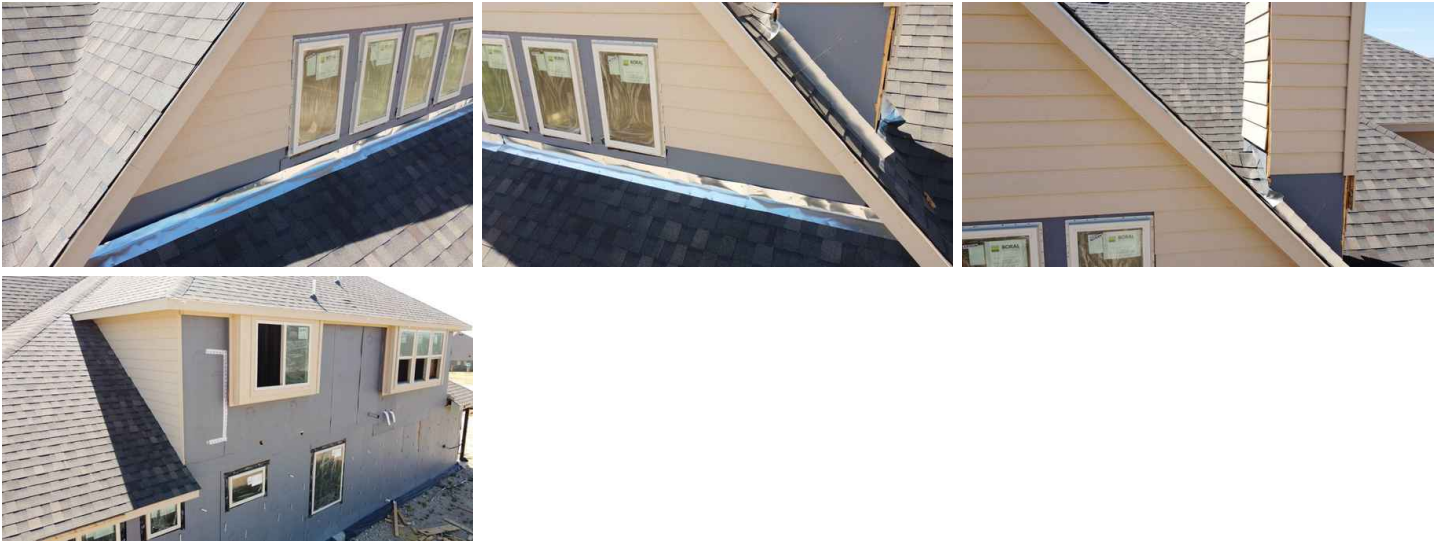
- Holes were observed in the exterior sheathing at the time of inspection. All holes should be repaired to prevent water intrusion into the wall cavity/home.



2.1.2 Exterior Sheathing ...

SIDING NOT INSTALLED YET

- Not all of the Siding has been installed yet on the home.



2.1.3 Exterior Sheathing ...

FLASHING NEEDED FOR WOODEN BRICK LEDGES

RIGHT OF THE FRONT ENTRY

A channel type flashing is needed for the triple rafter wooden brick ledges



2.1.4 Exterior Sheathing ...

FLASHING NOT TAPED TO WALL

RIGHT OF FRONT ENTRY

The Tyvek type roof flashing used as a Chanel flashing for the triple rafters brick ledge should be taped to the wall.



2.1.5 Exterior Sheathing ...

EXPOSED WOOD

Any exposed wood around the exterior of the home should be covered and or taped.



3: ROOF COVERING

3.1	Roof Covering Observations
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Observations

3.1.1 Roof Covering Observations

PICTURES FOR REFERENCE.

- Pictures of the roof covering for reference.

