



Confidential Inspection Report



Final Pre-Drywall Inspection Report

PREPARED EXCLUSIVELY FOR



LOCATED AT:



INSPECTED ON:

09/03/2026

Inspected and Prepared By: Steve Johnson,

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REPORT NAVIGATION

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PRE-DRYWALL STATEMENT OF LIMITATIONS

The Statement of Limitations provides a comprehensive, though not exhaustive, overview of the American Society of Home Inspectors auxiliary standards of practice for residential pre-drywall inspections. For further details, the complete standards are available upon request.

Important Note: this is a visual inspection limited to what the inspector can access and see.

FOUNDATION

The home inspector shall inspect the visible parts of: footings, pier pads, and similar components; foundation walls; fasteners, straps, bolts, and similar components; structural columns; concrete foundation slabs; waterproofing and/or damp proofing; foundation drains; under-floor crawl spaces; retaining walls that are likely to adversely affect the building. The inspector shall describe: foundation(s); under-floor crawl space ventilation method(s); and under-floor crawl space inspection method(s). The inspector is not required to: measure the foundation or to determine whether it is plumb, square, or properly located on the property; determine how water will flow on the property; determine whether the property or structure is in a flood hazard area; determine the structural integrity of any component. Inspectors are not required to determine the structural integrity of any component.

FLOOR SYSTEM

The home inspector shall inspect the visible parts of: floor joists, trusses, sill and sole plates, and similar components; bridging, blocking, rim and band material, web stiffeners, filler and backer blocks, and similar components; beams, girders, and similar components; opening(s) in the floor system; floor sheathing; fasteners, straps, bolts, hangers, and similar components; draft stops. Inspectors are not required to determine the structural integrity of any component.

WALL SYSTEM

The home inspector shall inspect the visible parts of: vertical and horizontal structural components; beams, headers, and similar components; fasteners, straps, bolts, and similar components; permanent wall bracing; vertical load paths; Fire blocking. The inspector shall describe vertical wall structural components. Inspectors are not required to: inspect fire separation distances or components between detached buildings; determine the structural integrity of any component.

ROOF SYSTEM

The home inspector shall inspect the visible parts of: ceiling joists, rafters, trusses, and similar components; rafter ties, collar ties, bridging and lateral support members, purlins, web stiffeners, and similar components; ridge boards, hip and valley rafters, beams, and similar components; opening(s) and penetration(s) in the roof system such as dormers; roof sheathing; fasteners, straps, bolts, hangers, and similar components; attic access openings; attic ventilation. The inspector shall describe: roof structural components; roof sheathing; attic ventilation method(s). Inspectors are not required to determine the structural integrity of any component.

ROOF COVERING

The home inspector shall inspect the visible parts of: roof covering materials and underlayment; sidewall, valley, and penetration flashing; skylights, exterior of chimneys, and other roof penetration. The inspector shall describe: roof covering material(s); roof inspection method(s). Inspectors are not required to: walk on roofs; inspect roofs and other components from other than at ground level.

HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) SYSTEM

The home inspector shall inspect the visible parts of: HVAC components; distribution ducts, distribution pipes, and similar components; for the presence of a heating and cooling source in habitable rooms; condensate disposal components; access to HVAC equipment; vents, flues, and similar components; clearance between vents, flues, and

similar components and air intake openings; equipment elevation, anchoring, and protection; clearances to combustible materials. The inspector shall describe: HVAC equipment energy source(s); HVAC equipment. Inspectors are not required to: calculate or determine the size or adequacy of HVAC equipment and of distribution components; test HVAC equipment and distribution components for leaks; inspect solar, geothermal, wind, and other alternative energy systems; calculate or determine the size or adequacy of vents, flues, and similar components; calculate ventilation requirements or to determine the adequacy of ventilation components.

