



## Open Eye Home Inspections LLC

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108 Thornwood Dr

Woodstock GA 30188-6030

Inspector: Tim Reed



### Property Pre-Drywall Inspection Report

Client(s): **Sample**

Property address: **Sample**








Inspection date: **Wednesday, August 2, 2023**

This report published on Thursday, February 8, 2024 5:36:04 PM EST

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

#### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a safety hazard
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

#### General Information

**Time started:** 4:45 pm

**Present during inspection:** Client, Builder

**Inspector:** Tim Reed

**Weather conditions during inspection:** Dry (no rain)


**Temperature during inspection:** Hot

**Recent weather:** Dry (no rain)

**Overnight temperature:** Warm

**Payment method:** Credit card

**Age of main building:** New

1)  Microbial growths were found at one or more locations in interior rooms and/or wood framing. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions in the wood before and during construction. These conducive conditions should be corrected before making any attempts to add drywall. Recommend having the builder evaluate and make any necessary repairs. For more information, visit:

<https://www.reporthost.com/?MOLDCDC>

<https://www.reporthost.com/?MOLDEPA>



Photo 1-1



Photo 1-2



Photo 1-3



Photo 1-4



Photo 1-5



Photo 1-6



Photo 1-7



Photo 1-8



Photo 1-9



Photo 1-10



Photo 1-11



Photo 1-12

2) **i** The Inspection and the Report are not intended; nor shall they be used or treated by the Client or anyone else, as a guarantee or warranty expressed or implied, regarding the adequacy, performance or condition of any aspect of the Residence. The Client acknowledges and agrees that the Company is not an insurer of any inspected or non-inspected conditions at the Residence. The Client acknowledges that the Company has explained that home warranty plans are available which offer valuable protection against certain unforeseen repair expenses.

3) **i** All designations such as " Left and Right" are noted as if the house is being viewed from the street.

### **Attic and Roof Structure**

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

4) **i** One or more roof trusses were cut, damaged or modified. The roof structure has likely been weakened as a result. Trusses are engineered components and shouldn't be cut or modified by builders or homeowners. Repairs may involve restoring the trusses to their original condition or configuration. Recommend that a licensed structural engineer evaluate and prescribe repairs as necessary. A qualified contractor should perform repairs per the engineer's specifications.



Photo 4-1



Photo 4-2 LOCATED ABOVE THE MASTER BEDROOM.



Photo 4-3



Photo 4-4 LOCATED ABOVE THE MASTER BATHROOM AND MASTER CLOSET AREA.

## Interior

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.





- 5)     Nail plates or kick plates meant to protect wiring were missing at one or more locations. Wiring can be damaged when finished wall materials are installed. This can be a shock or fire hazard. Recommend having the builder evaluate and install nail plates where needed and missing.



Photo 5-1



Photo 5-2



- 6)  One window was missing at the front left side of the structure at the time of the inspection. Recommend having the builder evaluate and repair.



Photo 6-1

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- 7)  One wall stud on the upper level, is split. Recommend having the builder evaluate and repair.

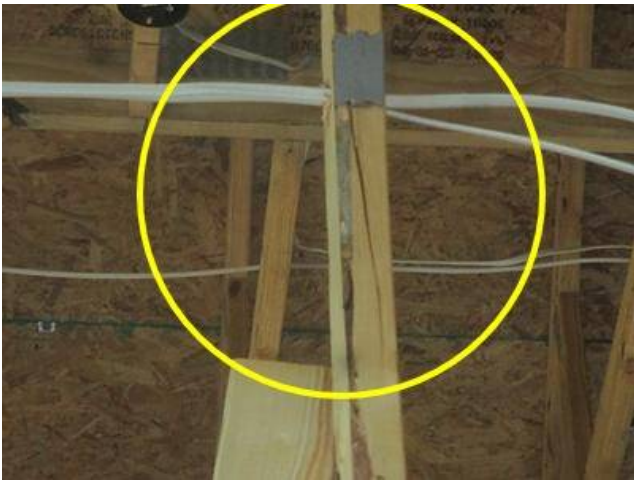


Photo 7-1

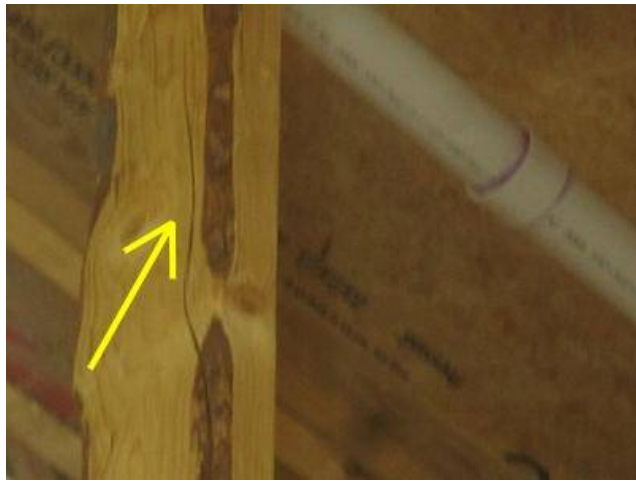


Photo 7-2



Photo 7-3


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- 8)  Joist hangers are missing at one truss in the foyer wall ceiling and one on the front porch area. Recommend having the builder evaluate and install joist hangers where they are missing.



Photo 8-1



Photo 8-2



Photo 8-3



Photo 8-4


9)  One rafter truss at the front porch area is barely touching the joist hanger. Recommend having the builder evaluate and repair.



Photo 9-1



Photo 9-2


10)  A hole was noticed in the roof decking in the valley at the front of the roof above the front porch. Recommend having the builder evaluate and repair.



Photo 10-1



Photo 10-2


11)  There is a hole in the wood sheathing at the front left side of the house. Recommend having the builder evaluate and repair.



Photo 11-1



Photo 11-2


12)  One truss board is bowed in the attic area above the left side of the house. Recommend having the builder evaluate and repair.



Photo 12-1



Photo 12-2


13)  One gusset is missing at a truss above the master bedroom at the back of the room. Recommend having the builder evaluate and repair.





Photo 13-1



Photo 13-2

14) 🛠️ Minor cracks were noticed in the concrete slab. These are not a structural concern. However, recommend having the builder evaluate and fill the cracks as necessary before the flooring is installed.



Photo 14-1



Photo 14-2

15) ⓘ General pictures of the interior rooms.



Photo 15-1



Photo 15-2



Photo 15-3



Photo 15-4



Photo 15-5



Photo 15-6



Photo 15-7



Photo 15-8



Photo 15-9



Photo 15-10



Photo 15-11



Photo 15-12



Photo 15-13



Photo 15-14



Photo 15-15



Photo 15-16



Photo 15-17



Photo 15-18



Photo 15-19



Photo X-1

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Thank You for allowing us to perform your Home Inspection.  
If you have any questions or comments contact us via email or phone.

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