



Pre-drywall inspection

ILLUSTRATIVE SAMPLE REPORT

PROPERTY ADDRESS REDACTED



Site overview

Inspection	October 2, 2026 PD-2026-014
Property	Two stories Approx. 2,500 sq. ft. Slab foundation
Personal details	Client, inspector and builder names withheld

Construction status

Wall and ceiling cavities are exposed. Drywall and wall insulation are not in place. Electrical, plumbing and HVAC rough-in work is present; finishes remain.

Inspection limitations

Visible, accessible conditions only. Embedded anchors, underground piping and concealed details cannot be fully evaluated. Final operation and contractor tests are not verified.

Before concealment

Coordinate repairs before concealment; verify corrections while visible. Schedule a final inspection.

INSPECTION FINDINGS BEGIN ON THE NEXT PAGE

FOUNDATION & ANCHORAGE

01 Anchor connections incomplete

LOCATION Garage / Front bedroom

What we found

Nuts and washers are missing from the visible wall-plate anchor connections at the locations pictured.

Why it matters

These connections do not clamp the wall plate as intended until the required hardware is installed.

Recommended action

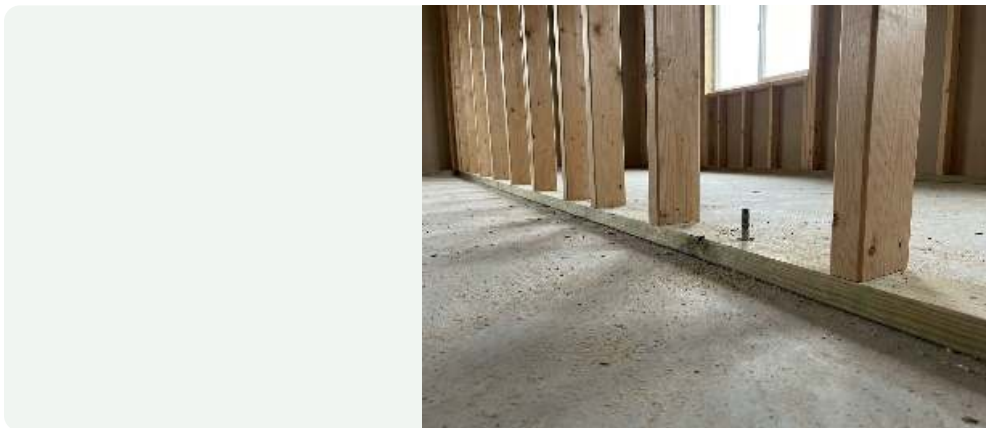
Have the builder complete the connections using the approved foundation and framing details. Verify the hardware and connections before they are concealed.



Garage - connection detail



Garage - same connection, wider view



Front bedroom - additional location

EXTERIOR & WEATHER PROTECTION

02 Weather barrier torn

LOCATION Back of house / Left side of house

What we found

The exterior weather barrier has tears that expose the wall sheathing at the pictured locations.

Why it matters

Openings interrupt the protective layer that helps direct water away from the wall assembly.

Recommended action

Have the builder repair the tears with compatible materials and methods specified by the installed weather-barrier manufacturer before exterior finishes cover these areas.



Back of house



Left side of house

EXTERIOR & WEATHER PROTECTION

03 Weather-barrier seam left unsealed

LOCATION Right side of house

What we found

The pictured vertical weather-barrier overlap is unsealed. Localized damage is also visible along the edge.

Why it matters

An open or damaged seam can interrupt the intended continuity of the water and air control layer.

Recommended action

Have the builder verify the seam detail required for the installed product, seal the overlap as required, and repair the damaged edge with compatible materials before cladding.



Right side of house

EXTERIOR & WEATHER PROTECTION

04 Window flashing not fully adhered

LOCATION Front bedroom window

What we found

The flashing tape is lifted away from the sheathing at the pictured window corner.

Why it matters

Water may enter behind lifted flashing instead of draining to the outside of the wall.

Recommended action

Have the window installer or builder restore flashing adhesion and continuity using the window and flashing manufacturers' installation instructions. Complete the repair before the area is covered.



Front bedroom window - detail



Front bedroom window - wider view

ELECTRICAL ROUGH-IN

05 Cable protection missing at stud

LOCATION Kitchen

What we found

The pictured electrical cable passes through a stud close to the face where wall finishes will be attached. A protective steel plate is not present.

Why it matters

Drywall screws, nails, or later wall attachments could damage wiring that is too close to this face.

Recommended action

Have a qualified electrician verify the cable setback and install suitable protective plates where required before drywall installation. The photo does not establish an exact measured setback.



Kitchen

ELECTRICAL ROUGH-IN

06 Cable jacket damaged

LOCATION Attic

What we found

The yellow outer jacket of the pictured cable is scraped and torn where it crosses the ceiling framing.

Why it matters

The jacket protects the wiring. The visible damage warrants evaluation; a photograph cannot establish the condition of the insulation or conductors beneath it.

Recommended action

Have a qualified electrician examine the affected cable and replace damaged wiring as needed before concealment. Surface tape alone should not be assumed to resolve the condition.



Attic

ELECTRICAL ROUGH-IN

07 Staple compressing cable

LOCATION Upstairs bedroom

What we found

The pictured staple is tightly driven and visibly indents the cable jacket.

Why it matters

Overtight fastening can damage the cable jacket or the insulation beneath it.

Recommended action

Have a qualified electrician correct the fastening and examine the affected cable. Replace damaged wiring as needed before drywall installation.



Upstairs bedroom

HEATING & COOLING ROUGH-IN

08 Flexible-duct outer jacket torn

LOCATION Attic

What we found

The outer jacket of the pictured flexible duct is torn, exposing the fiberglass insulation.

Why it matters

The opening can allow moisture into the insulation and reduce its protection. The inner duct core is not visible through the entire damaged area.

Recommended action

Have the HVAC contractor repair the jacket and restore the insulation using the duct manufacturer's approved method. Inspect the underlying core and repair or replace the duct if it is damaged.



Attic

HEATING & COOLING ROUGH-IN

09 Refrigerant-line insulation open

LOCATION Attic

What we found

A torn section of insulation leaves part of the pictured refrigerant line exposed.

Why it matters

An exposed cold line can collect condensation and gain heat. Condensation may wet nearby building materials.

Recommended action

Have the HVAC contractor restore continuous insulation on the affected line and seal the joints using suitable materials and the insulation manufacturer's instructions.



Attic

FIREBLOCKING

10 Gap around pipe penetration

LOCATION Upstairs bathroom

What we found

An open gap remains around the plumbing pipe where it passes through the wall top plates at the pictured location.

Why it matters

This opening can provide a path for smoke and flame between the wall cavity and the space above.

Recommended action

Have the builder or responsible trade close the opening with approved fireblocking material suitable for the pipe and gap before concealment. Do not assume ordinary foam is an approved substitute.



Upstairs bathroom