



Matthew Kenny - Licensed Professional Real Estate Inspector

TREC LICENSE #09997



PROPERTY INFORMATION

Address: **123 Main St, Austin**
Prepared for: **John and Jane Smith**

Type of inspection: Pre-Drywall / Framing

Orientation: Home faces North

Bedrooms: 3

Bathrooms: 3.0

Builder: Standard Builders

Listed square footage: 2,139 sf
(per public record)

Buyer's Agent: n/a

Listed year of construction: 2021

Exterior cladding: north masonry
east masonry
south siding
west masonry
roof composite shingle

Water service: ☒ Public ☐ Private well

Sewer: ☒ Public ☐ Private septic

Weather: sunny Temperature: 73 °F

--- This firm is licensed and regulated by the Texas Real Estate Commission (TREC) ---

ARMADILLO HOME INSPECTION

AUSTIN, TX (512) 903-3093

WWW.ARMADILLOINSPECTION.COM

MATTHEW@ARMADILLOINSPECTION.COM



Austin, TX 78745

(512) 903-3093

Matthew@ArmadilloInspection.com

www.ArmadilloInspection.com

Property Location: 123 Main Street, Austin
Prepared For: John and Jane Smith

Inspected By: Matthew Kenny
TREC License: #09997

Inspection Date: February 1, 2021
Inspection Time: 10:00 AM

PRE-DRYWALL INSPECTION REPORT

I. GENERAL INFO

- | | | | | | | |
|-----------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------------|-----------------------------------|
| 1 Building plans made available | <input type="checkbox"/> Structural | <input type="checkbox"/> Architectural | <input checked="" type="checkbox"/> None | | | |
| 2 Roof decking | <input checked="" type="checkbox"/> OSB | <input checked="" type="checkbox"/> Radiant barrier | | Thickness: 7/16 " | | |
| 3 Floor decking | <input type="checkbox"/> OSB | <input type="checkbox"/> Tongue & groove | <input checked="" type="checkbox"/> N/A (single story) | Thickness: " " | | |
| 4 Exterior sheathing | <input checked="" type="checkbox"/> OSB | <input type="checkbox"/> Zip-wall | <input type="checkbox"/> T-Ply | Thickness: 7/16 " & - - - " | | |
| 5 Exterior vapor barrier type | <input checked="" type="checkbox"/> Housewrap | <input type="checkbox"/> Felt | <input type="checkbox"/> Zip-wall | <input type="checkbox"/> T-Ply | <input type="checkbox"/> None | |
| 6 Interior (non-load) wall stud spacing | <input checked="" type="checkbox"/> 16" | <input type="checkbox"/> 24" | | | | |
| 7 Exterior wall stud spacing | <input checked="" type="checkbox"/> 16" | <input type="checkbox"/> 24" | | | | |
| 8 Roof framing type | <input checked="" type="checkbox"/> Truss | <input type="checkbox"/> Field framed | <input type="checkbox"/> Combination | | | |
| 9 Floor framing type | <input type="checkbox"/> Truss | <input type="checkbox"/> TJI I-beam | <input type="checkbox"/> Field framed | <input type="checkbox"/> Combination | <input checked="" type="checkbox"/> N/A (single story) | |
| 10 Attic ventilation | <input checked="" type="checkbox"/> Soffit vents | <input checked="" type="checkbox"/> Ridge vents | <input type="checkbox"/> Static vents | <input type="checkbox"/> Gable vents | <input type="checkbox"/> Turbines | <input type="checkbox"/> Unvented |
| 11 Plumbing water piping | <input type="checkbox"/> Copper | <input type="checkbox"/> CPVC | <input checked="" type="checkbox"/> Pex | (Pex manufacturer: Uponor) | | |
| 12 Gas piping | <input type="checkbox"/> Black CSST | <input type="checkbox"/> Yellow CSST | <input checked="" type="checkbox"/> Black steel | <input type="checkbox"/> No gas | | |
| 13 Termite treatment | <input type="checkbox"/> Stud | <input type="checkbox"/> Slab | <input type="checkbox"/> Taexx (all walls) | <input type="checkbox"/> Taexx (plumbing walls only) | <input checked="" type="checkbox"/> Not visible | |
| 14 Gas test pressure | 0 psi | <input type="checkbox"/> No gauge located (system not charged) | <input type="checkbox"/> No gas | | | |
| 15 Water test pressure | - - - psi | <input checked="" type="checkbox"/> No gauge located (system charged) | <input type="checkbox"/> No gauge located (system not charged) | | | |
| 16 Shower / bath flood tested? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | | | | |
| 17 Vents / drains flood tested? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | | | | |
| 18 Water softener loop | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | | | | |
| 19 Window manufacturer | BFS | <input checked="" type="checkbox"/> Vinyl | <input type="checkbox"/> Vinyl clad wood | <input type="checkbox"/> Aluminum | | |
| 20 UFER location | front bedroom, NE corner | | | | | |
| 21 Weather | sunny | 73 | °F | | | |
| 22 Home faces: | North | | | | | |

