



Confidential Pre-Drywall Inspection Report

LOCATED AT:
5360 Blue Mountain Lane Lot #175
Cumming, GA 30040

PREPARED EXCLUSIVELY FOR:
Chethan Desu Nagaraju

INSPECTED ON:
Wednesday, March 2, 2022



Inspector: Robert Conley ASHI #257097 NACHI #16052017
Conley Home Inspections, LLC
8189 Willow Tree Way, Alpharetta, GA 30005



BUYER'S (Selling) AGENT:
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Wednesday, March 2, 2022
Chethan Desu Nagaraju
5360 Blue Mountain Lane Lot #175
Cumming, GA 30040

Dear Chethan Desu Nagaraju,

Enclosed is your report for the property inspection conducted on Wednesday, March 2, 2022 at:
5360 Blue Mountain Lane Lot #175
Cumming, GA 30040

The report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully and completely. In the opinion of the inspector, the more significant items that have higher repair priority are shown in RED text and are included in the Summary portion at the END of the report. Feel free to call me anytime for further explanation or any other information you may need.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

- UP** = Upgrade or improvement recommended performed by a qualified contractor, but not required.
- MO** = Monitor conditions over time and seek expert opinion and make repairs if any changes in condition worsen.
- RE** = A condition requiring evaluation, advice, service, repair or replacement as soon as possible by a qualified and licensed contractor.
- EV** = A condition that requires further evaluation or review by a qualified company.

Thank you for the opportunity to be of service to you. Sincerely,

A handwritten signature in black ink that reads "Robert Conley".

Inspector: Robert Conley ASHI #257097 NACHI #16052017
Conley Home Inspections, LLC
8189 Willow Tree Way, Alpharetta, GA 30005

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Property Information

BUILDING INFORMATION

- 1: The home is located within Forsyth County and Loring subdivision
- 2: Home Type Usage: Single Family
- 3: Stories: 2
- 4: Architectural Style: Traditional
- 5: The size of the home was approximately 3363 square feet as stated by the Internet Listing
- 6: Foundation type: Slab on grade
- MO** 7: Municipal (County or City) signatures for rough-in plumbing, HVAC, electrical and rough-in framing were not visible on the posted permit which are required prior to installation of drywall. Recommend inquiring with the builder or checking online about the status of county inspections.

AT THE TIME OF INSPECTION

- 8: The Inspection observation started approximately at 12:00PM and ended 1:30PM.
- 9: The buyer attended the entire inspection
- 10: The Builder and Builder's agent did not attend the inspection

WEATHER & GROUND CONDITIONS

- 11: Over the course of this inspection the temperature was estimated to be between 60 to 70°F
- 12: During the inspection the weather was sunny
- 13: At the inspection, the ground was dry

UTILITIES

- 14: No utilities were on during the inspection: gas, water, electricity.

Site & Grounds

Site and grounds include items such as topography, yards, grading, drainage, vegetation, public works, driveway, walkways, retaining walls, fencing, irrigation systems and outbuildings. The inspector notes function and conditions of these items. The ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches in the first 10 feet from the foundation to prevent destructive water conditions into the building. Recommend asking the seller about any water problems or conditions from rain water run off or gutter downspout problems. Recommend closely monitoring and inspecting the exterior during a heavy rain storm to observe the way surface water is managed and repair/clean/add subsurface underground drains as needed.

BASIC IDENTIFYING INFORMATION

- 15: General lot topography: Sloped minor
- 16: Site grading: Generally sloped away from structure, however final grading has not been completed

Foundation & Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. The inspector makes no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

SLAB-ON-GRADE & FRAMING

BASIC IDENTIFYING INFORMATION

17: Foundation type: Slab-on-grade

18: Slab material: Poured-in-place concrete

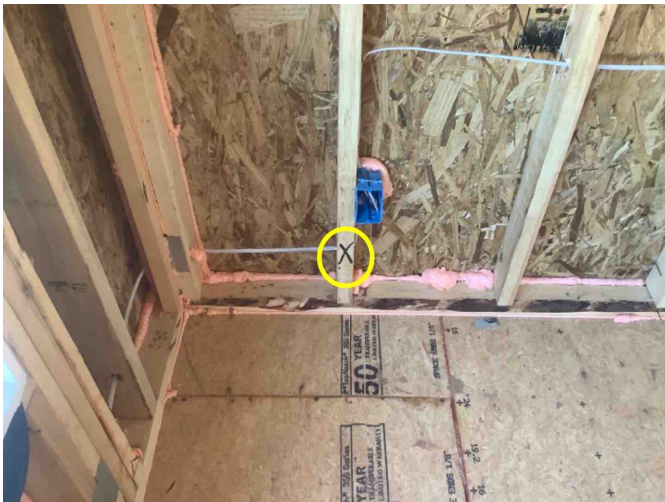
19: Mudsill: Strapped to the slab

20: Flooring systems: Concrete slab-on-grade (not visible) provides the lower floor system and wood joists (not visible) provide the second floor system

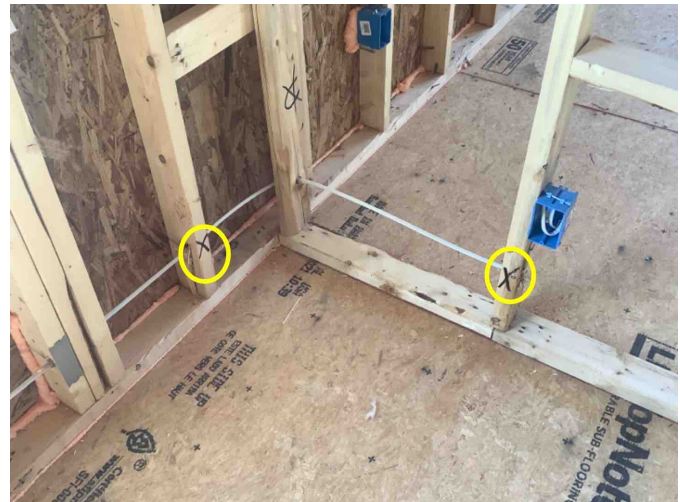
21: Exterior wall support: Wood, platform framed

WALL FRAMING

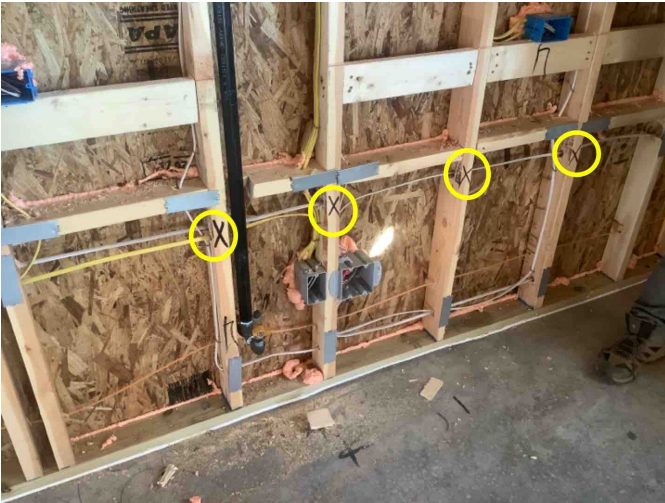
RE 22: Nail protective guards are required where electrical wires or pipes are within 1-1/4" from the edge of a stud to prevent damage. Also, they are recommended at all studs (regardless of the 1-1/4" rule) behind kitchen cabinets and bathroom vanity cabinets where screws are much longer 2-1/2". Nail guards were found missing at locations where the inspector marked with an "X" on the studs as shown in the pictures captions below; 2nd level front center bedroom, Master bedroom, Kitchen, Family room, Main level bedroom, Kitchen multiple and Main level hall multiple



