



# Pre Drywall Inspection Report

## Valued Customer

### Property Address:

Dartmoor @ Mountain Crest Lot 414  
Cumming GA 30040

1/12/2021



**Dana Inspection Services, Inc.**

**Scott Dana**  
**(678) 884-3466**  
**ICC B1-5289396**

## General Summary

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

**ALL COMMENTS ARE MADE IN THE DIRECTION OF FACING THE FRONT OF THE PROPERTY.**

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### 1. GROUNDS/EXTERIOR

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#### EXTERIOR GENERAL

##### Repair or Replace

- 1 Excessive amounts of concrete were observed in back on the ground and should be removed as needed.

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### 2. FRAMING/STRUCTURE

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#### FOUNDATION ANCHORAGE (403.1.6)

##### Repair or Replace

- 2 There's typically a third party engineering evaluation that includes evaluating the foundation anchors. I saw several issues in the unfinished basement with the foundation anchors including unsecured sill plate straps, missing foundation anchors, and foundation anchors that were not installed to the manufacturer specifications. Confirm with the builder that the third-party evaluation will be done. Otherwise have the foundation anchors evaluated and repaired where needed.

#### FIREBLOCKING (R602.8)

##### Repair or Replace

- 3 (1) Fire blocking is incomplete at the back right corner of the garage.  
4 (2) Two openings in top plates were observed in the garage on the exterior wall near the front.  
5 (3) A piece of wood fire blocking is missing at the basement stairs on the lower flight of the staircase.

#### NAIL PLATE PROTECTION (TABLE E3702.1/P2603.3)

##### Repair or Replace

- 6 (1) Two nail plates are needed in the mudroom where a wire was run too close to the surface of the studs.  
7 (2) In the foyer hallway there is a gray electrical wire that needs nail plates at the sill plate and the top plate where it runs too close to the surface of the wood.  
8 (3) At the front wall of the first floor office room, nail plates are needed where a wire was run too close to the surface of the studs.

#### FLOOR JOIST AND FLOOR TRUSS HANGERS

##### Repair or Replace

- 9 In the ceiling at the bottom of the second floor staircase, there are two I joist hangers that are not in contact with the top flange of the I joists.

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### 3. HVAC/FIREPLACES

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#### EXHAUST SYSTEMS (BATH VENTS/CLOTHES DRYER) (IMC M501)

##### Repair or Replace

- 10 Both second-floor guest bathroom vent fan ducts have not been attached.

**FIREPLACES & CLEARANCES TO COMBUSTIBLES****Repair or Replace**

- 11 All combustible wood debris on and around the fireplace should be removed.

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## 6. ROOF

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**TRUSSES OR RAFTER INSTALLATION****Repair or Replace**

- 12 A damaged bottom cord of a roof truss was observed in the back Jack and Jill bedroom. Have reviewed by the registered design professional and repaired as needed. Documentation should be left for future reference.

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## 9. PLUMBING SYSTEM

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**GENERAL PLUMBING ISSUES****Repair or Replace**

- 13 (1) In the second-floor guest bathroom over the garage, the PVC vent stack has been penetrated by a nail coming in from the outside.
- 14 (2) The master sink located on the outside wall has a PVC drain that has been penetrated by a nail coming in from the exterior.

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## 12. INSULATION & ENERGY CODE COMPLIANCE (IECC 2009)

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**GEORGIA INSULATION INSTALLATION (APPENDIX RA)****Repair or Replace**

- 15 Two areas of visible daylight through the OSB wallboard in the front office room should be foam sealed.

**AIR SEAL BEHIND ELECTRICAL BOXES (TABLE 402.4.2)****Repair or Replace**

- 16 In the second-floor bedroom over the garage, one of the front electrical outlets is lacking foam insulation behind it.

