

# Your Inspection Report

## Pre-Drywall Sample Report Atlanta, GA

**PREPARED FOR:**

UNCLE JOE

**INSPECTION DATE:**

Wednesday, November 25, 2015

**PREPARED BY:**

Mark Kinzie



Home Probe, Inc.

The Home Inspection Company

Home-Probe, Inc.

315 West Ponce de Leon Avenue, Suite 480  
Decatur, GA 30030

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[www.home-probe.com](http://www.home-probe.com)  
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# AGREEMENT

Pre Drywall Sample, Atlanta, GA    November 25, 2015

Report No. 15316

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## PARTIES TO THE AGREEMENT

### Company

Home-Probe, Inc.  
315 West Ponce de Leon Avenue,  
Suite 480  
Decatur, GA 30030

### Client

Uncle Joe

This is an agreement between Uncle Joe and Home-Probe, Inc..

## INSPECTION AUTHORIZATION FORM

This home inspection is performed in accordance with the Standards of Practice of American Society of Home Inspectors, hereinafter referred to as ASHI. [www.ashi.org](http://www.ashi.org) By acceptance of this form you confirm that you have read and understand these Standards. This is an examination of the mechanical and physical components of real property identified in the inspection report as they exist at the time of the inspection through visual means and operation of normal user controls. The home inspector does not necessarily possess licenses authorizing the rendering of detailed opinions regarding any or all of the systems, structures, and components of a building. This is not an Official Georgia Wood Infestation Report relating to termites or any other type of rodents or pests. An evaluation by a specialist in that field will be required to determine if there are issues related to wood destroying organisms or other pests.

### What We Do:

1. We perform a visual inspection in a good and workmanlike manner in accordance with the ASHI Standards.
2. We tell you whether each item we inspect is performing the function for which it was intended or is in need of immediate repair.
3. We will explain verbally and/or in writing what we saw about each item.

### What We Do Not Do:

1. We do not make guarantees, representations or insure the performance or condition of any item after the date and time of this inspection. Please remember that almost every component in any house, except new construction, is in used condition and has ordinary wear and tear.
2. We do not inspect any item which we cannot see in a normal inspection. For example, we do not move furniture, floor or wall coverings, or other furnishings. We do not inspect septic tanks, buried pipes or wiring. We do not dismantle equipment to inspect component parts. We do suggest that you ask the owner about repairs, covered up items or previous problems.
3. We do not inspect for formaldehyde, lead, mold, asbestos or other environmental hazards. If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.
4. We do not inspect for building codes, soil analysis, gas leaks, adequacy of design, capacity, efficiency, size, value, flood plain, pollution or habitability. Please remember that older houses do not meet the same standard as newer houses even though items in both might be performing functions for which they are intended.
5. We do not hold ourselves out to be specialists for any particular item. We are a general real estate inspection company. If we report that an item is not performing its intended function or needs repair, we urge you to have that item examined by a specialist before purchasing the property.
6. It is important to remember your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

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7. Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used or weight is placed on a shower pan that otherwise would not have leaked.

## What the Client Must Do:

1. If we report that an item is in need of immediate repair or is not performing its intended function and Client intends to purchase the property anyway, we recommend that Client have that item examined further by a specialist in that field.
2. It is agreed by all parties that, to the extent allowed by law, any damages for alleged breach of this contract, negligence or otherwise are limited to the amount of the inspection fee or \$1,000.00 whichever is greater.
3. Client agrees and understands that any claim of omission from the report will be reported within 5 days of discovery.
4. Client agrees that, with the exception of emergency conditions, we will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.
5. Client acknowledges that the inspector has not made any oral representations that differ from or modify what is written in this report.
6. Client understands it is strongly encouraged that a final walkthrough of the property be done prior to closing as conditions of a home can change from the time of inspection leading up to closing escrow. A walkthrough form can be provided by your Home Inspector.

Your inspector has an affiliation with Residential Warranty Services (RWS), a third party service provider, in an effort to offer you additional value-added services including a complimentary RecallChek to help determine if the inspected property has any potentially dangerous recalled appliances, as well as a complimentary Home Warranty. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to RWS and/or its affiliate, (b) waive and release any restrictions that may prevent RWS and/or its affiliate from contacting you (including by telephone), and (c) authorize RWS and/or its affiliate to contact you regarding home services.

NOTE: THE INSPECTION WHICH RESULTED IN THIS REPORT WAS PERFORMED FOR THE CLIENT NAMED ON THE COVER PAGE OF THE INSPECTION REPORT AND IS NOT TRANSFERABLE TO ANY OTHER PERSON OR ENTITY.

**I, Uncle Joe (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

# ROOFING

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

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## Observations and Recommendations

### SLOPED ROOFING \ Asphalt shingles

#### 1. Condition: • [Damage](#)

Shingles have been damaged by staples.

