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Sample Pre-drywall Inspection Report

Client(s): **Mr & Mrs Patel**

Property address: **1234 Lake Dr.
Cumming, Ga. 30041**

Inspection date: **Thursday, October 31, 2013**

This report published on Thursday, October 31, 2013 12:15:15 PM EDT








**CERTIFIED
INSPECTOR**

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How to Read this Report




This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow

descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

Wood Destroying Organism Concerns

Concerns relating to wood destroying organisms are shown as follows:

	Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <http://www.reporhost.com/glossary.asp>

General Information

Report number: 201300

Start: 9:00 am

Present during inspection: Client, Realtor, Builder, Contractor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain), Sunny

Temperature during inspection: Cool

Ground condition: Dry

Recent weather: Sunny

Overnight temperature: Cool

Type of building: Single family residence

Front of building faces: North

Main entrance faces: North

IMPORTANT NOTE: If repairs are recommended in this report, they should be performed by a qualified, licensed contractor. Repairs should be made in accordance with national and local building codes, the designer's specifications, and per the installation instructions of the manufacturer of the building materials or components. Some municipalities have requirements that exceed national requirements, such as those in areas prone to high winds, floods, snow or earthquakes.

New Construction: *NOTE* (This is a preliminary pre-drywall inspection and many of the homes systems are not functional and/or the installations are incomplete. The inspector was unable to fully evaluate the property in its entirety, those items will be addressed at the time of the final inspection of the home).

Foundation and Grounds

Limitations: The inspector performs a visual inspection of accessible components or systems at the foundation and crawl space. Below-grade foundation walls and footings are excluded from this inspection. Some amount of cracking is normal in foundation walls and concrete slabs due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. Crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

For more information, visit: <http://www.reporthost.com/?FOUNDATION>

Rough grade: Not completed

Footing material (under foundation stem wall): Poured in place concrete

Foundation type: Full basement

Foundation/stem wall material: Poured in place concrete

Perimeter drain present: Yes

Anchor bolts or hold downs for seismic reinforcement: Installed

1)  One or more footings were undermined by excavation, erosion. The footing and foundation has been weakened as a result. Repairs should be made as necessary.



Photo 61



Photo 91


2)  General photos of the the exterior and grounds.



Photo 9



Photo 10



Photo 11



Photo 16

Floor System

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by insulation or lack of access are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

For information on floor construction, visit: <http://www.reporthost.com/?FRMFLOOR>

For information on under-floor insulation, visit: <http://www.reporthost.com/?INSFLOOR>

Pier or support post material: Bearing wall

Beam material: Built-up wood, Laminated wood

Floor structure above: Trusses, Engineered

Brand of engineered floor joist: TJI

Sub-floor sheathing: Oriented strand board (OSB)

3) 🔍 One or more engineered floor joists, floor trusses, glue lams or structural composite lumber appeared to have been cut, damaged or modified. The floor structure has likely been weakened as a result. These components should only be modified by registered design professionals. Consult with the builder to determine if modifications were approved. If not then modified components should be replaced.



Photo 32



Photo 37

4) 🔍 One or more floors were uneven, damaged, or not level. This can result in problems

when installing other components such as cabinets, tubs, showers, trim, flooring etc. Repairs should be made as necessary.



Photo 28



Photo 33

Wall System

Vertical wall structure: Wood, Conventional frame

Wall bracing type: Panel sheathing


5)  One or more studs were split, damaged, or excessively warped. This can result in bowed or uneven walls, and problems when installing other components such as cabinets, tubs, showers, trim, etc. Repairs should be made as necessary.



Photo 55


6)  Wall openings at one or more locations were not square. This can result in problems when installing other components such trim and doors, etc. Repairs should be made as necessary.



Photo 71



Photo 72

Exterior Wall Coverings

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall covering: Cement fiber, Brick veneer

Type of underlayment: House wrap


7)  One or more sections of siding were missing. This can be a conducive condition for wood destroying organisms. Repairs should be made as necessary.



Photo 63


8)  Some areas of the exterior paint or stain finish were incomplete and/or substandard (e.g. primed only, too few coats). Paint or stain should be applied where necessary.



Photo 64

Decks, Porches and Exterior Stairs

Deck, porch and/or balcony material: Wood

Exterior stair material: Wood




9)   Guardrails at one or more locations had gaps that were too large. Gaps or voids should not allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. This can pose a fall hazard. Repairs should be made as necessary.



Photo 17

10)  Wooden deck or porch surfaces will require an application of a stain, or sealant in the future as part of normal maintenance. Recommend that a qualified person clean and preserve as necessary once the wood has seasoned. We recommend using the "cup-of-water" test before staining. Take a cup of water and pour it onto the treated lumber in several places. If the water is absorbed and doesn't bead up, the lumber is ready for painting or staining.

For more information, visit; <http://www.reporhost.com/?PENOil>
<http://www.reporhost.com/?DKMAIN>



Photo 31

Roof System

Limitations: Structural components such as rafters, joists and trusses, and other components such as piping, wiring and/or ducting that are obscured by insulation or lack of access are excluded from this inspection. The inspector does not determine if rafters, joists, purlins, collar ties, rafter ties, trusses, etc. are of adequate size, spanning or spacing. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so.