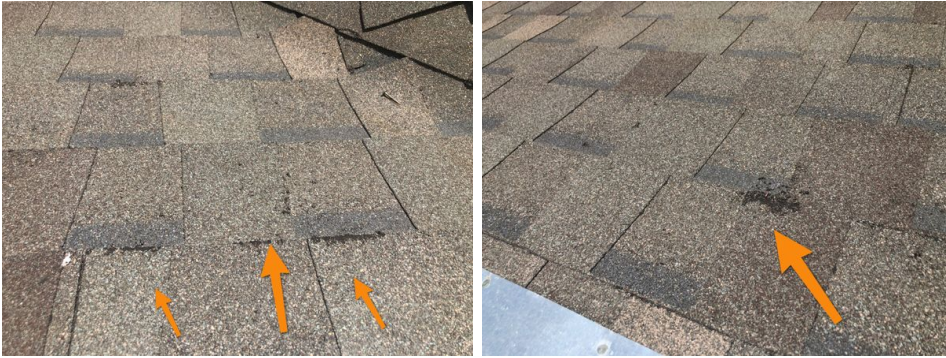


3.1.2 Roof Covering Observations

ABRASION DAMAGE

RIGHT SIDE

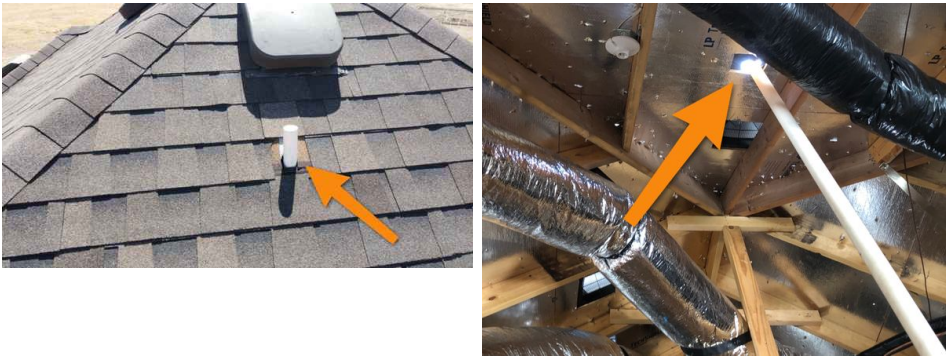
- Abrasion damage was observed in various locations of the roof covering. Some of this damage occurs during the installation process on Hot days. It is recommended that all damaged shingles be replaced at a time when temperatures are cooler



3.1.3 Roof Covering Observations

ROOF BOOT NEEDED

- A roof boot is absent or missing and should be installed before it rains.



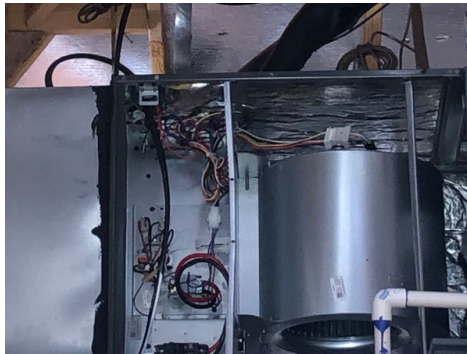
4: MECHANICAL

4.1 Mechanical systems

Information

Mechanical systems: Mechanical systems OK

- Inspect the mechanical systems (HVAC, dryer vent and water heater flue installations for improper or incomplete installations.



Mechanical systems: Dryer vent length ok

The cumulatively measured dryer vent length was less than 35 feet.



5: WINDOWS

5.1	Window Observations
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Observations

5.1.1 Window Observations

WINDOW NOT SQUARE

LEFT WINDOW IN SEXOND FLOOR GAMEROOM

One or more of the windows were observed to be out of square and not latching properly on one side or the other. The window should be adjusted so that the gap for the window latches is even and the windows are plumb and level.



5.1.2 Window Observations

WINDOW NOT LEVEL

2ND FL LEFT REAR BEDROOM & 1ST FL RIGHT FRONT BEDROOM

One or more of the windows were measured to be out of level. The Chanel or gap for the window latches was uneven and the window was difficult to latch. The window should be adjusted so it closes and latches easily and so that the window is level and plumb.





5.1.3 Window Observations

DOESNT CLOSE EASILY

1ST FL RIGHT REAR BEDROOM

One or more of the windows were observed to be difficult to close.



