

PRE-DRYWALL INSPECTION REPORT



Client: Arthur Tarantino
Address: 190 Guthrie Rd. Whitesburg, GA. 30185
Date: 11-25-2024

These are the results of the inspection for the Framing and Pre-Drywall inspection at the home, property 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 document is a summary of various conditions found at the reinspection.

Items or components found defective, need repair or lack maintenance may be identified on the summary pages or in the photo file that is below the report. The information summarized here is my best opinion following the inspection.

The building contractors are advised to follow the county building code inspector's comments in the "Failed Inspection" form and this inspection report to comply. Be

advised, different inspectors may find different conditions that need to be addressed, corrected or repaired at the property.

After all framing corrections are completed, have all mechanical, plumbing, electrical... contractors verify rough-ins are completed before calling for a re-inspection.

1. The owner stated the builder and or contractors had started to try and make corrections after the county building inspector's inspection notes and "Fail" notice, before this inspection. Make the corrections as mentioned. The owner has a concern that some of the roof truss tails are not fully nailed to the soffit box framing. Verify metal hurricane straps are fully nailed at all holes and the right type for this county.
2. The rear wood deck support posts are not notched and bolted to the rim joists (small metal ties are in place).
3. Verify the holes in the walls and siding where the HVAC lines enter are filled and metal hoods cover the entry points.
4. There is missing drip edge flashing at the fascia boards under the roof shingles. Check the roof covering for damaged shingles at some areas. There is a hump in the roof surface at the front of the house below the dormer. Verify all bridging blocks are placed between roof truss seen from the attic.
5. Garage: It appears the foundation tie-down metal straps are not wrapped around both sides of the exterior wall bottom plates (verify this county allows wrap around only one side). Cannot see anchor bolts or straps in place within 12 inches from wall corner ends at the bottom plates. Verify all garage wall bottom plates have proper tie-down straps spaced and installed at least 6 feet apart. There is missing foam behind electrical boxes at the exterior walls. There is a wall frame top plate too short nearing the right corner of the garage wall. Wind brace single stud should be double stud.
6. Interior Main Level: Missing insulation foam behind receptacle boxes at exterior walls. Spray foam at openings between basement and main level and main level to attic appears to not be fire foam (should be red...).
7. Main level floor system dips at a couple of areas.
8. Gap or missing insulation at the master bed ceiling. Cannot see insulation baffles between the underside of the roof decking and insulation at the master bed vaulted ceiling.
9. Missing bridging block at the master closet wall framing. Missing foam at the laundry room top plate.
10. Wall insulation is missing vapor retarder at the exterior walls. Verify the wall insulation is not compressed in the front exterior wall at the front door areas.
11. Refrigerant line outside of the wall frame face at the room on the left side of the house. If line is pushed back into the wall space (with the sheetrock) when the sheetrock is installed, there may be a hum heard in the house when the AC system is operating (refrigerant lines pulsate). There is a crushed air duct noticed at the gas pipe in the basement ceiling at the hall (can restrict airflow to the room served and cause air friction noise).

12. Electrical: Feeder cable and electrical cables passing through the top plates above the distribution panel in the basement are not protected with a metal plate on both sides of the top and double plate (nails can pierce wires and cables). There is a gang light-switch box at the basement stairs that is secured at only one nailing fin (secure both nailing fins to wood).
13. Bath exhaust fans' ducts have unneeded turns. It is advised to have all ducts straight as possible.
14. Bath tubs and shower pans are not protected during construction can be damaged.
15. Verify main floor truss are aligned over wall studs where possible in the basement at the right bedroom.
16. Exterior wall insulation is missing vapor retarder at the exterior walls of the main level and basement level (verify allowed in this county).
17. Verify there are wood shims between the sides of the window frames and wall frame openings throughout the house (prevents window frame or jamb spread).
18. The roof ridge OSB board is not cut out wide enough under the ridge vent (can cause poor air circulation into and out of the attic).
19. Verify there are insulation baffles between the ceiling insulation and the underside of the master bedroom roof decking.
20. There appears to be ¼ inch Luan plywood used for fire block at the master bed wall to the attic, at the foyer and attic wall... (should be at least ½ inch sheetrock). Some counties require 5/8" or fire-resistant drywall.
21. The main roof wind-braces are placed on roof truss bottom cord on a block (should rest on a wall top plate). Verify all bridging blocks are properly placed between roof truss cords under the roof decking.
22. Wind braces are not nailed to the sides of the main roof truss cords.
23. Verify all roof framing braces have been installed.
24. The soil has settled where the owner stated the septic tank is located. The soil above and around the septic tank area should have a positive slope away to drain water away from the tank area. Where water settles into the ground or hole of the septic tank, The soil under the tank can settle which can affect the position of the septic tank (correct ASAP). Verify the soil and grading where the drain field has been graded and sloped to drain water away from the drain field (drain field trenches can become water logged).
25. The owner stated water came into the basement when raining. It is advised to install gutters and downspouts ASAP. Roof water pouring at the foundation can cause early differential settling if soil has been moved. Can also cause damp and wet basements.

