



Pre Drywall Inspection Report

Pratik Mangu

Property Address:

Seneca Lot 36
Cumming GA

10/28/2016



Dana Home Inspections, Inc.

**Scott Dana
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General Summary

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

ALL COMMENTS ARE MADE IN THE DIRECTION OF FACING THE FRONT OF THE PROPERTY.

1. GROUNDS/EXTERIOR

WINDOW INSTALLATION

Repair or Replace

1. Across all of the windows, the bottom nails fins have all of the nail holes filled, which is against the manufacturer's installation guidelines.

2. FRAMING/STRUCTURE

FOUNDATION ANCHORAGE (403.1.6)

Repair or Replace

2. Several breaks in sill plates are lacking required foundation anchorage on one or more sides. Per IRC 403.1.6: "There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches...from each end of the plate section." Have the house reviewed and all areas secured where needed.

TOP PLATE & STUD NOTCHING (R602.6)

Repair or Replace

3. (1) At the structural plate on the 1st floor where the A/C line goes through the wall, all of the required nails have not been added in the available nail holes.
4. (2) A structural plate is required on the 1st floor where a large notch was made in the top plate for the main electrical service wire.
5. (3) A structural plate is required on the 1st floor where a large bored hole was made in the top plate for the main electrical service wire. The resulting hole in the wooden top plate is over 50% of the width of the plate, requiring a structural metal plate.
6. (4) Where a large notch was made in the stud in the laundry roof for the dryer vent, the stud now needs to be reinforced with a stud shoe or other approved means.

HORIZONTAL JOINTS IN BRACED WALL PANEL BLOCKING (R602.10.7)

Repair or Replace

7. (1) Horizontal joints in the OSB sheathing lacking blocking in the 2nd floor stairwell.
8. (2) Two horizontal joints in the OSB wall sheathing on both sides of the fireplace have had their blocking removed due to the installation of the outlets.

VERTICAL JOINTS IN PANEL SHEATHING BLOCKING (R602.10.7)

Repair or Replace

9. A vertical joint in the OSB board was not been blocked inside the 2nd floor right side bathroom.

NAIL PLATE PROTECTION (TABLE E3702.1/P2603.3)

Repair or Replace

2. FRAMING/STRUCTURE

10. The final electrical county inspection does not appear to have been done as there were no nail plates anywhere in the house. Nail plates are needed where wiring was run too close to the end of studs. The wiring should be reviewed and nail plates added where wiring is less that 1-1/4" from the edge of the stud.

PROTECTION FROM PHYSICAL DAMAGE (IPC 305.6/IMC 305.5)

Repair or Replace

11. A protective plate is missing where the PVC drain pipe goes through the concrete in the 1st floor full bathroom.

FOUNDATION

Repair or Replace

12. All pock marks in the concrete should be filled.

FRAMING/STRUCTURE GENERAL

Repair or Replace

13. (1) A bowed stud was observed in the garage.
14. (2) Header-to-stud framing was not done tightly at the back door along the left side. Shims are needed.
15. (3) Header-to-stud framing was not done tightly at the front door at the left side.
16. (4) Inside the master bedroom at the family room wall, the bottom of one of the studs is damaged.
17. (5) A bowed stud was observed in the master bathroom next to the smaller window.

3. HVAC/FIREPLACES

FIREPLACES & CLEARANCES TO COMBUSTIBLES

Repair or Replace

18. All debris on and around the fireplace should be removed.

4. ATTIC/VENTILATION SYSTEMS/INSULATION

INSULATION

Repair or Replace

19. Inside the Jack & Jill bathroom, cracks in the thermo shield should be taped.

5. ROOF

TRUSSES OR RAFTER INSTALLATION

Repair or Replace

20. Straw debris on the trusses should be cleaned off.

6. DECKS

ATTACHMENT TO THE HOUSE (R502.2.2.1)