GENERAL NOTES

- Client understands that inspection is a visual review of the structure as it appears at the time of inspection. A typical site can change drastically from day to day. A series of photos has been provided documenting the condition of the home at the time of inspection.
- Inspector was not provided with a set of plans and does not verify proper layout, room sizes, locations of electrical, plumbing, or mechanical fixtures and systems in relation to the design.
- Inspection does not include electrical panels, HVAC systems, and hot water heating systems as these are not fully installed and operating at this stage.
- A few of the items listed below have also been noted by builder and are redundant; however, this shall serve as an all-inclusive list.

WORK AFFECTING OR LIMITING INSPECTION

- None

II. FRAMING

GENERAL NOTES

- BUILDER NOTE** - builder should verify location of shear walls, let-in bracing, or structural sheathing against structural plans, as none were available to inspector.
- BUYER NOTE** - Taexx insect control system was installed in walls. This system allows for easy distribution of pesticides should you choose a pest maintenance contract with provider. However, see checklist above. If installed only in wet walls, system's main purpose is for termite prevention and does not provide full insect prevention throughout home, and therefore a monthly spray on the foundation should be performed for complete pest control.
- BUYER NOTE** - inspector does not inspect for bowed framing, as this condition changes with weather and is repaired between the framer and drywall.
- Wall cavities should be swept clear of debris, bottles, and construction material prior to drywall installation.
- When the lintel over the garage door is installed, it should be bolted to the framing rather than simply resting atop masonry. This will help prevent cracking of masonry above doors when lintel begins to sag over the first year.

REPAIRS

- Shimming of gaps in window headers required at:
 - kitchen mini windows
 - center guest bedroom
 - master bedroom
- Heavily damaged truss at rear patio does not appear to have been repaired per truss engineer's recommendations. Builder to provide letter from engineer detailing proper repair.
- Intersection of diagonal trusses at rear patio should be supported by hangers.
- H-clips missing from trusses at rear patio, west side.
- Study door 2x12 header requires additional jack stud at south end.
- Master closet requires additional nailing at door header
- Builder and seller to discuss roughing in of future sink in laundry room.
- Builder to review structural plans to confirm if structural hold-down anchors required in living room.
- Master bedroom hold-down anchors missing bolts.

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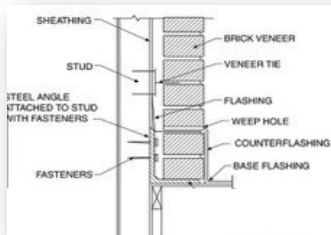
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PRE-DRYWALL INSPECTION REPORT

- 18 Nail plates missing at the following locations:
- 19 - kitchen vent pipes (cabinet blocking)
- 20 - kitchen oven 220V wiring (cabinet blocking)
- 21 - west guest vent pipe (vanity blocking)
- 22 - laundry room vent pipe (cabinet blocking)
- 23 Hangers on far end of attic stairs are incorrect type for 2x4 framing and lack proper fastening; replace.
- 24 Ladder blocking missing from right side of front bedroom door (marked by builder).
- 25 Linen closet wall in hall by laundry room is not square and should be repaired.
- 26 In addition to having the ends glued, the following sole plates are loose and require additional ramset pins:
- 27 - center guest bedroom
- 28 - west guest bath
- 29 - master bedroom
- 30 - master toilet room
- 31 Sheathing joints, including structural t-ply, are required to be backed with solid blocking. This is missing at infilled window framing in pantry.
- 32 4-gang light switches require fastening at master hallway.
- 33 Builder should provide buyer with documentation of slab treatment for termites, if performed. No certificate or stud treatment was observed.