**Location:** Front Roof

**Task:** Repair / Seal

**Time:** Immediate



1. Damage



# EXTERIOR

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## Observations and Recommendations

### WALLS \ Flashings and caulking

#### 2. Condition: • [Flashings missing](#)

Missing kickout flashing at rear exterior patio roof structure and front right garage. R905.2.8.3

**Location:** Rear Exterior

**Task:** Provide

**Time:** Immediate



3. Flashings missing

2. Flashings missing

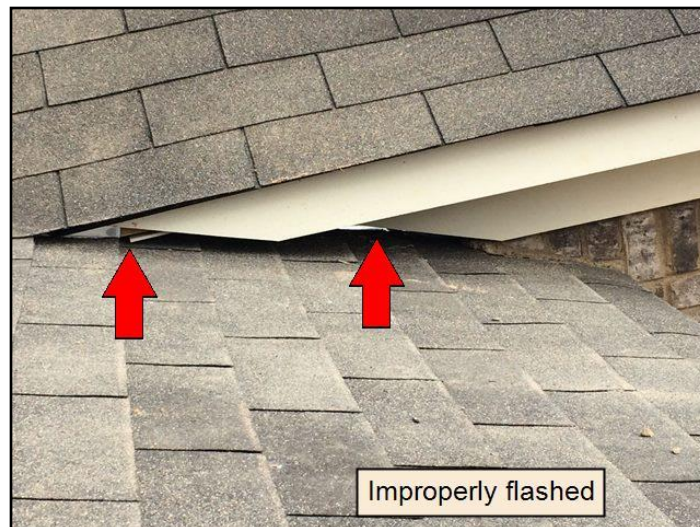
#### 3. Condition: • [Flashings incomplete or ineffective](#)

Improper flashing at front fascia / roof connection. Exposed untreated material. Flashing directs flow behind trim.

**Location:** Front Exterior

**Task:** Correct

**Time:** Immediate



4. Flashings incomplete or ineffective

#### 4. Condition: • [Flashings incomplete or ineffective](#)

Trim has been cut too short at front exterior. Missing flashing behind trim.

# EXTERIOR

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**Location:** Front Exterior

**Task:** Correct

**Time:** Immediate



5. *Flashings incomplete or ineffective*

6. *Flashings incomplete or ineffective*

**5. Condition:** • [Flashings incomplete or ineffective](#)

Improper flashing at garage portal exterior

**Location:** Front Exterior Garage

**Task:** Correct

**Time:** Immediate



7. *Flashings incomplete or ineffective*

## WALLS \ Fiber cement siding

**6. Condition:** • Improper installation of hardishingle siding. Manufacture installation instructions require a lap of 1-1/2" between joints and successive course. See manufacture installation instructions for more details/ illustrations.

**Location:** Front Exterior

**Task:** Correct

**Time:** Immediate

# EXTERIOR

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ROOFING

EXTERIOR

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ELECTRICAL

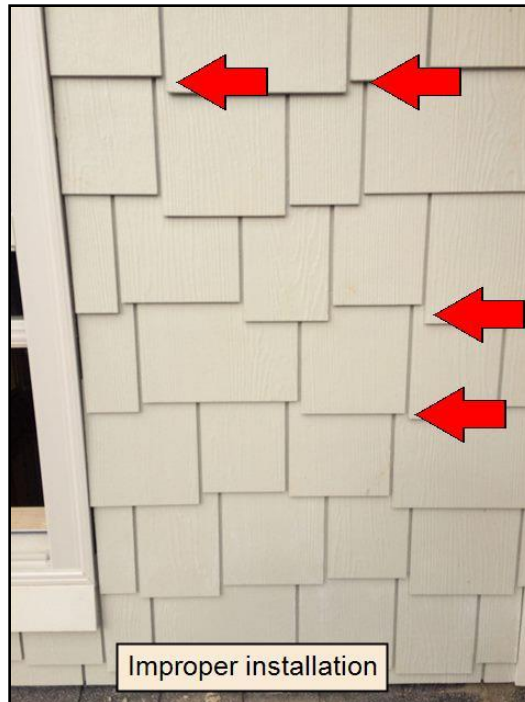
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



8.

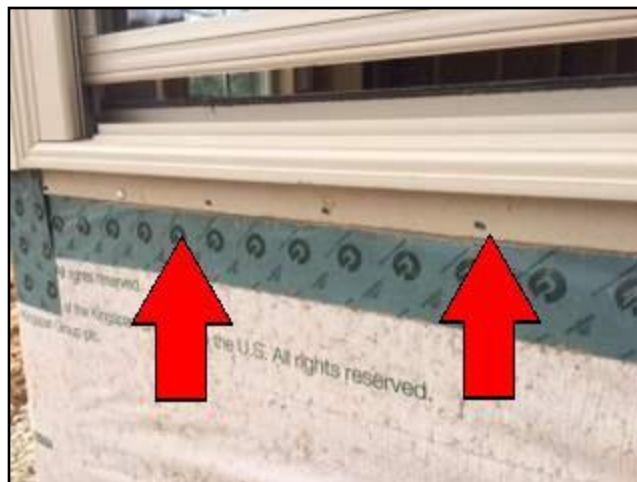
## EXTERIOR GLASS \ Frames

**7. Condition:** • Improper installation of window at front exposed window flange. Manufacture provided fastener holes on window flange not being used as suggested. Recommend following manufacture installation instructions. Cannot determine if all windows are the same as there are only a limited number of windows where this is visible.

