

Bulls Eye Home Inspection, PLLC

Phase Inspection Report



Inspection prepared for: [REDACTED]
Real Estate Agent: Vicki Haislup - Wayne Murray Properties

Date of Inspection: 3/29/2019 Time: 10:00 AM
Order ID: 509

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Pre-Drywall Checklist

PRE-DRYWALL CHECKLIST

Materials:

TYPE OF HOME

Single Family Two Story

FOUNDATION TYPE

Slab on grade

WALLS

1. Anchorage: Bolts and mud sills
2. Is bottom sill plate pressure preservative treated: Yes
3. Exterior walls double platted and joints offset: Yes
4. Non-Bearing walls Size: 2x4, Spacing on center: 16"
5. Do drilling & notching of non-load walls meet requirements: Yes
6. Baring walls Size: 2x4, Spacing on center: 16"
7. Do notching & boring of load baring walls meet requirements: Yes
8. Are windows and doors framed with Jack Studs or Trimmers: Yes
9. Type of exterior sheathing: OSB and Structural Weather Barrier (SWB)
10. Lintels properly installed above windows and doors: None in place
11. Exterior siding in place at the time of this inspection: Yes

ROOF STRUCTURE

TYPE: Rafters

G. ROOF SHEATHING

1. Thickness: 7/16"
2. Flashing, felt paper, **drip edge** in proper locations: Yes

H. ROOFING MATERIAL

Composition shingles

I. FLASHING

Flashing properly installed: Yes
(Drip flashing, jack flashing, step flashing and counter flashing, etc.)

J. ATTIC VENTILATION

Does roof ventilation meet current building standards?: Yes
Are the soffit vents properly installed, insulation shall not block the free flow of air?
A minimum of 1-inch space shall be provided between the insulation and the roof sheathing at the location of the vent: None in place

ELECTRICAL

Underground Service

Service Size: Other: not in place at time of inspection

HVAC

1. Heating Type: Electric
- Number of Units: 1
- Location: Attic
2. Attic mounted: Walkway decked to unit (Min. 22" Wide): Yes
3. Attic mounted: 30" work clearance on control side of unit:
4. Attic mounted: Service Light & Receptacle:
5. Central AC: None in place Evaporating Coil in Place: Yes
6. Ductwork: Flex Duct

PLUMBING

1. Water Supply: Public Supply
2. Waste: Public System
3. Proper plumbing ventilation: Yes
4. Are roof level vent stacks painted to help protect from UV breakdown: No
5. Water lines properly secured to studs to help prevent knocking and banging: Yes
6. Water lines properly protected from nail punctures: Yes

WATER HEATER

1. Type: Other: not in place at time of inspection
2. Number of units:
3. Location: Garage

MECHANICAL EXHAUST VENTS

Were bathroom and utility mechanical exhaust vents terminated to the exterior of the house? Yes

DRYER EXHAUST FLUE

Did the dryer flue meet current mechanical installation standards? Yes

Pre-Drywall Descriptions

WEATHER RESISTIVE BARRIER

Observations:

Holes/tears were observed in the weather resistive barrier. We recommend having them repaired per the manufacturer's instructions. See section R703.2. This was noted on the



Visible gap in the WRB sheathing

Visible gap in the WRB sheathing

Tape around pipe penetration

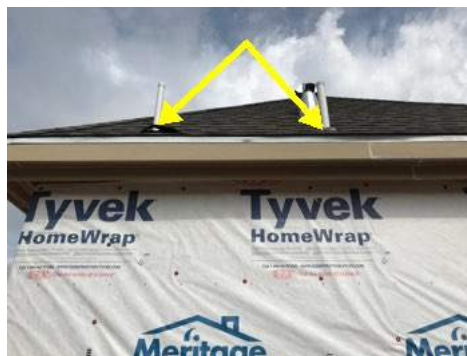


Tape around pipe penetration

ROOFING

Observations:

One or more plumbing vent at the roof was missing a flashing boot. We recommend having this repaired to prevent intrusion into the attic space.



Missing plumbing boot

FLOOR FRAME

Observations:

Joist hangers were lacking fasteners (nails). Each hole in the hanger should have a fastener per manufacturer's instruction. We recommend repair.



Missing nail floor joist support (garage)

PLUMBING

Observations:

One or more PEX pipe were missing insulation.



Seal around wall penetration



Seal around wall penetration



Missing PEX pipe insulation



Missing PEX pipe insulation



Missing PEX pipe insulation

HVAC



High Efficiency electric furnace ok



HVAC flue ok

Report Summary

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