2nd level front center bedroom



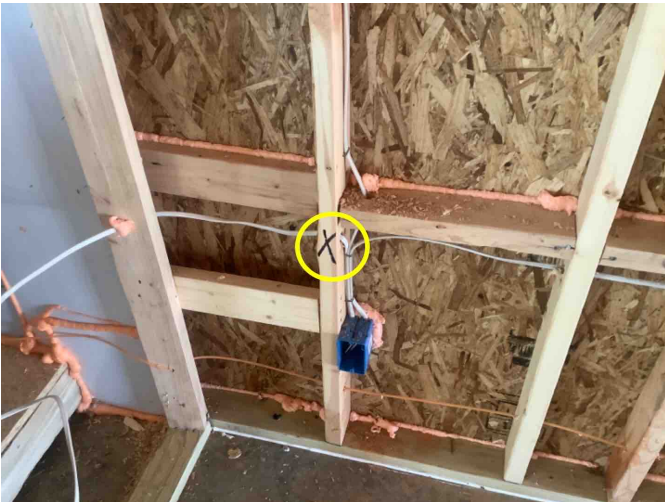
Master bedroom



Kitchen



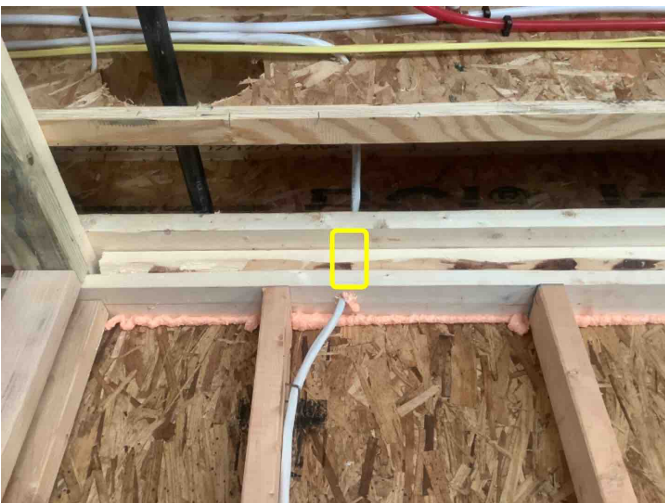
Family room



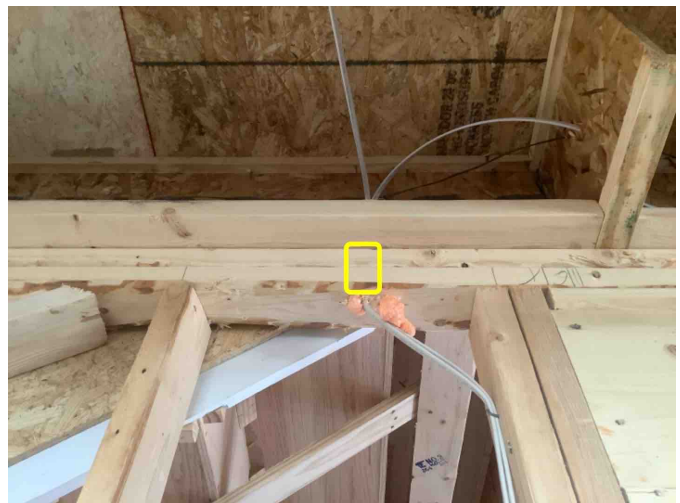
-Family room



Main level bedroom



Kitchen multiple

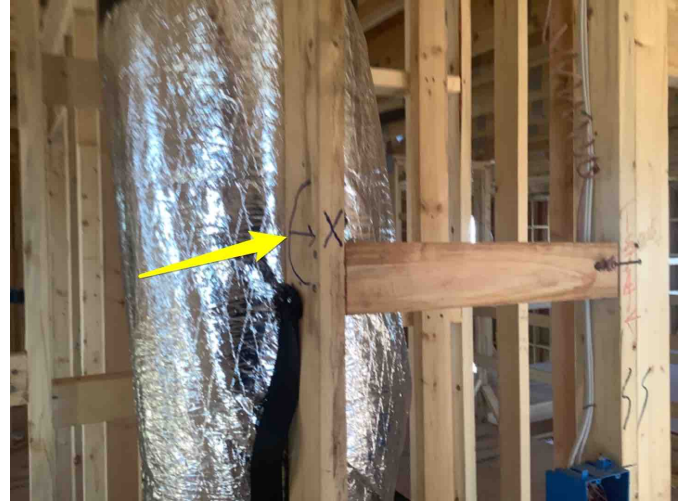


Main level hall multiple

RE 23: Bowed/warped studs requiring correction were found where the inspector marked the studs with (- for left bow, or -) for right bow, located as shown in the pictures & captions below: 2nd level master bedroom, Family room, Rear garage wall, Main level right side bedroom, Laundry room, Left side garage and Kitchen



2nd level master bedroom



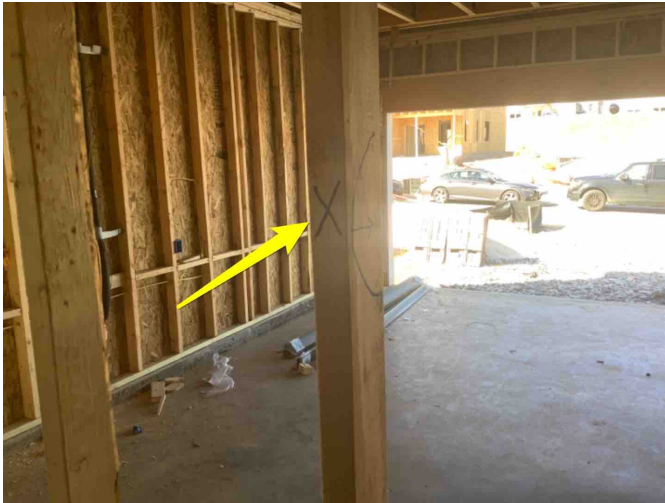
-2nd level master bedroom



Family room



-Family room



Rear garage wall



Main level right side bedroom



Laundry room



Left side garage



Kitchen

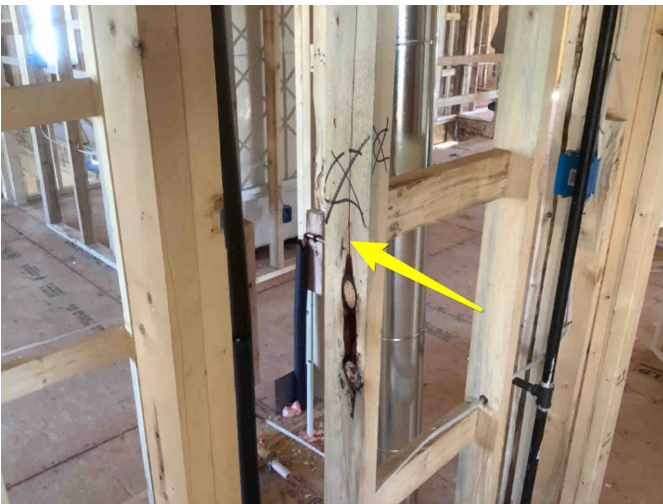
RE 24: Cracked through, spiral cracked or extensively damaged wood studs requiring replacement or sistering were observed at the locations shown in the picture captions below and marked by the inspector with an CX; 2nd level front center bedroom, Master bedroom, 2nd level front right bedroom, Master closet, 2nd level hallway, 2nd level top of stairs, Second level hall, Master water closet, Second level front right bedroom closet, Master bedroom dead space and Master bedroom sitting area.