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Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Scott Dana

# 1. GROUNDS/EXTERIOR

Items

**1.0 ROUGH GRADE (R401.3)**

Comments: Inspected

**1.1 FOUNDATION DRAINS (R405.1)**

Comments: Inspected

**1.2 FOUNDATION DAMP PROOFING (R406.1)**

Comments: Inspected

**1.3 FOUNDATION HEIGHT ABOVE GRADE (R404.1.6)**

Comments: Inspected

**1.4 PROTECTION AGAINST DECAY (R319.1)**

Comments: Inspected

**1.5 FIBER-CEMENT SIDING INSTALL (Manufacturer)(703.3.2)**

Comments: Inspected

**1.7 SIDING/WINDOWS/DOORS/THERMAL ENVELOPE (IRC N1102.4.1/IECC 402.4)**

Comments: Inspected

**1.8 EXTERIOR GENERAL**

Comments: Repair or Replace

Excessive amounts of concrete were observed in back on the ground and should be removed as needed.





**1.9 ELECTRICAL METER WORKING SPACE (E3305)**

Comments: Inspected

**1.10 WINDOW INSTALLATION (MANUFACTURER)**

Comments: Inspected

**1.11 HOUSE WRAP INSTALLATION (R703)**

Comments: Inspected

**1.12 INTERSYSTEM BONDING TERMINATION (NEC 250.94)**

Comments: Inspected

**1.13 EXTERIOR FLASHING (R703.8)**

Comments: Inspected

**1.15 ADHERED STONE VENEER (703.12)**

Comments: Inspected

## 2. FRAMING/STRUCTURE

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*Items*

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**2.0 ENGINEERED DESIGN (R301.1.3)**

Comments: Inspected

**2.1 APPLICATION (COMPLETE LOAD PATH) (R301.1)**

Comments: Inspected

**2.2 FRAMING/STRUCTURE GENERAL**

Comments: Inspected

**2.3 FOUNDATION ANCHORAGE (403.1.6)**

Comments: Repair or Replace

There's typically a third party engineering evaluation that includes evaluating the foundation anchors. I saw several issues in the unfinished basement with the foundation anchors including unsecured sill plate straps, missing foundation anchors, and foundation anchors that were not installed to the manufacturer specifications. Confirm with the builder that the third-party evaluation will be done. Otherwise have the foundation anchors evaluated and repaired where needed.



Missing anchors bathroom area



Loose strap front wall below front porch



Straps not installed to manufacturer's installation guidelines.

#### 2.4 GARAGE OPENINGS (602.10.6.4)

**Comments:** Inspected

#### 2.5 FIREBLOCKING (R602.8)

**Comments:** Repair or Replace

(1) Fire blocking is incomplete at the back right corner of the garage.



(2) Two openings in top plates were observed in the garage on the exterior wall near the front.





(3) A piece of wood fire blocking is missing at the basement stairs on the lower flight of the staircase.



## 2.6 DRILLING AND NOTCHING OF STUDS (R602.6)

**Comments:** Inspected

## 2.7 DRILLING AND NOTCHING OF TOP PLATE (R602.6.1)

**Comments:** Inspected

## 2.8 NAIL PLATE PROTECTION (TABLE E3702.1/P2603.3)

**Comments:** Repair or Replace



(1) Two nail plates are needed in the mudroom where a wire was run too close to the surface of the studs.



(2) In the foyer hallway there is a gray electrical wire that needs nail plates at the sill plate and the top plate where it runs too close to the surface of the wood.



(3) At the front wall of the first floor office room, nail plates are needed where a wire was run too close to the surface of the studs.