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.

Paris Pressley:



Phones: Off: 404-755-9556, 770-252-6700, Cell: 404-617-4973
Atlanta House Surgeons & Real Estate Inspector, Energy Auditor
Past VP/President Elect For The Georgia Association of Home Inspectors
Founder of The Brotherhood of Certified Home Inspectors-InterNACHI Chapter
ASHI, InterNACHI, GAHI, ICC R-5 Building, Electrical, HVAC & Plumbing Inspector
State of GA. Licensed Residential Building Contractor, Master Carpenter RBI-003371
Email: info@ppinspect.com Sites: www.ppinspect.com www.atlantahousesurgeons.com































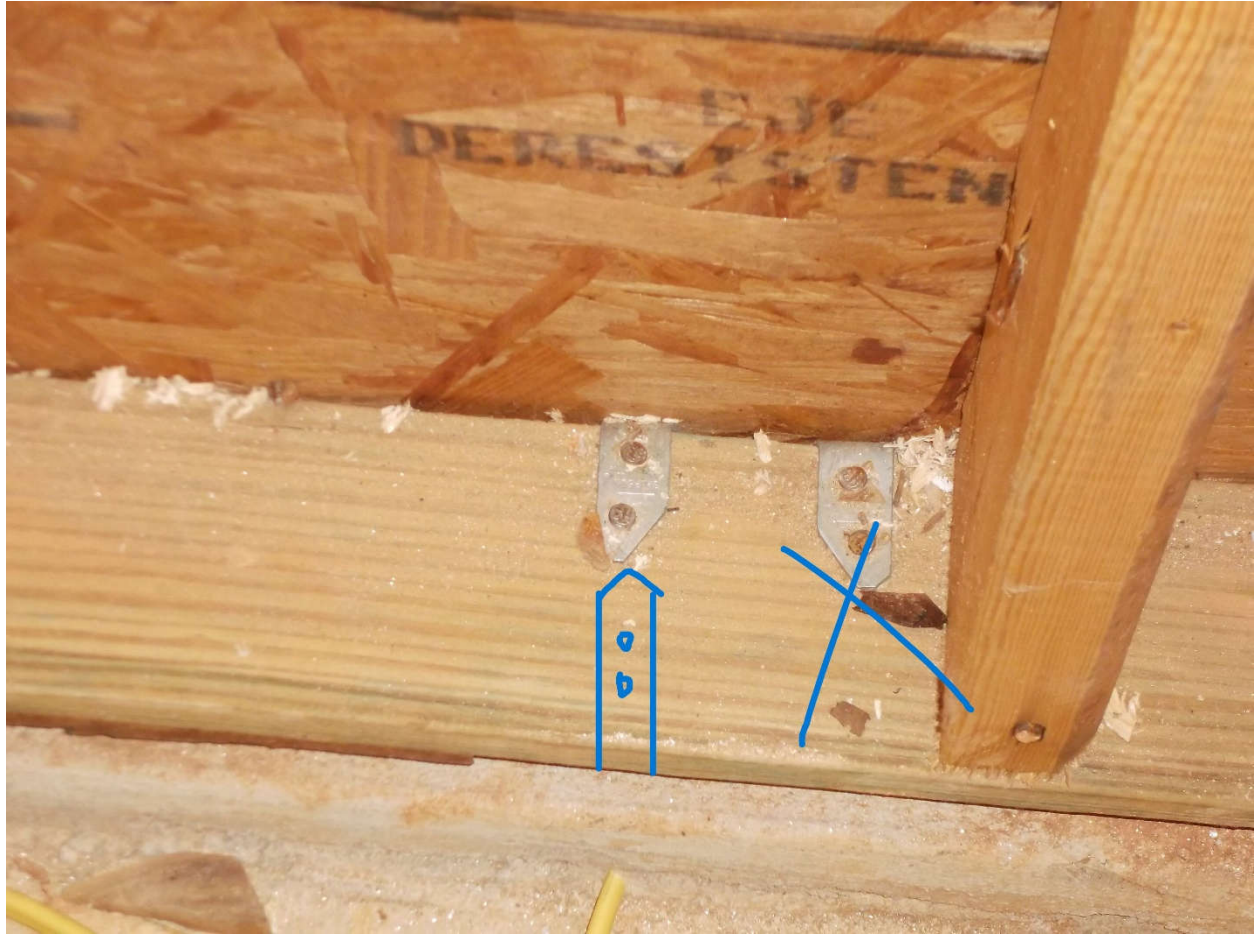














WRONG



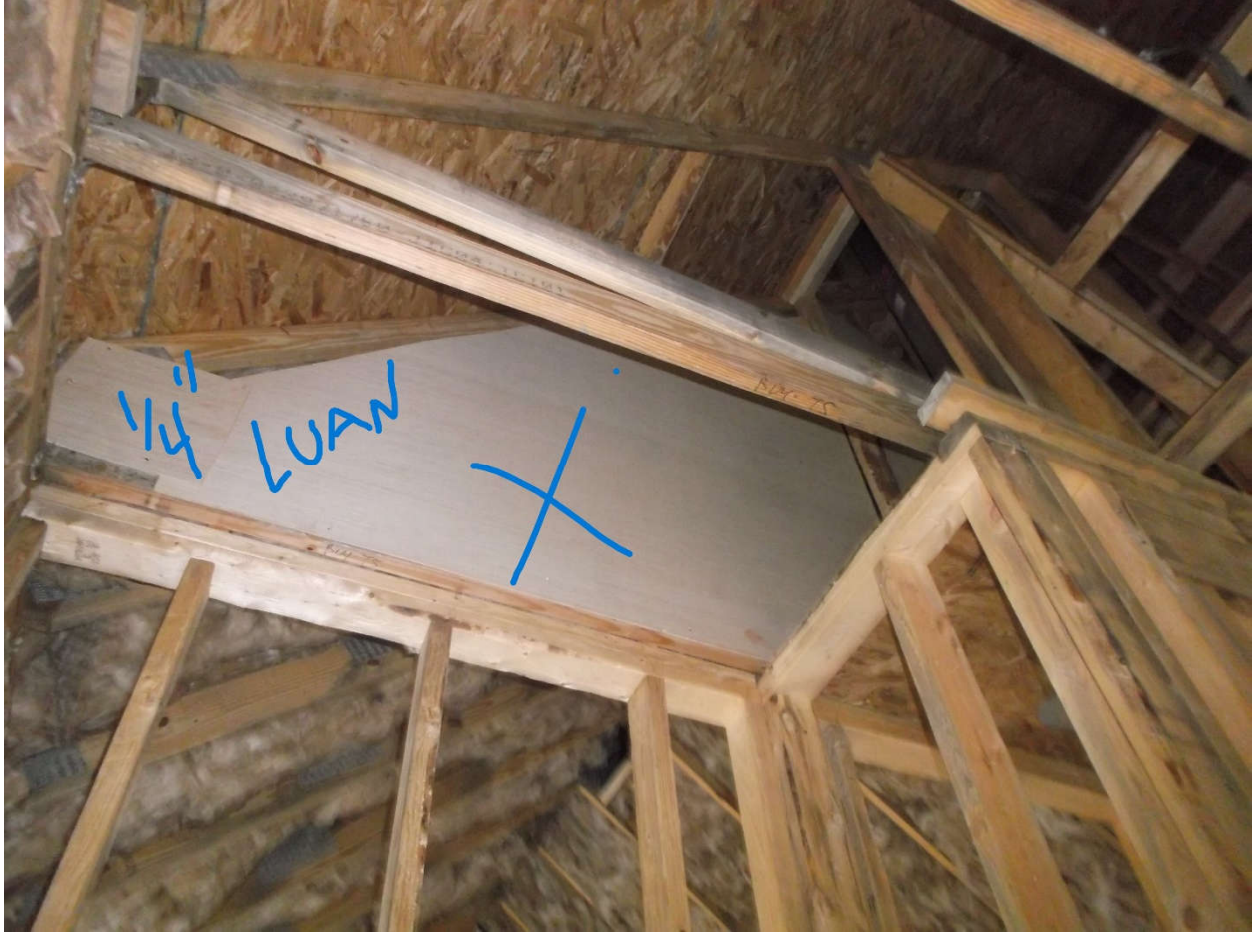
NO STRAPS











Patriot Timber Products, Inc.
Lot # 24052R ME # 007 Date: 5/25/24
TSCA Title VI Compliant for Formaldehyde
TVC # 43. 049


