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# New Construction Pre-Drywall Inspection

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**Client --**

**Mr. Charles R. Smith**

**Lot 60A, 1234 First Street**

**Tucker GA 30084**

**Date of Inspection: 8/21/2013**



# Report Summary

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## Elevation Photos:



EAST



SOUTH



WEST



NORTH

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**Section 0 . 0 Summary of Action Items "Bullet Format"**

Line No.	Item Description	Action Needed	See Photo
0 . 0	<p>Many Builders request an action item summary in "Bullet Format" which is listed below. This is provided for the convenience of the Builder -- however; it should be understood that this Bullet Summary is NOT intended to be a complete description of the required action. The Builder should refer to the referenced item number (in parenthesis at the end of each bullet) for the corresponding report paragraph that provides a full explanation of the required action.</p> <p>&gt;0.1- Provide confirmation that dwelling footings are placed on undisturbed natural soils or engineered fill dirt along the East side of the dwelling (C.2)</p> <p>&gt;0.2- Properly support brick veneer as required by codes (C.3, C.4, C.6)</p> <p>&gt;0.3- Correct door and window defects (C.5, C.24, C.25)</p> <p>&gt;0.4- Install and seal missing roof vent flashings (C.7)</p> <p>&gt;0.5- Repair any water damage to the floor decking (C.8)</p> <p>&gt;0.6- Correct garage narrow wall framing defect (C.10)</p> <p>&gt;0.7- Properly seal dwelling building envelope and install insulation as required by codes (C.11 thru C.13)</p> <p>&gt;0.8- Properly seal basement foundation wall penetrations (C.17)</p> <p>&gt;0.9- Properly located basement bath stub ups as requested by the Homebuyer (C.18)</p> <p>&gt;0.10- Correct prefab stair nailing defects (C.19)</p> <p>&gt;0.11- Provide requested information to the Homebuyer (C.21, C.22)</p> <p>&gt;0.12- Install and test shower pan liner (C.23)</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Section A . 0 Inspection Scope of Work**

Line No.	Item Description	Action Needed	See Photo
A . 0	<p>New construction inspection package to include a Pre-Drywall inspection with report and a Final Inspection with report once the dwelling is completed.</p>	<input type="checkbox"/>	<input type="checkbox"/>

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**Section B . 0 Project/Resident Information --**

Line No.	Item Description	Action Needed	See Photo
B . 0	<p>Approximate Age: New Construction Pre-Drywall                      Style Dwelling: Traditional                      General Appearance: Good                      Street Entrance Faces: NW                      For Report Purposes the Street Entrance is Said to Face: West                      State of Occupancy: Under Construction                      Weather Condition: Recent Rain                      Ground Cover: Very Wet and Muddy                      Temperature: 78 degrees F                      Start Time: 2 PM Finish Time: 3:50 PM</p>	<input type="checkbox"/>	<input type="checkbox"/>