**Location:** Front Exterior

**Task:** Correct

**Time:** Immediate



9.



## Observations and Recommendations

### FOUNDATIONS \ Foundation

**8. Condition:** • Brick ledge for front exterior brick wall is a layer of brick laying flat on grade. This is typically poured concrete foundation material.

**Location:** Front Exterior

**Task:** Be Advised



10.

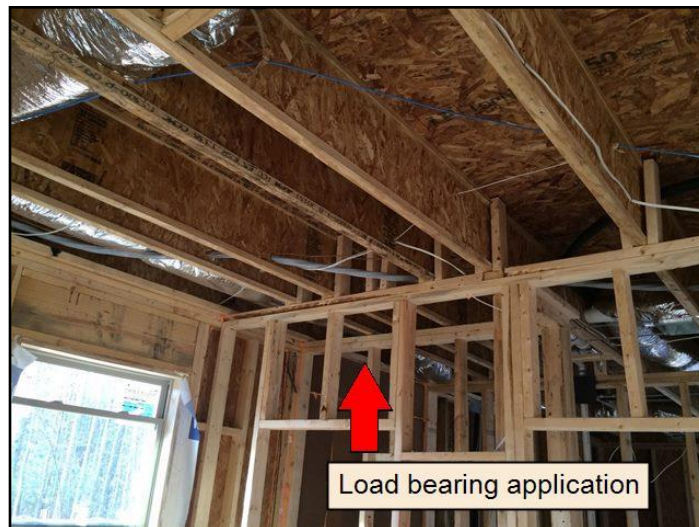
### FLOORS \ Beams

**9. Condition:** • Load bearing support missing at I joist connection in front left bedroom / bathroom area.

**Location:** Front Left First Floor Bedroom

**Task:** Correct

**Time:** Immediate



11.

### FLOORS \ Sills

**10. Condition:** • Improper installation of MAB mudsill anchor. Recommend installing according to manufacture



instructions.

**Location:** Throughout

**Task:** Correct

**Time:** Immediate



12.

## FLOORS \ Joists

**11. Condition:** • Rear exterior deck roof structure is not properly supported. Structure is being supported by OSB sheathing which is not a viable structural support.

**Location:** Rear Deck

**Task:** Correct

**Time:** Immediate



13.

**12. Condition:** • [Poor end bearing, joist hanger connections](#)

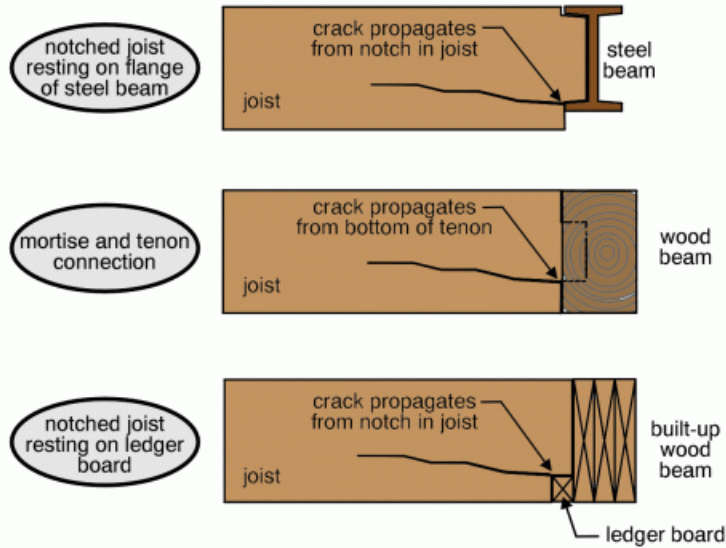
Joist hangers missing nails. All nail holes must be used.