PHOTOS



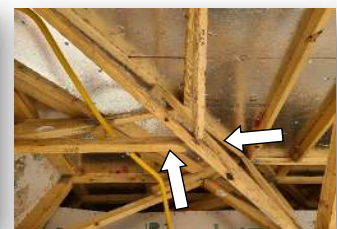
Item 5



Item 6



Item 10



Item 11



Item 13



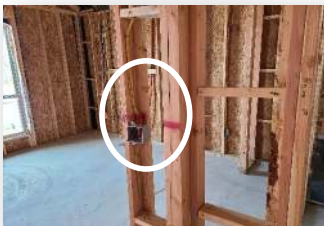
Item 17



Item 22



Item 23



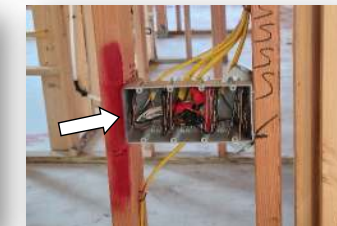
Item 24



Item 25



Item 26



Item 32

III. INSULATION / POLY-SEAL

GENERAL NOTES

- 1 BUYER NOTE - Roof sheathing is equipped with a radiant barrier backing, which reflects solar heat gain and improves the energy efficiency of the home.
- 2 Batt insulation is recommended to be installed under A/C platforms prior to drywall, as blown-in insulation is difficult to insert in this cavity.

REPAIRS

- 3 Outlets on exterior walls require spray foam behind the entire box to meet energy code, as there is not enough room to install proper insulation behind the outlet. Missing at all outlets except center guest bedroom.
- 4 Polyseal around attic access stair framing missing.
- 5 Polyseal missing from penetrations through top plate at the following areas:
- 6 - SE corner of center guest bedroom (abandoned hole)
- 7 - west guest bedroom light switch and outlet
- 8 - laundry room outlet (shared wall with garage)
- 9 - NW corner of master bedroom (abandoned hole)
- 10 Batt insulation should be installed under HVAC platform prior to drywall as blown-in insulation will not fill cavity.

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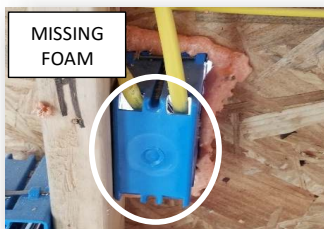
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PRE-DRYWALL INSPECTION REPORT

- 11 Batt insulation should be installed on outside walls of master bedroom ceiling prior to drywall as blown-in insulation will not fill cavity due to raised
- 12 Firefoam required where subpanel wires penetrate t-ply in entry hallway.
- 13 Polyseal required at gaps between exterior sheathing and sole plate at the following areas:
 - 14 - front guest bedroom
 - 15 - breakfast nook and living room
 - 16 - master bedroom
- 17 Polyseal required to fill gaps in sheathing / framing at the following areas:
 - 18 - above right and left of front bedroom window
 - 19 - above left of living room window
 - 20 - between studs in center of master bedroom high windows
 - 21 - at SE corner of breakfast nook, by ceiling

PHOTOS



Item 3 (sample - missing foam)



Item 3 (sample - missing foam)



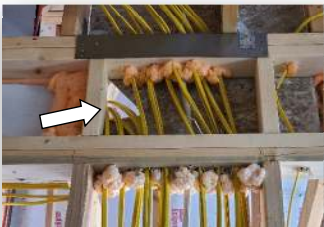
Item 3 (sample - proper foam seal)



Item 8



Item 11



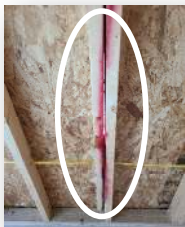
Item 12



Item 13



Item 19



Item 20



Item 21

IV. HVAC / ELECTRICAL / PLUMBING

GENERAL NOTES

- 1 BUYER NOTE - Home is equipped with CSST (corrugated stainless steel tubing). Although safe when properly installed, CSST is a recognized deficiency when not properly bonded. Improper bonding can lead to failure of this piping in the rare event of a lightning strike or electricity surge in the home. **This system is properly bonded and no repairs necessary.**
- 2 When flood testing tubs, a test ball should be inserted in the overflow drain and tub filled above the overflow drain line, as the gasket at this joint often leaks.
- 3 No flood testing of tubs and shower pans or static pressure test of drain piping was evident at time of inspection. Builder to confirm flood testing has or will be performed prior to drywall.

REPAIRS

- 4 Insulating hot water lines of 3/4" or larger at interior walls is required per IECC R403.4 and R403.5.3
- 5 Laundry room exhaust fan is not properly secured in brackets.
- 6 Duct seals missing from all registers. Seals must be installed PRIOR to beginning drywall installation.
- 7 Exterior gas line pressure gauge showed 0 psi pressure - builder to investigate and insure system is holding pressure.

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PRE-DRYWALL INSPECTION REPORT

PHOTOS



Item 2



Item 5



Item 6



Item 7

V. FOUNDATION

GENERAL NOTES

- 1 NOTE - Some honeycombing to foundation exterior is normal and not a sign of structural deficiency. This is often concealed with cosmetic parging.
- 2 Minor (and common) stress cracking at all floors. These cracks are typical and acceptable as of the date of the inspection, but are noted for record in the event of future issues and should be repaired if cracks exceed 1/8" in width or settle differentially (vertically).