**Section C . 0 Concerns/Observations --**

Line No.	Item Description	Action Needed	See Photo
C . 1	Photo of the Gwinnett County Building permit - 2013 codes apply.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C . 2	<p>It appears that loosely compacted fill dirt has been placed to the East of the dwelling and it was not possible to confirm at the time of the inspection if this fill material was properly compacted in engineered lifts under the foundation walls and basement slab on grade as required by code Section R403 FOOTINGS R403.1 "Footings shall be supported on undisturbed natural soils or engineered fill." Builder should provide confirmation that the dwelling footings were placed on "undisturbed natural soils" or provide of a PE's soil compaction reports for any "engineered fill".</p> <p>Also, the sloped bank has significant soil erosion and no visible ground cover which should be installed prior to dwelling completion.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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- |       |   |                                     |                                     |
|-------|---|-------------------------------------|-------------------------------------|
| C . 3 | No brick ledge was found formed into the concrete foundation walls as required by code to properly support the weight of the exterior brick veneer. See attached Figure R703.7 "Masonry Veneer Wall Details" page 236 of the 2006 IRC. Also, the fill dirt placed against these foundation walls is saturated with water and does not appear to be properly compacted and capable of supporting the brick veneer as required by code. Footings and/or compacted fill do not appear to comply with the International Residential Code - SECTION R403 FOOTINGS R403.1 General. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| C . 4 | Photo of the brick ledge being installed on soft wet poorly compacted earth for the dwelling to the North of Lot 60A. This brick ledge appears to be constructed of loosely placed mortar and not concrete that has been properly keyed or doweled into the dwelling foundations. This is a poor construction practice and should not be used for the dwelling constructed on Lot 60A.  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| C . 5 | Peal stick flashing has been installed around the exterior doors and windows; however, it is lifting and should be properly adhered/sealed to the building wrap.  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| C . 6 | The brick veneer has not yet been installed. All brick above window and door openings AND above any roof slopes should be properly supported by suitable steel lintels. Lintels used for supporting brick veneer above a roof slope must be properly bolted to the wood structural framing per 2006 IRC, Section R703.7.2.2 "Support by roof construction".   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| C . 7 | Roof vent boot flashings have not been installed and should be to eliminate leaks.  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| C . 8 | All of the plumbing roof vents were leaking and water is ponding on the floor decking in numerous locations. Once the boot flashings are properly installed and sealed, this decking should be properly dried, any possible mold/mildew eliminated, and if necessary sanded prior to installing any finished flooring in these areas.   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| C . 9 | The narrow wall bracing on each side of the garage door appears to comply with code - except as stated in C.10 below. Exterior nailing pattern of the wood sheathing was covered by the building wrap and not visible for inspection.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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- |        |   |                                     |                                     |
|--------|---|-------------------------------------|-------------------------------------|
| C . 10 |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>No anchor bolts were visible in the two garage narrow walls as required by the Georgia Amendment to the 2006 IRC. Bolts should be properly installed.<br/>"R602.10.5 Continuous structural panel sheathing. When continuous wood structural panel sheathing is provided in accordance with Method 3 of Section R602.10.3, including areas above and below openings, braced wall panel lengths shall be in accordance with Table R602.10.5. Wood structural panel sheathing at corners shall be installed in accordance with Figure R602.10.5. ... Two anchor bolts shall be installed in accordance with Section R403.1.6, and plate washers shall be a minimum of 2 inches by 2 inches by 3/16 inches (51 mm by 51 mm by 4.76 mm) thick and shall be used on each bolt. This exception is only permitted in Seismic Design Categories A-C."<br/>(Effective January 1, 2007)</p> |                                     |                                     |
| C . 11 | Dwelling should be properly sealed to comply with the requirements of the 2009 International Energy Conservation Code and the Georgia Amendments, including APPENDIX A AIR SEALING KEY POINTS (see attached copy).  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>Numerous holes in the dwelling exterior have not yet been sealed as required by the 2009 IECC and should be.</p>   |                                     |                                     |
| C . 12 |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>Gaps around all plumbing and duct penetrations from one level of the dwelling to another should be properly insulated and sealed as required by the 2006 IRC requirements for fire blocking and the 2009 International Energy Conservation Code and the Georgia Amendments, including APPENDIX A (see attached).</p>   |                                     |                                     |
| C . 13 |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>Gaps around all exterior windows and doors should be properly insulated and sealed as required by the 2009 International Energy Conservation Code and the Georgia Amendments, including APPENDIX A (see attached).</p>   |                                     |                                     |
| C . 14 |   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|        | <p>The Uffer grounding connection for the dwelling electrical grounding system is located on the North garage wall and it appears that the Builder is going to provide access to it as required by code.</p>  |                                     |                                     |
| C . 15 |   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|        | <p>Mastic has been used to seal duct connections and register housings as required by code.</p>   |                                     |                                     |
| C . 16 |   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|        | <p>Water distribution piping material is PEX and was being pressure tested at the time of the inspection. Drainage plumbing is PVC and purple primer is visible on the connections as required by code.</p>   |                                     |                                     |
| C . 17 |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>Wall penetrations for the plumbing lines in the West basement foundation wall appear to be leaking and should be properly sealed.</p>  |                                     |                                     |