PLUMBING SYSTEM

The home inspector shall inspect the visible parts of: interior water supply distribution components; interior drain, waste, and vent (DWV) components; supports and insulation for interior water supply and DWV components; fuel storage and fuel distribution components, including supports; vents, flues, and similar components, including clearance to combustible materials; clearance between plumbing vents, fuel-burning equipment vents, flues, and similar components and air intake openings; backwater valves. The inspector shall describe: interior water supply distribution material(s); interior DWV material(s); interior fuel storage equipment and distribution material(s); energy source for domestic hot water; the presence of fire suppression systems. Inspectors are not required to calculate or determine: the size and adequacy of water supply, DWV, and fuel distribution pipes; the size and adequacy of vents, flues, and similar components; whether water supply and waste disposal systems are public or private; water supply quality and quantity; functionality of private waste disposal systems. Inspectors are not required to inspect: private water storage and supply systems; private waste disposal systems; solar, geothermal, wind, and other alternative energy systems; fire suppression systems; landscape irrigation systems. Inspectors are not required to test water supply, DWV, and fuel distribution components, waste receptors, and fixtures for leaks.

ELECTRICAL SYSTEM

The home inspector shall inspect the visible parts of: the visible parts of the service drop, mast, and related components; the visible parts of the service lateral; the visible parts of service entrance conductors, cables, and raceways; the visible parts of the service equipment; the visible parts of grounding electrode(s) and grounding electrode conductor(s); the visible parts of the panelboard(s), cabinet(s), and related components; the visible parts of the branch circuit and feeder conductors, and raceways; the visible parts of the bonding connections; for the presence of switch boxes at stairways; for the presence of lighting boxes at stairways, kitchens bathrooms, hallways, closets, basements, attics, crawl spaces, HVAC equipment, and exterior door. The inspector shall describe: amperage and voltage rating of the service equipment; amperage and voltage rating of secondary panels; location of service equipment and of secondary panels. Inspectors are not required to: calculate or determine service, feeder, and branch circuit load; calculate or determine conductor size; determine if branch circuits are correctly installed between panelboards and points of control or use (boxes) and between points of control or use; inspect audio, video, data, telephone, signaling, structured wiring, low voltage, and similar components that are not part of the primary electrical power distribution system; inspect any components and circuits that serve or are related to swimming pools, spas, and hot tubs; inspect solar, geothermal, wind, and other alternative energy systems.

WINDOWS AND DOORS

Inspectors shall inspect the visible parts of: physical attachment to the structure; flashing; escape openings, window wells, the egress door, and door landings. Inspectors are not required to determine the presence, absence, and orientation of low emissivity coatings.

EXTERIOR WALL COVERINGS

Inspectors shall inspect the visible parts of: flashing and drainage components; fastener type and placement; horizontal support components such as lintels; vertical support components such as wall ties. Inspectors are not required to determine whether proposed or installed horizontal support components are structurally adequate to support imposed loads.

INTERIORS

Inspectors shall inspect the visible parts of: stairways, including width, headroom, treads, risers, and guard walls; light and ventilation source(s) in habitable rooms; ceiling height in habitable rooms, bathrooms, hallways, and basements;

width of hallways; clothes dryer, kitchen, and bathroom exhaust components.

FIREPLACES AND DECORATIVE GAS APPLIANCES

Inspectors shall inspect the visible parts of: fireplace and chimney components; decorative gas appliances, vents, and related components; clearances between components and combustible materials. Inspectors shall describe: fireplace(s) and chimney(s), and decorative gas appliances(s).

GLOSSARY OF TERMS & DEFINITIONS

Understanding key terms used in your inspection report

Functional

Functional means in good working order. It also means useful, serving a purpose or fulfilling a function. For example, a light switch performs a function. Its function is to turn the light on and off. A functional construction element generally must meet higher technical but lower aesthetical requirements. It is important to note that in the inspection report your inspector may have marked a particular item functional and also marked an area of concern that doesn't affect the overall functionality of the item inspected.

Satisfactory

Satisfactory means fulfilling expectations or needs; acceptable, though not outstanding, or perfect. For example, a floor is satisfactory when it serves the purpose it was installed for even though it may have imperfections or shows wear. It is important to note that in the inspection report your inspector may have marked a particular item satisfactory and also marked an area of concern that doesn't affect the overall condition of the satisfactory item inspected.

Qualified Specialist

Qualified specialist mean a person who possesses an appropriate combination of formal education, knowledge, skills and experience to conduct a technically sound and rational assessment for the area of practice and be familiar with applicable regulations, standards, policies, protocols and guidelines.

