

The BrickKicker

Phase Inspection Report



Texas Pistache Dr, Dallas, TX
Inspection prepared for:
Real Estate Agent: -

Date of Inspection: 10/30/2021 Time: 8:00 AM
Age of Home: 2021 Size: 3000
Order ID: 635

Inspector: Brian Wharton
TREC #23689

Email: bwharton@brickkicker.com

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Pre-Pour Checklist

Pre-Pour Descriptions

Pre-Drywall Checklist

PRE-DRYWALL CHECKLIST

Materials:

TYPE OF HOME

Single Family Two Story

FOUNDATION TYPE

Slab on grade

WALLS

1. Anchorage: Bolts
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
10. Lintels properly installed above windows and doors: None in place
11. Exterior masonry in place at the time of this inspection: No

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

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

DRYER EXHAUST FLUE

Did the dryer flue meet current mechanical installation standards?None in place

Pre-Drywall Descriptions

FOUNDATION

Observations:

Wood form boards were left in place and were in contact with the foundation. We recommend having them removed to prevent creating conducive conditions for wood destroying insect activity.

A sill plate had been cut/was damaged. We recommend having this repaired per structural engineer's instructions.

A loose anchor bolt was observed at a sill plate. We recommend having this secured prior to hanging the sheetrock.

Anchor bolts off center and not properly fastened

Fore ant infestation



WEATHER RESISTIVE BARRIER

Observations:

Holes/tears were observed in the weather resistive barrier. We recommend having them repaired per the manufacturer's instruction.

Tape flashing was missing over/around a window. We recommend having this added per manufacturer's instructions to prevent potential moisture intrusion.

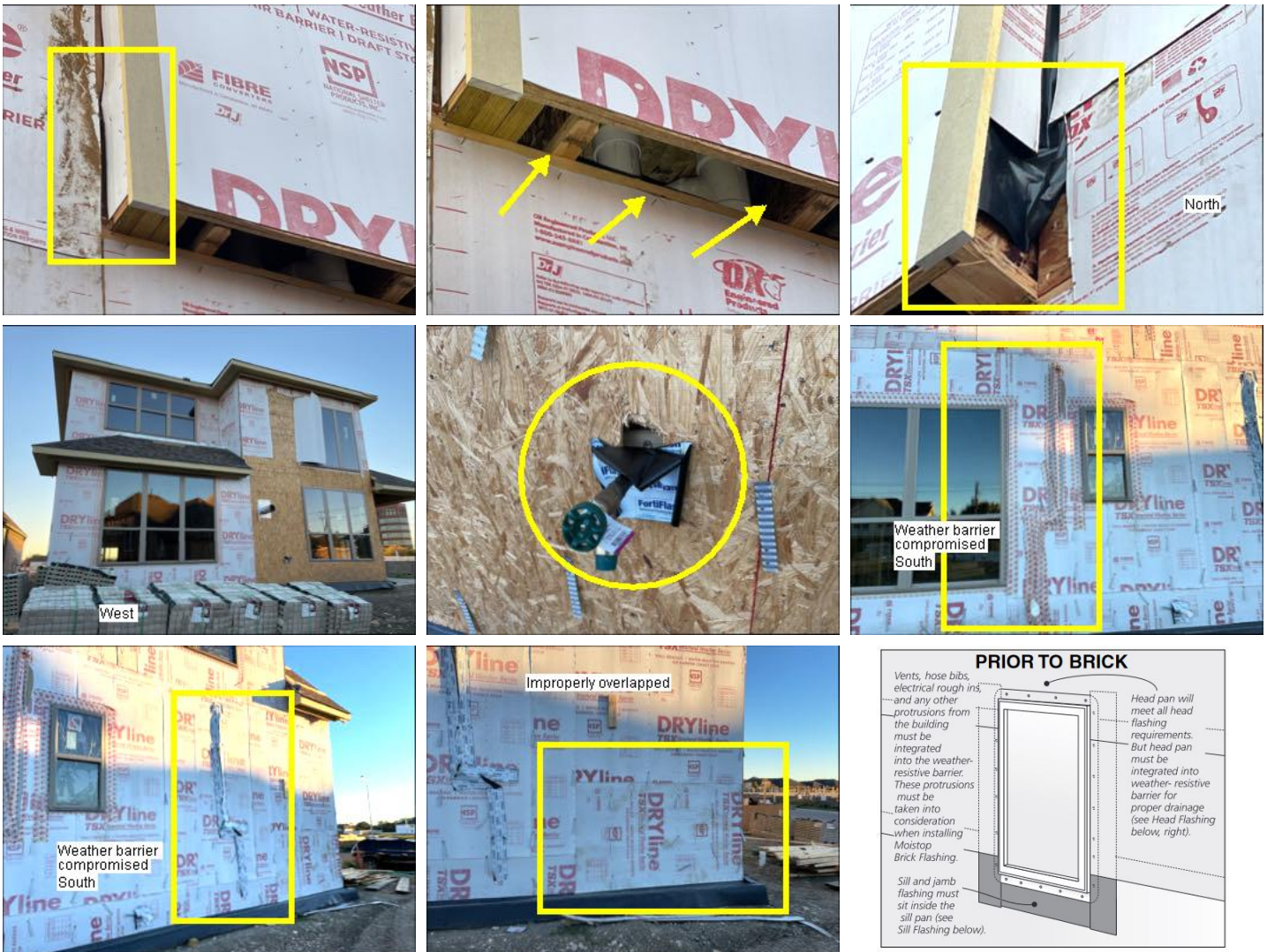
The weather resistive barrier did not have sufficient overlap per the manufacturer's instructions. We