Repair or Replace

21. Two of the deck bolts are loose.

7. PLUMBING SYSTEM

GENERAL PLUMBING ISSUES

Repair or Replace

7. PLUMBING SYSTEM

22. Inside the 1st floor full bath, the vertical vent stack pipe is not secured.

8. INTERIOR

GLAZING & WET SURFACES (R308.4.5)

Repair or Replace

23. The smaller window above the master tub is lacking required tempered glass.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Scott Dana

1. GROUNDS/EXTERIOR

Items

1.0 ROUGH GRADE (R401.3)

Comments: Inspected

1.1 FOUNDATION HEIGHT ABOVE GRADE (R404.1.6)

Comments: Inspected

1.2 PROTECTION AGAINST DECAY (R319.1)

Comments: Inspected

1.3 BRICK/STONE INSTALL/FLASHING/WEEP HOLES (R703.7.5/R703.7.6/R703.8)

Comments: Inspected

1.4 SIDING/WINDOWS/DOORS/THERMAL ENVELOPE (IRC N1102.4.1/IECC 402.4)

Comments: Inspected

1.5 ELECTRICAL METER WORKING SPACE (E3305)

Comments: Inspected

1.6 HOUSE WRAP INSTALLATION

Comments: Inspected

1.7 WINDOW INSTALLATION

Comments: Repair or Replace

Across all of the windows, the bottom nails fins have all of the nail holes filled, which is against the manufacturer's installation guidelines.



2. FRAMING/STRUCTURE

Items

2.0 DOUBLE TOP PLATE (R602.3.2)

Comments: Inspected

2.1 STUDS BELOW BREAKS IN TOP PLATES (BUILDING STANDARD)

Comments: Inspected

2.2 2x4 BEARING WALL STUDS MAX 16" OC ON 1ST FLOOR (R602.3[5])

Comments: Inspected

2.3 2x4 BEARING WALL STUDS MAX 24" OC ON 2ND FLOOR (R602.3[5])

Comments: Inspected

2.4 JOIST BEARING POINTS

Comments: Inspected

2.5 FIREBLOCKING (R602.8)

Comments: Inspected

2.6 THERMAL ENVELOPE (IECC 402.4)

Comments: Inspected

2.7 FOUNDATION ANCHORAGE (403.1.6)

Comments: Repair or Replace

Several breaks in sill plates are lacking required foundation anchorage on one or more sides. Per IRC 403.1.6: "There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches...from each end of the plate section." Have the house reviewed and all areas secured where needed.



Garage, example



Breakfast area



Full bath

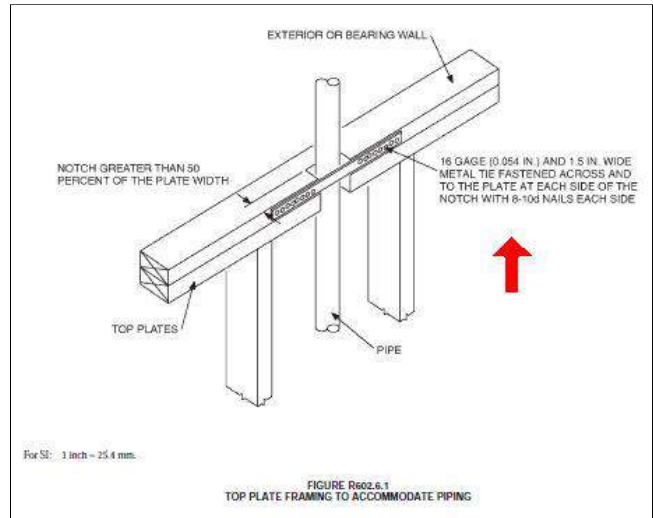
2.8 TOP PLATE & STUD NOTCHING (R602.6)

Comments: Repair or Replace

(1) At the structural plate on the 1st floor where the A/C line goes through the wall, all of the required nails have not been added in the available nail holes.



(2) A structural plate is required on the 1st floor where a large notch was made in the top plate for the main electrical service wire.



(3) A structural plate is required on the 1st floor where a large bored hole was made in the top plate for the main electrical service wire. The resulting hole in the wooden top plate is over 50% of the width of the plate, requiring a structural metal plate.