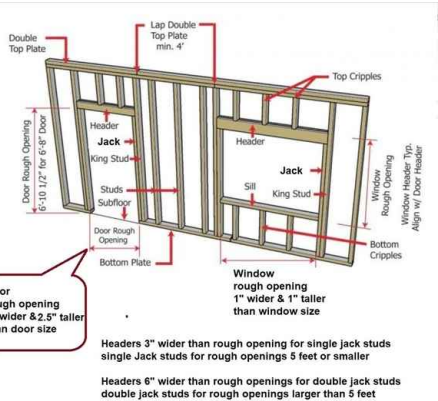
6: FRAMING / STRUCTURE

6.1	Framing Observations
6.2	Door Observations

Information

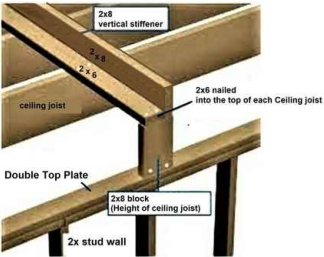
Framing Observations: Basic Wall Framing

Illustration about basic wall framing



Framing Observations: Strong Backs

Illustration about strong backs



Framing Observations: Rat Runs

Illustration about rat runs

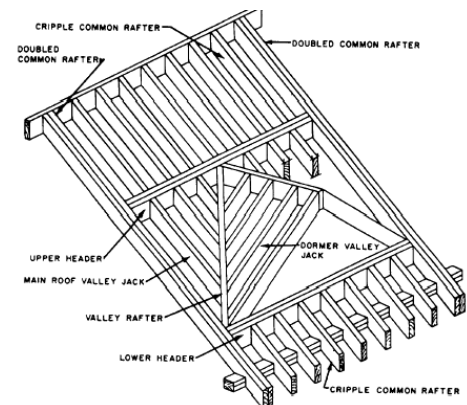
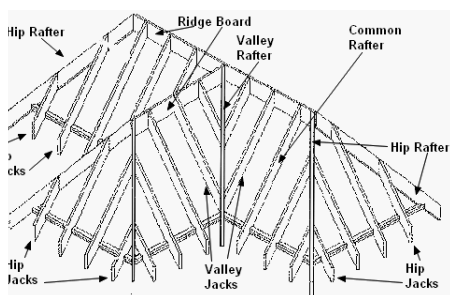
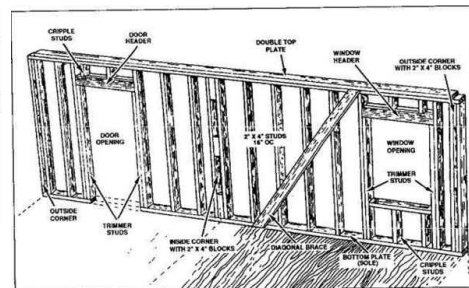
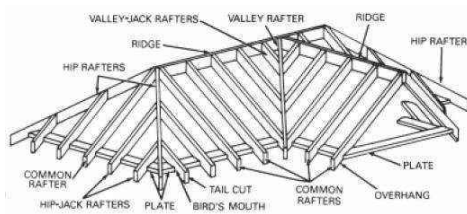
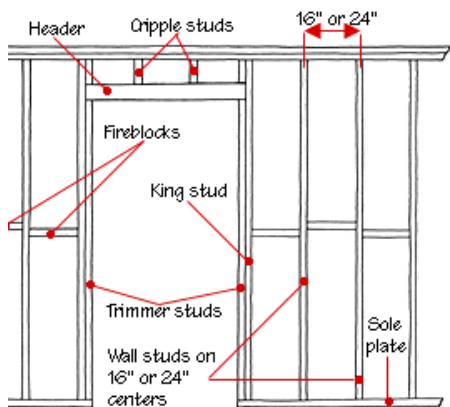


Door Observations: Doors OK

The door reveals looked even at the time of inspection.

Framing Observations: Framing Illustrations for reference

The pictures here are to help you understand framing terminology.



Framing Observations: How bowed studs are marked

Bowed studs are marked with the letters "BOW" written on the stud approximately 6' above the floor.



Framing Observations: Attic framing pictures

Pictures of the attic framing for reference.