Significant Findings Page

The summary of significant findings page is not the entire report. The complete report may include additional information of concern. Items listed on this page warrant prompt attention. A significant item is a specific issue with a system or component of a residential and/or commercial property that may have a significant, adverse impact on the value of the property or that poses an unreasonable safety risk to the occupant(s).

Limitations

That which limits; a restriction, a qualification; a restraining condition, defining circumstance, or qualifying conception.

Further Evaluation

A suggested examination and/or analysis by a qualified specialist to determine the presence, extent, or absence of a material defect. This is an examination that is beyond the scope of our standards of practice and inspection agreement.

Make Repairs As Needed

A repair is something that needs to be fixed, improved repaired and/or replaced. As needed means required.

PRE-DRYWALL SITE & PROPERTY INFORMATION

Start Time	06/08/2026 9:00AM
End Time	06/08/2026 12:00PM
Air Temperature (Degrees F)	70
Weather Conditions	Clouds, Overcast
Ground Conditions	Damp
Structure Type/Structure Inspected	Single Family
Year Built	Under construction
Structure Orientation	Northwest
Builder Name:	DRB Homes
Plan/Construction Drawings Designer Name:	Not designated
Were Plan/Construction Drawings On Site At The Time Of Inspection?	Yes

SUMMARY OF SIGNIFICANT FINDINGS

CAUTION: THE ENTIRE REPORT MUST BE REVIEWED

(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

PRE-DRYWALL BUILDING EXTERIOR

OSB Sheathing

Improper Housewrap Tape Applied

Improperly tape on house wrap can lead to issues like poor adhesion, water infiltration, air leaks, and reduced energy efficiency. It is suggested to have a qualified specialist make repairs.

Location: Right, Rear, Exterior



Quick-flashing/flushing flanges need to be properly integrated (lapped) into the building paper.

Location: Exterior



PRE-DRYWALL MAIN WATER SERVICE/PLUMBING

PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURES

The rear hose bibb is loose within the wall cavity and needs to be secured.

Location: Rear, Exterior

Notes : Not secured to foundation



PRE-DRYWALL BATHROOM

BATHROOMS

Bathroom Inspector's Remarks

Exhaust fan duct run is cut through roof but no roof vent termination hood is installed.



Inspectors Signature: *Steve Johnson*

Date: 09/03/2026

THE ENTIRE REPORT SHOULD BE REVIEWED

(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

EXTERIOR GENERAL PHOTOS

These photos are included for visual overview, layout information..



STRUCTURAL COMPONENTS

FOUNDATION TYPE

- Walkout Basement

Foundation Material Type

Type : Poured Concrete

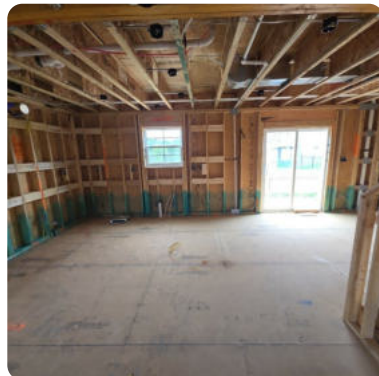
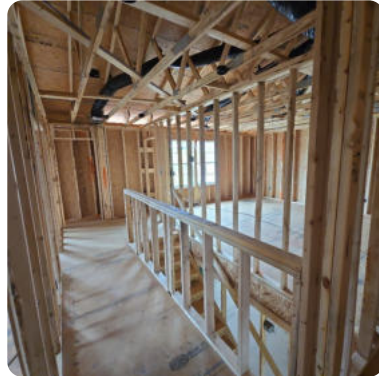
Liquid concrete is poured into forms, creating a solid, single-piece wall.



Interior/Exterior Wall Frame (The exterior wall frame refers to the part of the structure that is supported by the foundation.)

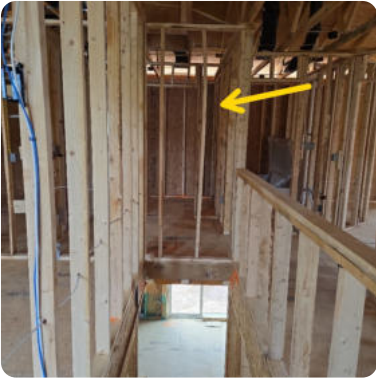
Type : Wood Frame

Wood-frame interior/exterior walls are a type of construction in which a building's walls are built using a skeleton of wooden components called studs. This framework provides structural support and is covered with sheathing, insulation, and an exterior finish.