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- C . 18    
The Homebuyer believes that the stub up for the basement bath toilet and tub should be on the East side of the studded wall near the crock for the grinder pump. The Homebuyer has requested that these stub ups be relocated. (Since the location of the crock is near the South foundation wall - perhaps it can be enclosed inside a closet if this smaller framed area is to become the bathroom.)
- C . 19    
Most manufacturers of prefabricated stairs require that the stairs be properly shimmed and nailed to EACH wall stud in order to not void the manufacturer's warranty (and to assure stairs will not squeak over time). Stairs should be properly shimmed and fasteners installed at each wall stud.
- Stairs are NOT nailed at every stud and should be.
- C . 20    
Roof support structure system is 2X4 trusses -- trusses appear to be installed vertically, no loose connection plates were visible, no field cuts and no broken cords were found. Homebuyer should store only light weight items that heat will not damage in the attic and limit the weight of any items stored in the attic in order to not damage the trusses. Truss roof systems are designed to support ONE layer of roof shingles, the roof decking, and the dry wall ceilings below.
- Hurricane ties are installed and appear to be adequately nailed.
- C . 21    
Sheathing was installed behind the tub for the Jack and Jill bath and it was not possible to confirm that insulation is installed behind the sheathing. Builder should confirm that insulation was installed above and below the tub.
- C . 22    
A framed chase is installed in the SE corner of the Master Bedroom. Builder should explain the purpose for this space?
- C . 23    
No suitable shower pan liner was installed for the Master shower at the time of the inspection. One should be installed and properly tested for leaks.
- C . 24    
Broken upstairs window near the SW corner of the dwelling should be replaced.
- C . 25    
The Homebuyer requests that the Builder advise why a window is not installed near the SW corner of the Kitchen as it shows on the Kitchen cabinet drawing for this wall? (Drawing was found on the floor of the Kitchen at the time of the inspection.)
- C . 26    
The majority of window and door rough-in openings were checked to determine if framed openings were reasonably plumb. NO openings were found that were not reasonably plumb.

Section D . 0 Summary/Comments --

Line No.	Item Description	Action Needed	See Photo
D . 1	The "Action Needed" check box shown with each line item above is provided for the convenience of the Buyer and the Builder. If it IS checked -- then the corresponding maintenance/repair task is typically considered the Builder's responsibility to complete.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D . 2	<p>This report documents deviations from the International Residential code and other applicable code requirements observed during the visual inspection of this dwelling under construction. Additionally, as part of our OBLIGATION to our client, the Homebuyer, this report is NOT LIMITED strictly to code issues and may ALSO contain -- 1) deviations to various product/equipment manufacturer's installation instructions that may effect the quality of the installed component and/or the dwelling; 2) suggestions to the Homebuyer regarding maintenance and home preservation; etc.</p> <p>A reasonable time period was allowed to thoroughly conduct this inspection; however, since the inspector could not be present as the structure is being built there may be defects/concerns that were concealed prior to the time of inspection. The photo's and items listed herein should be considered examples of deviations/defects which may occur numerous times on this project. Corrective action should be taken for All similar deviations/defects and not only the specific example shown in a given photo or listed in this report.</p>	<input type="checkbox"/>	<input type="checkbox"/>



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D . 3 General Information – The State of Georgia Department of Community Affairs

is the agency that is responsible for residential building codes. Georgia has "Mandatory Codes" and "Permissive Codes" that Builders are required by LAW to follow (all of these are listed on their website [www.dca.state.ga.us](http://www.dca.state.ga.us)). The mandatory codes became a part of STATE LAW on Oct. 1, 1991 via the Uniform Codes Act. The following information is a direct quote from the State of Georgia Department of Community Affairs website -- “ Current Codes as Adopted by DCA - Mandatory Codes:

- International Building Code, 2006 Edition, \*
- International Fuel Gas Code, 2006 Edition, \*
- International Mechanical Code, 2006 Edition, \*
- International Plumbing Code, 2006 Edition, \*
- National Electrical Code, 2011 Edition, \*
- International Fire Prevention Code, 2006 Edition, \*
- International Energy Conservation Code, 2009 Edition, \*
- International Residential Code, 2006 Edition, \*

\*All of the above codes have Georgia Amendments

The Act requires local governments that elect to enforce codes within their jurisdictions to adopt administrative procedures and penalties to locally enforce any of these mandatory codes. Also, any applicable appendices of these codes must be adopted locally in order to be enforceable within a specific local jurisdiction.