Limitations

Framing Observations

VISUAL CHECK

- The frame is inspected while walking the 1st floor, 2nd floor and if available the attic decking. We will not walk the ceiling joists without decking.

Observations

6.1.1 Framing Observations

DOUBLE BEAM NOT PROPERLY SUPPORTED

1ST FL RIGHT HALLWAY BATHROOM

- The double beam was not properly supported with double studs. Another stud should be added to complete the load path.



6.1.2 Framing Observations

DOUBLE BEAM NOT PROPERLY SUPPORTED

2ND FL RIGHT BEDROOM

- The double beam was not properly supported with double studs. Another stud should be added to complete the load path.



6.1.3 Framing Observations

DOUBLE BEAM NOT PROPERLY SUPPORTED

TOP OF THE STAIRWAY

- The double beam was not properly supported with double studs. Another stud should be added to complete the load path.



6.1.4 Framing Observations

DOUBLE BEAM NOT PROPERLY SUPPORTED

MASTER CLOSET & 1ST FLOOR LEFT SIDE CLOSET AND BATHROOM

- The double beam was not properly supported with double studs. Another stud should be added to complete the load path.



6.1.5 Framing Observations

DOUBLE BEAM NOT PROPERLY SUPPORTED

MASTER CLOSET

- The double beam was not properly supported with double studs. Another stud should be added to complete the load path.



6.1.6 Framing Observations

JOIST HANGERS NEEDED

- Joist hangers are needed . The hangers should be properly installed and fully nailed.



6.1.7 Framing Observations

DEAD BLOCKS NEEDED

UNDERSTAIR CLOSET

- Dead blocks are needed in the corners to give a nailing surface for the sheetrock.