100% Plywood & Sustainable Wood Sources
Contains no tropical hardwoods


www.PatriotTimber.com www.RevolutionPly.com
Innovative Panel Products From Sustainable Sources
THIS SIDE IS THE BACK. USE OTHER SIDE.


Home Innovation
BEST WOOD CERTIFIED
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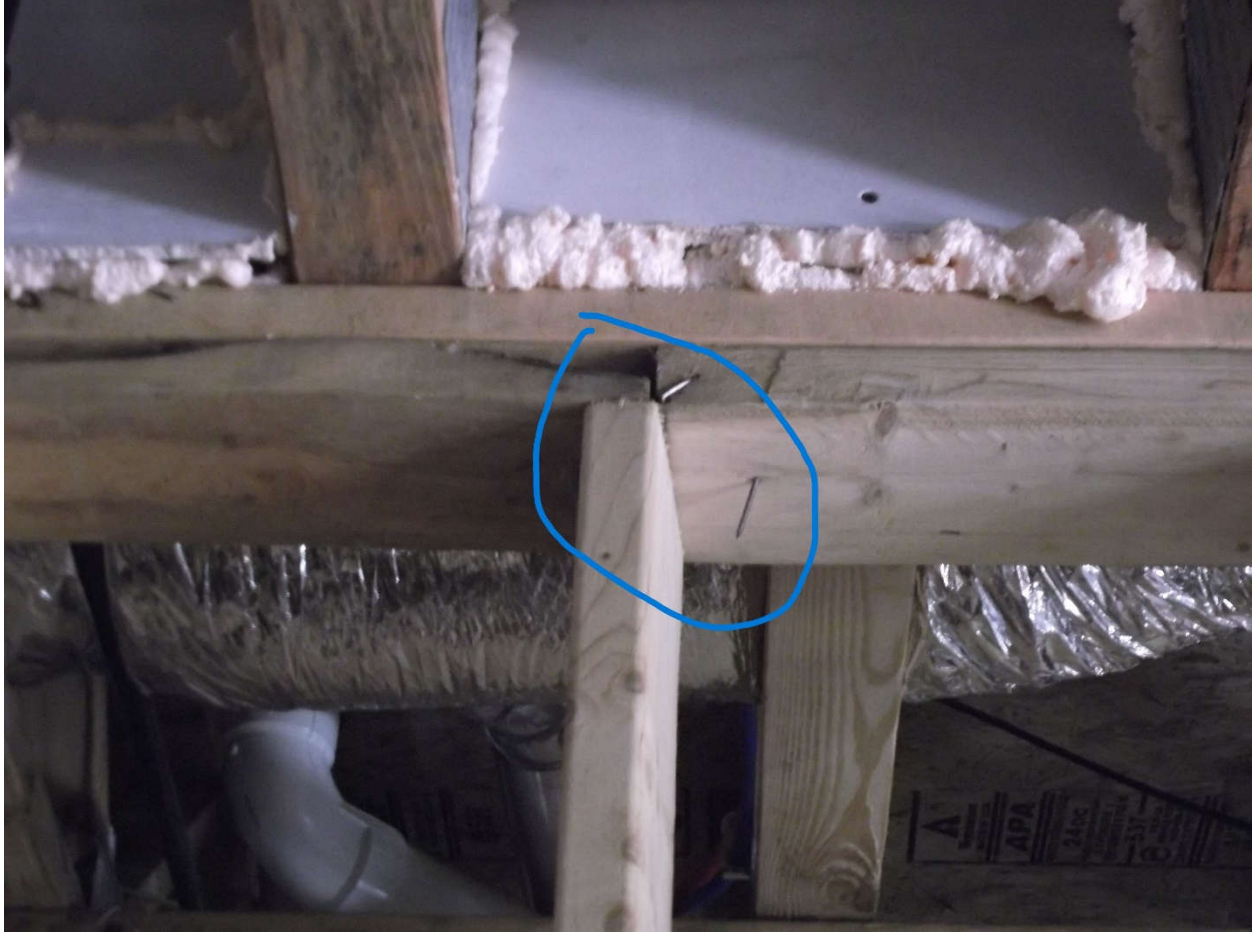