(4) Where a large notch was made in the stud in the laundry roof for the dryer vent, the stud now needs to be reinforced with a stud shoe or other approved means.



2.9 BLOCKING BETWEEN STUDS (Table R602.3[5])

Comments: Inspected

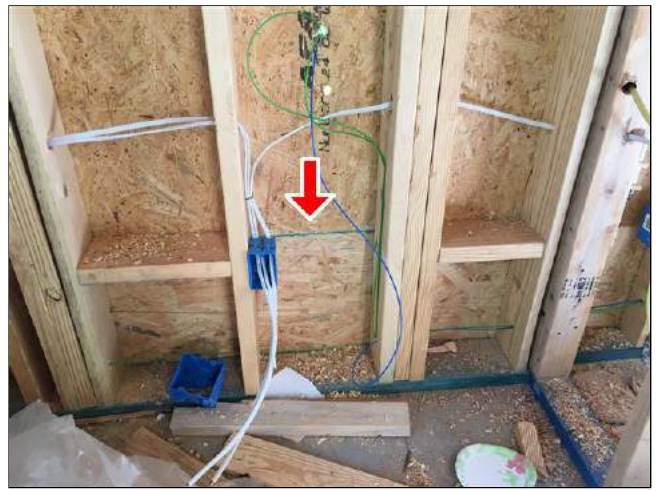
2.10 HORIZONTAL JOINTS IN BRACED WALL PANEL BLOCKING (R602.10.7)

Comments: Repair or Replace

(1) Horizontal joints in the OSB sheathing lacking blocking in the 2nd floor stairwell.



(2) Two horizontal joints in the OSB wall sheathing on both sides of the fireplace have had their blocking removed due to the installation of the outlets.



2.11 VERTICAL JOINTS IN PANEL SHEATHING BLOCKING (R602.10.7)

Comments: Repair or Replace

A vertical joint in the OSB board was not been blocked inside the 2nd floor right side bathroom.



2.12 CRIPPLE WALLS (R602.9)

Comments: Inspected

2.13 FLOOR JOIST NOTCHING (R502.8/802.7)

Comments: Inspected

2.14 NAIL PLATE PROTECTION (TABLE E3702.1/P2603.3)

Comments: Repair or Replace

The final electrical county inspection does not appear to have been done as there were no nail plates anywhere in the house. Nail plates are needed where wiring was run too close to the end of studs. The wiring should be reviewed and nail plates added where wiring is less than 1-1/4" from the edge of the stud.



Sample area, garage



Garage



Garage



Breakfast area

2.15 PROTECTION FROM PHYSICAL DAMAGE (IPC 305.6/IMC 305.5)

Comments: Repair or Replace

A protective plate is missing where the PVC drain pipe goes through the concrete in the 1st floor full bathroom.



2.16 FOUNDATION

Comments: Repair or Replace

All pock marks in the concrete should be filled.



2.17 SUBFLOORING/MANUFACTURER STAMP

Comments: Inspected

2.18 JOIST HANGERS

Comments: Inspected

2.19 FRAMING/STRUCTURE GENERAL

Comments: Repair or Replace

(1) A bowed stud was observed in the garage.



(2) Header-to-stud framing was not done tightly at the back door along the left side. Shims are needed.



(3) Header-to-stud framing was not done tightly at the front door at the left side.



(4) Inside the master bedroom at the family room wall, the bottom of one of the studs is damaged.



(5) A bowed stud was observed in the master bathroom next to the smaller window.



3. HVAC/FIREPLACES

Items

3.0 LOCATION OF SUPPLY & RETURN VENTS

Comments: Inspected

3.1 FIREPLACES & CLEARANCES TO COMBUSTIBLES

Comments: Repair or Replace

All debris on and around the fireplace should be removed.



