



Inspection Report

Mr. Homeowner

Property Address:
123 Any Street
Lot 55
Anytown GA 30000



Champ Home Inspections, Inc.

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Date: 11/27/2023	Time: 09:00 AM	Report ID: Mr. Homeowner
Property: 123 Any Street Lot 55 Anytown GA 30000	Customer: Mr. Homeowner	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any items listed in the report as "Not Inspected" or "Unfinished or Unsatisfactory" suggests to you to obtain a second opinion and or consult with your builder . All costs associated with further inspection fees in getting a second opinion, and any repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be constructed or installed properly.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Unfinished or Unsatisfactory (UN) = The comment from the inspector will clearly state whether the construction or installation of item, component or unit is not complete, or if it was **not** constructed or installed in a standard workmanlike practice.

Further Evaluation (FE) = The item, component or unit needs further evaluation and (or) troubleshooting by a qualified contractor prior to performing recommending repairs.

This Inspection is being performed in multiple stages of completion on new construction. Components for the home that are not installed or in operational condition will be excluded from the inspection and the report. Inspector has been contracted to perform a "Pre-Drywall Inspection" followed by a "Final Inspection" upon completion of the home.

For an updated list of the information from the Department of Community Affairs for the state of Georgia listed below, please visit: <http://www.dca.state.ga.us/development/constructioncodes/programs/codes2.asp>

Construction Codes have become an important issue for Georgia's local governments, building professionals and citizens alike. The following is a general overview of Georgia's Construction Code Program, including enforcement, local amendments, current codes, and whom to call if you have questions regarding construction codes and related issues in Georgia.

In General

The Uniform Codes Act is codified at chapter 2 of title 8 of The Official Code of Georgia Annotated. O.C.G.A. Section 8-2-20(9)(B). There are twelve adopted codes. Each of these separate codes typically consist of a base code (e.g. The International Building Code as published by the International Code Council) and a set of Georgia amendments to the base code. Eight of these codes are "mandatory" (are applicable to all construction whether or not they are locally enforced) and four are "permissive" (only applicable if a local government chooses to adopt and enforce one or more of these codes). These codes are as follows:

Mandatory Codes:

- **International Building Code**
- **International Residential Code for One- and Two-Family Dwellings**
- **International Fire Code**
- **International Plumbing Code**
- **International Mechanical Code**
- **International Fuel Gas Code**
- **National Electrical Code**
- **International Energy Conservation Code**
- **For information and questions regarding the Life Safety Code (NFPA 101) or the Georgia Accessibility Code please contact the State Fire Marshal's Office by clicking [here](#) .**

Permissive Codes:

- **Disaster Resilient Building Code IBC Appendix**
- **Disaster Resilient Building Code IRC Appendix**
- **International Swimming Pool and Spa Code**
- **International Property Maintenance Code**
- **International Existing Building Code**
- **National Green Building Standard**

As noted above, the building, one and two family dwelling residential, fire, plumbing, mechanical, gas, electrical and energy codes are mandatory codes, meaning that under Georgia law, any structure built in Georgia must comply with these codes, whether or not the local government chooses to locally enforce these codes.

In addition, since Georgia law gives the enumerated codes statewide applicability, it is not required that local governments have to adopt the mandatory codes. Local governments must, however, adopt administrative procedures in order to enforce them (O.C.G.A. Section 8-2-25(a)). However, the local government can choose which of the mandatory codes it wishes to locally enforce.

The remaining codes are referred to as permissive codes. Unlike the mandatory codes, in order for a local government to enforce one or more of these permissive codes, that code or codes must be adopted, either by ordinance or resolution, by the local jurisdiction. A copy of the ordinance or resolution adopted must be forwarded to DCA (O.C.G.A. Section 8-2-25 (b)).