Interior/Exterior Wall Frame Inspector's Remarks

Bowed wall stud over stairwell on 2nd floor, suggest replacement.



Interior/Exterior Wall Frame Inspector's Remarks #2

Right middle bedroom rear wall center branch wire not fully stapled to wall stud, suggest corrections.



Floor Joist Type

Type : TJI (Integrated Truss Joists) (I-Joists)

The TJI® joist was developed about 50 years ago and continues to be a great engineered wood product, providing strength and consistency for high performance floor and roof structures. Their dimensional stability helps resist the warping, twisting, and shrinking that can lead to squeaky floors.

Beam Type

Type : Steel Girder

A steel girder is a large, load-bearing horizontal beam, often made from rolled steel or welded steel plates, that serves as a primary support structure in buildings to carry significant vertical loads over a span. Key types include I-beams (or H-beams).

Type : LVL (Laminated Veneer Lumber)

LVL lumber stands for Laminated Veneer Lumber, an engineered wood product made by bonding together multiple thin layers of wood (veneers) with strong adhesives under high heat and pressure. This manufacturing process creates a dense, stable, and extremely strong material with consistent quality, making it ideal for structural applications like roof beams, floor joists, and wall framing, where it can support heavy loads and span longer distances than traditional lumber.

WALLS (STRUCTURAL)

- Visible portions of the interior and exterior wall framing were in a acceptable condition at the time of the inspection.

FLOORS (STRUCTURAL)

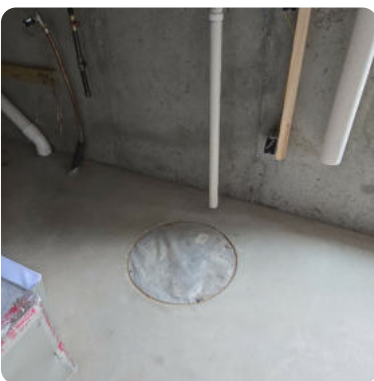
- The second story flooring consisted of OSB subflooring with wood engineered TJI floor joists.
- The visible portions of the structural engineered TJI floor joists were found to be in acceptable condition at the time of the inspection.
- The main floor flooring above the basement consisted of OSB subflooring with wood engineered TJI floor joists.

Floor Inspector's Remarks

Basement floor slab, concrete.

**Sump Pump Inspector's Remarks**

Pit roughed in



ROOF STRUCTURE AND ATTIC (This is the framework that supports the roof's weight and provides the structure for the roof covering. Key components include rafters, trusses, and ridge boards)

Type : Engineered Trusses

A roof truss is a pre-fabricated, triangular structural framework of timbers designed to support a roof, bridging the space above a room and tying the walls together.

Type : OSB Sheathing

Oriented strand board (OSB) is a panel made of wood strands that are bonded together with resin. It's a versatile, engineered wood product used in construction.



Roof Structure and Attic Inspector's Remarks

Location: Front right bedroom and front hallway closet

Double truss anchor missing some fasteners at each end, suggested to have all holes filled with an approved fastener.



Stairway Handrail(s)



Egress Access

Satisfactory



BUILDING EXTERIOR

Sheathing Materials

Type : OSB

Oriented strand board (OSB) is a structural wood panel made from thin wood strands that are bonded together with resin. It's often used in place of plywood for construction.

OSB Sheathing

Satisfactory

Improper Housewrap Tape Applied

Improperly tape on house wrap can lead to issues like poor adhesion, water infiltration, air leaks, and reduced energy efficiency. It is suggested to have a qualified specialist make repairs.

Location: Right, Rear, Exterior



Quick-flashing/flushing flanges need to be properly integrated (lapped) into the building paper.

Location: Exterior



General Sheathing Statements

- Visible areas of building paper/wrap/Tyvek/vapor barrier were in acceptable condition at the time of the inspection.

Exterior Entry Door Type

Type : Hinged Doors

Hinged doors are the most common type of passage door in homes, offices, commercial buildings, and other structures. These doors hang from a set of brackets held together with pins. The pins allow the doors to pivot and swing open and close. Lighter doors might require just two hinges, while heavier doors might require three or four. Hinged doors come in a variety of materials and styles.