**Location:** Kitchen

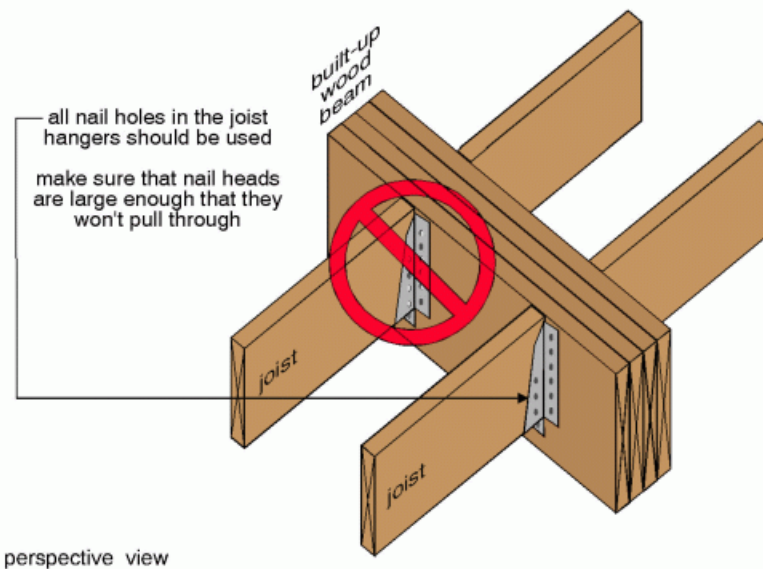
**Task:** Correct

**Time:** Immediate

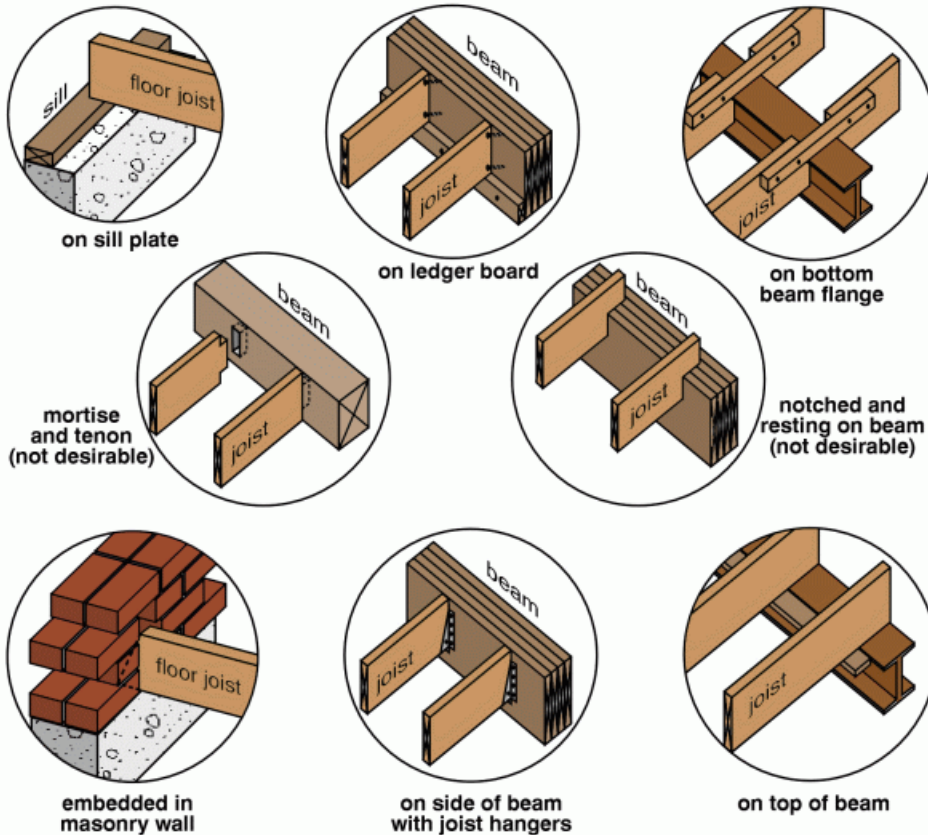
## Examples of weak joist/beam connections



## Watch for insufficient nails in joist hangers



## Different types of joist end support



14. Poor end bearing, joist hanger connections



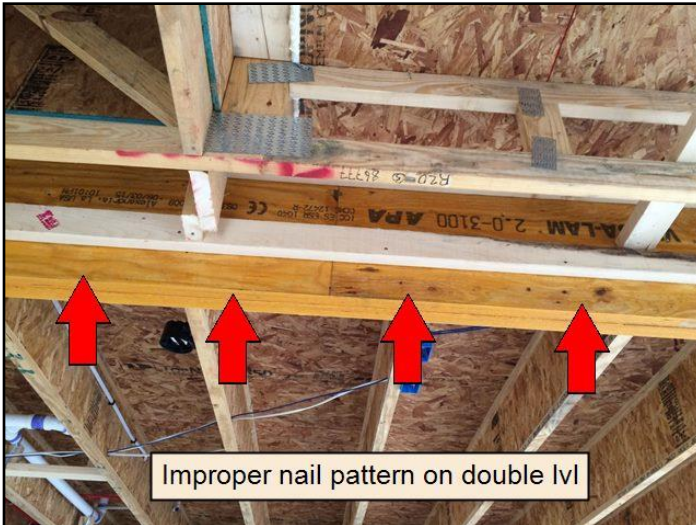
## FLOORS \ Engineered wood

**13. Condition:** • Multiple Doubled LVL beams do not meet the minimum manufacture recommended fastening requirements.

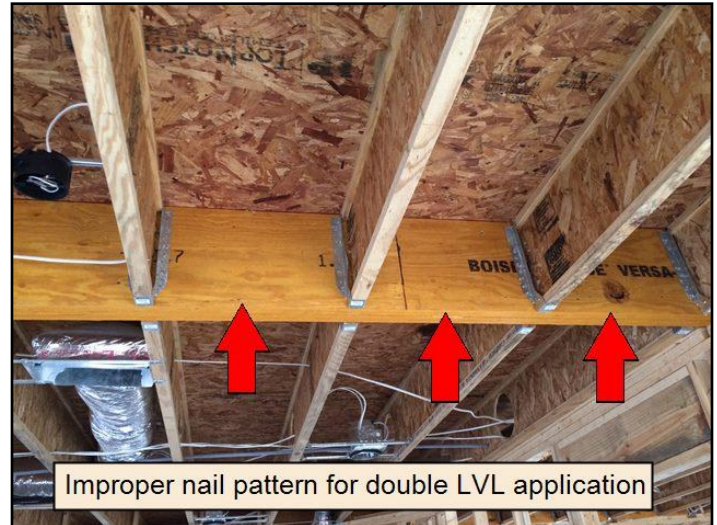
**Location:** Multiple LVL beams

**Task:** Correct

**Time:** Immediate



15.