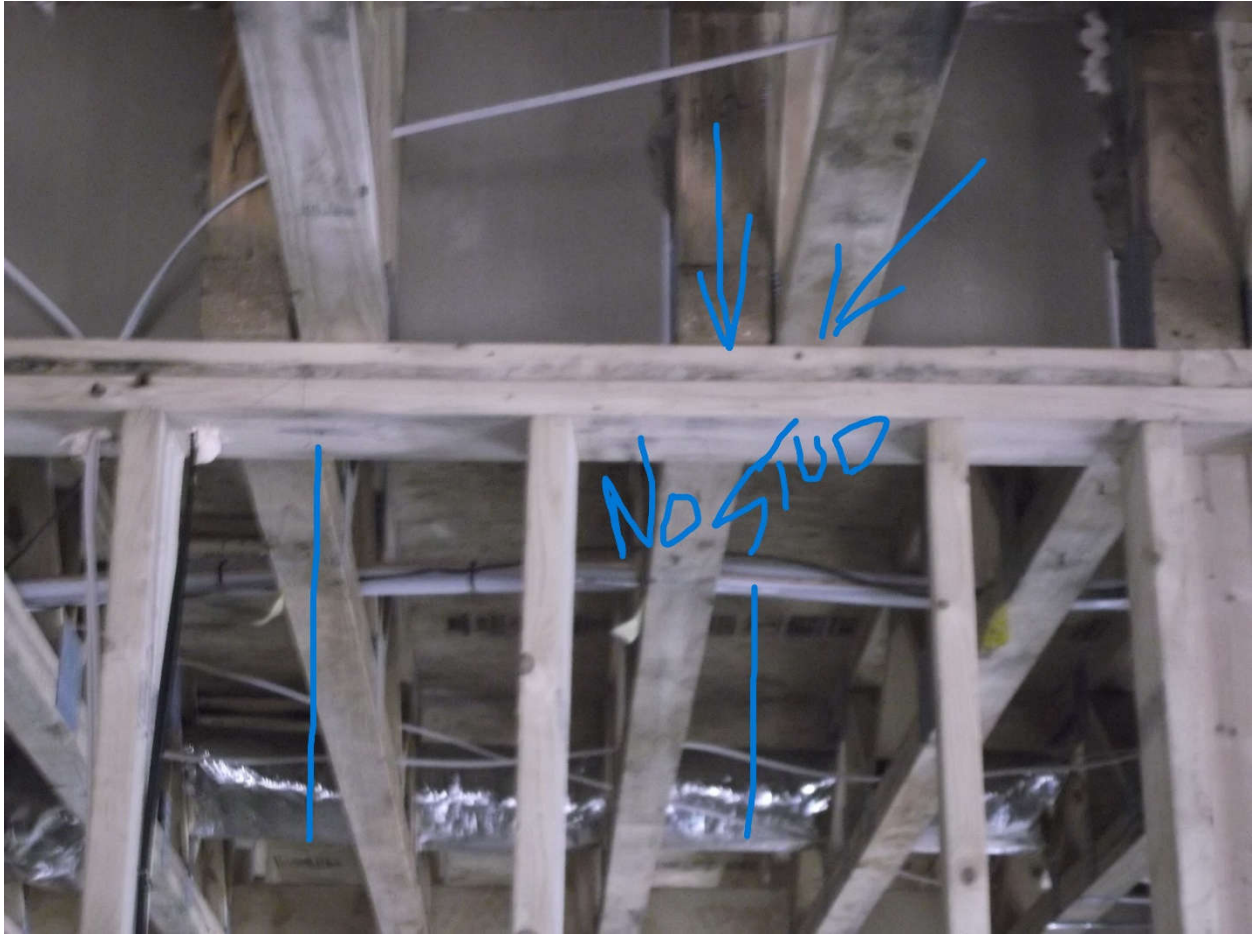
































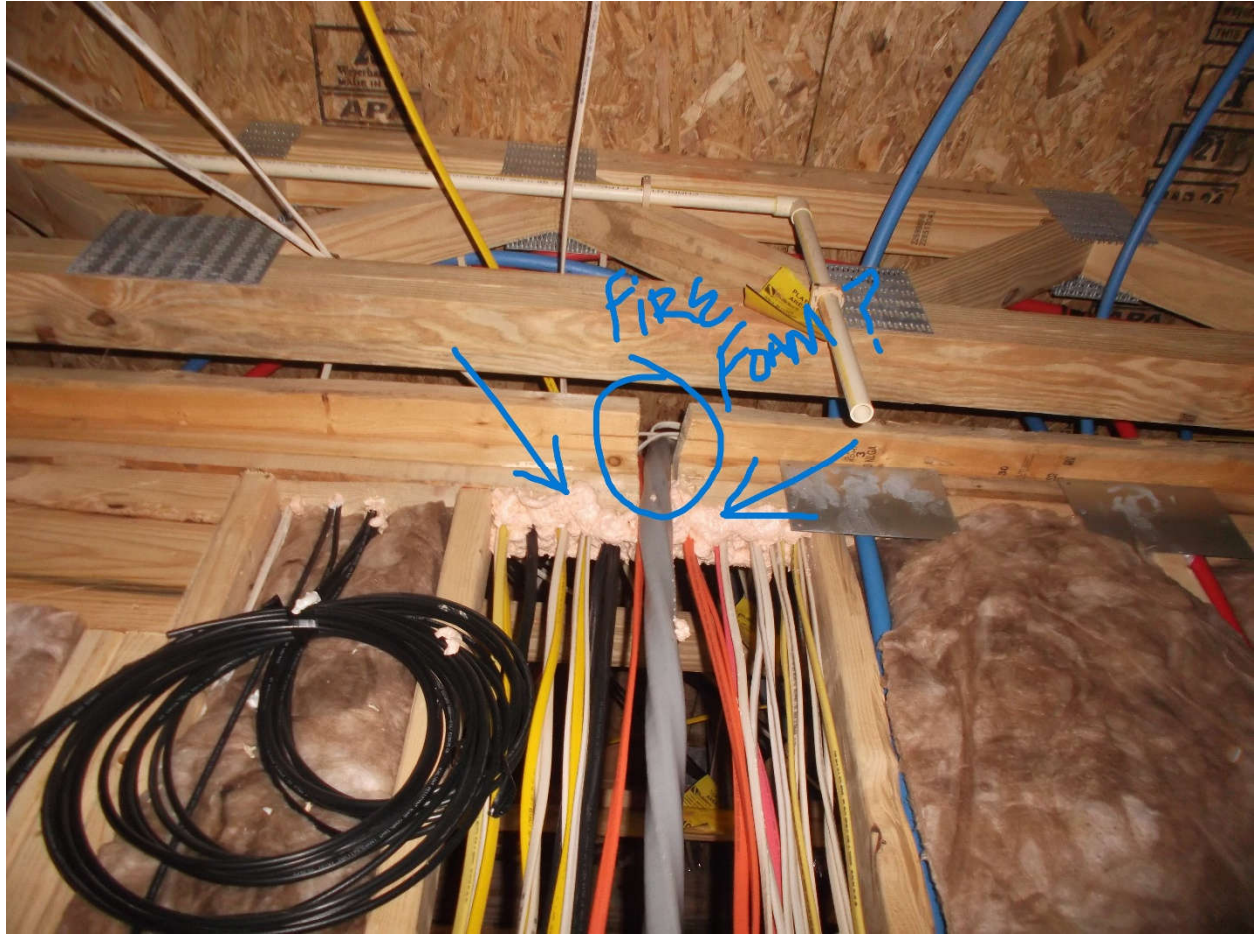












770 24 9236

NOTICE OF INSPECTION

B 20240211
E _____

CARROLL COUNTY, GEORGIA

P _____
H _____

Date 9/24/24

Time _____

TO: _____ LOCATION 190 Gulture Rd Way

A Rough Frame INSPECTION WAS MADE AT THE ABOVE LOCATION AND WORK WAS FOUND TO BE:

APPROVED

A 58

NOT APPROVED

THE FOLLOWING CORRECTIONS WILL BE REQUIRED BEFORE APPROVAL CAN BE MADE: MAKE CORRECTIONS AND CALL THIS OFFICE FOR RE-INSPECTION.