2nd level front center bedroom



Master bedroom



2nd level front right bedroom



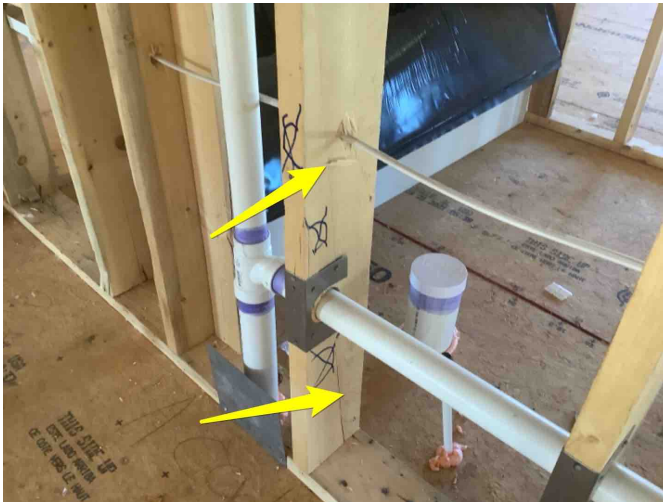
Master closet



2nd level hallway



-2nd level hallway



2nd level top of stairs



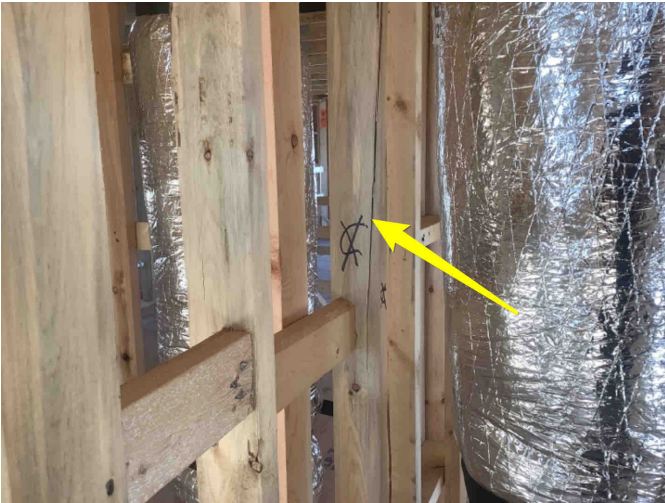
Second level hall



Master water closet



Second level front right bedroom closet



Master bedroom dead space



Master bedroom sitting area

RE 25: Fire-stopping foam sealant required at all wire, pipe & duct penetrations between floors at both top and bottom plates were found missing at the following locations; 2nd level hall, Master bedroom and Mudroom.



2nd level hall

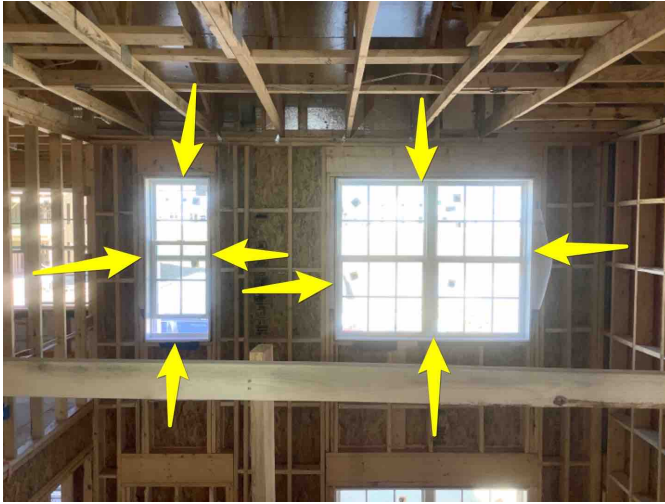


Master bedroom



Mudroom

RE 26: Foam sealant was observed missing around a window that requires installation in the Foyer.



Foyer

RE 27: Sill plate anchor fasteners (straps, power shots, or bolts) are required to be spaced no more than (4, 5 or 6) feet apart and 1 foot from plate ends or openings around the perimeter exterior walls of the home. Sill plate anchor straps, bolts, or power shots were found missing where the inspector marked with an X around the perimeter wall sill plates and require correction at the following locations: Front door, Front left x3, Dining room, Kitchen x3, Family room, Garage and Rear right.



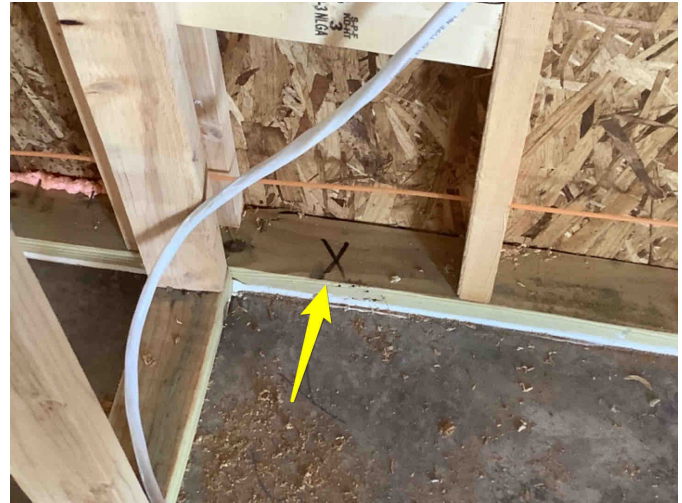
Front door



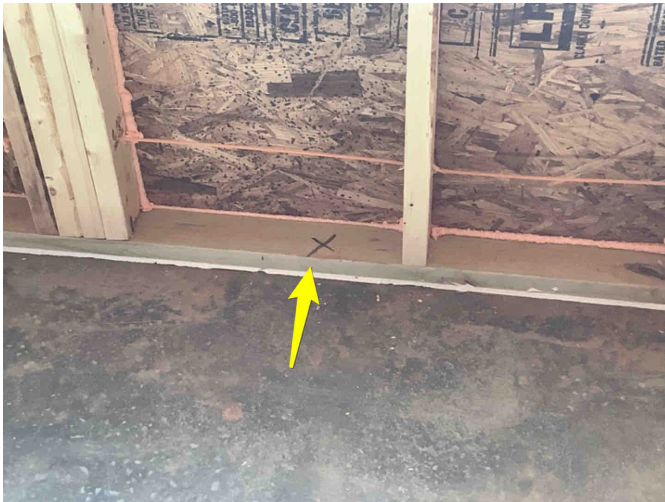
Front left x3



Dinning room



Kitchen x3



Family room



Garage



Rear right

RE 28: Wall anchor strap fasteners/nails were found missing and require correction at the wall sill plates in the following locations; Main level right side bedroom, Garage and Garage.



Main level right side bedroom



Garage



Garage

FLOOR JOISTS

RE 29: A prohibited opening was observed at the garage to living space floor joist junction. All openings require fire blocking and fire stopping as needed to seal off the garage from the habitable living space.



Exterior

The exterior consist of the cladding on the exterior walls, trim around doors, windows, eaves and soffits as well as porches, decks, guardrails and patios. The materials of these elements are identified including the their condition, proper installation and serviceability. The inspector visually reviews these components for damage and deterioration and does not perform any destructive testing. If conditions are found suggesting damage, improper application, or limited remaining service life, these will be noted. The inspector may also offer opinions concerning repair and replacement.

BASIC IDENTIFYING INFORMATION

30: Primary exterior wall covering: Fiber-cement board siding (Hardie) at sides and rear

CLADDING

MO RE 31: Overall the fiber-cement board appeared properly installed and in new condition. Brick or stone cladding at the front had not yet been installed at the time of the inspection.