16.

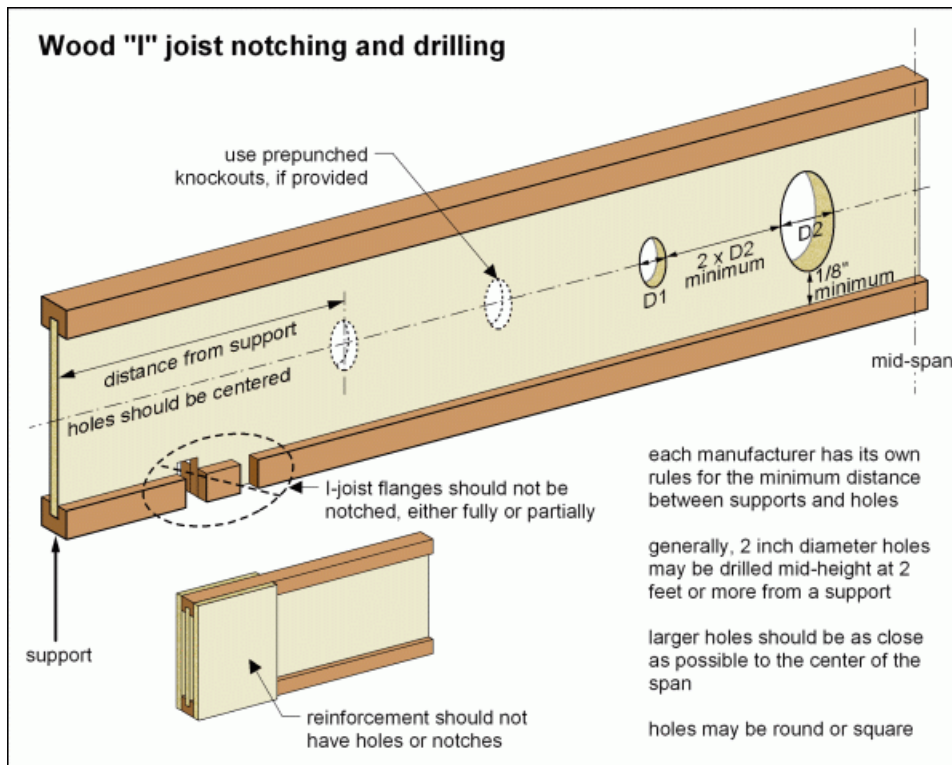
## 14. Condition: • [Notches or holes](#)

According to manufacture recommendations, Holes in I joist webbing should be maintained with a minimum distance to the flange of 1/8". Hole is overcut to where there is not 1/8" of webbing between the hole and the flange. Hole cut for gas line

**Location:** Master Bedroom

**Task:** Correct

**Time:** Immediate



17. Notches or holes

**15. Condition:** • [Poor end bearing, joist hanger connections](#)

Backer blocks required on both sides of web per hanger manufacturer recommendations.

**Location:** Front Foyer and staircase

**Task:** Correct



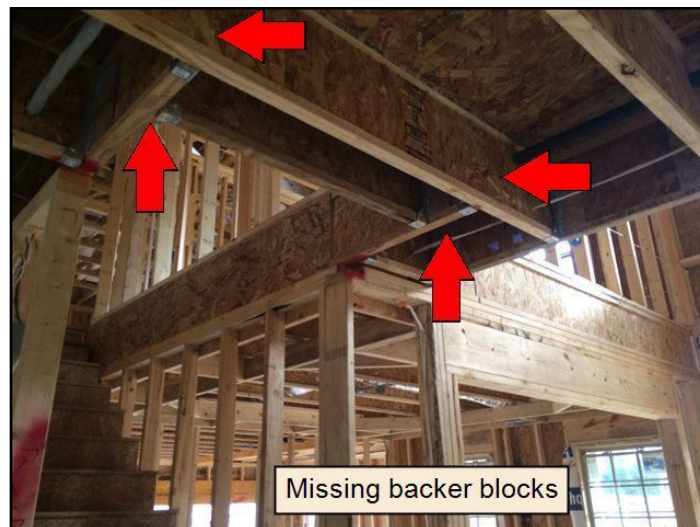
**Time:** Immediate



18. Poor end bearing, joist hanger connections



19. Poor end bearing, joist hanger connections



20. Poor end bearing, joist hanger connections

**16. Condition:** • [Ineffective blocking, bracing or bridging](#)

Squash blocks are loose and ineffective throughout. They should be installed according to I joist manufacturer recommendations-

Squash blocks should be 1/16" longer than the size of the I joist when installed at interior bearing.