3.2 GENERAL HVAC

Comments: Inspected

3.3 DISTRIBUTION SYSTEMS

Comments: Inspected

3.4 CLOTHES DRYER DUCT (IMC 504.6.4)

Comments: Inspected

3.5 SEDIMENT TRAP (G2419.4 (408.4))

Comments: Inspected

4. ATTIC/VENTILATION SYSTEMS/INSULATION

Items

4.0 VENTILATION OF ATTIC AND FOUNDATION AREAS (806.1)

Comments: Inspected

4.1 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

4.2 INSULATION

Comments: Repair or Replace

Inside the Jack & Jill bathroom, cracks in the thermo shield should be taped.



4.3 ATTIC ACCESS (R807) 22" x 30"

Comments: Inspected

5. ROOF

Items

5.0 ROOF COVERINGS AND DECKING

Comments: Inspected

5.1 ROOF FLASHING (R903.2)

Comments: Inspected

5.2 SIDEWALL FLASHING/DRIP EDGE (IRC 905.2.8.3)

Comments: Inspected

5.3 TRUSSES/RAFTER UPLIGHT RESISTANCE (HURRICANE CLIPS) (R802.11)

Comments: Inspected

5.4 TRUSSES OR RAFTER INSTALLATION

Comments: Repair or Replace

Straw debris on the trusses should be cleaned off.



5.5 GUSSET PLATE CONNECTIONS

Comments: Inspected

5.6 ROOF FRAMING GENERAL

Comments: Inspected

5.7 SKYLIGHTS, CHIMNEY, ROOF PENETRATIONS

Comments: Inspected

6. DECKS

Items

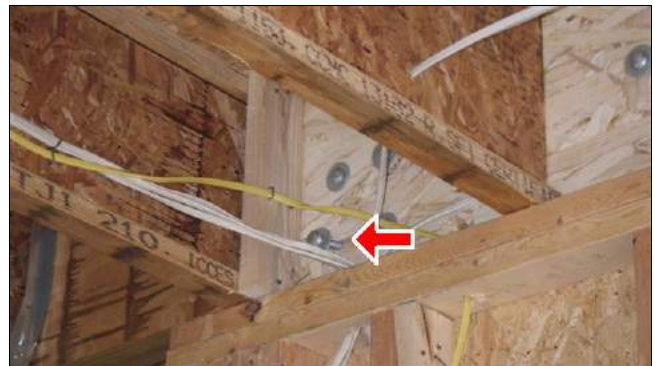
6.0 FLASHING ABOVE DECK LEDGER (R502.2.2)

Comments: Inspected

6.1 ATTACHMENT TO THE HOUSE (R502.2.2.1)

Comments: Repair or Replace

Two of the deck bolts are loose.



6.2 STEPS/RAILINGS/LANDINGS/FLOOR BOARDS

Comments: Inspected

6.3 POSTS/FLOOR JOISTS/STRUCTURE/SUPPORT

Comments: Inspected

6.4 FOOTINGS

Comments: Inspected

7. PLUMBING SYSTEM

Items

7.0 PLUMBING DRAINS SLOPED TO DRAIN (IPC 704.1/IRC 3104.2)

Comments: Inspected

7.1 DRAINAGE PIPE CLEANOUTS (IPC 708.3/305.9)

Comments: Inspected

7.2 WATER HAMMER DEVICES ON D/W, W/M, REFRIG. WATER LINE (IPC 604.9)

Comments: Inspected

7.3 FREEZING (IPC 305.6)

Comments: Inspected

7.4 WASHING MACHINE DRAIN PIPE 18"-42" ABOVE TRAP (IRC P2706.2)

Comments: Inspected

7.5 GENERAL PLUMBING ISSUES

Comments: Repair or Replace

Inside the 1st floor full bath, the vertical vent stack pipe is not secured.



8. INTERIOR

Items

8.0 WINDOWS/SAFETY GLAZING (R308.4)

Comments: Inspected

8.1 INTERIOR GENERAL

Comments: Inspected

8.2 GLAZING & WET SURFACES (R308.4.5)

Comments: Repair or Replace

The smaller window above the master tub is lacking required tempered glass.