Right side



Rear



Left side

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). The inspector visually reviews these components for damage and deterioration and does not perform any destructive testing. If conditions are found suggesting damage, improper application, or limited remaining service life, these will be noted. The inspector may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

ASPHALT COMPOSITE SHINGLES

BASIC IDENTIFYING INFORMATION

- 32:** Location: Covers whole house
- 33:** Roof Style: Hip and Gables
- 34:** Roof slope: Medium
- 35:** Material: Asphalt composition shingles - Laminated / Architectural / Dimensional (3-D)
- 36:** Layers: Single layer
- 37:** Connections and penetrations: Sealed with a combination of metal, rubber and mastic seals

GENERAL COMMENT

MO 38: Roofs are typically not fully complete at the time of pre-drywall inspection, so the inspector will do a full inspection of the roof at the time of the final inspection.

Chimney & Fireplace

There are a wide variety of chimneys, which represent an even wider variety of interrelated components that comprise them. However, there are three basic types: single-walled metal, masonry, and pre-fabricated metal that are commonly referred to as factor-built. Single-walled metal chimneys should not be confused with factory-built metal, and are rarely found in residential use, but masonry and factory-built are a commonplace. Our inspection of chimneys is that of a generalist, not a specialist, and meets industry standards. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: 'The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light.' Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we can not guarantee their integrity and recommend that they be video-scanned before the close of escrow. Note, chimney flues need to be cleaned periodically, to prevent the possibility of chimney fires. The complex variety of deposits that form within chimney flues as a result of incomplete combustion, and which contribute to such fires, are complicated and not easily understood. They range from soot, or pure carbon, that does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote that requires chemical cleaning. These deposits must be identified, treated and removed by a specialist. According to the National Fireprotection Association, a Level 2 chimney/fireplace inspection is required for a sale or transfer of a property or following any event that has damaged a chimney.

BASIC IDENTIFYING INFORMATION

39: Type of fireplace: Prefabricated Gas Log Direct Vent located in the Family Room

FIREPLACE

40: The family room fireplace and flue appeared to be roughed-in correctly with proper clearances from combustible materials.



Family room



-Family room

Attic

The attic contains the roof and ceiling framing with insulation and can serve as a location for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. The inspector visually examines the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting, misguided installations and general improvements. Where walking/crawling on unfinished attic floor joists could result in damage to the ceiling or danger to the inspector, the inspection may be limited to visibility from the walking platform only or the attic access opening only.

BASIC IDENTIFYING INFORMATION

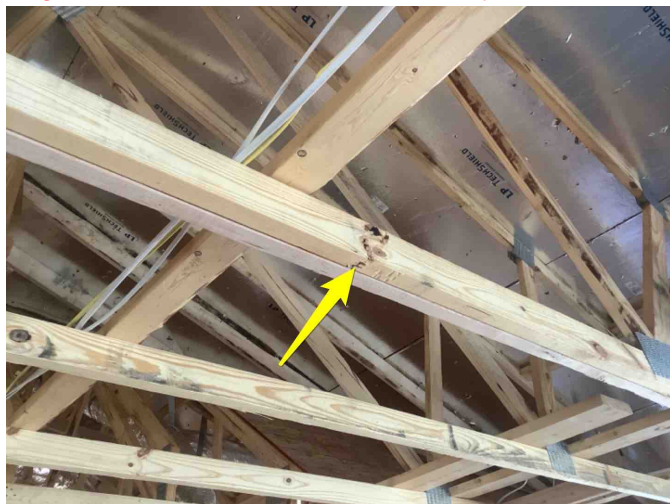
41: Ceiling and Roof Framing: Engineered Trusses

42: Roof Sheathing material : Oriented Strand Board with Tech-Shield heat barrier

43: Ventilation type: Continuous Soffit and Continuous Ridge Vents

ROOF TRUSSES

RE EV 44: Two cracked truss members were observed in the 2nd level front left, Above loft/master closet and Second floor right center bedroom attic areas. Usually the repair consists of two sister/scab boards nailed on each side the full length of the web. Since this is an engineered product it is required that a letter of approval is provided for the design of the repair or alteration of the truss from a licensed professional engineer. Thereafter, recommend any needed corrections by a qualified framing contractor.



2nd level front left



Above loft/master closet



Second floor right center bedroom

RE 45: Multiple loose/detached gusset plates were observed above the Above loft requiring correction by a qualified contractor. Recommend a letter of approval is provided for design of repair or alteration from a licensed professional engineer and the repair performed by a qualified contractor which typically involves adding plywood on the sides of truss where the damaged gusset plate is located.



Above loft



-Above loft



-Above loft

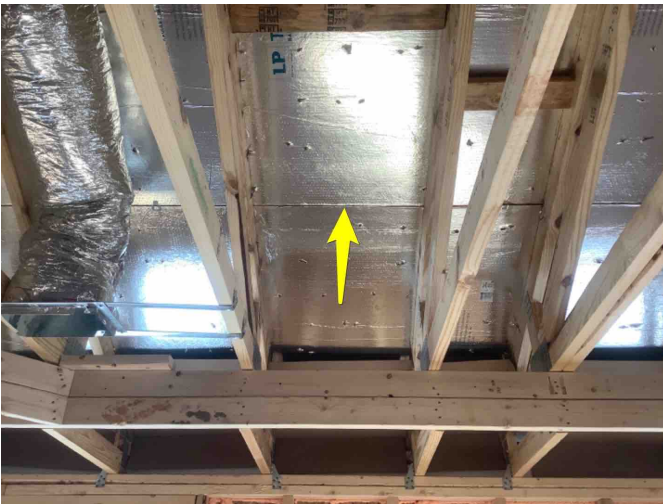
RE 46: Two roof trusses were observed not fully bearing on the top wall plates in the 2nd level right side center bedroom. Recommend correction by a qualified framing contractor.



2nd level right side center bedroom

SHEATHING/DECKING

RE 47: A roof sheathing H-clip was found missing in the attic above the Master bedroom. Recommend installation of wood blocking at any locations where clips were missing.



Master bedroom

GENERAL COMMENT

48: Excluding any listed items, the overall roof/attic trusses, lateral/diagonal bracing and roof decking were observed in serviceable condition at the time of the inspection.



Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. The inspector's review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

The inspector's review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The inspector does not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

PLUMBING SYSTEM

BASIC IDENTIFYING INFORMATION

49: Main water line: Plastic 3/4"

50: Supply piping: Plastic where seen

51: Waste piping: Plastic PVC where seen

WATER SHUT-OFF LOCATION

52: The domestic water supply main shut-off valve was located Under stairs.



Under stairs

INTERIOR SUPPLY

MO 53: The completed rough-in plumbing system consisted of PVC type drain pipes with PEX type water service pipes with 3/4" plastic main water pipe entering the slab. The plumbing rough-in system was observed to be in serviceable condition at the time of the inspection. The water supply pressure test was at 150 psi located in the laundry room indicating the water supply system was not under a pressure test which is typically required to pass municipal inspection, but may or may not have already occurred. Also, recommend monitoring gauge to ensure air pressure does not decrease, which if it does, may indicate a leak in the water pipes.



RE 54: A bathtub and shower faucet was found slightly loose in the 2nd level right side bedroom. Typically wood blocking is installed directly behind the rough-in of the faucets in order to screw them down tight with the provided holes in the metal flange, otherwise additional strapping will be required in order to tighten the faucet. Recommend corrections by a qualified plumbing contractor.



2nd level right side bedroom

DRAIN LINES

MO 55: The visible drain piping appears to be properly installed and in serviceable new condition. The tubs and showers were full of water necessary to test the drain piping system indicating it is ready for municipal rough-in inspection.