CALL IN ELECTRICAL SERVICE TO: _____

RE-INSPECTION FEE REQUIRED
pay prior to reinspection

AND IS IN VIOLATION OF CODES AND ORDINANCES OF CARROLL COUNTY. YOU ARE HEREBY ORDERED TO _____ AT ONCE, FAILURE TO DO SO WILL RESULT IN LEGAL ACTION.

garage portal anchor bolts, anchor bolts 12" from bottom plate ends,
block or studs added under top plate butt joints (plates directly on top of studs)
pull down stair hangers, fire block chase ceilings & fire caulk perimeter of
chase ceilings, protect copper line @ line set from nail guards,
smoke detector needed outside of 1/2 bath, mstr vault wall to have plywood on
attic side & accept R-19 batts (unless using spray foam) = same scenario over
stair & refrigerator, bsmt truss hangers, look up bsmt bth fan, bsmt perimeter
anchor bolts in bottom plates, fire block bsmt chases (where walls formed out &
mech. room ceiling, wires & plumbing can not touch sharp edges of truss gussets,
framing @ roof under dormer window fire caulk garage penetrations @ top plates,

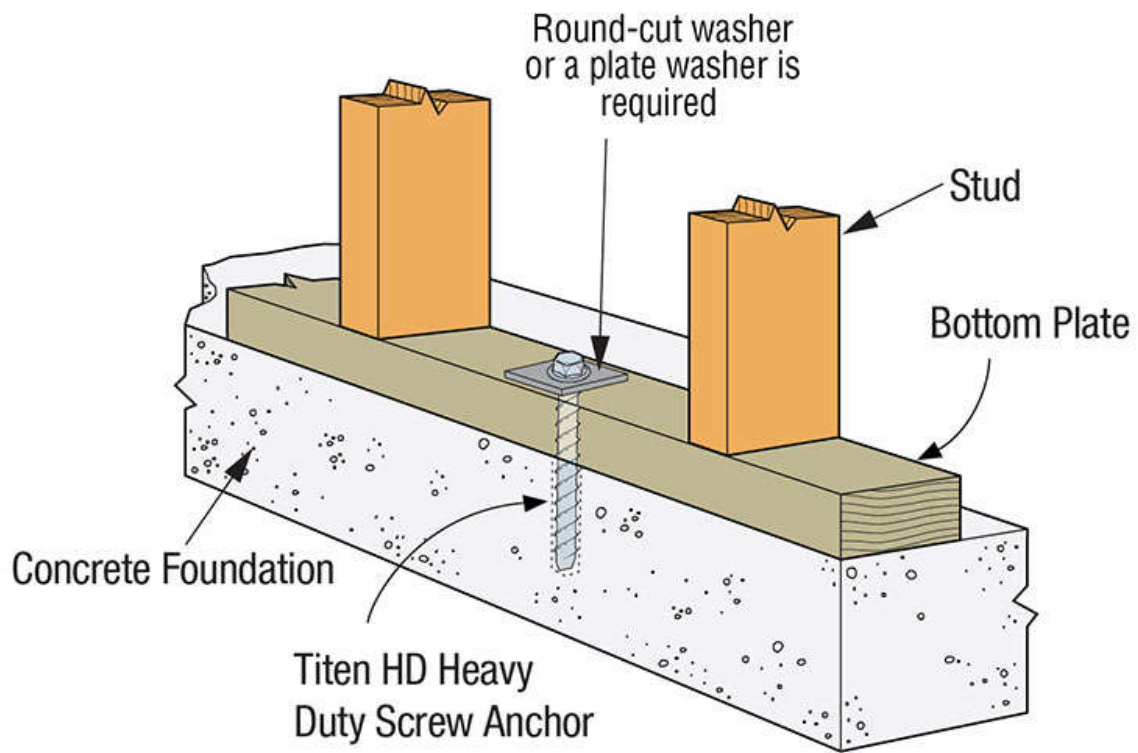
Phone: 830-5861 HOURS: 8 A.M. - 5 P.M. Mon-Fri.
830-5862

CODES ENFORCEMENT OFFICER

Roof final bay roof. (cearboards nailed to roof) was fire rated foam used in penetrations.







SIMPSON Strong-Tie®
Titen HD Bottom Plate Fixing