**Location:** Throughout Interior

**Task:** Correct

**Time:** Immediate



# STRUCTURE

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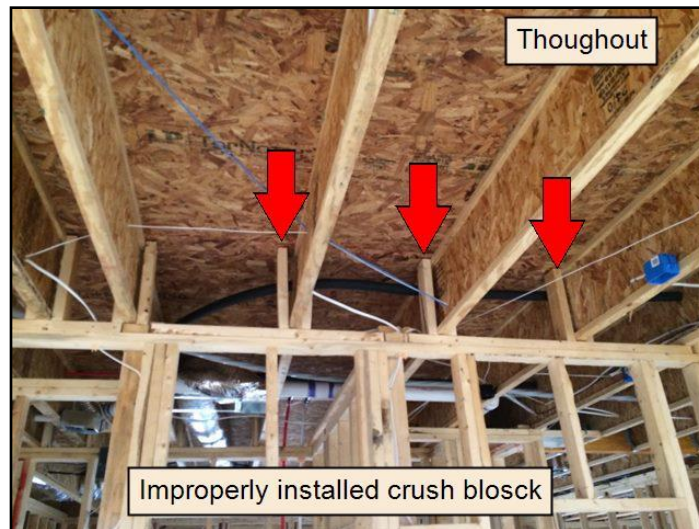
COOLING

INSULATION

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INTERIOR

REFERENCE



21. Ineffective blocking, bracing or bridging

## WALLS \ Wood frame walls

17. **Condition:** • There are multiple gaps in the framework and sheathing at the exterior wall that should be sealed.

**Location:** Multiple Areas Throughout Interior

**Task:** Seal

**Time:** Immediate



22.



23.

# STRUCTURE

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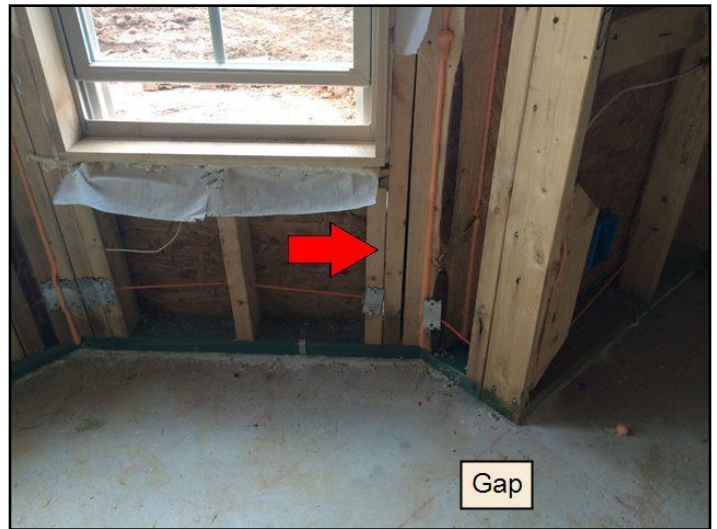
PLUMBING

INTERIOR

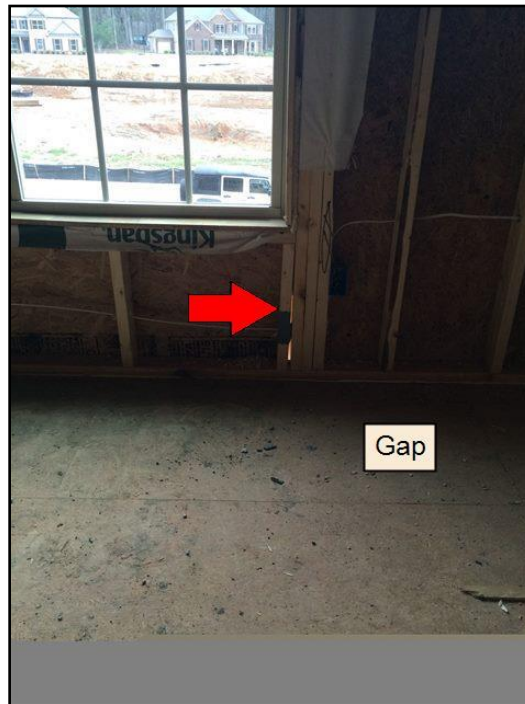
REFERENCE



24.



25.



26.