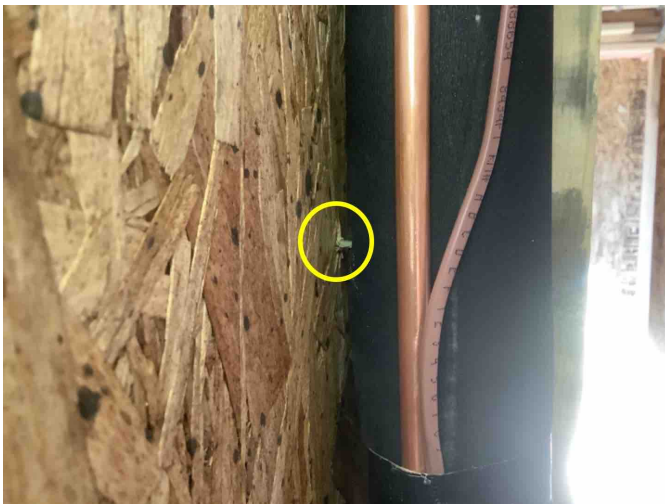


Air Conditioning & Ventilation

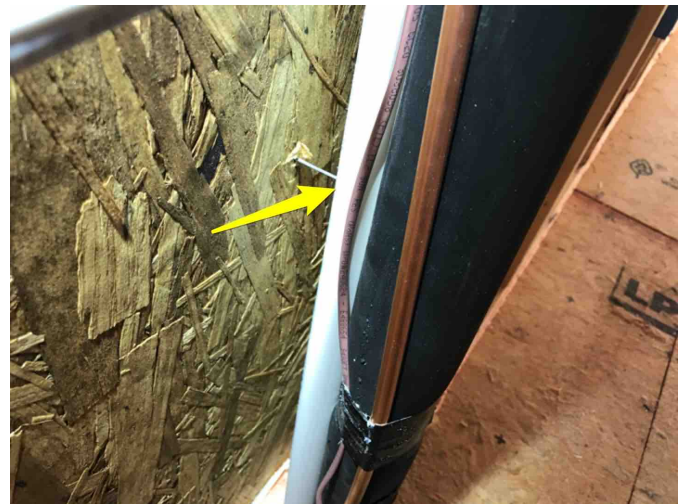
An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. The inspector does not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is highly encouraged.

REFRIGERANT LINES

RE 56: Two siding nails were found directly behind the A/C refrigerant lines and condensate pipe in the 2nd level front right bedroom possibly causing punctures in the lines. Recommend evaluation and any need corrections by a qualified licensed HVAC contractor.



2nd level front right bedroom



-2nd level front right bedroom

Heating System

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. The inspector does not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is highly encouraged.

FURNACE FORCED HOT AIR

GENERAL COMMENT

RE 57: The rough-in HVAC attic unit was not yet installed at time of inspection. However, the distribution ducts, the condensation drain pipes were observed to be in serviceable condition at the time of the inspection. Supply and return ducts were run to each room or area.



Gas

GAS PIPING

MO 58: The rough-in gas piping appeared to be properly installed when inspected. The gas pressure test gauge was at 23 psi, so it was under a pressure test typically required by the municipal inspection. Recommend monitoring gauge to ensure air pressure does not decrease, which if it does, may indicate a leak in the gas pipes.



Electrical

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). The inspector's examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. The inspector looks for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. The inspector does not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC IDENTIFYING INFORMATION

- 59:** Service entry method into building: Underground service lateral
- 60:** Service entry cable size: 4/0 aluminum rated at 200 amps
- 61:** Voltage supplied by utility: 120/240 volts
- 62:** Capacity (available amperage): 200 amps
- 63:** Main Panel Rating: up to 200 amps
- 64:** Distribution Sub-Panel Rating: up to 225 amps

UP 65: System Grounding Source: Driven rod in earth adjacent to exterior main panel/meter.



Left side

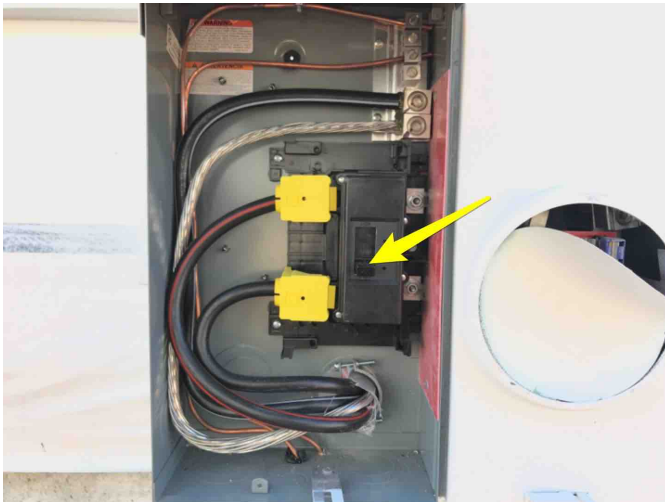
66: Manufacture: Square D Main Panel, Square D Sub-panel

67: Wiring method: Non-metallic sheath cable (Romex)

68: Conductor Wiring Material: copper branch wiring and aluminum service cables where seen

DISTRIBUTION PANEL

69: The electrical service panel, system user earthing, rough-in for light fixtures in every room, switches and adequate number of outlets in every room all appeared to be properly installed at the time of the inspection.



Left side



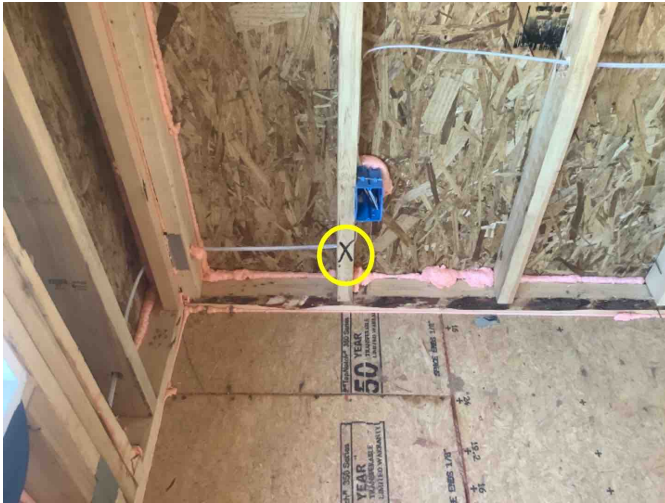
Garage

Summary of Significant Priority Issues

Foundation & Structure - SLAB-ON-GRADE & FRAMING

WALL FRAMING

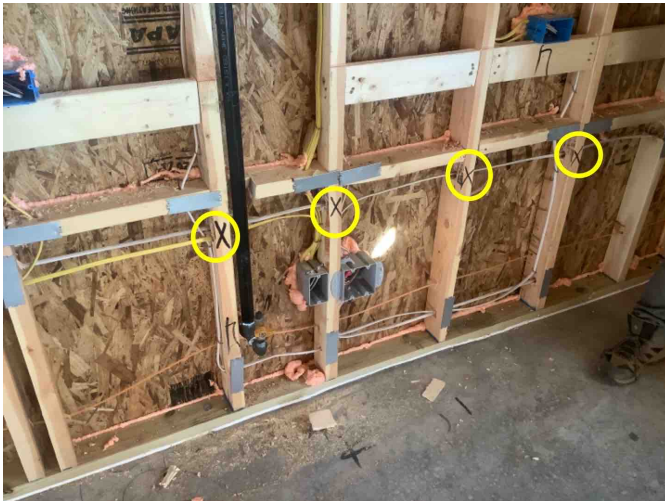
RE s-22: Nail protective guards are required where electrical wires or pipes are within 1-1/4" from the edge of a stud to prevent damage. Also, they are recommended at all studs (regardless of the 1-1/4" rule) behind kitchen cabinets and bathroom vanity cabinets where screws are much longer 2-1/2". Nail guards were found missing at locations where the inspector marked with an "X" on the studs as shown in the pictures captions below; 2nd level front center bedroom, Master bedroom, Kitchen, Family room, Main level bedroom, Kitchen multiple and Main level hall multiple



