

Kennedy Inspections

115 Gable Rd, Paoli, PA 19301
610-833-8220 Office
RossDKennedy@gmail.com



Pre-Drywall Inspection Report

October 6, 2022

ADDRESS: [REDACTED]

Buyer: [REDACTED]

An inspection of the above referenced property was performed on July 7, 2022. The purpose of the inspection was to identify deficiencies and make recommendations for repair/correction. Have a qualified contractor evaluate the systems and repair/replace items and conditions noted in this report prior to installing drywall to reduce the risk of personal injury or property damage. Have the contractor evaluate the entire effected system or components listed that require attention to ensure that no hidden damage exists. Following are a list of observations:



1. Hairline crack is noted in the foundation on the south side wall near the AC refrigerant line. Consult with builder if an epoxy sealant will be applied.



2. Considerable water pooling was noted on the southside yard. Confirm with builder for drainage and grading to draw water away from the structure.



3. 2x4's were noted in the place of a corner post at the south east porch roof overhang. Consult with seller what load beard column will be permanently added at this location



4. Gas line in garage wall has protective plates at the header. Consult with builder if any protections are installed for the vertical length of the gas line as an errant nail or screw that may miss the stud while installing hooks or brackets on the garage wall can still puncture the line.



5. Missing kickplates at pex water line to refrigerator. Recommend installation to prevent errant nail or screw puncturing piping



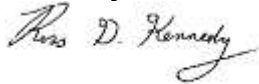
6. Support beam at rear bedroom entrance on first floor has been cut and damaged for plumbing pass-through and the nails from a truss plate. Recommend evaluation by builder to determine if this is causing a weight load deficiency at this location.



7. Utility room is located above the garage which carries substantial weight load from appliances and potential storage. The floor support is dimensional wood conjoined with roof trusses with metal plates in the ceiling of the garage. The trusses are plated to the rafter chord for support at the top. Recommend final evaluation by the builder and/or an engineer to determine if this is adequate support for a finished utility room

If you have any questions, please feel free to contact my office.

Sincerely,

A handwritten signature in cursive script that reads "Ross D. Kennedy". The signature is written in black ink and is positioned below the word "Sincerely,".

Kennedy Home Inspections