**18. Condition:** • [Firestopping missing](#)

**Location:** Living Room

**Task:** Correct

**Time:** Immediate



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ROOFING

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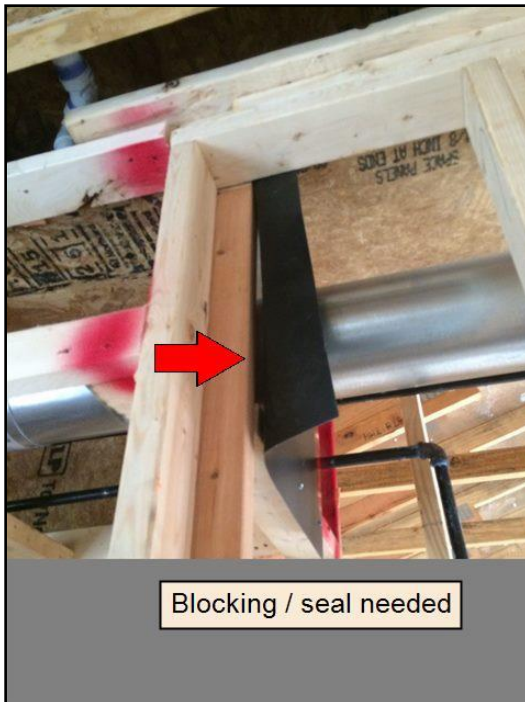
COOLING

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27. Firestopping missing



28. Firestopping missing

19. Condition: • [Poor nailing](#)

Improper nailing of abutting studs at intersecting wall corners. 12" O.C. required. Table R602.3

Location: Living Room

Task: Correct

Time: Immediate



29. Poor nailing



## ROOF FRAMING \ Rafter/trusses

### **20. Condition:** • [Split](#)

Roof joist split at patio roof structure. Improper plumb cut of rafters to connection surface results in damage.

**Location:** Front Exterior Patio roof structure

**Task:** Correct Repair

**Time:** Immediate



### **30. Split**

### **21. Condition:** • [Modified or spliced](#)

Multiple trusses have been altered to fit. A letter from structural engineer approving application is necessary. Master bathroom, attic access location, and living room area.

R503.11.3 Alterations to trusses. Truss members and components shall not be cut, notched, spliced or otherwise altered in any way without the approval of a registered design professional.

**Location:** Multiple Areas Interior

**Task:** Correct

**Time:** Immediate

# STRUCTURE

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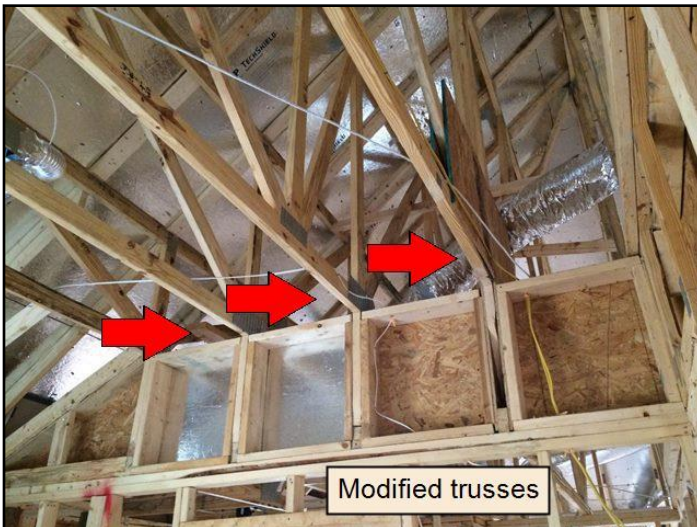
COOLING

INSULATION

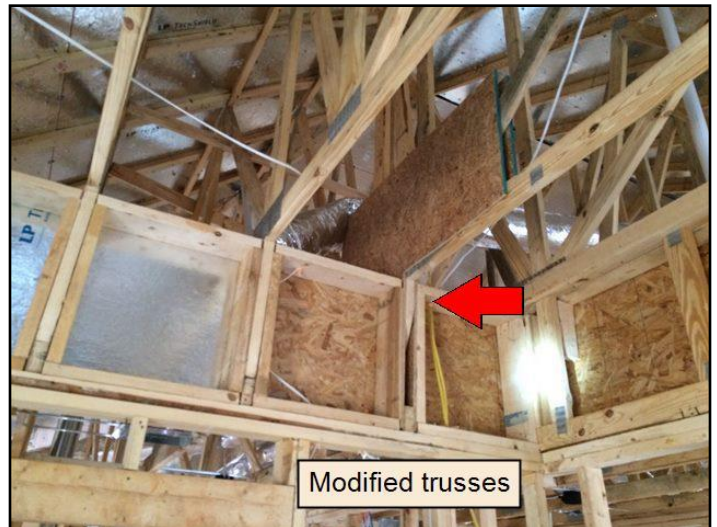
PLUMBING

INTERIOR

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31. Modified or spliced



32. Modified or spliced



33. Modified or spliced



34. Modified or spliced

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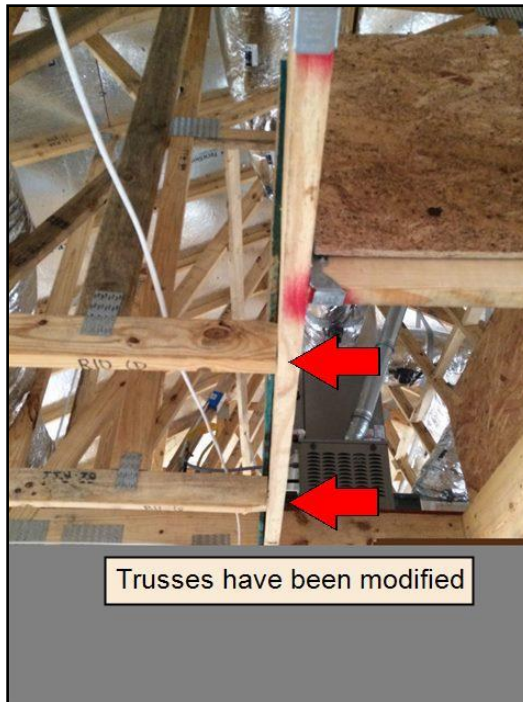
COOLING