2nd level front center bedroom



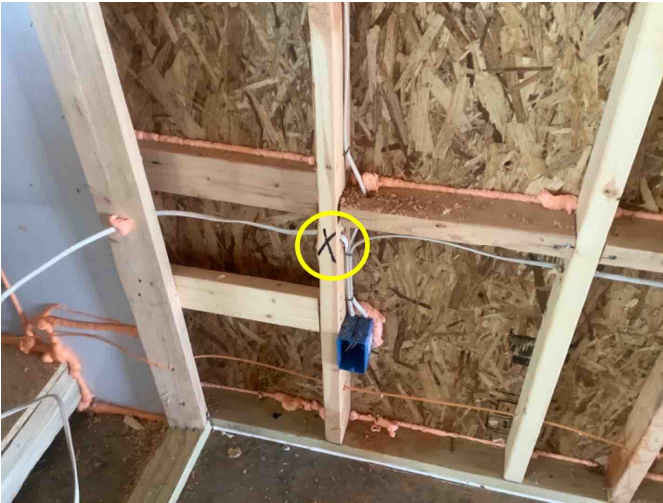
Master bedroom



Kitchen



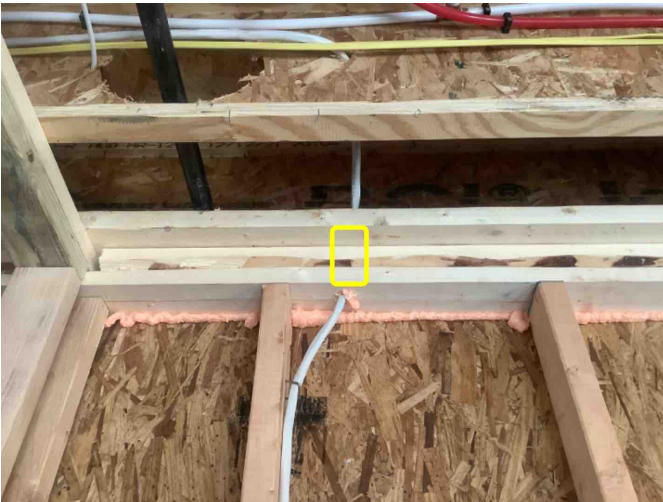
Family room



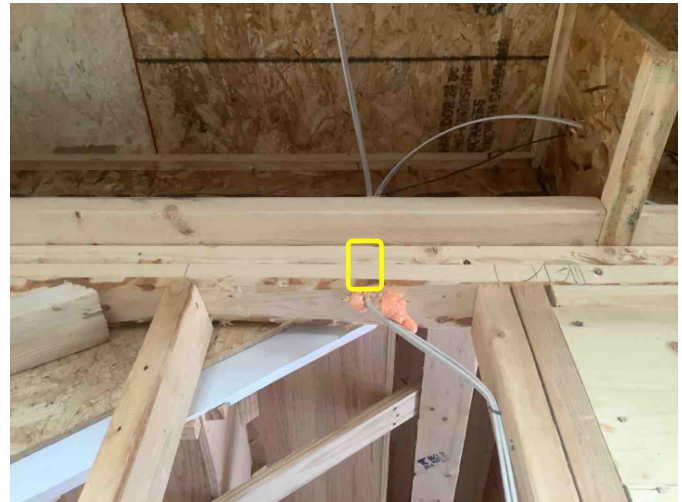
-Family room



Main level bedroom



Kitchen multiple

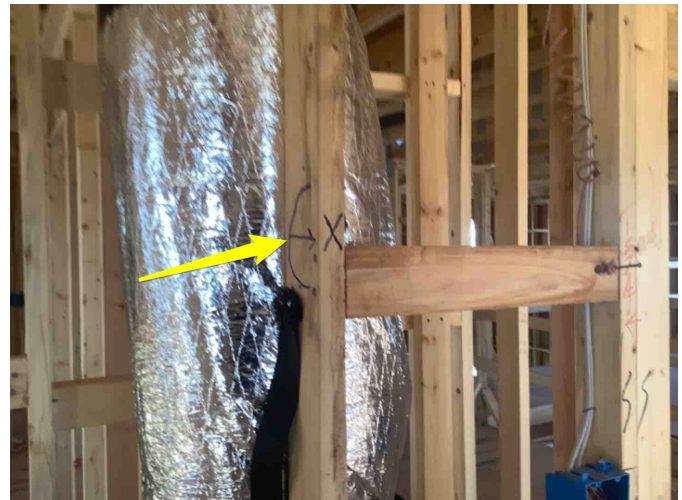


Main level hall multiple

RE s-23: Bowed/warped studs requiring correction were found where the inspector marked the studs with (- for left bow, or -) for right bow, located as shown in the pictures & captions below: 2nd level master bedroom, Family room, Rear garage wall, Main level right side bedroom, Laundry room, Left side garage and Kitchen