## 2.9 PROTECTION FROM PHYSICAL DAMAGE (IPC 305.6/IMC 305.5)

Comments: Inspected

## 2.10 STUD BEARING (R602.3.4)

Comments: Inspected

## 2.11 DOUBLE TOP PLATE (R602.3.2)

Comments: Inspected

## 2.12 STUDS BELOW BREAKS IN TOP PLATES (BUILDING STANDARD)

Comments: Inspected

## 2.14 2x6 BEARING WALL STUDS MAX 16" OC IN BASEMENT (R602.3[5])

Comments: Inspected

## 2.15 2x4 BEARING WALL STUDS MAX 16" OC ON 1ST FLOOR (R602.3[5])

Comments: Inspected

## 2.16 2x4 BEARING WALL STUDS MAX 24" OC ON 2ND FLOOR (R602.3[5])

Comments: Inspected

## 2.17 JOIST BEARING POINTS (R502.6)

Comments: Inspected

## 2.18 THERMAL ENVELOPE (IECC 402.4)

Comments: Inspected

**2.19 FOUNDATION STRAP INSTALL (MANUFACTURER)**

Comments: Inspected

**2.20 BLOCKING BETWEEN STUDS (Table R602.3[5])**

Comments: Inspected

**2.21 HORIZONTAL JOINTS IN BRACED WALL PANEL BLOCKING (R602.10.10)**

Comments: Inspected

**2.22 VERTICAL JOINTS IN PANEL SHEATHING BLOCKING (R602.10.7)**

Comments: Inspected

**2.23 CRIPPLE WALLS (R602.9)**

Comments: Inspected

**2.24 JOIST NOTCHING (R502.8/802.7/MANUFACTURER)**

Comments: Inspected

**2.25 FOUNDATION**

Comments: Inspected

**2.26 SUBFLOORING/MANUFACTURER STAMP**

Comments: Inspected

**2.27 FLOOR JOIST AND FLOOR TRUSS HANGERS**

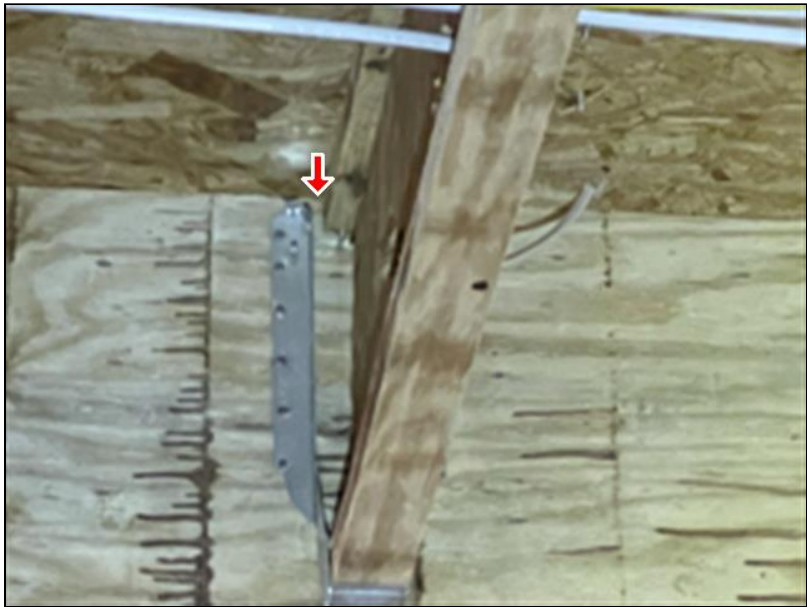
Comments: Repair or Replace

In the ceiling at the bottom of the second floor staircase, there are two I joist hangers that are not in contact with the top flange of the I joists.