recommend repair.

The weather resistive barrier was incomplete, leaving a portion of the wall structure exposed to the elements. We recommend repair per manufacturer's instructions.

Windows do not appear to be tape flashed appropriately. See diagram from manufacturer.

Weather barrier is compromised on south side due to plumbing install. Recommend review with manufacturers rep and/or reinstall of barrier without tears/holes, etc. to prevent water damage.



ROOFING

Observations:

PVAC plumbing vents protruding from the roof and flashings were exposed. We recommend having these painted to protect them from the elements such as UV rays.

Damaged/torn shingles were observed on the roof. We recommend having all damaged shingles replaced to prevent further damage and water intrusion.

Apparent improper install of shingles on roof over front door at ridge and facing south.

Recommend review of roof by qualified third party roofer.



WALL FRAME

Observations:

Notching and drilling of bearing studs should not exceed allowable depth.

Notches, chases, holes and other penetrations through bearing studs are often required for electrical, plumbing, or heating installations. Notches should not exceed one third of the depth of the stud where it is load-bearing

Note 1: Minimum $2/3 D$ if stud is load-bearing; 1 5/8 inch (40 mm) if stud is non-load-bearing.

Note 2: Minimum $A + B = 2/3 D$ if stud is load-bearing; $A + B = 1\ 5/8$ inch (40 mm) if stud is non-load bearing.

Where notches exceed allowable depth, reinforce them with 1 1/2 inch (38 mm) limber nailed to the side of the studs and extending 24 inch (600 mm) on each side of the notch or hole.

Reinforce notched top plates in the same fashion if less than 2 inches (50 mm) in width

All holes in the double top plates should be patched/blocked/insulated where the electrical, plumbing, gas, HVAC lines are run, to prevent fire spread from one floor to the next, to the attic.

Studs were found to be out of plumb. We recommend having this adjusted to allow proper weight transfer.

Studs were found to be compromised from plumbing install and should be replaced or evaluated by a structural engineer.

Studs were found to be bent/improperly spaced

Recommend review by structural engineer.

See plumbing section for additional photos of compromised structural items.

Cracked and over nailed framing noted.

Recommend review prior to close.

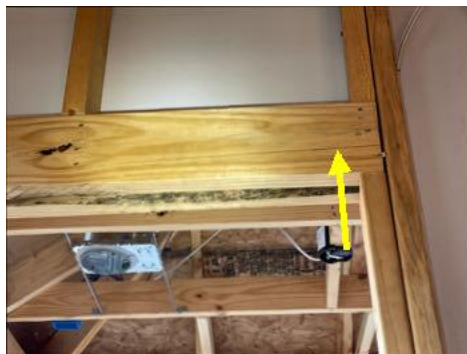
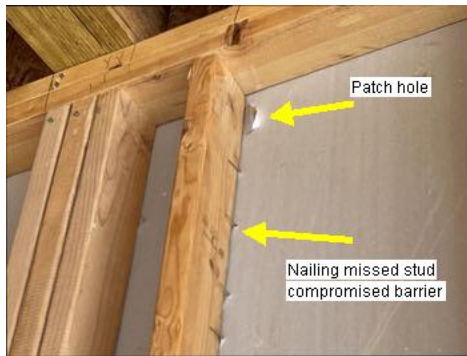
Joist hangers missing/ installed upside down or with missing fasteners which compromises the hangers functionality.