For more information, visit: <http://www.reporthost.com/?FRMROOF>

Roof structure type: Trusses

Ceiling structure: Trusses

Roof sheathing material: Oriented strand board (OSB)

Roof ventilation type: Ridge vent(s), Enclosed soffit vents


11)  One or more roof trusses or engineered joists or rafters were improperly nailed. The roof decking is buckling or lifting as a result. Repairs should be made as necessary to properly secure the roof decking and allow the composition shingles to seal properly.



Photo 69



Photo 70



Photo 129


Roof Covering

Limitations: Some items were not visible or readily accessible such waterproof or ice dam membranes and are excluded from this inspection. Solar heating/roofing components are also excluded. Any comments made regarding these items are made as a courtesy only. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

For more information, visit: <http://www.reporthost.com/?ROOF>

Roof inspection method: Viewed from ground with binoculars

Roof surface material: Asphalt or fiberglass composition shingles

12)  The roof surface installation was not complete. It should be complete to prevent water damage before drywall is installed. Repairs should be made as necessary.

NOTE (One or more 2x4s "toe boards" were nailed on top of the shingles to give the roofer support on steep pitches. Once these boards are removed the shingles will require repair to prevent water damage in the future to the decking and ceiling areas below).



Photo 65



Photo 74



Photo 5

HVAC System and Mechanical

Heating system #1 type: Forced air, Furnace
 Heating system #1 energy source: Natural gas
 Heating system #1 distribution type: Ducts and registers
 Heating system #2 type: Forced air, Furnace
 Heating system #2 energy source: Natural gas
 Heating system #2 distribution type: Ducts and registers
 General cooling system type: Split system
 Cooling system and/or heat pump energy source: Electric TBD
 Gas service type: Natural gas
 Gas piping material: Steel pipe



13)   The furnace and/or heating systems were not fully evaluated because the installations are incomplete. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the systems are operable.



Photo 121



Photo 122



Photo 123

Plumbing

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Service pipe material: Plastic

Interior supply pipe material: PEX plastic

Fire suppression system installed: No

Interior drain, waste and vent pipe material: Plastic

Water heater #1 type: TankTBD


14)  One or more sections of the Taexx through the wall pest control system installed in this home are cut or damaged. Repairs should be made as necessary.



Photo 62


15)  General photos of the main water shut-off, water meter at the street, and roughed in gas meter/valve locations.



Photo 4



Photo 14



Photo 49

Electric System

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made

regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Primary service type: Underground

Service voltage (volts): 120-240

Estimated service amperage: 300 (150 x 2)

Service entrance conductor material: Stranded aluminum

System ground: Concrete encased electrode

Location of main service panels: Building exterior

Location of sub-panels: Garage, Basement

Branch circuit wiring type: Non-metallic sheathed

16) **i** General photos of the main disconnect and service panel.



Photo 18



Photo 21

Fireplaces, Decorative Gas Appliances and Chimneys

Decorative gas appliance type: Metal pre-fab fireplace

Gas-fired flue type: B-vent

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector

does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

17) **i** The inspector was unable to determine if the gas fireplace or stove was operable or serviceable, or perform a full evaluation as the installation was incomplete.



Photo 96

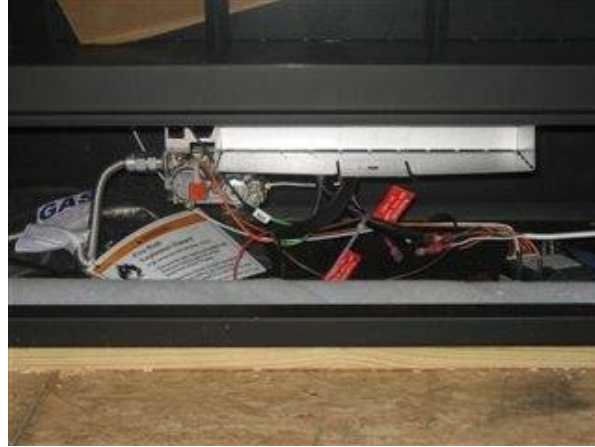


Photo 97

Interiors, Windows and Doors

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Exterior door material: Metal, Fiberglass or vinyl

Type(s) of windows: Vinyl, Single-hung

18) General photos of the interior framing of the home.



Photo 23



Photo 24



Photo 26



Photo 27



Photo 41



Photo 45



Photo 46



Photo 47



Photo 48



Photo 51



Photo 53



Photo 94

19) Thank you for the opportunity to prepare your pre-drywall inspection report. We look forward to assisting you further with your final inspection report when your home is complete. Please contact us if you have any questions or additional concerns.

Phone: 404-661-9763

Email: inspectmorellc@gmail.com

INSPECTOR INFORMATION:



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Cell # 404.661.9763



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Summary


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	Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
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Foundation and Grounds

1)  - One or more footings were undermined by excavation, erosion. The footing and foundation has been weakened as a result. Repairs should be made as necessary.



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Photo 91

Floor System


3)  - One or more engineered floor joists, floor trusses, glue lams or structural composite lumber appeared to have been cut, damaged or modified. The floor structure has likely been weakened as a result. These components should only be modified by registered design professionals. Consult with the builder to determine if modifications were approved. If not then modified components should be replaced.



Photo 32



Photo 37

4)  - One or more floors were uneven, damaged, or not level. This can result in problems when installing other components such as cabinets, tubs, showers, trim, flooring etc. Repairs should be made as necessary.



Photo 28



Photo 33

Wall System


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Photo 72

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