Wide view of area





Close up 1



Close up 2

2.28 I-JOIST/FLOOR TRUSS INSTALLATION (MANUFACTURER)

Comments: Inspected

2.29 MULTI-PLY LVL FASTENING

Comments: Inspected

3. HVAC/FIREPLACES

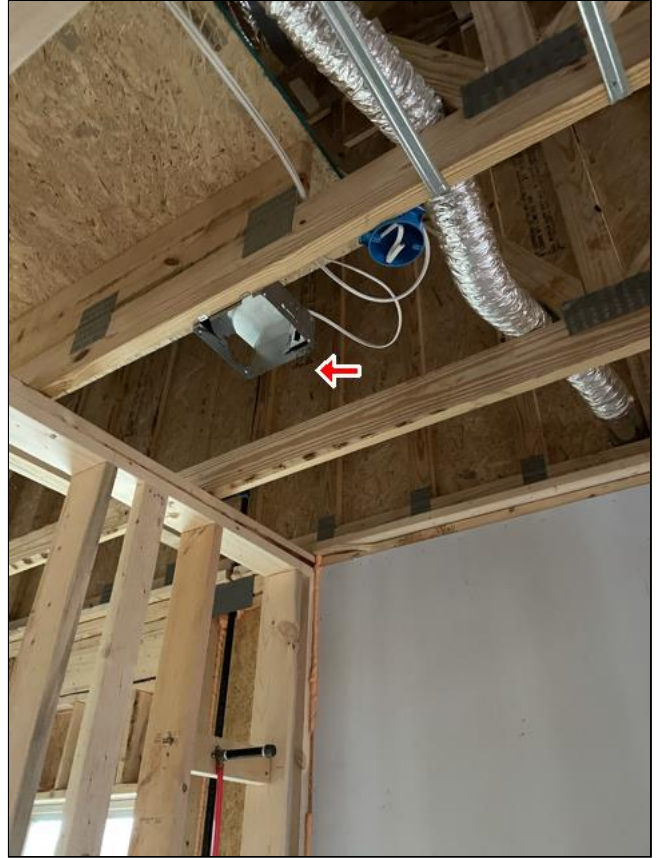
Items

3.0 EXHAUST SYSTEMS (BATH VENTS/CLOTHES DRYER) (IMC M501)

Comments: Repair or Replace



Both second-floor guest bathroom vent fan ducks have not been attached.



### 3.1 LOCATION OF SUPPLY & RETURN VENTS

Comments: Inspected

### 3.2 FIREPLACES & CLEARANCES TO COMBUSTIBLES

Comments: Repair or Replace

All combustible wood debris on and around the fireplace should be removed.



### 3.3 GENERAL HVAC

Comments: Inspected

### 3.4 DISTRIBUTION SYSTEMS

Comments: Inspected

### 3.6 CLOTHES DRYER DUCT (IMC 504.6.4)

Comments: Inspected

### 3.7 SEDIMENT TRAP (GA Amendment G2419.4 (408.4))

Comments: Inspected

### 3.8 CHIMNEY FLUES & VENTS (G2427.6)

Comments: Inspected

### 3.9 BATH FLEX DUCT (MANUFACTURER)

Comments: Inspected

### 3.10 CONDENSATE DISPOSAL (IMC 307)

Comments: Inspected

### 3.11 PROTECTION FROM PHYSICAL DAMAGE (IMC 305.5)

Comments: Inspected

## 4. ATTIC/VENTILATION SYSTEMS

Items

4.0 VENTILATION OF ATTIC AND FOUNDATION AREAS (806.1)

Comments: Inspected

4.1 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

4.2 ATTIC ACCESS (R807) 22" x 30"

Comments: Inspected

6. ROOF

Items

6.0 GABLE WALL AND TRUSS BRACING (R802.10.3)

Comments: Inspected

6.1 RAFTER BEARING (R802.6)

Comments: Inspected

6.2 ROOF COVERINGS AND DECKING

Comments: Inspected

6.3 ROOF FLASHING (R903.2)

Comments: Inspected

6.4 SIDEWALL FLASHING/DRIP EDGE (IRC 905.2.8.3)

Comments: Inspected

6.5 ROOF TRUSS HANGERS

Comments: Inspected

6.6 TRUSSES/RAFTER UPLIGHT RESISTANCE (HURRICANE CLIPS) (R802.11)

Comments: Inspected

6.7 TRUSSES OR RAFTER INSTALLATION

Comments: Repair or Replace

A damaged bottom cord of a roof truss was observed in the back Jack and Jill bedroom. Have reviewed by the registered design professional and repaired as needed. Documentation should be left for future reference.



Wide view



Close up

## 6.8 GUSSET PLATE CONNECTIONS

Comments: Inspected

## 6.9 ROOF FRAMING GENERAL

Comments: Inspected

## 6.10 SKYLIGHTS, CHIMNEY, ROOF PENETRATIONS

Comments: Inspected

# 7. STAIRS

### Items

## 7.0 MAX RISER HEIGHT 7-3/4" (311.5.3)

Comments: Inspected

## 7.1 MAX TREAD DEPTH 10" (311.5.3)

Comments: Inspected

## 7.2 MAX DIFF. BTWN TALLEST & SHORTEST RISER 3/8" (311.5.3)

Comments: Inspected

## 7.3 ILLUMINATION FOR INT/EXT STAIRCASES (303.6)

Comments: Inspected



7.4 HEADROOM (R311.7.2)

Comments: Inspected

7.5 GENERAL STAIR ISSUES

Comments: Inspected

8. ELECTRICAL

Items

8.0 RECEPTICLES NO MORE THAN 12' APART (3801.2.1)

Comments: Inspected

8.1 RECEPTICLES IN HALLWAYS <10' (3801.10)

Comments: Inspected

8.2 RECEPTICLES IN WALLS >2 FT WIDE (3801.2.2)

Comments: Inspected

8.3 AT COUNTERTOPS 12" OR GREATER (210.50[C][1])

Comments: Inspected

8.5 NO MORE THAN 4' BETWEEN KITCHEN OUTLETS

Comments: Inspected

8.6 PENINSULA COUNTERTOP >24" LONG REQ RECEPTICLE AT END (3801.4.3)

Comments: Inspected

8.7 ONE RECEPTACLE PER KITCHEN ISLAND (3801.4.2 & 3)

Comments: Inspected

8.8 ELECTRICAL GENERAL

Comments: Inspected

8.9 LIGHTING FOR UNDER FLOOR AND STORAGE AREAS (NEC 2014 (210.70 (A) (3))

Comments: Inspected

8.14 WORKMANSHIP (NEC 2012 110.12)

Comments: Inspected

8.15 SHOWER LIGHTING (DAMP vs. WET [shower sprayer])(NEC 410.10D)

Comments: Inspected

8.16 CEILING OUTLET BOXES (314.27)

Comments: Inspected

8.17 GROUNDING (NEC 2014 [Article 250])

Comments: Inspected

9. PLUMBING SYSTEM

Items

9.0 PLUMBING DRAINS SLOPED TO DRAIN (IPC 704.1/IRC 3104.2)

Comments: Inspected

9.2 ACCESS TO VALVES (IPC 606.3)

Comments: Inspected

**9.3 LAUNDRY BOX INSTALL (MANUFACTURER)**

Comments: Inspected

**9.4 DRAINAGE PIPE CLEANOUTS (IPC 708.3/305.9)**

Comments: Inspected

**9.5 WATER HAMMER DEVICES ON D/W, W/M, REFRIG. WATER LINE (IPC 604.9)**

Comments: Inspected

**9.6 FREEZING (IPC 305.6)**

Comments: Inspected

**9.7 WASHING MACHINE DRAIN PIPE 18"-42" ABOVE TRAP (IRC P2706.2)**

Comments: Inspected

**9.12 GENERAL PLUMBING ISSUES**

Comments: Repair or Replace

(1) In the second-floor guest bathroom over the garage, the PVC vent stack has been penetrated by a nail coming in from the outside.

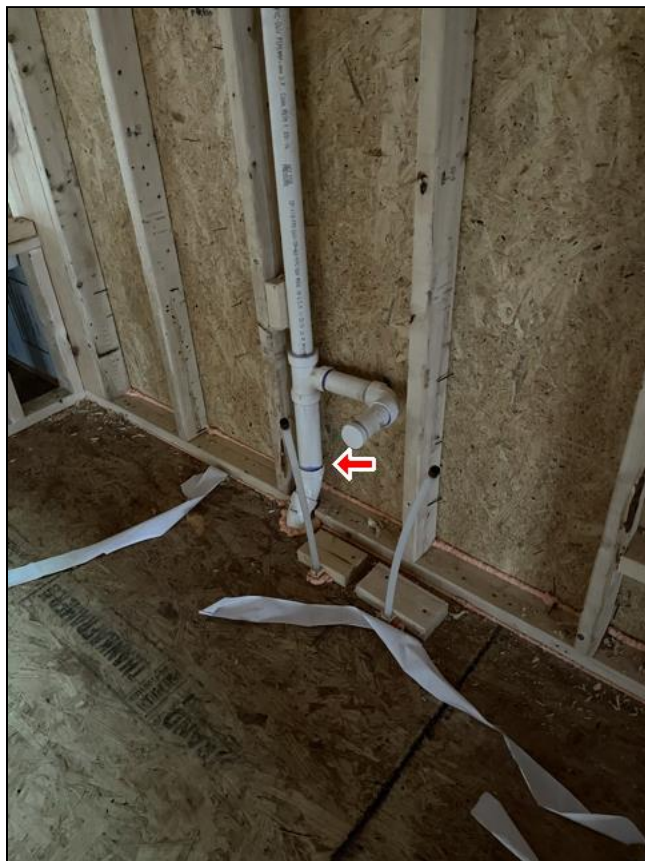


Wide view

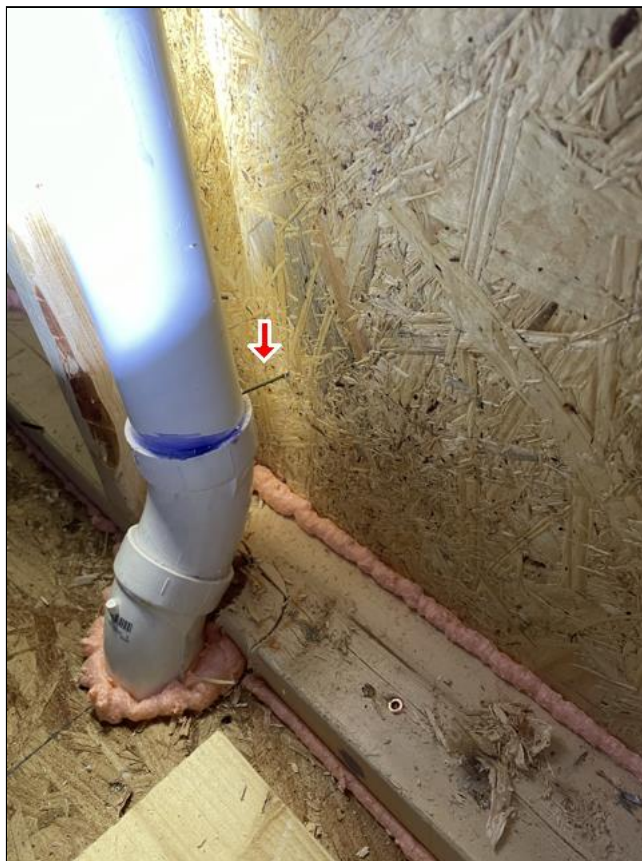


Close up

(2) The master sink located on the outside wall has a PVC drain that has been penetrated by a nail coming in from the exterior.



Wide view



Close up

#### 9.14 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

#### 9.15 VERTICAL RISE OF VENT (IPC 905.4)

Comments: Inspected

## 10. SMOKE & CO PROTECTION (R314; NFPA 72; R315 GA AMED)

### Items

#### 10.0 SMOKES WITHIN 21' OF EACH BEDROOM (IN IMMEDIATE VICINITY)

Comments: Inspected

#### 10.1 CO OUTSIDE SLEEPING AREA

Comments: Inspected

#### 10.2 FLOOR AREAS GREATER THAN 1000 SQ FEET (29.5.1.3 & 29.5.1.3.1)

Comments: Inspected

#### 10.3 NOT WITHIN 36" OF A BATHROOM DOOR (29.8.3.4 #6)

Comments: Inspected

- 10.4 NOT WITHIN 36" OF HVAC SUPPLY

Comments: Inspected
- 10.5 NOT WITH 36" OF CEILING FAN

Comments: Inspected
- 10.6 BASEMENT CEILING ADJACENT TO STAIRS (29.8.3.4 #10)

Comments: Inspected
- 10.7 TRAY CEILINGS 29.8.3.4 #11

Comments: Inspected
- 10.8 BEAMS & JOISTS

Comments: Inspected
- 10.9 NOT WITHIN 10' OF STOVE

Comments: Inspected
- 10.10 VAULTED CEILING

Comments: Inspected
- 10.11 IN EACH SLEEPING ROOM

Comments: Inspected
- 10.12 ON EACH LEVEL OF A RESIDENCE (R314/15)

Comments: Inspected

11. WINDOWS AND GENERAL INTERIOR ITEMS

Items

- 11.0 WINDOWS/SAFETY GLAZING (R308.4)

Comments: Inspected
- 11.1 GLAZING & WET SURFACES (R308.4.5)

Comments: Inspected

12. INSULATION & ENERGY CODE COMPLIANCE (IECC 2009)

Items

- 12.0 AIR LEAKAGE (402.4)

Comments: Inspected
- 12.1 GEORGIA INSULATION INSTALLATION (APPENDIX RA)

Comments: Repair or Replace



Two areas of visible daylight through the OSB wallboard in the front office room should be foam sealed.



### 12.3 AIR-SEAL DROPPED CEILINGS AND CHASES (402.4.1, 402.4.2)

Comments: Inspected

### 12.4 CIRCULATING HOT WATER SYSTEM PIPE INSULATION (504.5)

Comments: Inspected

### 12.5 PIPE INSULATION (C404.4)

Comments: Inspected

### 12.6 NO BUILDING CAVITIES AS DUCTS (403.2.3 GA AMEND)

Comments: Inspected

### 12.8 DUCT INSULATION (403.2.1)

Comments: Inspected

### 12.9 DUCTS/BOXES SEALED (403.2.2/403.2.4 GA AMEND)

Comments: Inspected

### 12.10 POWERED ATTIC VENTILATORS (403.10 GA AMEND.)

Comments: Inspected

### 12.12 DUCT JOINTS AND SEAMS (403.2.4 GA AMEND)

Comments: Inspected

### 12.13 AIR-SEAL AND INSULATE TUBS AND SHOWERS (402.4.1)

Comments: Inspected

### 12.14 AIR SEAL BEHIND ELECTRICAL BOXES (TABLE 402.4.2)

Comments: Repair or Replace

In the second-floor bedroom over the garage, one of the front electrical outlets is lacking foam insulation behind it.



**12.15 INSTALLATION/INSTALL TO MANUFACTURER SPECS (303.2)**

**Comments:** Inspected

**12.16 AIR SEALING KEY POINTS (GA AMEND TO IECC APPENDIX A)**

**Comments:** Inspected

**12.17 AIR SEAL RIM JOISTS (402.4.1, 402.4.2)**

**Comments:** Inspected

**12.18 FLOOR INSULATION (402.1.1, 402.2.5, 402.2.6, 303.2, 402.1.4)**

**Comments:** Inspected

**12.19 BASEMENT INSULATION (402.1.1)**

**Comments:** Inspected