Type : Sliding Doors

Sliding doors hang from or sit inside a track, and glide left or right rather than swing in or out. Common places to find sliding doors are closets (where hollow wood doors or glass doors covered with mirrors are popular) or exterior openings between living spaces and porches or decks.

Exterior Entry Door Material

Type : Fiberglass

A fiberglass door is a door made from fiberglass, a composite material of glass fibers and resin. Fiberglass doors are known for being durable, energy efficient, and low maintenance.

Type : Vinyl

A vinyl door is a door made from polyvinyl chloride (PVC), a synthetic plastic. Vinyl doors are a popular choice for exterior doors because they are durable, low maintenance, and resistant to moisture and sunlight.

WINDOWS (EXTERIOR)

- Visible portions of window flashing was in acceptable condition at the time of the inspection.

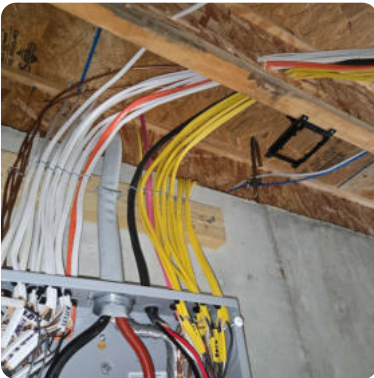
Windows (Exterior) Inspector's Remarks

Vinyl double pane windows.

ELECTRICAL EXTERIOR

SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

- The visible portions of the grounding system at the backside of the electric panel was in acceptable condition at the time of the inspection.



SERVICE ENTRANCE CONDUCTORS

Type : Underground

An underground service connection is called a Service Lateral. The primary power lines pass through the conduit to the pad transformer input. The secondary power lines connect the transformer output to the electrical service meter. The service lateral is outside the scope of the inspection.

ELECTRICAL SERVICE AMPERAGE & VOLTAGE

- 200 Amps
- 120/240 Volt Single-Phase

ELECTRICAL SERVICE MAIN DISCONNECT

- Part Of Main Service Panel



ELECTRICAL SERVICE METER ROUGH IN

- Present



MAIN PANEL ROUGH IN

- Present

Main Panel Location

Basement

Main Panel Manufacturer

- Siemens

Main Panel Circuit Type

Type : Breakers

Main Panel Amperage

Type : 200

Main Panel Conductor Wire Type

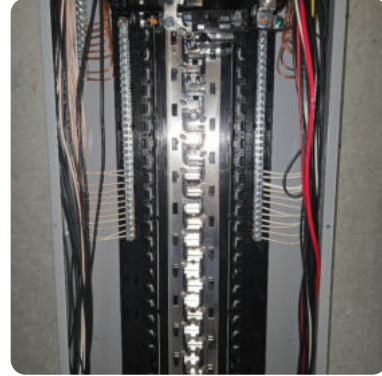
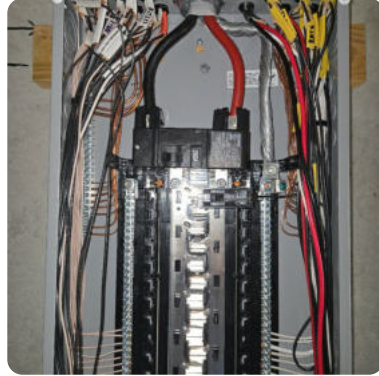
Type : Aluminum

Main Panel Branch Circuit Wire Type

- Copper

Main Panel Condition

Satisfactory



MAIN WATER SERVICE/PLUMBING

WATER SUPPLY

- Off

LOCATION OF WATER MAIN SHUTOFF

Location: Rear, Basement

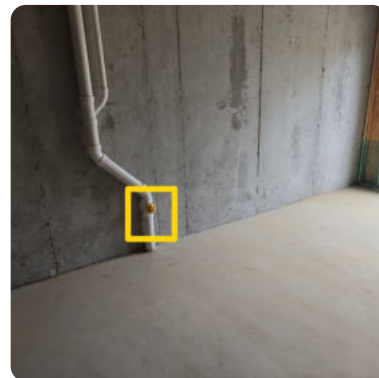
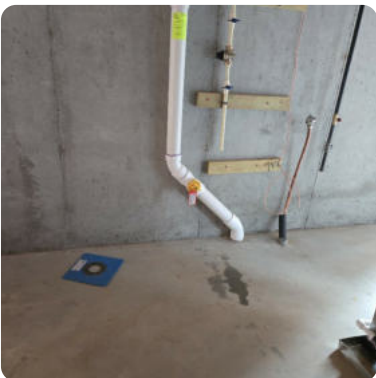


TYPE OF INTERIOR WATER PIPING

- PEX

DRAIN CLEANOUT LOCATION

Location: Basement prior to leaving foundation



PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURES

The rear hose bibb is loose within the wall cavity and needs to be secured.