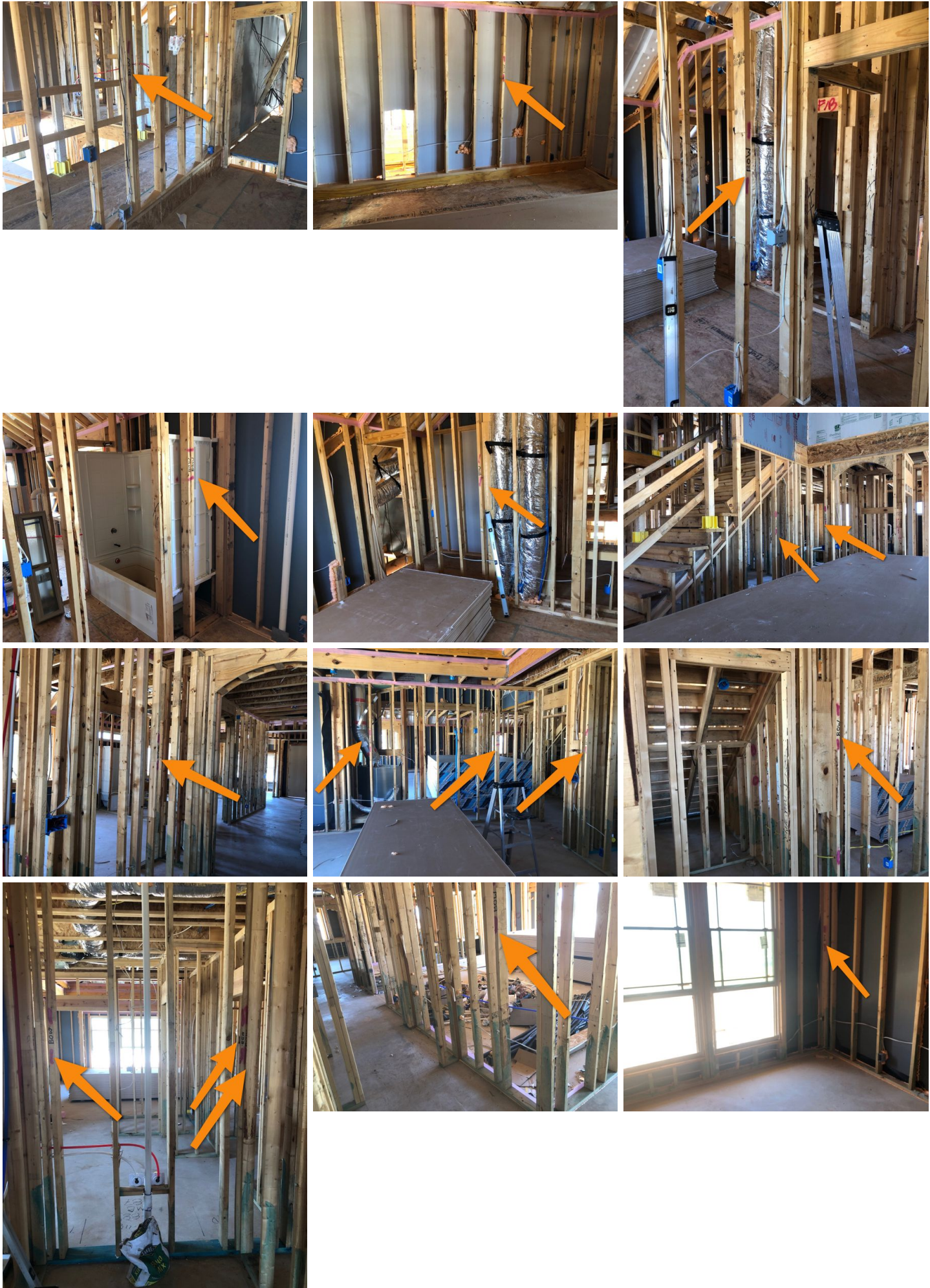
6.1.8 Framing Observations

BOWED STUD

1ST FL RIGHT REAR BEDROOM & RIGHT CENTER BEDROOM & RIGHT FRONT BEDROOM & ENTRY HALLWAY & DINING ROOM & 1ST FL LEFT BEDROOM & 1ST FL LEFT BEDROOM CLOSET & MASTER CLOSET & MASTER BEDROOM & LIVINGROOM & 2ND FLOOR LEFT REAR BEDROOM & 2ND FLOOR LEFT HALLWAY BATH & MEDIA ROOM & 2ND FL RIGHT BEDROOM & 2ND FL GAMEROOM

Bowed stud observed. The stud should be straightened or replaced as necessary.







6.1.9 Framing Observations

TUB BLOCKS NEEDED

2ND FL LEFT HALLWAY BATHROOM

Studs are needed at the edge of the tub / tub walls to better support the drywall that will be installed.



6.1.10 Framing Observations

STUD CRACKED THROUGH

ENTRY HALLWAY & 1ST FL FRONT REAR BEDROOM

One or more studs were cracked through and should be replaced or sisters for strength reasons.



7: PLUMBING

7.1	Plumbing Observations
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Observations

7.1.1 Plumbing Observations

SHOWER LINER DAMAGED

MASTER BATHROOM

The shower pan liner was observed to be torn or damaged and should be repaired / re-sealed to help prevent future water intrusion.

 Safety Hazard



7.1.2 Plumbing Observations

PROTRUDING PIPES

GARAGE HALLWAY

One or more plumbing pipes were observed to be sticking out of the wall cavity and should be corrected.

 Safety Hazard



8: ELECTRICAL

8.1	Electrical Observations
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Information

Electrical Observations: How nail plates are marked

Studs in need of a nail plate are makes with a sharpie made rectangle.

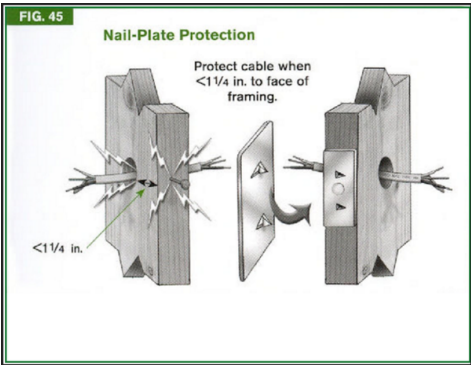
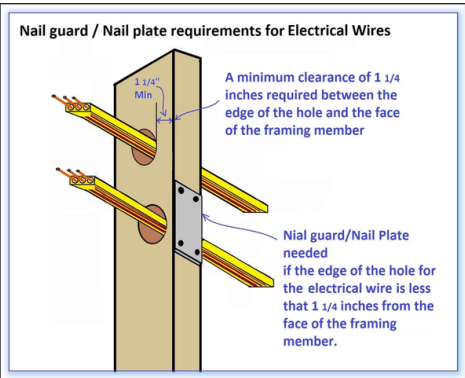


