



PRE-DRYWALL INSPECTION REPORT

INSPECTION DATE 9/28/2026 BUYER'S AGENT

INSPECTED BY

Chip Sprague
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NC #1234

Home Inspection Carolina



PREPARED FOR

ADDRESS

INSPECTION DATE

9/28/2026

CITY / STATE / ZIP

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Complete Pre-Drywall Inspection Report

Exclusively for:

Including: Limitations, Recommendations, Material Types, and Additional Photos

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR

INSPECTION ADDRESS

CLIENT

BUYER'S AGENT

INSPECTOR

Chip Sprague

(704)542-6575

info@hicarolina.com

NC #1324

INSPECTION DATE

9/28/2026

Buyer's Agent:

People present at the time of inspection:

Additional People:

Building Type:

Building stage at time of inspection: All was complete except:

Stage of Construction at Time of Inspection:

Weather Conditions at Time of Inspection:

Outside Temperature (F):

GENERAL INFORMATION

This is a visual inspection only and the report is intended only as a general guide to help the client make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The inspection does NOT include comparing the building blueprint or plans with said structure.

Plan review as well as Code Compliance, is the responsibility of the local building department. Environmental inspection services are not included and are not a part of this building inspection even if mentioned.

Pre-Drywall Inspection Information

Please read this section in its entirety before reviewing your findings

IMPORTANT

This is a visual inspection only. This report is intended solely as a general guide to assist the client in making their own evaluation of the observable conditions of the property at the time of inspection. It is not intended to reflect the value of the premises, guarantee the absence of defects, or make any representation as to the advisability of purchase. Hidden, concealed, or otherwise inaccessible areas were not inspected and are not represented in this report. Based on the findings within this report, a qualified licensed contractor specializing in the relevant field should be consulted to evaluate all findings and determine whether corrections are required. Home Inspection Carolina makes no representations and assumes no liability regarding the nature, extent, or cost of any repairs that may be necessary.

Scope of Work

A pre-drywall inspection is performed after the framing, rough-in plumbing, rough-in electrical, and mechanical systems have been installed but before insulation and drywall are applied. This is one of the most valuable stages to inspect a new construction home because the structural framing, electrical wiring, plumbing supply and drain lines, and HVAC ducts are fully visible and accessible. Once drywall is installed, these systems are concealed and defects become significantly more difficult and costly to identify and correct.

This inspection is limited to the observable and accessible components at the time of inspection. It is a visual inspection only and does not include destructive testing, load calculations, engineering assessments, or any evaluation of systems not yet installed. The inspection reflects the condition of the home at this specific stage of construction and does not represent a final approval or certification of the completed home.

Definitions

Pre-Drywall Inspection

A visual inspection of a new construction home performed after rough-in of structural framing, plumbing, electrical, and mechanical systems but before insulation and drywall are applied. The goal is to identify deficiencies while the systems are still accessible and corrections are least disruptive and costly.

Per NC Home Inspector Standards of Practice and Code of Ethics, Section .1100, 11 NCAC 08 .1101 Definitions (26): A pre-drywall inspection means a limited home inspection primarily performed prior to concealment by insulation and finishes (open cavity) on homes under construction involving two or more systems.

Rough-In

The initial installation phase of plumbing, electrical, and HVAC systems, completed before walls are closed. Rough-in includes supply and drain lines, wiring, and ductwork but does not include fixtures, outlets, or trim components.

Material Defect

A specific issue with a system or component that may have a significant adverse impact on the value of the property or pose an unreasonable risk to people. Material defects identified during a pre-drywall inspection should be corrected before construction continues.

Standards of Practice

This inspection has been completed according to the standards of practice and code of ethics within the states of North or South Carolina. [NC SOP](#) | [SC SOP](#)

This report reflects the visual conditions of the property at the time of inspection only. The inspection is limited to the stage of construction present on the date of inspection and does not represent the final completed condition of the home. No warranty is expressed or implied. This report is not a building code compliance inspection, a structural engineering assessment, or a final approval of any building system. Home Inspection Carolina assumes no liability for conditions that were not visible, accessible, or within the stated scope of this inspection.

Further evaluation by a qualified licensed contractor is recommended for all findings prior to the continuation of construction. For questions about this report or to schedule additional services, contact our office at **704-542-6575** or .

General Information

This is a visual inspection only. This report is intended solely as a general guide to assist the client in making their own evaluation of the observable conditions of the property at the stage of construction present at the time of inspection. It is not intended to reflect the value of the premises, guarantee the absence of defects, or make any representation as to the advisability of purchase. Hidden, concealed, or otherwise inaccessible areas were not inspected and are not represented in this report. This report reflects the condition of the home at this specific stage of construction only and does not represent the final completed condition of the property.