2nd level master bedroom



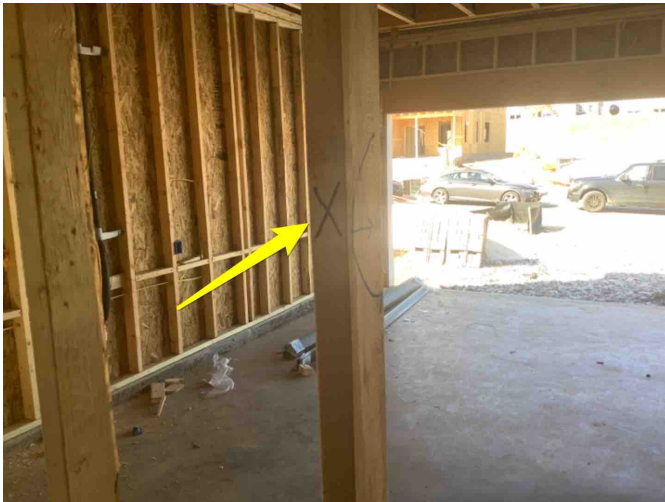
-2nd level master bedroom



Family room



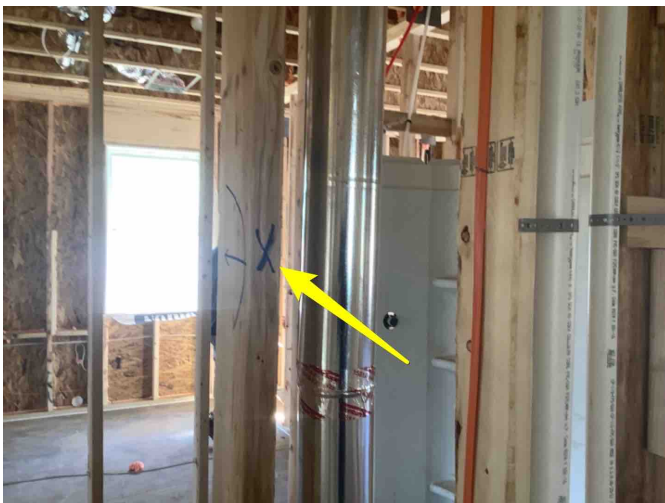
-Family room



Rear garage wall



Main level right side bedroom



Laundry room



Left side garage



Kitchen

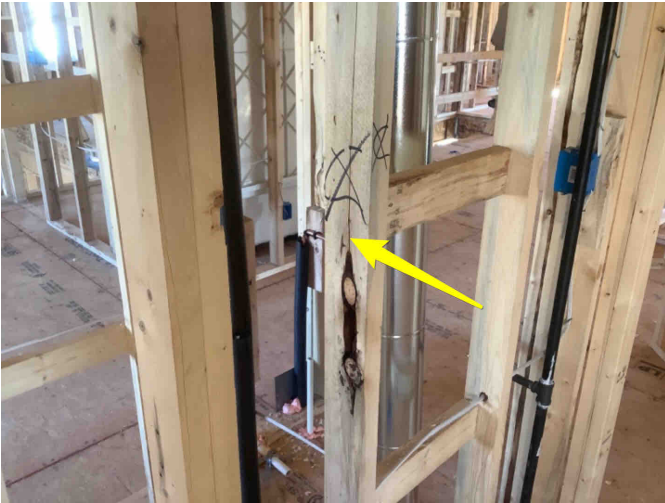
RE s-24: Cracked through, spiral cracked or extensively damaged wood studs requiring replacement or sistering were observed at the locations shown in the picture captions below and marked by the inspector with an CX; 2nd level front center bedroom, Master bedroom, 2nd level front right bedroom, Master closet, 2nd level hallway, 2nd level top of stairs, Second level hall, Master water closet, Second level front right bedroom closet, Master bedroom dead space and Master bedroom sitting area.



2nd level front center bedroom



Master bedroom



2nd level front right bedroom



Master closet



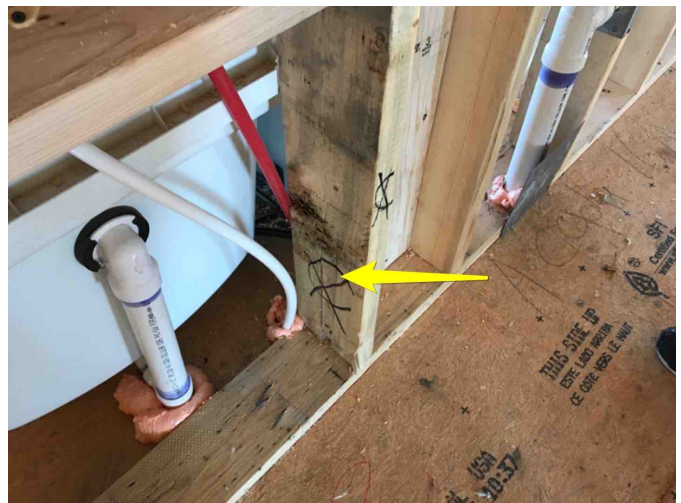
2nd level hallway



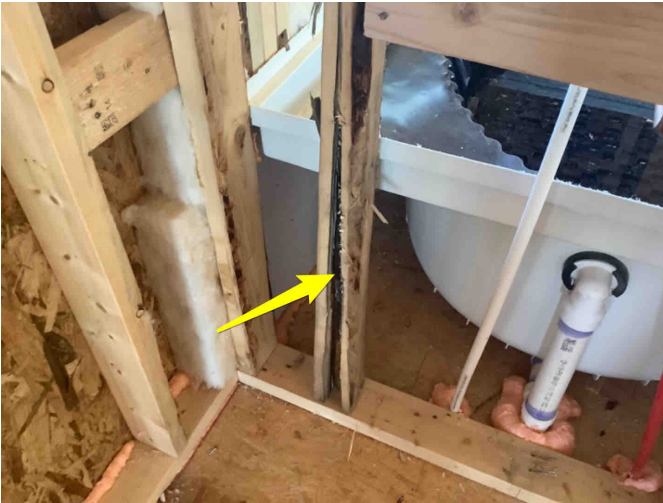
-2nd level hallway



2nd level top of stairs



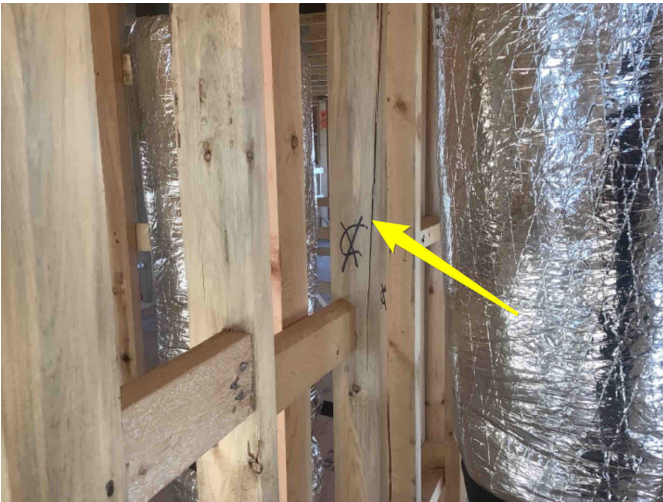
Second level hall



Master water closet



Second level front right bedroom closet



Master bedroom dead space



Master bedroom sitting area

RE s-25: Fire-stopping foam sealant required at all wire, pipe & duct penetrations between floors at both top and bottom plates were found missing at the following locations; 2nd level hall, Master bedroom and Mudroom.



2nd level hall

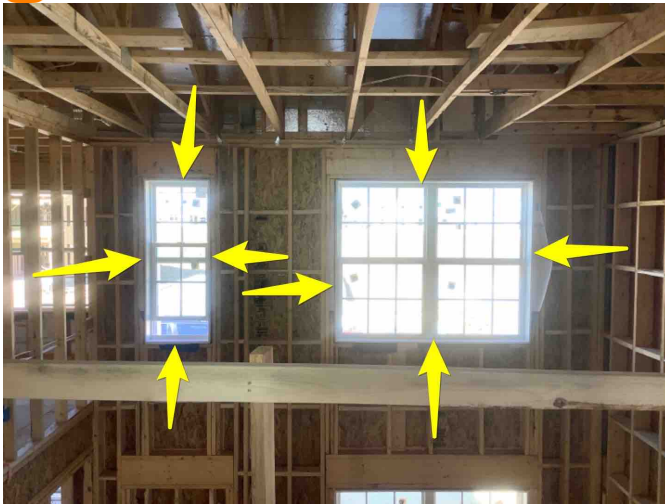


Master bedroom



Mudroom

RE s-26: Foam sealant was observed missing around a window that requires installation in the Foyer.

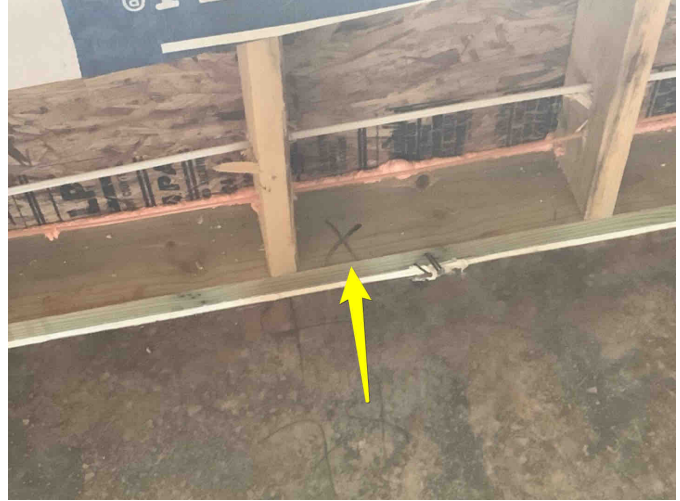


Foyer

RE s-27: Sill plate anchor fasteners (straps, power shots, or bolts) are required to be spaced no more than (4, 5 or 6) feet apart and 1 foot from plate ends or openings around the perimeter exterior walls of the home. Sill plate anchor straps, bolts, or power shots were found missing where the inspector marked with an X around the perimeter wall sill plates and require correction at the following locations: Front door, Front left x3, Dinning room, Kitchen x3, Family room, Garage and Rear right.



