

PARIS PRESSLEY REAL ESTATE INSPECTOR

SUMMARY REPORT

Client: JoyAnn Biscette

Address: Lot# 43 Hollie Lane, Dallas, GA.

Date: 4-10-2021

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. Missing foam caulk where holes drilled in wall top and bottom plates
2. Missing pipe insulation at red water pipe in garage ceiling
3. Missing pipe insulation at pipe in water heater bay area above and below in wall
4. Some air send registers are not installed at the farthest exterior wall area for even room air movement
5. Air sends and returns located in ceilings at the first level can cause cold ares near the floor when heating the home in the coldest months
6. Electrical cable to close to the top wall plate nailing surface above the front door to the right
7. Verify there will be foam sprayed behind the electrical outlet boxes at the exterior walls at both levels
8. 2nd floor bath air sends installed over the entry door may cause conditioned air to return to the furnace before fully circulating around the room
9. Air send register is installed over the laundry room entry door (should be at the farthest wall away from the door
10. Air send register has been installed over the right rear bed closet entry door
11. Fiberglass bath tubs are not protected from damage during construction
12. Holes are not caulked closed where tub drain pipes pass through floors
13. Excessive turns in exhaust fan exhaust duct at the right bath at the 2nd level
14. Left bedroom air register has been installed over entry door
15. Builder verify if there will be a electrical outlet located at the lower wall in the master closet
16. There are too many turns in the exhaust fan duct pipe at the master bath

17. There are nails rusting on the master bath tub floor (can cause damage and stains)
18. Master toilet exhaust fan duct pipe has sharp turns can restrict and reduce airflow
19. There are bridging blocks nailed to the sides of the roof truss at several areas (truss manufacturers prohibit nailing to the sides of truss unless engineer approval, can cause damage to the trusses)
20. Damaged refrigerant line insulation and exposed refrigerant line in the exterior wall of the master bedroom (if not repaired can sweat in the wall and cause mold).
21. Refrigerant line installed bulging outside of the face of the studs can cause humming heard in the sheetrock if sheetrock is used to push the refrigerant line into the wall space (where a refrigerant line is pressed against the back of the sheetrock humming can be heard under certain conditions when the AC system is operating)
22. AC refrigerant line bulging outside the face of the studs at the 1st level exterior wall also (may cause humming in wall if sheetrock is pressed against the refrigerant line)
23. Metal nail plate was installed too low at the stairwell wall at the waste pipe at the stairwell mid-level
24. Missing nail plate at the bottom plate where the waste pipe pass through the floor at the stairs mid-landing
25. Missing corner stud for nailing sheetrock at the stair well mid landing wall corner on the garage side
26. Air duct pipe in kitchen ceiling is being crushed by the waste pipe may restrict airflow to rooms served
27. Air registers are not installed nearer the farthest exterior wall areas at the great room (kitchen and great room)

HVAC installer has installed several air send registers over the entry doors of the rooms served which can cause poor or uneven air delivery to the rooms they serve and conditioned air to go back to the furnace before acclimating the room served.

Air send registers should be located at the farthest exterior wall of the room served to circulate air around the room before returning to the return register or returning to the furnace.

Where air send registers are located near bath exhaust fans some conditioned air can be exhausted to the exterior when the exhaust fan is operating.

Where there are too many turns or sharp turns in bath exhaust fan pipes the air flow can be reduced, distorted have poor exhaust.

Builder verify fire foam caulk has been installed at all penetrations in floors and wall plates at all levels.

In conclusion, this home, property or building may be acceptable if the items listed here or in the report 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.

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