Administration and Enforcement of the State Minimum Standard Codes

In order to properly administer and enforce the state minimum standard codes, local governments must adopt reasonable administrative provisions. The power to adopt these administrative procedures is set forth in O.C.G.A. Section 8-2-26(a)(1). These provisions should include procedural requirements for the enforcement of the codes, provisions for hearings, provisions for appeals from decisions of local inspectors, and any other procedures necessary for the proper local administration and enforcement of the state minimum standard codes. These powers include:

- Inspecting buildings and other structures to ensure compliance with the code;
- Employing inspectors and other personnel necessary for the proper enforcement of codes;
- Requiring permits and to establishment charges for said permits; and
- Contracting with other local governments for code enforcement.

DCA periodically reviews, amends and/or updates the state minimum standard codes. If a local government chooses to locally enforce any of these codes, it must enforce the latest editions and the amendments adopted by DCA.

DCA has developed a sample resolution/ordinance that may be used as a guide for local governments in the development of their administrative procedures. Please contact DCA for a copy of this sample resolution/ordinance and for any technical assistance needed in the development of a local code enforcement program.

Appendices

It should be noted that The Uniform Codes Act states that the appendices of the codes are not enforceable unless referenced in the body of the code, adopted by DCA, or specifically adopted by a municipality or county. If any appendices have been adopted by DCA, they will be noted in the Georgia amendments as such.

Local Amendments

The Uniform Codes Act provides that local governments may, under certain conditions, adopt local amendments to the state minimum standard codes. **Please note that DCA does not approve or disapprove any local amendment. The department provides a recommendation only. However, in order to enforce any local amendment, the local government must submit the proposed amendment to DCA for review** (O.C.G.A. Section 8-2-25(c)).

There are several requirements local governments must meet in order to enact a local code amendment. These requirements are as follows:

- The requirements in the proposed local amendment cannot be less stringent than the requirements in the state minimum standard code;

- The local requirements must be based on local climatic, geologic, topographic, or public safety factors;
- The legislative findings of the local governing body must identify the need for the more stringent requirements; and
- The local government must submit the proposed amendment to DCA 60 days prior to the proposed adoption of such an amendment.

After submittal of the proposed local amendment, DCA has 60 days in which to forward its recommendations to the local government. DCA may respond in three ways: recommend adoption of the amendment, recommend the amendment not be adopted, or have no comment on the proposal. If DCA recommends against the adoption of the proposed amendment, the local governing body must vote specifically to reject DCA's recommendation before the local amendment can be adopted and enforced. If DCA fails to respond within the 60-day time frame, the local government may adopt the proposed local amendment.

After adoption by the local governing authority, copies of local amendments must be filed with DCA.

The Current State Minimum Standard Codes

The following are the current state minimum standard codes for construction as adopted by the Board of Community Affairs.

Current Mandatory Codes as Adopted by DCA:

- International Building Code, 2018 Edition, with Georgia Amendments
- International Residential Code, 2018 Edition, with Georgia Amendments
- International Fire Code, 2018 Edition, with Georgia Amendments
- International Plumbing Code, 2018 Edition, with Georgia Amendments
- International Mechanical Code, 2018 Edition, with Georgia Amendments
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments
- National Electrical Code, 2020 Edition (No Georgia Amendments)
- International Energy Conservation Code, 2009 Edition, with Georgia Supplements and Amendments
- **For information and questions regarding the Life Safety Code (NFPA 101) or the Georgia Accessibility Code please [contact the State Fire Marshal's Office](#) .**

Current Permissive Codes as Adopted by DCA:

- Disaster Resilient Building Code IBC Appendix
- Disaster Resilient Building Code IRC Appendix
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments
- International Property Maintenance Code, 2018 Edition, with Georgia Amendments
- International Existing Building Code, 2018 Edition, with Georgia Amendments
- National Green Building Standard, 2018 Edition, with Georgia Amendments

PLEASE NOTE: There are Georgia Amendments to the codes, above. [GEORGIA AMENDMENTS ARE AVAILABLE HERE](#) . Please contact the Construction Codes and Industrialized Buildings Section for more information concerning these amendments.