This inspection does not include a comparison of the structure to any building blueprints, architectural plans, or engineering drawings. Plan review and code compliance verification are the sole responsibility of the applicable local building department and are outside the scope of this inspection. Home Inspection Carolina makes no determination as to whether the construction meets, exceeds, or falls below any applicable building code requirements.

Environmental inspection services, including but not limited to mold, radon, air quality, hazardous materials, and soil testing, are not included in this inspection and do not fall within its scope, regardless of any incidental reference to such conditions within this report. Home Inspection Carolina makes no representations and assumes no liability regarding the nature, extent, or cost of any repairs, corrections, or remediation that may be necessary. Further evaluation by a qualified licensed contractor is strongly recommended for all findings prior to the continuation of construction.

✓ Results at a glance

17

✓ ITEMS INSPECTED
Total number in report.

7

📋 SUMMARY COMMENTS
Total number in report.

26

📷 PHOTOS
Total number in report.

🏠 1. Exterior Sheathing

🔧 Styles & Materials: Exterior Sheathing

Wall Cladding Type:

Not yet installed

Number of Stories:

Two stories

👁️ Items: Exterior Sheathing

1.0 Sheathing Findings

📋 Repair or Replace

Crack noted at the left side of the foundation, evaluation and repair is needed to prevent further damage
Irregular slab installation at the front of the home, correction is needed for proper function.



1.1 Limitations

✓ Inspected

House wrap and flashing at locations covered by installed cladding were not inspected. Only exposed and accessible areas were evaluated.

2. Roofing

Styles & Materials: Roofing

Roof Covering Material:

Architectural asphalt shingles

Roof Decking Material:

OSB (oriented strand board) -
1/2 inch

Roof Access Method:

Viewed from attic interior

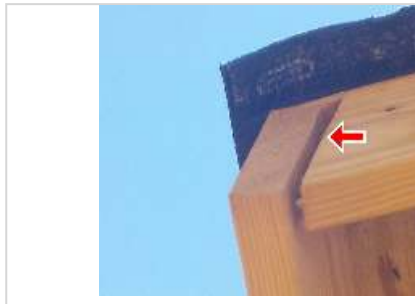
Items: Roofing

2.0 Roofing Findings

Repair or Replace

Roof covering material was observed at the time of inspection and appeared to be installed without visible deficiencies at accessible areas.

Spacing and irregular installation noted at the fascia



2.1 Limitations

Inspected

3. Structural

Styles & Materials: Structural

Foundation Type:

Poured concrete slab

Exterior Wall Framing Type:

Conventional wood framing -
2x6 studs 16 inches on center

Exterior Wall Sheathing

Type:

OSB (oriented strand board)

Items: Structural

3.0 Structural Findings

Repair or Replace

A crack was noted in the foundation at the at the time of inspection. Cracks in foundations should be evaluated to determine whether they are cosmetic or structural in nature. Have a qualified licensed contractor or structural engineer evaluate the crack before construction continues.

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A crack was noted in the foundation at the



4. Plumbing Rough In

Styles & Materials: Plumbing Rough In

Water Supply Pipe Material:

PEX (cross-linked
polyethylene)
PVC

Drain Waste and Vent Pipe Material:

PVC (polyvinyl chloride)

Gas Piping Material:

CSST (corrugated stainless
steel tubing)

Water Heater Type and Location:

Not yet installed

Items: Plumbing Rough In

4.0 Plumbing Findings

 Inspected

4.1 Limitations

 Inspected

Pressure testing of supply lines was not performed at the time of inspection. Pressure testing is beyond the scope of this visual inspection.

The drain, waste, and vent system was not water tested at the time of inspection. Water testing is beyond the scope of this visual inspection.

Gas piping was not pressure tested at the time of inspection. Gas pressure testing is beyond the scope of this inspection and must be performed by a licensed plumbing or gas contractor.

Concealed or inaccessible piping was not inspected and is not represented in this report. Only visible and accessible piping was evaluated.

The plumbing rough-in was not yet complete at the time of inspection. Components not yet installed were not evaluated and are not represented in this report.