REPAIRS

- 3 Patch exposed rebar / post-tension ends with non-shrink grout at entire east side of foundation required to prevent corrosion of reinforcing steel.
- 4 Masonry bond breaker missing from brick lugs at NE corner of house (sometimes installed just prior to masonry)

PHOTOS



Item 1



Item 3



Item 4

VI. WINDOWS & DOORS

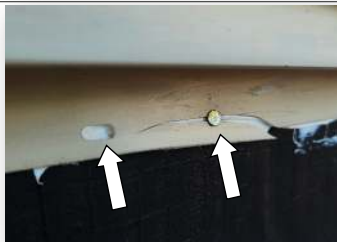
GENERAL NOTES

- 1 BUYER NOTE - Windows were operated but may require adjustment after drywall and insulation and should be re-checked.
- 2 Slotted holes in window nail fins are provided to allow for thermal expansion and contraction of windows, per manufacturer. These holes have not been used and nails are driven through the flange. Nails should be hammered by hand and not gun-driven.

REPAIRS

- 3 None.

PHOTOS



Item 2

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PRE-DRYWALL INSPECTION REPORT

VII. EXTERIOR FLASHING & SIDING

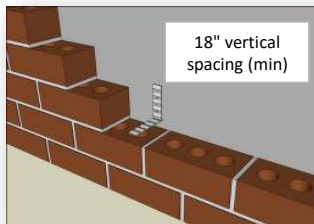
GENERAL NOTES

- 1 NOTE - When exterior masonry begins, brick ties are required for masonry walls of any height over 4' to reduce cracking and movement.
- 2 NOTE - When exterior masonry begins, all windows and doors equipped with steel lintels should be properly flashed per the below diagram. Metal drip flashing or peel and stick should be applied atop the lintel, from the wall drainage plane out past the face lintel to divert water away from opening and prevent backdrip into wall cavity. All lintels should be equipped with end dam flashing.
- 3 BUYER NOTE - cosmetic issues will be addressed at final inspection.
- 4 INSPECTION LIMITATION - vapor barrier has been installed so inspector could not verify proper 1/8" gap around edges of wall sheathing.
- 5 INSPECTION LIMITATION - hardie siding was installed at time of inspection so these areas could not be inspected for proper moisture barrier flashing.

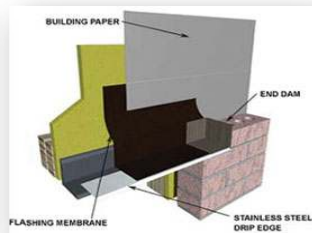
REPAIRS

- 6 Peel & stick flashing not properly lapped at the following areas. Top piece of flashing should always overlap the vertical pieces below to properly
 - 7 - at water heater drain lines
 - 8 - flashing for water lines and drain pipe by a/c condenser must be completely removed and replaced
- 9 Peel & stick flashing tape is loose at the following areas and should be removed and replaced. Flashing is required to be firmly pressed into place with a flashing roller per manufacturers instructions.
 - 10 - gas meter
 - 11 - rear patio gas line
 - 12 - a/c condenser refrigerant lines
 - 13 - kitchen drain cleanout on east elevation
- 14 Soffit trim missing from above study window.

PHOTOS



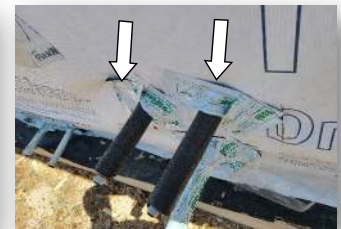
Item 1



Item 2



Item 7



Item 8



Item 10



Item 11



Item 12



Item 13

VIII. ROOFING

GENERAL NOTES

- 1 NOTE - roofing will be fully inspected at final inspection. Below items are preliminary observations.
- 2 Work pending - Caulking of exposed fasteners at all roof flashings and ridge shingle terminations is required to prevent water from entering attic structure through nail hole.
- 3 Work pending - Plumbing pipe vent stacks must have caulking at the rubber flashing to pipe connection to prevent water from entering home when rubber inevitably deteriorates (even when the pipe penetration is an 'Oatey No-Caulk' or similar flashing.)
- 4 Work pending - Exposed PVC on roof must be painted for UVB exposure prior to occupation.
- 5 Work pending - Flue pipes should have the rain collar caulked to the flue pipe to prevent water entry.
- 6 Rodent entry points on roof greater than 1" (where upper roof soffit meets lower roof) should be sealed with metal flashing; required per IRC G2404.9 code.
- 7 Minor wear and tear to shingles due to trade access. It is suggested these shingles are replaced prior to closing after all trades are off roof.

REPAIRS

- 8 None.