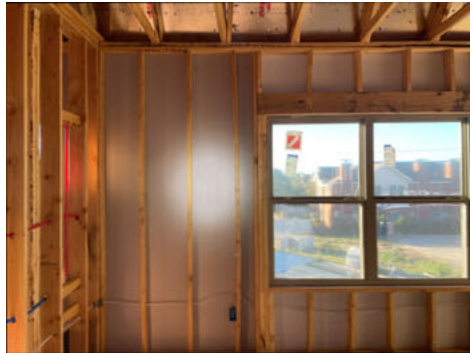
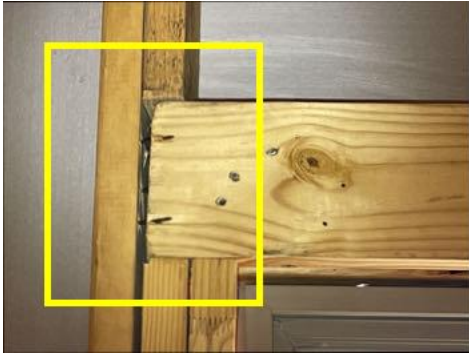
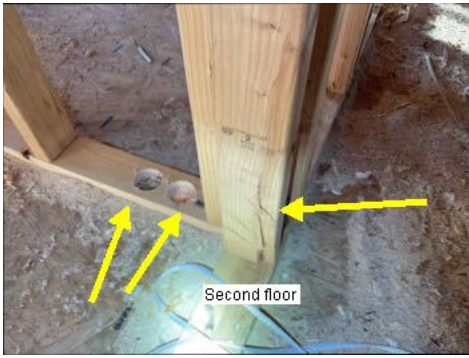
Recommend review by structural engineer and/or qualified framer.

Apparent mold noted on several pieces of timber. Recommend treatment before Sheetrock install.

The inspector is a Texas Licensed Mold Inspector (TDLR MAT1313).

Recommend further testing. Call 214-222-9208 to schedule.





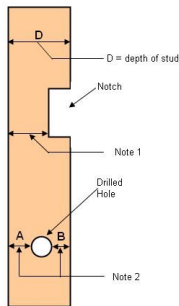


Figure 14 - Correct Notching Of Wall Studs

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.

Joists were found to be missing hangers to properly secure them to the wall frame or beam. We recommend having joists hangers added per engineer's instructions. See section R802.9. This was observed in the

Holes in flooring under tubs. Recommend replacing to ensure floor can hold weight of tub.



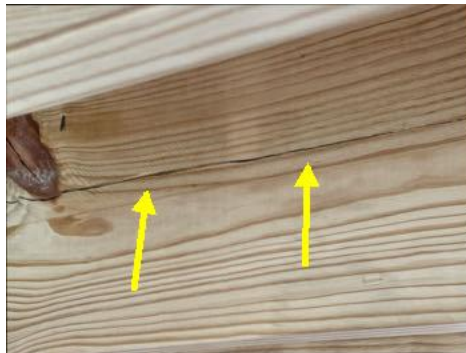


ROOF FRAME

Observations:

A gap between the rafters and the ridge board was observed. This will prevent a proper load transfer between the different structural elements. We recommend repair.

Cracked rafters were observed in the attic. We recommend having this repaired.



ELECTRICAL

Observations:

Protective puncture plates were missing in various locations. These are required when the bored hole for the conductor is within 1.25" of the edge of the stud. We recommend having these added.

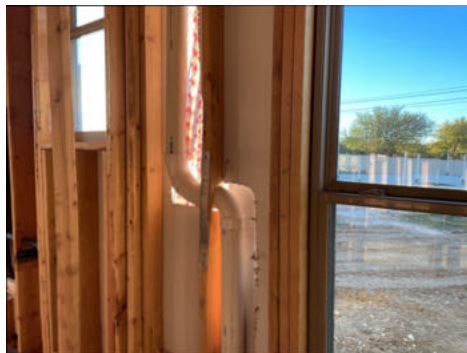
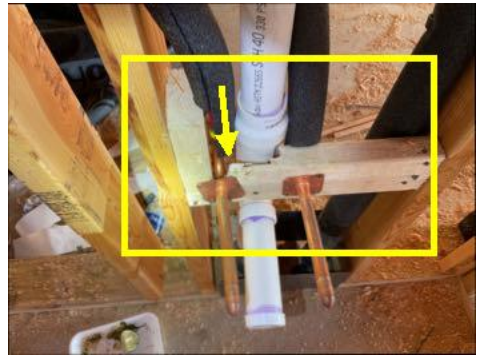
PLUMBING

Observations:

Covers missing for cleanouts. Recommend sewer scope prior to closing. Call 214-222-9208 to schedule.