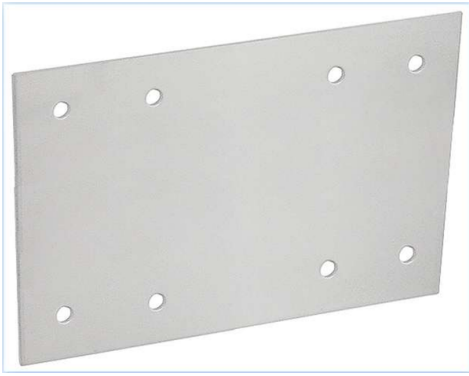
Observations

8.1.1 Electrical Observations

NAIL PLATE ILLUSTRATIONS AND CODE REFERENCE

Illustrations of nail plate examples.
IRC International Residential Code: reference below:
IRC 3702.1 Bored holes & standoff clamps 1 1/4 inch setback.
Protect cables w/ 1/16 inch steel plate (or L&L plate) if closer than 1 1/4 inch to framing surface. F45



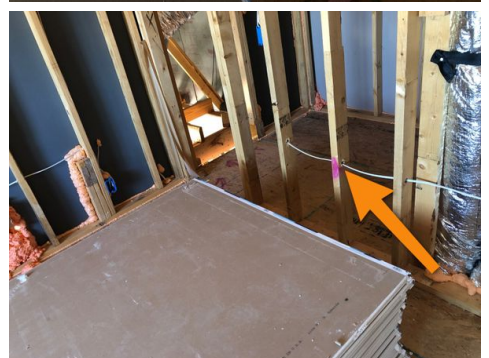
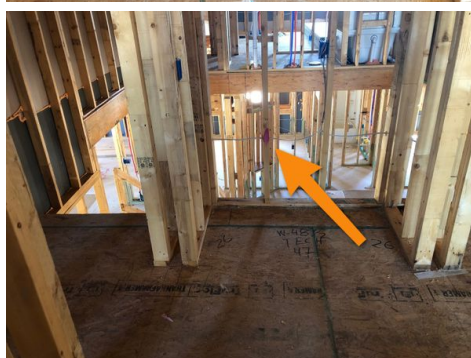


