

PARIS PRESSLEY REAL ESTATE INSPECTOR

PRE-DRYWALL REPORT

Client: Nerisse Franklin

Address: 240 Wild Rose Circle, Holly Springs, GA.

Date: 2-3-2021

These are the results of the "Pre-Drywall" inspection for the home or building located at the address above. This is not a warranty but it is a visual inspection and survey of the systems and components of this property based on National Professional Guidelines.

This page is a summary of various conditions found. Items or components found defective, need repair or lack maintenance may be identified here or in the photo file. The information summarized here is my best opinion following the inspection.

ITEM

1. House wrap has torn areas and missing at some areas.
2. House wrap improperly installed or not flashed over front lower arched windows (verify house wrap will be flashed over window flanges to direct water and moisture around and away from window openings.
3. There is missing wood bridging support and plywood decking under the roof shingles at the valley above the master closet at the front roof (can see from closet)
4. There is a broken window glass at one front window
5. Couple of windows were not installed at the great room at the time of the inspection.
6. Home buyer has a concern there is mold like substance on some studs at various areas (builder verify).
7. There are no air registers or air vents in the great room ceiling (can cause hot areas in this room when cooling the home in the summer and uneven or differential heating in this room in the winter.
8. Air sends and returns located high on walls and in ceilings can cause cold areas near the floors in rooms when trying the heat the room in the cold season.
9. Air vents or registers not located near exterior walls at the kitchen.
10. Do not see plywood spacer clips at some roof deck panels over the great room. Builder verify plywood spacers or clips have been installed at all required areas of the roof decking.
11. Could not verify there are return air registers near the floor areas at the main level of the building. Where there are no returns near the floor there can be cold areas near the floor when trying to heat the home during the coldest part of the winter. Where the air delivery and return system is not balanced the HVAC system may not be as efficient as possible.
12. Some air registers are not located at the farthest exterior walls as possible in some rooms

13. Missing bridging blocks or roof framing and missing roof decking under the shingles where the roof deck terminates at the attic wall seen from the master bedroom closet.
14. Missing foam caulk at the 1st floor bedroom wall sheathing and stud near the window header.
15. Verify all hot water pipes are properly wrapped with insulation at the garage walls, ceiling and these areas.
16. Missing wire sheathing where wires enter sidewall hole in fireplace
17. Refrigerant line insulation appears to be torn in the basement exterior wall. Builder verify any damage has been properly patched or repaired
18. Missing foam caulk at penetration in top plate over 1st floor bathtub.
19. At the stairwell to the basement there are wall stud framing members that appears to touch the concrete foundation wall (can allow termite entry if not treated).
20. There is a hump in the master bedroom floor plywood just inside the doorway.
21. There is a hole in the master bath sub flooring.
22. There is a hump in the sub floor plywood at the hall on the bedroom side of the 2nd level
23. Master shower pan not protected can be damaged during construction
24. Master tub not fully protected can be damaged during construction
25. Heard floor popping in master floor while walking during inspection
26. Builder verify washer drain pan drain pipe is not too high above floor or will be at proper height to connect to drain pan properly.
27. The top flight of stairs to the bedroom level have upper steps that rotate forward
28. Builder is advised to check all electrical cables in the exterior walls to verify no exterior plywood nails have damaged or penetrated the sheathing, wire insulation or electrical wiring.
29. Builder is advised to verify all holes in wall top plates and bottom plates have been filled with foam caulk.

In conclusion, this home, property or building may be acceptable if the items listed here are considered. Some of these items may need a professional contractor to determine what is needed to correct, repair or replace. There may be other hidden conditions but none were discovered at this inspection. If you have any questions about your report or repairs needed please let me know.

Paris Pressley:

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