Energy Code Resources

- [Appendix A, 'Air Sealing Key Points' from the 2011 GA Amendments](#)
- [Local Building Dept. State Energy Code Pilot Study: Guidance & Best Management Practices](#)
- [Energy Code Workshop Presentation](#)
- [Georgia Residential Energy Code Compliance Certificate](#) (excel spreadsheet)
- Visit: <http://www.energycodes.gov/> to download free REScheck and COMcheck compliance software.

Related Information

- Questions regarding licenses, tests and investigation of contractors workmanship, call the Construction Industry Licensing Board/Office of Secretary of State (office is located in Macon) at 478-207-1416. Residential Licensing: 478-207-1470

- Consumer complaints should be directed to the Governor's Office of Consumer Affairs 404-651-8600.
- Questions regarding Manufactured (Mobile) Homes, call the Office of the Georgia Safety Fire Commissioner, Manufactured Housing Division at 404-656-9498. Fire Safety Questions: 404-656-0697
- Questions regarding Industrialized (Factory Built) Buildings or Modular Buildings, call the Industrialized Buildings Program of the Department of Community Affairs at 404-679-5246.

Technical information regarding the Georgia State Minimum Standard (Construction) Codes, call the Construction Codes Section of the Department of Community Affairs at 404-679-3118.

Client Is Present:

A representative of the client was present

Weather:

Clear

Temperature:

Below 60

Rain in last 3 days:

No significant showers

1. Phase Three Guideline

Phase Three of this inspection includes the previous phases. Please review the entire report.

1.0	DESCRIBE THE STAGE OF COMPLETION
1.1	DESCRIBE THE METHODS USED IN THIS INSPECTION
1.2	PERMIT ON SITE

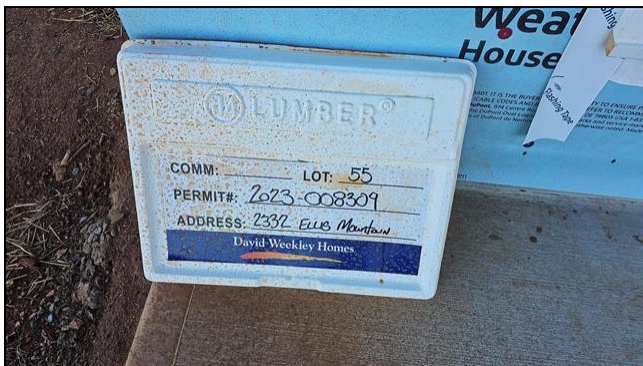
Comments:

1.0 The home is at the stage considered as "Pre-drywall". This is where the roof has been dried in. Rough-in of mechanical, electrical, and plumbing including water and gas piping has been completed.

1.1 This inspection was performed visually. At some areas the level was used to check for leaning walls or bowing. Inspector did not inspect using a tape measure to determine where walls, floors or stairs are to be located.

1.2 No permit was posted on the job site as required.

Reference: IRC R105.7. Placement of permit. The building permit or a copy shall be kept on the site of the work until the completion of the project.



1.2 Item 1(Picture) missing permit

1.2 Item 2(Picture) missing permit

This Guideline is intended to help the customer understand the limitations of this inspection. The time spent inspecting the progress of the construction limits the inspector to a visual inspection for workmanlike practices. It does not determine the conformity to the blueprints in regards to dimensions and locations. It cannot prevent shortcuts by sub-contractors that could occur in between inspections and in the absence of the builder. The inspector does not determine whether or not agreed selections of fixtures or materials were used.