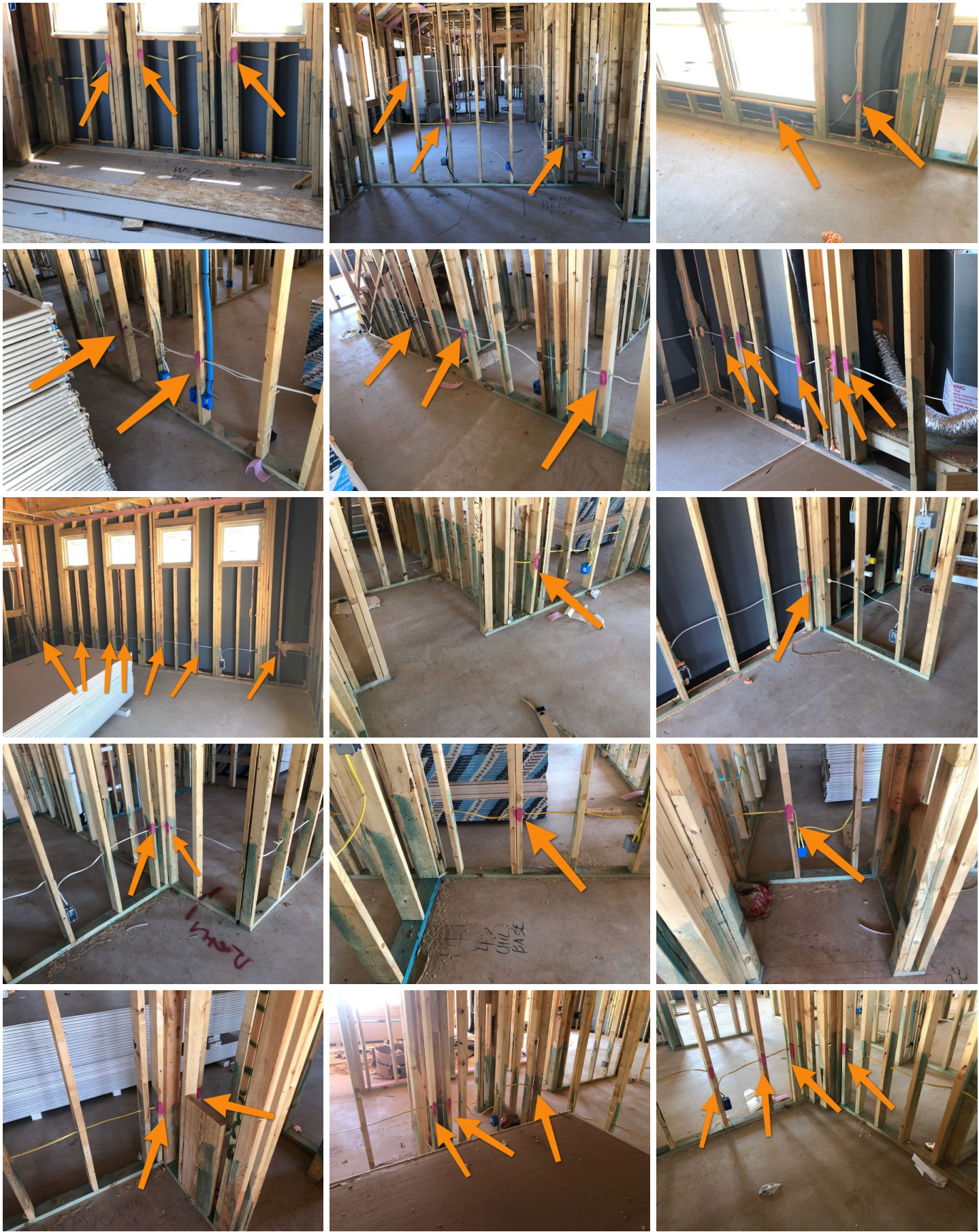
8.1.2 Electrical Observations

NAIL PLATE NEEDED

1ST FL RIGHT REAR BEDROOM & RIGHT CENTER BEDROOM & RIGHT FRONT BEDROOM & DINING ROOM & GARAGE HALLWAY & LAUNDRY & 1ST FL LEFT BEDROOM & MASTER CLOSET & LIVINGROOM & KITCHEN & 2ND FL LEFT REAR BEDROOM & 2ND FLOOR HALLWAY & MEDIA ROOM & 2ND FLOOR GAMEROOM & 2ND FL RIGHT BEDROOM & MASTER BEDROOM

- The electrical wires are not protected where they pass through one of the framing members in the study. A nail plate should be installed to protect the wires.







8.1.3 Electrical Observations

CUT WIRES

1ST FL RIGHT HALLWAY BATHROOM

Wires were observed to be cut and hanging out of the ceiling and or wall cavity.



Safety Hazard



9: FOUNDATION

9.1	Foundation Observations
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Information

Foundation Observations: Foundation Measurement Survey (Zip Level Review)

The following report constitutes the foundation measurement survey. The information provided consists of elevation measurements taken using a Technidea Zip Level and is over and above the standard home inspection evaluation of a foundation by using a specialized measure tool. Included in the diagram below are the elevations changes in portions of an inch from the zero point. The purpose of these measurements is to further evaluate and document the performance of the foundation.

The findings and conclusions are the opinion of the inspector based upon the inspector's experience in residential inspections, visual observations of the structure and the measurements taken.

The inspector is not an engineer, and the information in the report does not constitute and engineering opinion on the performance of the foundation.