5. Electrical Rough In

Styles & Materials: Electrical Rough In

Panel Location:

Garage

Panel Size:

200 amp

Wiring Type:

Aluminum wiring - branch circuits

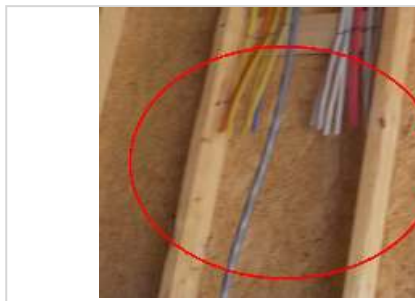
Items: Electrical Rough In

5.0 Electrical Findings

Repair or Replace

The electrical wiring protective plates are missing at the following locations. The protective plates are needed to protect the wiring from becoming punctured or damaged when installing the sheetrock.

An electrical panel is missing. Electrical panel must be installed and firmly secured to support the weight of devices and cover plates. Have the builder secure the electrical box before drywall is applied.



5.1 Limitations

Inspected

Concealed or inaccessible wiring was not inspected and is not represented in this report. Only visible and accessible conductors were evaluated.

Electrical load calculations were not performed. The adequacy of the electrical service for the intended use is



beyond the scope of this inspection.

The electrical panel was not yet energized at the time of inspection. Functional testing of electrical circuits was not possible and is not represented in this report.

The electrical rough-in was not yet complete at the time of inspection. Components not yet installed were not evaluated and are not represented in this report.

6. Insulation

Styles & Materials: Insulation

Insulation Type:

Not yet installed

Items: Insulation

6.0 Limitations

 Inspected

Insulation was not yet installed at the time of inspection. Insulation installation has been noted as incomplete. Re-inspection is recommended once insulation is installed.

7. HVAC Rough In

Styles & Materials: HVAC Rough In

Heating System Type:

Gas forced air furnace

Cooling System Type:

Not yet installed

Fuel or Power Source:

Natural gas

Duct Material Type:

Combination sheet metal and
flex duct

Items: HVAC Rough In

7.0 HVAC Findings

 Inspected

7.1 Limitations

 Inspected

The HVAC rough-in was not yet complete at the time of inspection. Components not yet installed were not evaluated and are not represented in this report.

8. Windows and Doors

Styles & Materials: Windows and Doors

Window Type:

Double pane vinyl

Exterior Door Type:

Wood - hollow core

Items: Windows and Doors

8.0 Rough Opening Findings

 Repair or Replace

Broken window noted, replace is needed to prevent further damage.



8.1 Limitations

 Inspected

Installed window and door units were not yet operational at the time of inspection. Functional testing was not possible and is not represented in this report.

9. Attic Interior System

Styles & Materials: Attic Interior System

Visible Framing Types:

Roof trusses
Engineered lumber - I-joists
Engineered lumber - LVL
beams

Visible Ventilation Type(s):

Soffit vents
Ridge vent
Gable end vents

Attic Access Location:

Bedroom closet ceiling

Attic Access Method:

Entered and walked attic

Items: Attic Interior System

9.0 Attic Findings

Repair or Replace

There is a broken truss support that needs additional support at the multiple locations . Securing a 2x4 along the side of the truss support should give the additional support needed. This is typically referred to as sistering or scabbing. However, have the builder further evaluate to determine what repairs are required and make any additional repairs as needed or deemed necessary.

The roof rafters/trusses were found to have fungus or organic growth along them in the attic area. Have a licensed or certified fungus specialist further evaluate the entire crawl space and any components within the crawl space to determine the type of fungus and if removal is needed.





10. Interior Framing

Styles & Materials: Interior Framing

Interior Wall Framing Type:

Conventional wood framing -
2x6 studs 24 inches on center
Engineered lumber - LVL
beams
Engineered lumber - I-joists

Fireplace/Wood Burning

Locations::

Living Room

Fireplace/Wood Burning

Type(s)::

Prefabricated Insert with
Vented Gas Logs

Items: Interior Framing

10.0 Interior Findings

 Repair or Replace

Have the builder further evaluate to determine what repairs are required and make any additional repairs as needed or deemed necessary.

A)The electrical wiring protective plates are missing at the following locations. The protective plates are needed to protect the wiring from becoming punctured or damaged when installing the sheetrock.

B)There are twisted and or warped wall studs that need to be corrected and or replaced properly at the following locations. Note: All twisted studs were marked with blue tape.

C)There are several areas throughout the first floor joist framing where the I-joists were nailed into the side of the bottom flange causing damage to the joist.

D)There were spacing at the fireplace flue noted when the flue meet the firebox that need fire blocking and/or foam.





10.1 Limitations

☑ Inspected

Please note: Igniting of the gas burners in the fireplaces are not lit or not tested at the time of inspection as it is not fully installed.