Location: Rear, Exterior

Notes : Not secured to foundation



PLUMBING DRAIN, WASTE AND VENT SYSTEMS

- Visible portions of the drain/waste/vent systems were found to be installed in an acceptable manner at the time of the inspection.

GAS SERVICE

FUEL STORAGE & DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, & LEAKS)

- The gas piping system was on an air pressure test at the time of the inspection.
- Visible portions of the gas piping system were in acceptable condition at the time of the inspection.

Gas Service Inspector's Remarks

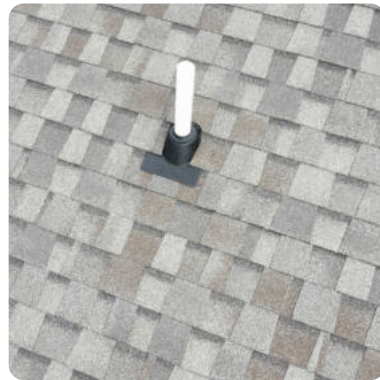
Meter/ service source not installed yet.



ROOF

TYPE OF ROOF

- Asphalt



ROOF STYLE

- Gable

ROOF STRUCTURE

- The roof structure is composed of engineered roof trusses and OSB sheathing.

GARAGE OR CARPORT

GARAGE OR CARPORT

- Garage



FLOOR

- The visible portions of the garage floor were in acceptable condition at the time of the inspection.

CENTRAL AIR CONDITIONING SYSTEM (COOLING)

COOLING UNIT LOCATION

Location: Exterior, Basement



TYPE OF COOLING

- Central/Air

COOLING ENERGY SOURCE

Type : Electricity

COOLING EQUIPMENT MANUFACTURER

Type : Carrier/Bryant

COOLING CONDENSER PLATFORM (EXTERIOR)

Cooling Condenser Platform Not Level. Repairs Needed



COOLING INSPECTOR'S REMARKS

Shared components with Heating system.

HEATING

LOCATION OF HEATING UNIT

Location: Basement



TYPE OF HEATING

- Forced Air

HEATING EQUIPMENT MANUFACTURER

Type : Carrier/Bryant

VENTING AND FLUES

- Visible portions of the high efficiency furnace intake and exhaust vents were in acceptable condition at the time of the inspection.

HEATING INSPECTOR'S REMARKS

Gas service not connected at this time. System install and ductwork rough in is acceptable.

INTERIOR

INTERIOR GENERAL OBSERVATIONS

- Frame pick up had not been completed throughout the home at the time of the inspection (Crippling HVAC boot boxes, straight edging walls and ceilings, checking inside/outside corners and columns for square and plumb, shimming studs and rough openings, shimming window rough openings for equal window frame reveals, planing studs, repairing/replacing warped/twisted/bowed studs, shimming truss bottom chords at load bearing walls, nailing off hardware, etc).
- Frame pickup was a work in process at the time of the inspection and was therefore unable to be fully evaluated.
- Repairs were marked by the Builder at the time of the inspection.

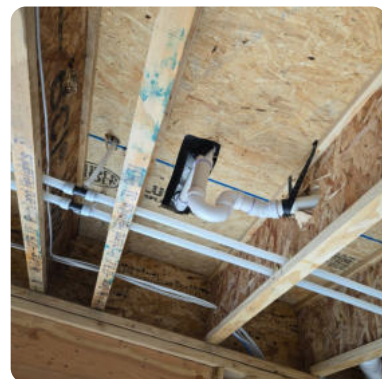
WALLS

Top plate/soffit/chase/drop ceiling penetrations need to be sealed with approved fire rated caulking/foam throughout the home.