2. Foundation/Slab & Rough Framing

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

FOUNDATION:

POURED CONCRETE

WALL STRUCTURE:

WOOD STUDS

CEILING STRUCTURE:

ENGINEERED TRUSS SYSTEM

METHOD USED TO OBSERVE ATTIC:

FROM ENTRY

FROM PLATFORM IN ATTIC

		IN	NI	RR	FE	NP
2.0	FOUNDATION WALLS AND DRAINAGE	•				
2.1	SLAB SURFACE AND WORKMANSHIP	•				
2.2	WATER PROOFING OF FOUNDATION WALLS BELOW GRADE	•				
2.3	WALLS (Structural)	•		•		
2.4	CEILINGS (structural)	•				
2.5	FLOORS (Structural)	•		•		
2.6	ROOF STRUCTURE AND ATTIC	•				
2.7	FIRE-BLOCKING & DRAFT-STOPPING			•		•
2.8	CONCERNS WITH ROUGH-IN OF PLUMBING, ELECTRICAL OR MECHANICAL COMPONENTS	•		•		

IN= Inspected, NI= Not Inspected, RR= Repair or Replace, FE= Further Evaluation, NP= Not Present

IN NI RR FE NP

Comments:

2.3 (1) Apply caulking or expandable foam sealant, where required, at the perimeter sheathing, mudsill plates, around window / door penetrations, etc. on the exterior walls. These are required to maintain the the building envelope in accordance with the 2015 International Energy Conservation Code with 2020 Georgia Amendments.

See the following link: https://www.dca.ga.gov/sites/default/files/iecc_2020_amendments_0.pdf



2.3 Item 1(Picture) missing sealant



2.3 Item 2(Picture) missing sealant



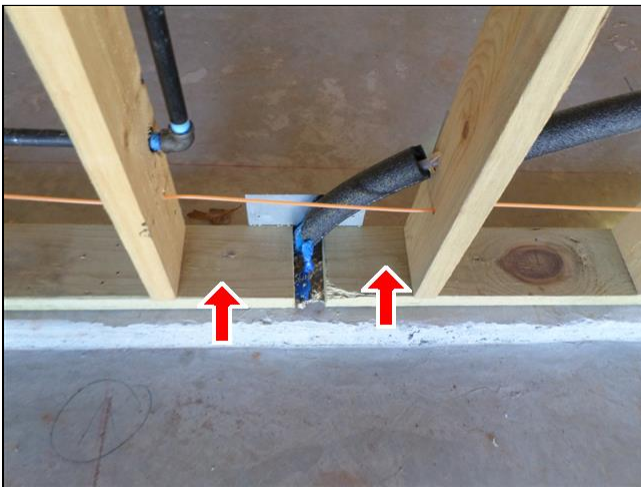
2.3 Item 3(Picture) missing sealant

2.3 (2) Missing bolts were noted on the sill plates in the following locations: Recommend installation.

- On the front left corner and front right corner in the living room.
- On the right exterior garage wall.
- On the rear garage wall.
- On the rear left corner of the exterior master bedroom wall.

Per IRC Section R403.1.6 and IRC Figure R602.3(2), require the exterior wall sill plate to be anchored to the foundation using 1/2 inch diameter steel bolts spaced no more than 6 feet apart and no more than 12 inches from the ends. Bolts must be embedded in concrete at least 7 inches. Straps are allowed, but must be installed properly.

See figure in page 7 in the following link: https://www2.iccsafe.org/states/virginia/residential/PDFs/Chapter%206_Wall%20Construction.pdf



2.3 Item 4(Picture) missing bolts on rear garage wall



2.3 Item 5(Picture) missing bolt on rear master bedroom wall



2.3 Item 6(Picture) missing bolts on right garage wall



2.3 Item 7(Picture) missing bolts in living room



2.3 Item 8(Picture) missing bolts in living room

2.3 (3) Splitting or damage was noted on the framing in the following locations: Recommend further evaluation from the builder.

- On one stud at the right laundry room wall.
- On one stud at the left exterior wall in the living room.
- One bowed stud was noted on the right wall in the master bathroom closet.
- On one stud at the right exterior garage wall.



2.3 Item 9(Picture) splitting on right laundry room wall



2.3 Item 10(Picture) damaged stud on right garage wall

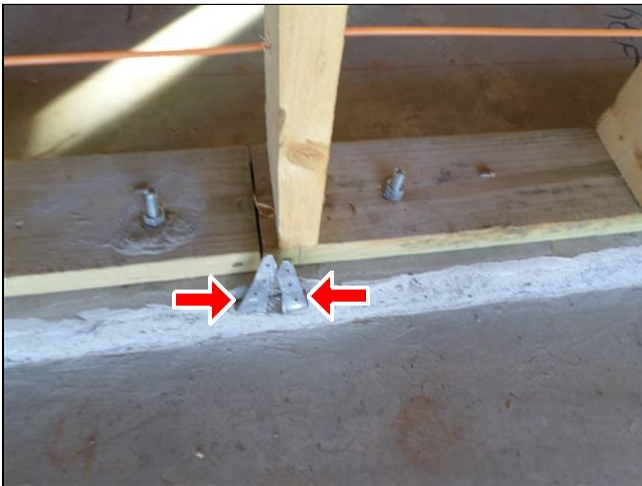


2.3 Item 11(Picture) bowed stud on right closet wall



2.3 Item 12(Picture) damaged stud on left living room wall

2.3 (4) Missing nails were noted on the foundation anchor straps at the rear garage wall. Recommend installation.



2.3 Item 13(Picture) missing nails



2.3 Item 14(Picture) missing nails



2.3 Item 15(Picture) missing nails

2.5 Cracks of less than 1/16" in diameter were observed in the garage, dining room, kitchen, master bedroom and master bathroom slab. Monitor for further cracking and movement. Should a sufficient crack be observed, patch or repair as needed:

Note: Most builders require that any crack that is to be addressed by them to meet certain criteria which would include having a diameter of greater than 3/16".

According to section 2-2-4 of the "Residential Construction Performance Guidelines for Professional Builders & Remodelers Fifth Edition" the builder will address cracks that are over 3/16" in diameter.



2.5 Item 1(Picture) crack in slab

2.7 Fireblocking and draft-stopping have not been performed on this home yet. Apply approved material such as a firestop caulk or foam sealant to seal off penetrations between walls, ceilings and floors.

Reference IRC R602.8. #4 "Fireblocking shall be provided at wood-frame construction at the following locations: At openings around vents, pipes, ducts, cables and wires at ceiling and floor levels, with an approved material to resist the free passage of flame and products of combustion."



2.7 Item 1(Picture) missing sealant



2.7 Item 2(Picture) missing sealant



2.7 Item 3(Picture) example of sealant

2.8 (1) Steel plate protections were missing in the following locations: The wires are closer to the edges of the stud than industry standards allow.

- On the left family room wall at the thermostat wire.
- On the rear wall at the right hallway next to the laundry room.

Reference: National Electric Code 300.4 Protection Against Physical Damage.

(A) Cables and Raceways Through Wood Members.

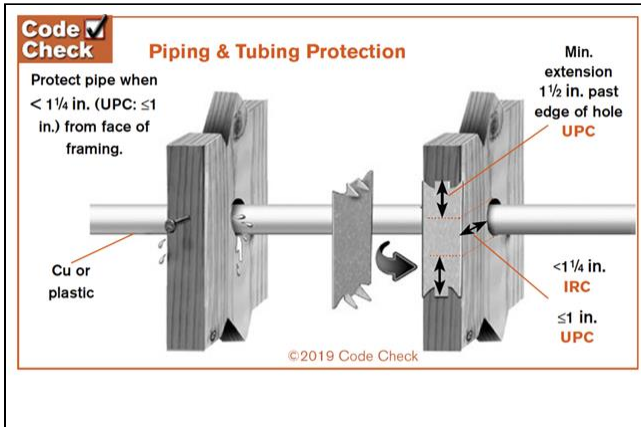
(1) Bored Holes. In both exposed and concealed locations, where a cable- or raceway-type wiring method is installed through bored holes in joists, rafters, or wood members, holes shall be bored so that the edge of the hole is not less than 32 mm (1 1/4 in.) from the nearest edge of the wood member. Where this distance cannot be maintained, the cable or raceway shall be protected from penetration by screws or nails by a steel plate(s) or bushing(s), at least 1.6 mm (1/16 in.) thick, and of appropriate length and width installed to cover the area of the wiring.



2.8 Item 1(Picture) missing plate on left family room wall

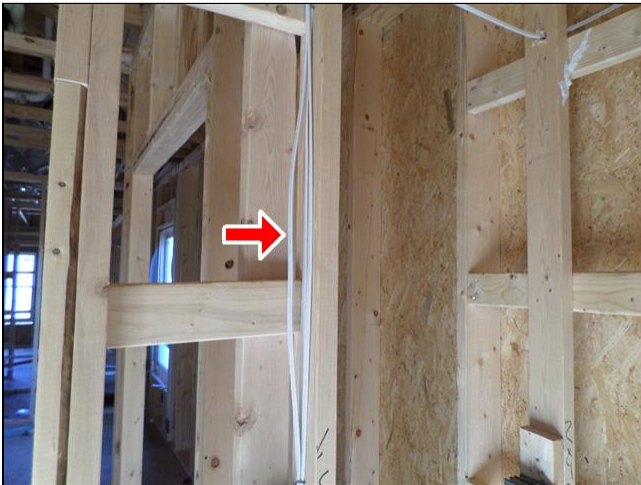


2.8 Item 2(Picture) missing plate in right hallway



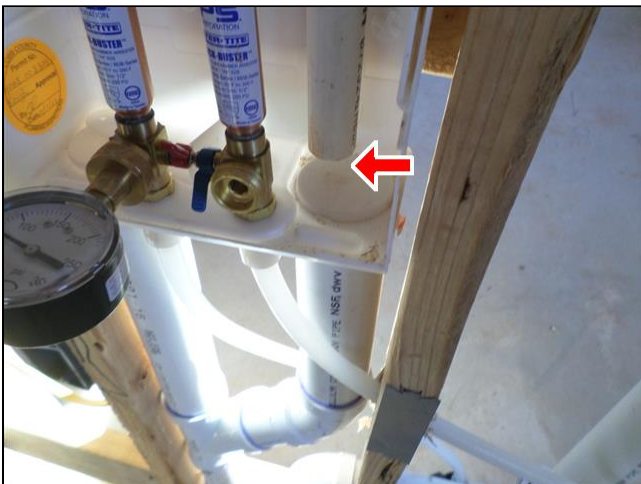
2.8 Item 3(Picture) example of nail plate

2.8 (2) Loose wiring was noted on the front wall in the rear 2nd floor bathroom. Repair.



2.8 Item 4(Picture) loose wire

2.8 (3) The condensate drain pipe was too short at the washing machine drain box. Repair.



2.8 Item 5(Picture) pipe too short

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	RR	FE	NP
3.0	WALL CLADDING FLASHING AND TRIM	•		•		

IN= Inspected, NI= Not Inspected, RR= Repair or Replace, FE= Further Evaluation, NP= Not Present

IN NI RR FE NP

Comments:

3.0 (1) Loose house wrap was noted on the right and rear upper sides of the house. Repair.



3.0 Item 1(Picture) loose house wrap

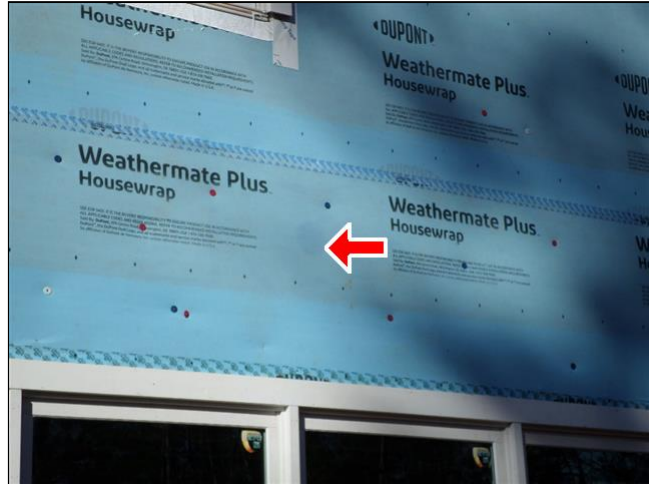


3.0 Item 2(Picture) loose house wrap

3.0 (2) Damaged sheathing was noted on the left and front exterior walls in the front left bedroom. A circle cut out was also noted on the rear exterior wall in the master bedroom. Repair.



3.0 Item 3(Picture) hole on rear master bedroom wall



3.0 Item 4(Picture) hole covered on rear master bedroom wall



3.0 Item 5(Picture) damaged sheathing on front wall in front left bedroom



3.0 Item 6(Picture) damaged sheathing on left wall in front left bedroom

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

WATER SOURCE:

PUBLIC

PLUMBING SUPPLY:

PEX

PLUMBING DISTRIBUTION:

PEX

PLUMBING WASTE:

PVC

		IN	NI	RR	FE	NP
4.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS		•	•		

IN= Inspected, NI= Not Inspected, RR= Repair or Replace, FE= Further Evaluation, NP= Not Present

IN NI RR FE NP

Comments:

4.0 Concealed and underground sections of drains cannot be visually inspected. Have a qualified licensed plumber video scope the drains to check for obstructions or failure.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Heating

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

HEAT TYPE: FORCED AIR GAS FURNACE **ENERGY SOURCE:** GAS **NUMBER OF HEAT SYSTEMS (excluding wood):** ONE

DUCTWORK:
INSULATED FLEX DUCTS

		IN	NI	RR	FE	NP
5.0	CHIMNEYS, FLUES AND VENTS	•		•		

IN= Inspected, NI= Not Inspected, RR= Repair or Replace, FE= Further Evaluation, NP= Not Present

IN NI RR FE NP

Comments:

5.0 The foil tape for the joints at the HVAC unit is visible behind the mastic. This indicates that the mastic sealant is of not sufficient thickness. Per industry standards, the mastic should be 0.08 inches or 2 mil. in thickness.

See GA DCA 2011 Amendments to IECC 2009 403.2.4 for compliance requirements.



5.0 Item 1(Picture) exposed words

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Complimentary Inspection Views



living room / 1st floor bedroom



foyer



garage



right side



front porch



left side



panel box



laundry room



right 1st floor hallway



dining room



family room



kitchen



half bathroom



master bedroom



master bathroom



master bathroom closet



rear patio



furnace



rear loft



rear 2nd floor bedroom



rear 2nd floor bathroom



front loft



front right 2nd floor bedroom



front left 2nd floor bedroom



front 2nd floor bathroom



lower attic



upper attic

IN= Inspected, NI= Not Inspected, RR= Repair or Replace, FE= Further Evaluation, NP= Not Present

IN	NI	RR	FE	NP
IN	NI	RR	FE	NP

General Summary



Champ Home Inspections, Inc.

770-367-4123

www.champhomeinspections.com

Customer

Mr. Homeowner

Address

123 Any Street

Lot 55

Anytown GA 30000

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 appear to warrant 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, efficiency, or safety 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.

1. Phase Three Guideline

1.2 PERMIT ON SITE

No permit was posted on the job site as required.

Reference: IRC R105.7. Placement of permit. The building permit or a copy shall be kept on the site of the work until the completion of the project.

2. Foundation/Slab & Rough Framing

2.3 WALLS (Structural)

Inspected, Repair or Replace

(1) Apply caulking or expandable foam sealant, where required, at the perimeter sheathing, mudsill plates, around window / door penetrations, etc. on the exterior walls. These are required to maintain the the building envelope in accordance with the 2015 International Energy Conservation Code with 2020 Georgia Amendments.

See the following link: https://www.dca.ga.gov/sites/default/files/iecc_2020_amendments_0.pdf

(2) Missing bolts were noted on the sill plates in the following locations: Recommend installation.

- On the front left corner and front right corner in the living room.
- On the right exterior garage wall.
- On the rear garage wall.
- On the rear left corner of the exterior master bedroom wall.

Per IRC Section R403.1.6 and IRC Figure R602.3(2), require the exterior wall sill plate to be anchored to the foundation using 1/2 inch diameter steel bolts spaced no more than 6 feet apart and no more than 12 inches from the ends. Bolts must be embedded in concrete at least 7 inches. Straps are allowed, but must be installed properly.

See figure in page 7 in the following link: https://www2.iccsafe.org/states/virginia/residential/PDFs/Chapter%206_Wall%20Construction.pdf

(3) Splitting or damage was noted on the framing in the following locations: Recommend further evaluation from the builder.

- On one stud at the right laundry room wall.
- On one stud at the left exterior wall in the living room.
- One bowed stud was noted on the right wall in the master bathroom closet.
- On one stud at the right exterior garage wall.

(4) Missing nails were noted on the foundation anchor straps at the rear garage wall. Recommend installation.

2.5 FLOORS (Structural)

Inspected, Repair or Replace

Cracks of less than 1/16" in diameter were observed in the garage, dining room, kitchen, master bedroom and master bathroom slab. Monitor for further cracking and movement. Should a sufficient crack be observed, patch or repair as needed:

Note: Most builders require that any crack that is to be addressed by them to meet certain criteria which would include having a diameter of greater than 3/16".

According to section 2-2-4 of the "Residential Construction Performance Guidelines for Professional Builders & Remodelers Fifth Edition" the builder will address cracks that are over 3/16" in diameter.

2.7 FIRE-BLOCKING & DRAFT-STOPPING

Repair or Replace, Not Present

Fireblocking and draft-stopping have not been performed on this home yet. Apply approved material such as a firestop caulk or foam sealant to seal off penetrations between walls, ceilings and floors.

Reference IRC R602.8. #4 "Fireblocking shall be provided at wood-frame construction at the following locations: At openings around vents, pipes, ducts, cables and wires at ceiling and floor levels, with an approved material to resist the free passage of flame and products of combustion."

2.8 CONCERNS WITH ROUGH-IN OF PLUMBING, ELECTRICAL OR MECHANICAL COMPONENTS

Inspected, Repair or Replace

(1) Steel plate protections were missing in the following locations: The wires are closer to the edges of the stud than industry standards allow.

- On the left family room wall at the thermostat wire.
- On the rear wall at the right hallway next to the laundry room.

Reference: National Electric Code 300.4 Protection Against Physical Damage.

(A) Cables and Raceways Through Wood Members.

(1) Bored Holes. In both exposed and concealed locations, where a cable- or raceway-type wiring method is installed through bored holes in joists, rafters, or wood members, holes shall be bored so that the edge of the hole is not less than 32 mm (1 1/4 in.) from the nearest edge of the wood member. Where this distance cannot be

maintained, the cable or raceway shall be protected from penetration by screws or nails by a steel plate(s) or bushing(s), at least 1.6 mm (1/16 in.) thick, and of appropriate length and width installed to cover the area of the wiring.

(2) Loose wiring was noted on the front wall in the rear 2nd floor bathroom. Repair.

(3) The condensate drain pipe was too short at the washing machine drain box. Repair.

3. Exterior

3.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

(1) Loose house wrap was noted on the right and rear upper sides of the house. Repair.

(2) Damaged sheathing was noted on the left and front exterior walls in the front left bedroom. A circle cut out was also noted on the rear exterior wall in the master bedroom. Repair.

4. Plumbing System

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Not Inspected, Repair or Replace

Concealed and underground sections of drains cannot be visually inspected. Have a qualified licensed plumber video scope the drains to check for obstructions or failure.

5. Heating

5.0 CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

The foil tape for the joints at the HVAC unit is visible behind the mastic. This indicates that the mastic sealant is of not sufficient thickness. Per industry standards, the mastic should be 0.08 inches or 2 mil. in thickness.

See GA DCA 2011 Amendments to IECC 2009 403.2.4 for compliance requirements.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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