

DS Inspections LLC



September 1st 2021, 5:02 pm

Inspection performed by:

David Sweezy

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Pre drywall inspection

General Information

BUILDING ADDRESS: 4166 Stream Dale Circle NW #328

CITY: Concord

STATE: NC

ZIP CODE: 28027

INSPECTION DESCRIPTION: Single Family dwelling

SQUARE FOOTAGE: 4500

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

Is the client present for the inspection?

No

Is the real estate agent present for the inspection?

ROOF

ROOF TYPE Gable

Notes:

ROOF MATERIAL Asphalt Shingles

Notes:

architectural shingle 30 year

SHINGLES MISSING / DAMAGED? Satisfactory

Notes:

ROOF INSTALLATION Satisfactory

Notes:

CHIMNEY N/A

Notes:

EXTERIOR

SIDING MATERIAL Other

Notes:

House wrap



SIDING CONDITION Satisfactory

Notes:

House wrap satisfactory



FLASHING Satisfactory

Notes:

LANDSCAPE

SURFACE DRAINAGE Satisfactory

Notes:

GARAGE

EXTERIOR DOORS Satisfactory

Notes:

ATTIC

ROOF SHEATHING Satisfactory

Notes:

FRAMEWORK Satisfactory

Notes:

MILDEW PRESENT IN ATTIC? No

Notes:

SIGNS OF PESTS IN ATTIC? No

Notes:

BATHROOM 1

DOORS N/A

Notes:

BEDROOM 1

WINDOWS Satisfactory

Notes:

CEILINGS N/A

Notes:

BEDROOM 3

WINDOWS Satisfactory

Notes:

CEILINGS N/A

Notes:

BEDROOM 4

WINDOWS Satisfactory

Notes:

CEILINGS N/A

Notes:

LIVING AREA 1

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

OUTLETS N/A

Notes:

LIVING AREA 2

WINDOWS Satisfactory

Notes:

CEILING N/A

Notes:

KITCHEN

DINING ROOM

LAUNDRY ROOM

VENTILATION Satisfactory

Notes:

SINK N/A

Notes:

FOUNDATION

SLAB Satisfactory

Notes:

WALLS Satisfactory

Notes:

FRAMEWORK Satisfactory

Notes:

DRAINAGE N/A

Notes:

PLUMBING

WATER SUPPLY PIPING SIZE Satisfactory

Notes:

Plumbed with Pex plumbing

SEWER / SEPTIC Not Inspected

Notes:

ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

Notes:



RECEPTACLES Satisfactory

Notes:

AMP RATING N/A

Notes:

WIRING METHOD Non-Metallic Sheathed Cable

Notes:

CIRCUIT PANEL Satisfactory

Notes:



HEATING & COOLING

ENERGY SOURCE Natural Gas

Notes:

HEATING SYSTEM Forced Air

Notes:

DUCTWORK / PIPING Satisfactory

Notes:

ADDITIONAL DETAILS

SEAL PLATE ANCOR BOLTS N/A

Notes:

Not enough anchor bolts in seal plates to the slab and framing. Recommend further evaluation by the builder.

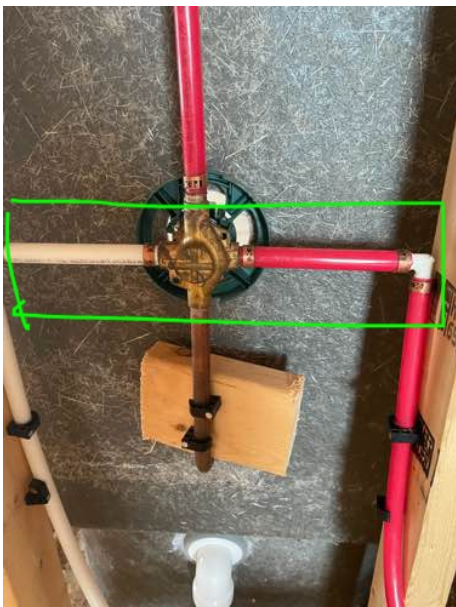


SHOWER VALVES NOT SUPPORTED Poor

Notes:

All shower valves have no support studs.

Recommend further evaluation and repair by the builder.



FRAMING Satisfactory

Notes:





ELECTRICAL ROUGHIN Satisfactory

Notes:

HVAC ROUGHIN Satisfactory

Notes:

ELECTRICAL AND INTERNET ROUGHIN Satisfactory

Notes:

PLUMBING ROUGHIN Satisfactory

Notes:

SUMMARY:

Please read the report very carefully. My comments are in purple and red.

The house is satisfactory and is very well built.

The anchor bolts and the non supported shower valves are the only concerns I have.

If you have any questions please let me know.

Thanks

David Sweezy

704 297 0408