The Act also made the following optional codes available for local government adoption and enforcement. Local governments choosing to enforce either of these optional codes must adopt the code(s) they wish to enforce, as well as administrative procedures and penalties.

- International Property Maintenance Code, 2006 Edition
- International Existing Building Code, 2006 Edition

The DCA Board specifically omitted the plumbing and electrical requirements of the International Residential Code for One- and Two-Family Dwellings.

Therefore, the plumbing requirements of the International Plumbing Code and the electrical requirements of the National Electrical Code must be used for one and two-family dwelling construction.”

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- D . 4 Once the items listed herein are completed the home and property should be ready for occupancy. All household systems inspected appear to be operating properly at the time of inspection (except for those items listed in Section 1.0 above).

Note: There are no tests or visible clues that can be used/included in a general home inspection to verify if there may be tainted drywall and/or sulfuric gases present in the dwelling. (Some drywall manufactured in China has proven to be defective and over time will emit gases that can cause damage.) If odd odors or tainted drywall manufacturing markings were noticed during this inspection they will be listed in the report. However, this general home inspection does not include any tests or invasive work to determine if tainted drywall is present in the dwelling. No warranty is expressed or implied that the dwelling is free of tainted drywall.

## Exhibit A -- Item Detail Photos

Please refer to the corresponding Report Paragraph Number  
for Item Detail Information

C.1



C.2



C.3



C.4



C.5



C.6



C.7



C.8



C.9



C.10



C.11



C.12



C.13



C.14



C.15



C.16



C.17



C.18



C.19



C.20



C.21



C.22



C.23



C.24



C.25



Property Inspection For: Client -- Mr. Charles R. Smith

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- a) This is not an in depth inspection for insects, termites, wood destroying organisms or other pests which could have rendered hidden damage to the home. An in depth termite inspection should be performed by a licensed qualified pest control professional for the benefit of the Homebuyer.
- b) This inspection does not include an inspection for toxic mold (such as Penicillium, Aspergillus, Cladosporium, Candida, Strachybotrys, or any other type of mold) and no samples or tests have been conducted or included as a part of this General Home Inspection. This General Home Inspection follows the ASHI and GAHI standards of practice which do not require visual inspection within wall cavities, under carpet, within HVAC ducts/systems, behind refrigerators/furniture, dishwashers, and other appliances that may generate moisture resulting in mold/mildew. However, if possible mold/mildew type stains are sighted during the inspection they will be reported as being present -- the Homebuyer should then require that mold inspection and testing be performed by a qualified professional, such as an Industrial Hygienist, in order to confirm if mold contamination exists and to recommend any required corrective action.
- c) A significant volume of water was used to test plumbing supply, drainage piping and public/private sanitary waste disposal systems (water is usually allowed to run continuously while the inspector is inside the dwelling). If visible deficiencies were observed they are noted within the report. Inspector is not responsible for leaks or plumbing problems that do not occur or present visible symptoms at the time of the inspection. If a private septic system is in use it should be pumped and visually inspected by a qualified professional septic contractor (a minimum of every 4 years). The existing Homeowner should confirm the last time the system was pumped.
- d) The contents of this report is for the sole use of Client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or any purpose, without the express written consent of the Inspector does so at their own risk and by doing so without the express written consent of the Inspector waives any claim of error or deficiency in this report.

Note: Please visit the Attics and Under website [www.atticsunder.com](http://www.atticsunder.com) for important updates on product notices and appliance recall information. Our website is regularly updated as a continuing service to our Clients.

Inspection and  
Report Completed By:

*C. R. Thompson*

Charles R. Thompson

Certificate Nos.: ICC-5187420-R5 (CABO-2934) EDI GA-26  
Attics and Under Home Inspection Services, Inc.  
P. O. Box 922534  
Norcross, GA 30010-2533  
Phone: 678-296-3260



**Attachment "B"  
Inspection  
Agreement,  
GAHI Standards  
of Practice, (Field  
Notes Available  
On Request)**