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35. *Modified or spliced*



## Observations and Recommendations

### DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

**22. Condition:** • [Damage](#)

**Location:** Attic

**Task:** Repair

**Time:** Immediate



36. Damage

### DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

**23. Condition:** • Improperly spaced outlet at front foyer. Receptacles shall be installed so that no point measured horizontally on the floor line in any wall space is more than 6 ft from a receptacle outlet. E3901.2.2

**Location:** Foyer

**Task:** Correct

**Time:** Immediate



37.

# COOLING & HEAT PUMP

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## Observations and Recommendations

### AIR CONDITIONING \ Duct system

**24. Condition:** • Duct mastic missing at plenum in attic.

**Location:** Attic

**Task:** Provide

**Time:** Immediate



38.



39.

# INSULATION AND VENTILATION

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## Observations and Recommendations

### ATTIC/ROOF \ Roof vents

**25. Condition:** • Baffles have collapsed at interior soffit opening.

**Location:** Right Side Second Floor

**Task:** Correct

**Time:** Immediate



40.



## Observations and Recommendations

### WASTE PLUMBING \ Drain piping - performance

26. Condition: • [Leak](#)

Location: Front Second Floor Bathroom

Task: Repair

Time: Immediate



41. Leak

## Observations and Recommendations

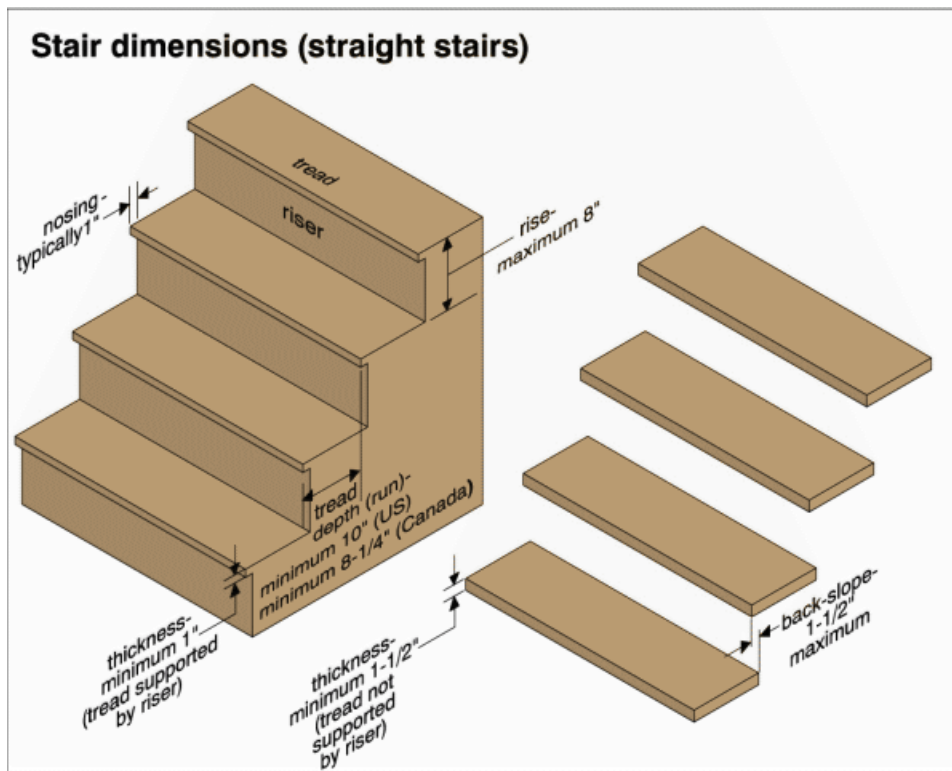
### STAIRS \ Treads

#### 27. Condition: • [Rise or run not uniform](#)

The risers will be considered not uniform after finished flooring of any kind is installed. The greatest riser height shall not exceed the smallest by more than  $\frac{3}{8}$ ". R311.7.5.1

**Location:** Interior Staircase

**Task:** Be advised



# INTERIOR

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42. Rise or run not uniform



43. Rise or run not uniform

## STAIRS \ Stringers

**28. Condition:** • Stringers have been overcut throughout the staircase.

**Location:** Interior Staircase

**Task:** Repair

**Time:** Immediate



44.

## EXHAUST FANS \ Exhaust duct

**29. Condition:** • In All 3 bathrooms exhaust ducting has been sealed using a non UL rated tape. M1601.4

**Location:** Bathroom

**Task:** Correct

**Time:** Immediate



# INTERIOR

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END OF REPORT

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS