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## **PRE-SHEETROCK PHASE INSPECTION REPORT**

Prepared for: You

Address: Texas 75035 9-2020

By: Ron Lane TREC # 21713

1/8/2021

### **PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES**

#### **I. PURPOSE OF INSPECTIONS**

To verify that all improvements are in accordance with:

a. Plans and specifications.

b. Construction must meet State, county, or local building codes enforced in the jurisdiction in which the property is located. In the absence of a state, county, or local building code enforced in the jurisdiction where the property is located, the VA Minimum Property Requirements (MPR's) shall be the applicable provisions of the current International Residential Code, One and Two Family Dwelling Code. In those instances, in which the International Residential Code One and Two Family Dwelling Code apply, the mandatory codes or standards incorporated by reference and the requirements of 24 CFR 200.926e shall apply.

Construction Requirements

c. Methods, practices, and kinds or uses of materials required, advocated, or approved in IRC or HUD bulletins relative to new materials and methods of construction.

d. All requirements, standards, practices, etc. issued by IRC or HUD are applicable for these purposes.

e. Deviations from the above and/or additional requirements as may be released from the IRC

f. This report was prepared for a buyer or seller in accordance with the client's requirements. The report addresses a single system or component and is not intended as a substitute for a complete standard inspection of the property. Standard inspections performed by a license holder and reported on a Commission promulgated report form may contain additional information a buyer should consider in making a decision to purchase.

If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

The inspection does NOT imply insurability or warrant ability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property. General deficiencies include inoperability, material distress, water penetration, damage, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. Nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.

Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid.

- If you have any complaint about our inspection, YOU MUST notify us in writing within seven days after you discover any problem, and let us reinspect before changing the condition, except in emergencies.
- YOU AGREE that, to the extent allowed by law, any damages for breach of this contract or report are LIMITED to the amount of the inspection fee.

**THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION.**

**THIS REPORT IS OUR INVOICE, pre sheetrock inspection. \$XXX paid**

**\$XXX due after and for the final report inspection.**

# I. STRUCTURAL SYSTEMS

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## A. Foundations

Type of Foundation(s):

**Comments:** New Slab on grad foundation appears to be performing its intended function. Master bath had a crack. Shrinkage cracks commonly occur as newly placed concrete dries, especially at high- stress areas like corners. Shrinkage cracks are surface cracks that are not a structural concern. Wood around the foundation should be removed.



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## B. Grading & Drainage

**Comments:**

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## C. Roof Covering Materials

Type(s) of Roof Covering: New Composition shingles

Viewed from: Ground

**Comments:.**

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#### D. Roof Structure & Attic

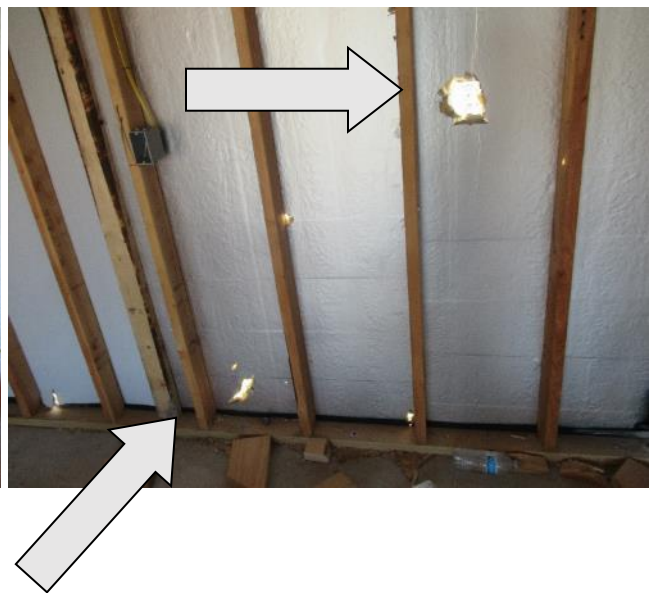
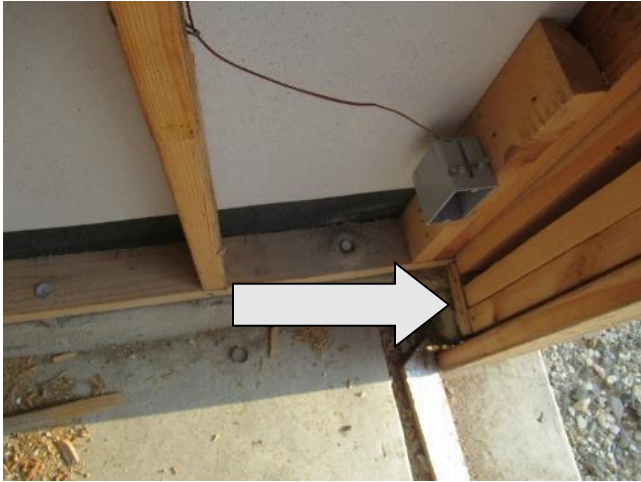
Viewed from: Walking attic

**Comments:** Plumbing vents comply with the minimum sizes per standards. Attic flooring between the A/C units had a crack all the way thru and was cracking when walking on. 1 car garage had no attic access.



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**E. Walls (Interior & Exterior) – Comments:** All outside sheaving holes should be sealed so air will not infiltrate house. Some anchor bolts were not found (not seen) at master closet and some ends. Each individual sill plate section has at least two bolts the required distance from the end of the section, per standards (some were not seen see above). Missing metal plate for plumbing and for wire protection was missing at some areas (pantry gas and some other electric wires). Some holes in the wall repairs only had expanding foam and not sheathing material. Not all ground level studs had green protectant stain on them (front bath, shower and master closet). Wood lintels over the garage doors did not have (were not seen) metal L lintels and the wood could warp/bend over time and cause brick/stone mortar cracks.





Framing members do not have notches or bored holes larger than allowed by the code. None of these notches are located where they will weaken the member more than allowed per standards

All wall intersections and corners are connected correctly, per standards.

Lateral bracing (such as shear walls) are installed where required and nailed correctly, per standards

Framing members are properly connected and have approved fasteners are used per standards

Top plates in bearing walls are doubled, as required by standards

Wall openings, such as doors and windows, do provide adequate natural light and ventilation, per standards

Hallways and stairways meet minimum width and height requirements per standards. Hallways are not less than 3 feet wide per standards

Dimensions of girders, headers, lintels and beams comply with the plans and standards

Stud spacing complies with the plans and standards

Sill plates are either naturally durable lumber or preservative-treated lumber that complies with standards

Anchor bolts or the appropriate anchor straps are installed on sill plates. They are properly installed, spaced, and embedded to the right depth, per standards (see above).

There is fire blocking in every wood wall frame, including in concealed spaces, interconnections and in openings for vents, ducts, cables and wires, per standards.

Wood framing that will support gypsum board spaced no more than 24 inches OC, per standards

There is at least 1 1/2 inches of bearing support at the end of each floor joist, per standards

Blocking is installed at points of support to keep joists from rotating or falling over (per standards), and they are utility grade or better (per standards).

Joists under bearing partitions are doubled where required, and of the right size, per standards

Where joists from opposite sides of a span lap over a support, such as a wall or beam, the joists lap at least 3 inches. And the joists nailed together, per standards

All fabricated wood I-joists have designations that comply with what's in the approved plans and specs, per standards

There are no cuts, notches or holes in engineered wood products, such as glu-lam beams, laminated veneer lumber or I-joists and engineered framing material is installed as specified by the fabricator and per standards. Front right living room I-beams had holes cut in them for a/c ducts.

Floor joists connected to other framing members per standards and fastened according to standards

Weather-resistant sheathing paper has been installed under the wall panels, per standards

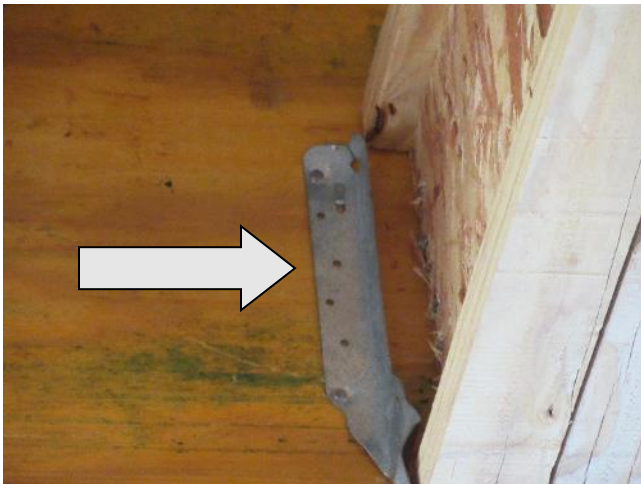
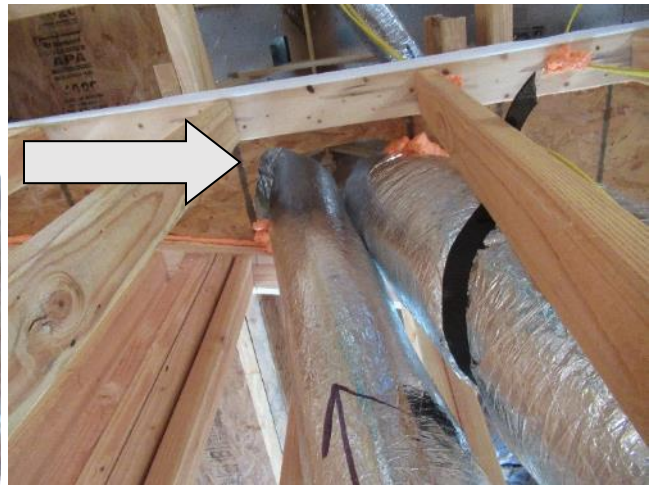
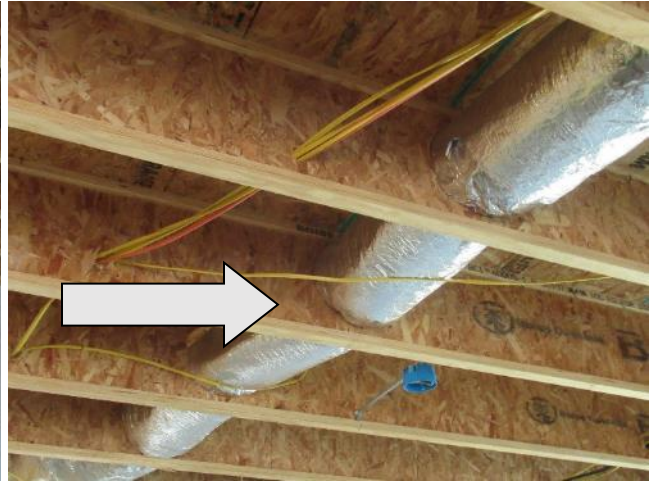
All joints in panel siding fall are on framing members.  
Siding joints lapped properly, per standards

The stud spacing matches the manufacturer's specifications for siding support, per standards

Construction joints between dissimilar building materials fit tightly to prevent leakage, per standards

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**F. Ceilings & Floors – Comments:** Fireplace flu had a gap at the fire block metal. Front right living room I-beams had holes cut in them for a/c ducts (upper common room floor) holes should not be in the center 1/3<sup>rd</sup> and should be less than 2 inches. Ceiling beam over the stairs not all nail holes were used on the support. Master closet at the bath wall had missing concrete. Small hole in upper closet floor had no fire block. Hole in a/c duct void had no fire block.



Upper floors should be glued and screwed.



Custom stick build attic with proper bracing.

The correct rafter design is used in each situation, per standards. NO alterations, such as cuts or splices, or additional loads, such as HVAC equipment.

Draft stopping has been installed in the floor-ceiling assembly and is installed correctly and with the correct materials, per standards

Fire blocking is installed properly and with the correct materials, per standards. Fireplace flu had a gap at the fire block metal.

Sheathing panels the correct grade, per standards

The center-to-center spacing of supporting joists or rafters are within the allowable span for the panels being used, per standards

Wood structural panels are connected to framing according to standards

Blocking and panel edge clips comply with standards

All end joints in lumber used in subflooring do occur over support, per standards

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**G. Doors** (Interior & Exterior) – **Comments:** Opened and closed front and back doors. Front door was a temp. Doors had no locks. 1 car garage had no doors.

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**H. Windows** – **Comments:** 1 media room window was broken.



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**I. Stairways** (Interior & Exterior) – **Comments:** Make sure stairway cavity is sheet rocked on underside of stairs to prevent spread of flames.

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**J. Fireplace/Chimney** - **Comments:**

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**H. Vents** – **Comments:** Dryer vent should not have more than 2- 90 degree bends it had 3.

## II. ELECTRICAL SYSTEMS

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### A. Service Entrance and Panels

Comments: 200 AMP



Branch circuits are rated according to the maximum allowable amperage setting of any breaker or over current device, per standards

No panel board has been installed in a prohibited location, such as a clothes closet, bathroom, or where not readily accessible or where subject to physical damage, per standards

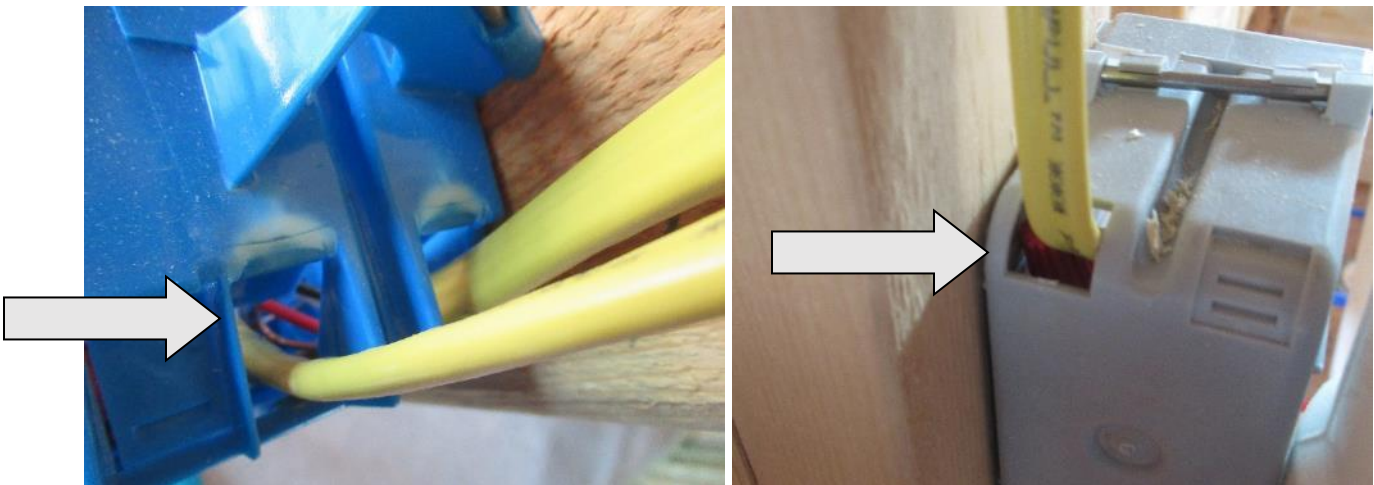
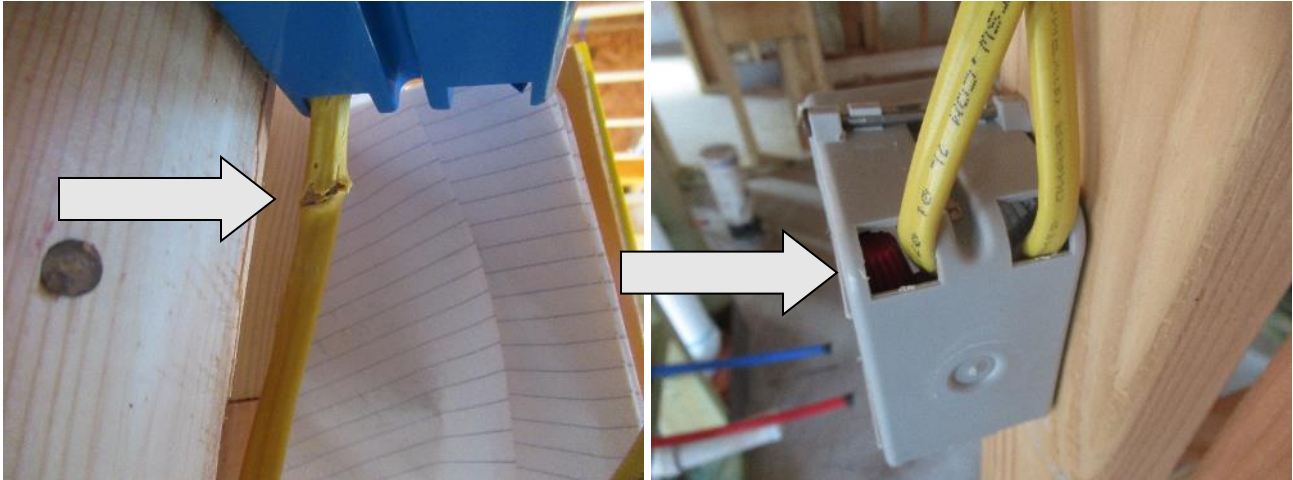
No UFER ground.

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### B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

**Comments:** Master bath wire cover was cut. Wire entering each outlet or switch box was not fastened to the box, per standards (some plastic was broken off and others bent). 1 car had no outside light box. A steel plate was not used to protect any hole bored for electric cable that's within 1/4 inches of the edge of a stud or joist, per standards in all areas. Wire is entering each outlet or switch box is fastened to the box, per standards (many were not attached to the box).



The electrical layout follows the approved plans, per standards

All boxes, wiring, and conduit are identified with the manufacturer's name, per standards

Kitchen and dining area outlets are fed with two 20-amp circuits using 12-gauge wire, per standards

The laundry room does have a separate 20-amp branch circuit, per standards

There a separate 20-amp branch circuit for every bathroom, per standards

You see at least 6 inches of free conductor wire at outlet boxes, per standards

There are boxes for exterior lighting at residence exits, per standards

There are ground-level receptacle outlets at the front and back of each dwelling unit, per standards

Ceiling fan boxes an approved type, per standards

There is a receptacle on an adjacent wall within 36 inches of the outside edge of each lavatory basin, per standards

Wire is entering each outlet or switch box is fastened to the box, per standards (many were not attached to the box).

Approved conductor crimp rings and compression fittings are installed properly, per standards

The number of wires entering any outlet box complies with the limit in normal standards

Branch circuits are rated according to the maximum allowable amperage setting of any breaker or over current device, per standards

The grounding conductor is joined to the grounding electrode using an approved connector, per standards

Metal boxes grounded, per standards

Outlet spacing around rooms comply with standards

Receptacles are spaced so that no point along the floor line of any wall is more than 6 feet, measured horizontally, from an outlet

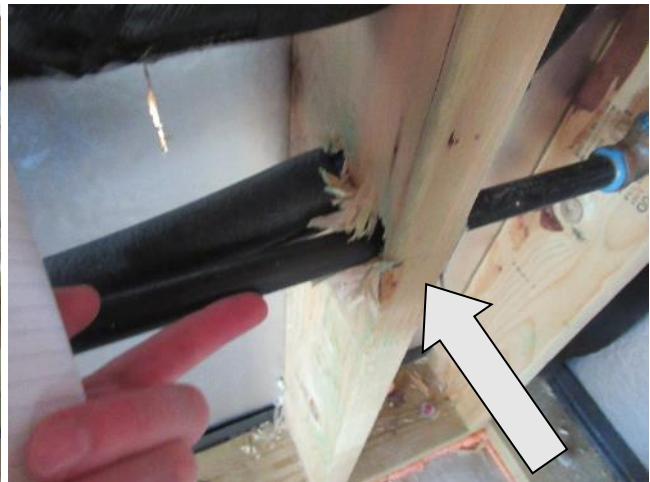
At least one wall-switch-controlled lighting outlet is provided in habitable rooms and bathrooms, per standards

N/A, Smoke alarm outlets are installed as required by standards

### III. PLUMBING

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**Comments:** Laundry cold water leaked. Water heater pressure tank was hard to reach. Gas pipe was not protected from physical damage, per standards, and is properly supported, per standards (pantry area had no plates). A/C pans were strapped and screwed to the gas vents for support.





All required plumbing cleanouts installed properly and are they located per the plans. They meet the requirements of standards

Trap arms the proper size and length, per standards

Plumbing vents kept the required distance from doors, operable windows and air intake openings, per standards

The required plumbing vent extends at least 6 inches above the roof per standards  
Bath rooms are properly ventilated, per standards

The location of the water closet flange complies with standards

Water supply pipe materials, sizes and supports comply with standards

Shield plates are installed on stud walls to protect plumbing pipes, per standards

There is no part of the system that offers an opportunity for cross-connection between the water supply and a source of contamination. Cross-connection is prohibited by standards

Gas piping is sized according to standards

Gas piping is made of approved materials, per standards and is clearly identified, per standards.

## **Notes:**

### **Foundations**

Master bath had a crack.  
Wood around the foundation should be removed.

### **Roof Structure & Attic**

Attic flooring between the A/C units had a crack all the way thru and was cracking when walking on.  
1 car garage had no attic access.

### **Walls (Interior & Exterior)**

All outside sheaving holes should be sealed so air will not infiltrate house.  
Some anchor bolts were not found (not seen) at master closet and some ends.  
Each individual sill plate section has at least two bolts the required distance from the end of the section, per standards (some were not seen see above).  
Missing metal plate for plumbing and for wire protection was missing at some areas (pantry gas and some other electric wires).  
Some holes in the wall repairs only had expanding foam and not sheathing material.  
Not all ground level studs had green protectant stain on them (front bath, shower and master closet).  
Wood lintels over the garage doors did not have (were not seen) metal L lintels and the wood could warp/bend over time and cause brick/stone mortar cracks.

### **Ceilings & Floors**

Fireplace flu had a gap at the fire block metal.  
Front right living room I-beams had holes cut in them for a/c ducts (upper common room floor) holes should not be in the center 1/3<sup>rd</sup> and should be less than 2 inches.  
Ceiling beam over the stairs not all nail holes were used on the support.  
Master closet at the bath wall had missing concrete.  
Small hole in upper closet floor had no fire block.  
Hole in a/c duct void had no fire block.

### **Doors (Interior & Exterior)**

Front door was a temp.  
Doors had no locks.  
1 car garage had no doors.

### **Windows**

1 media room window was broken.

### **Stairways**

Make sure stairway cavity is sheet rocked on underside of stairs to prevent spread of flames.

### **Vents**

Dryer vent should not have more than 2- 90 degree bends it had 3.

**Branch Circuits, Connected Devices, and Fixtures**

Master bath wire cover was cut.

Wire entering each outlet or switch box was not fastened to the box, per standards (some plastic was broken off and others bent).

1 car had no outside light box.

A steel plate was not used to protect any hole bored for electric cable that's within 1 1/4 inches of the edge of a stud or joist, per standards in all areas.

Wire is entering each outlet or switch box is fastened to the box, per standards (many were not attached to the box).

**PLUMBING**

Laundry cold water leaked.

Water heater pressure tank was hard to reach.

Gas pipe was not protected from physical damage, per standards, and is properly supported, per standards (pantry area had no plates).

A/C pans were strapped and screwed to the gas vents for support.