Wall fireblock penetrations need to be sealed with approved fire rated caulking/foam at locations throughout the home.



FLOORS



Subfloor/bottom plate penetrations need to be fire/draft stopped (sealed) throughout the home.

The subfloor cutouts at the tub drains need to be draft/fire stopped.

WINDOWS (REPRESENTATIVE NUMBER)

- Single Hung
- Dual-Pane

Window reveals (gap between the window frame and the framed opening) throughout the home need to be shimmed to assure an equal window frame reveal after drywall.



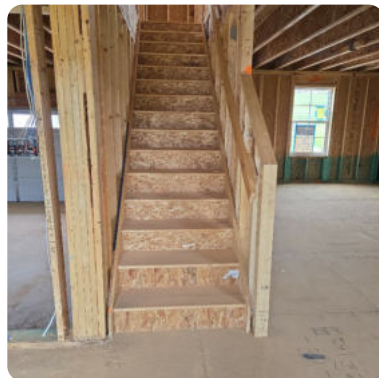
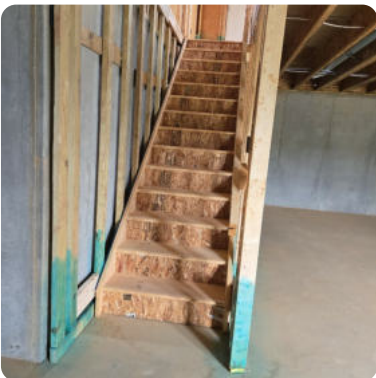
Windows frames throughout the home were not foam sealed to the rough openings.

SMOKE DETECTORS

- Smoke detector and combination smoke detector/carbon monoxide detector boxes/electrical wiring were present throughout the home in required areas.

STEPS, STAIRWAYS, BALCONIES AND RAILINGS

- The stair framing appeared to be in acceptable condition at the time of the inspection.

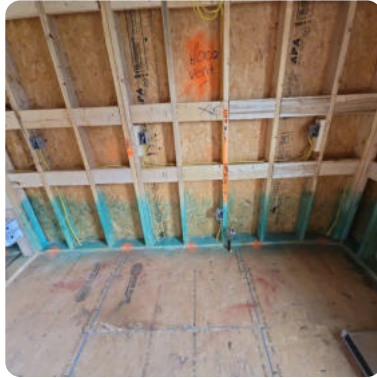


ELECTRICAL INTERIOR

- Romex (electrical wiring) throughout the home was found to be installed in an acceptable manner at the time of the inspection.

KITCHEN

Kitchen Inspector's Remarks



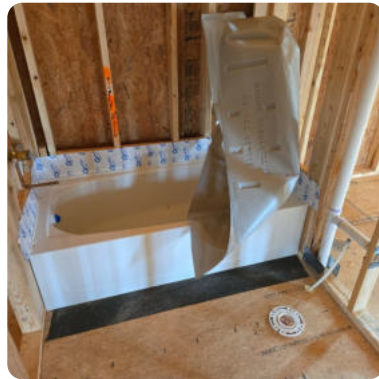
BATHROOMS

Location

2nd Floor, Hallway



Bathroom Photo Gallery (Photos are included for visual overview, layout & information)



Bathroom Inspector's Remarks

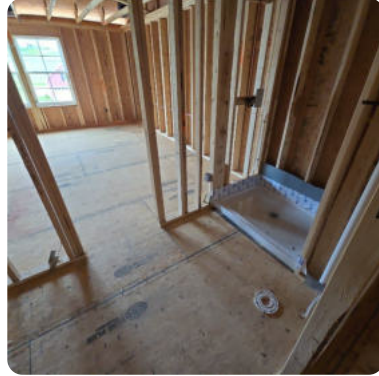
Exhaust fan duct run is cut through roof but no roof vent termination hood is installed.