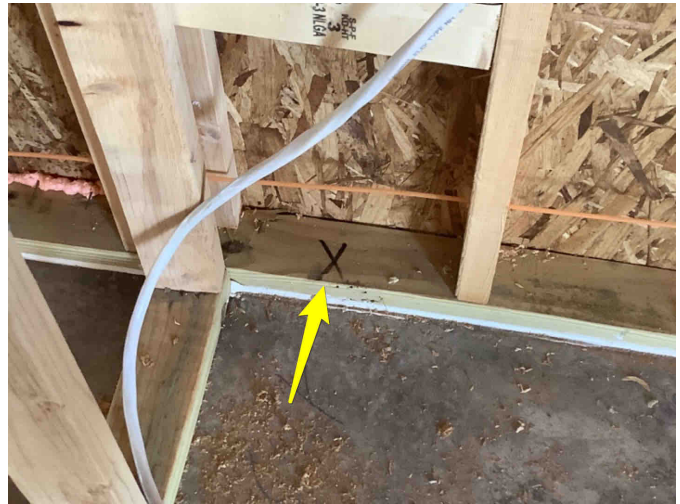
Front door



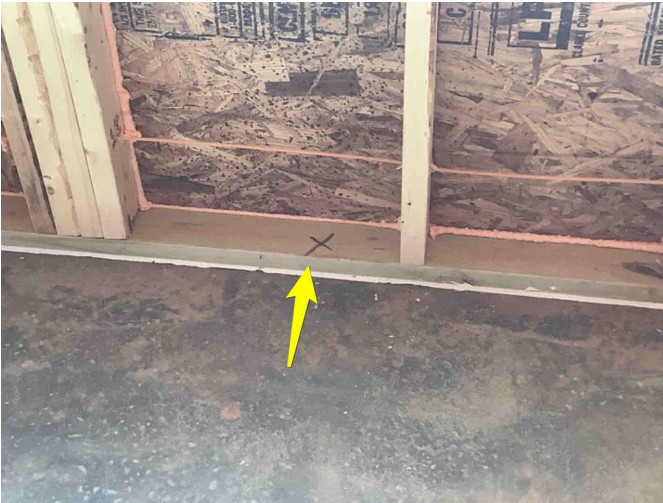
Front left x3



Dinning room



Kitchen x3



Family room



Garage



Rear right

RE s-28: Wall anchor strap fasteners/nails were found missing and require correction at the wall sill plates in the following locations; Main level right side bedroom, Garage and Garage.



Main level right side bedroom



Garage



Garage

FLOOR JOISTS

RE s-29: A prohibited opening was observed at the garage to living space floor joist junction. All openings require fire blocking and fire stopping as needed to seal off the garage from the habitable living space.



Attic

ROOF TRUSSES

RE EV s-44: Two cracked truss members were observed in the 2nd level front left, Above loft/master closet and Second floor right center bedroom attic areas. Usually the repair consists of two sister/scab boards nailed on each side the full length of the web. Since this is an engineered product it is required that a letter of approval is provided for the design of the repair or alteration of the truss from a licensed professional engineer. Thereafter, recommend any needed corrections by a qualified framing contractor.



2nd level front left



Above loft/master closet



Second floor right center bedroom

RE s-45: Multiple loose/detached gusset plates were observed above the Above loft requiring correction by a qualified contractor. Recommend a letter of approval is provided for design of repair or alteration from a licensed professional engineer and the repair performed by a qualified contractor which typically involves adding plywood on the sides of truss where the damaged gusset plate is located.



Above loft



-Above loft



-Above loft

RE s-46: Two roof trusses were observed not fully bearing on the top wall plates in the 2nd level right side center bedroom. Recommend correction by a qualified framing contractor.



2nd level right side center bedroom

SHEATHING/DECKING

RE s-47: A roof sheathing H-clip was found missing in the attic above the Master bedroom. Recommend installation of wood blocking at any locations where clips were missing.



Master bedroom

Plumbing - PLUMBING SYSTEM

INTERIOR SUPPLY

RE s-54: A bathtub and shower faucet was found slightly loose in the 2nd level right side bedroom. Typically wood blocking is installed directly behind the rough-in of the faucets in order to screw them down tight with the provided holes in the metal flange, otherwise additional strapping will be required in order to tighten the faucet. Recommend corrections by a qualified plumbing contractor.

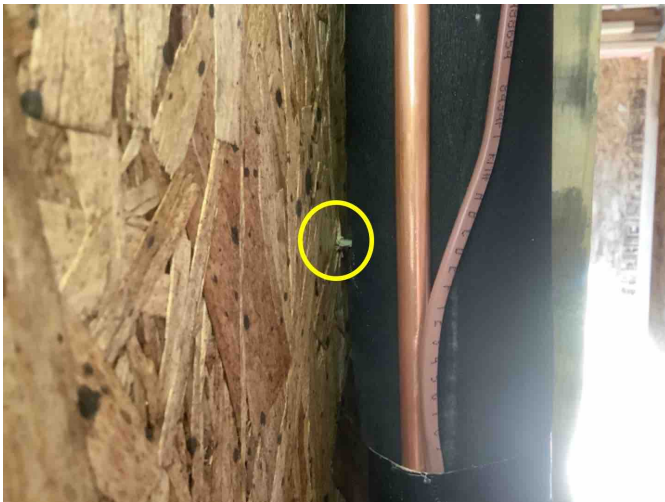


2nd level right side bedroom

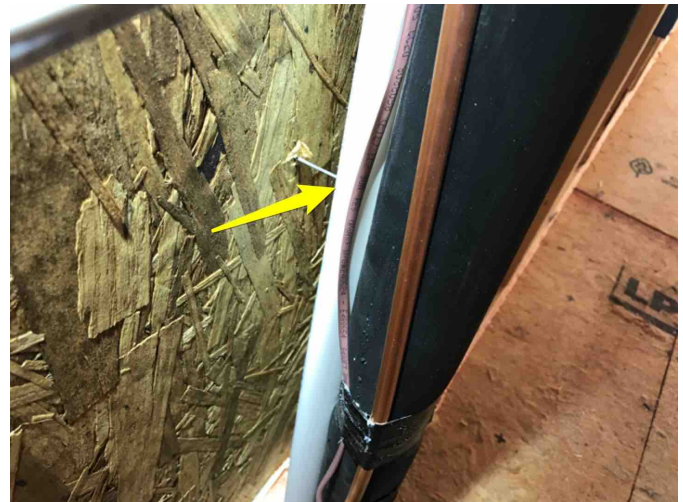
Air Conditioning & Ventilation

REFRIGERANT LINES

RE s-56: Two siding nails were found directly behind the A/C refrigerant lines and condensate pipe in the 2nd level front right bedroom possibly causing punctures in the lines. Recommend evaluation and any need corrections by a qualified licensed HVAC contractor.



2nd level front right bedroom



-2nd level front right bedroom

Heating System - FURNACE FORCED HOT AIR

GENERAL COMMENT

RE s-57: The rough-in HVAC attic unit was not yet installed at time of inspection. However, the distribution ducts, the condensation drain pipes were observed to be in serviceable condition at the time of the inspection. Supply and return ducts were run to each room or area.