Plumbing added in several places after framing and this appears to have compromised the framing members. Recommend review by structural engineer.

Chimney exhaust added by cutting wall stud. Recommend review by structural engineer.





HVAC

Observations:

N/A at time of inspection.

The installation of the dryer duct work was incomplete at the time of inspection. We recommend repair.

WINDOWS

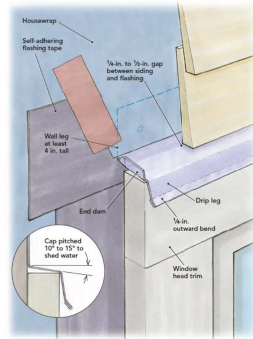
Observations:

A cracked window was observed. We recommend having this replaced. This was noted in the Window missing upstairs.

Windows on exterior do not appear to tape flashed appropriately. See diagram.

Tape should be smooth throughout, extend beyond the frame and overlap so that water runs over it and out the weep holes.

See photos.



Understanding The Essence Of This “Limited Inspection”

There may come a time when you discover something with the house is just not right, and in considering its cost or inconvenience, you may be inclined or told to blame the home inspector. We understand ... it's natural to “wish-away” the burdens of home ownership...but please, before you reach for unwarranted conclusions or conjectures reflect on the following:

Intermittent or Concealed Issues: Living in the house is often the only way to discover some latent issues that may not have been identified during the few hours of a home inspection. For example, a shower stall may leak when a person is in the shower, but does not leak when you simply turn on the tap and let the water run. Some roofs and basements only leak when specific weather or storm conditions exist. Other issues may only be discovered when carpets are lifted, furniture is moved or coverings detached. According to the prevailing standards of our industry, these situations are beyond the “limited” scope of our work.

The Great “Cover Up”: At times we discover attempts to mask deficiencies, some being expertly crafted (i.e. repaired and painted ceiling covering up evidence of a past or active roof leak); unfortunately we're not intrusive investigators. Although the inspection may address some cause and effect scenarios, there will likely be circumstances that reach beyond the “visible and readily accessible” nature of our responsibilities.

Service/Trade Contractors' Advice: A common source of skepticism with home inspectors comes from comments made by contractors visiting the house subsequent to a condition arising after occupancy. The contractors' opinions may differ from ours. For example, don't be surprised when three roofers all say the roof requires replacement while we've reported it to be “NORMAL: Average wear and tear for a building this age.” Keep in mind, our opinion reflects the condition, operation and function of the component at the time of the inspection and is meant to be a fair, objective assessment relative to its age; and therefore, in most cases, should not be subject to the standards of new material, components or workmanship. Additionally, service contractors like to recite and allege violation of local codes ... please remember, national standards waive local code liability.

The “New Broom” Syndrome: It's not unusual that upon scheduling a typical service call or subsequent visits, others may say; “I can't believe you had this house inspected, and they didn't find this issue.” Regrettably, if we had the luxury of focusing an hour under the kitchen sink or 45 minutes disassembling the furnace, we would likely find more incidental issues too. Unfortunately, the inspection would take several days and would cost considerably more; however for some, sweeping up dirt after others have cleaned is self-assuring. In fairness, there are several reasons why these conjectures are often misguided:

1. Conditions During Inspection: Our work is performed “as is” relative to the circumstances and conditions in or around the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, etc. We make the best of the present opportunity given the practical limitations that may exist.
2. If We Only Had A Crystal Ball: A condition may manifest itself subsequent to the inspection. It's not uncommon that there be some recurring conditions within a house whereby if not active during the inspection, even an expert would not think of “what might be” happening in the future.
3. We're Generalists: It's critical to understand that we are generalists; we are not specialists. There may be an occasion that we need to defer our opinion to a professional with more specific expertise and experience ... after all, the objective is to render and identify the “right” opinion.
4. An Invasive Look: Issues often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination of the home at a particular moment of time and not intended to be invasive, destructive or exercise analysis beyond reasonable measures ... after all it's still someone else's home we're visiting.

In conclusion, a home inspection is designed to minimize significant surprises. It is not designed to eliminate all risk. Given that, our inspection report should not be treated as an insurance policy whereby one has access to loss recovery for general occurrences through a defined period. Although we pledge as professionals to stand by our work, our hope is that others, in turn, will respect and appreciate the reasonable limits of our efforts. We wish you the best!

***** CLIENT ADVISEMENT AND NOTICE *****
PLEASE READ CAREFULLY