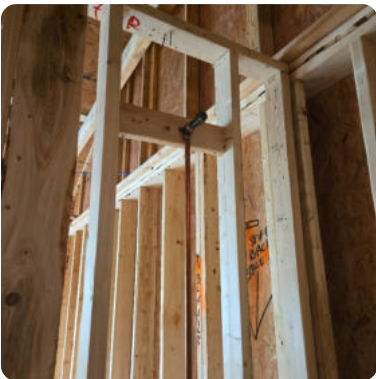
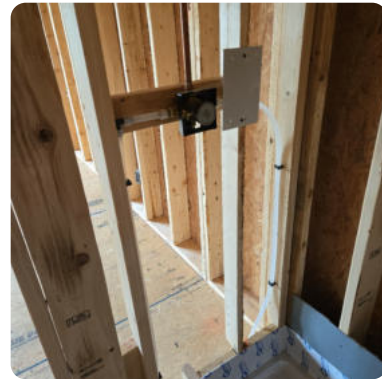
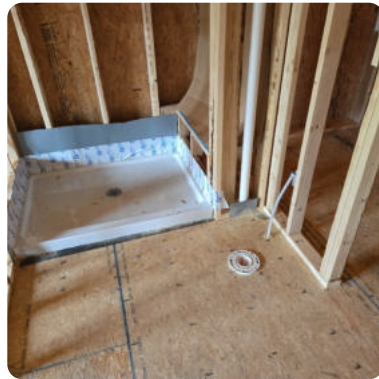
BATHROOMS #2

Location

Primary, En-Suite



Bathroom Photo Gallery (Photos are included for visual overview, layout & information)



BATHROOMS #3

Location

1st Floor



Bathroom Photo Gallery (Photos are included for visual overview, layout & information)



ATTIC/VENTILATION

ATTIC ACCESS/ENTRY

- Attic access scuttle holes at framed in locations throughout the home were confirmed to have unobstructed access/proper clearance to the attic space(s) at the time of the inspection.

ATTIC ELECTRIC

- The visible wiring in the attic was in acceptable condition.

UNDERSHEATING

- The visible portions of the OSB roof sheathing were in acceptable condition at the time of the inspection.

VENTILATION

- Visible portions of the bathroom and laundry room exhaust flex ducts were vented to the exterior and were in acceptable condition at the time of the inspection (unless noted otherwise at specific locations).

PLUMBING VENTS

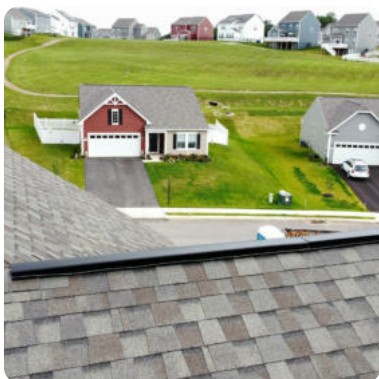
- The visible portions of the vent piping for the waste system in the attic was in acceptable condition at the time of the inspection.

AIR DISTRIBUTION DUCTS

- The visible HVAC distribution duct work and duct work supports in the attic were in acceptable condition at the time of the inspection.

Attic/Ventilation Inspector's Remarks

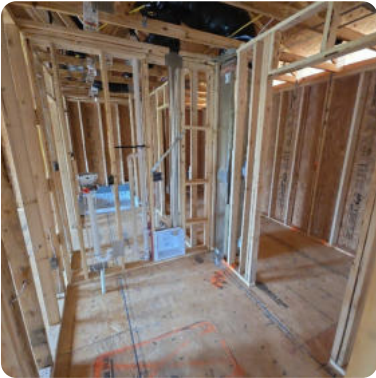
Ridge venting installed on roof and is acceptable condition



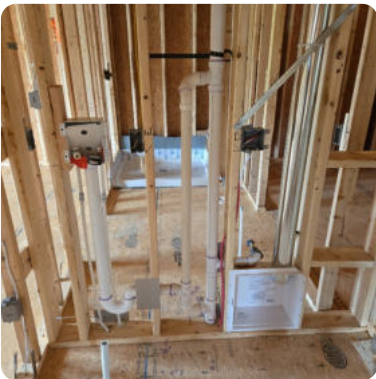
UTILITY ROOM

UTILITY ROOM GENERAL PHOTOS (These photos are included for a visual overview, layout, and information.)

Location: 2nd Floor, Laundry



UTILITY ROOM COMPONENTS



DRYER VENT TYPE

- Visible portions of the dryer vent to the exterior were in acceptable condition at the time of the inspection.



WASHER HOOKUP

- Present

DRYER HOOKUP

- Present
- Electric - 240V

Utility Room Inspector's Remarks

Drip oan drain pipe.

