

123 Main St Lot 45, Leesburg, VA



Prepared by House Inspection Associates LLC VA/DC/MD: 703 453-0442

www.HouseInspectionAssociates.com

- Full member American Society of Home Inspectors - Fully Insured, Maryland licensed, Virginia State Certified & Incorporated Inspecting homes in Maryland, Virginia and Washington D.C.

January 19, 2018

Dear Joe Smith,

The following items were found during a pre-drywall inspection.

Damaged bottom chord of a truss in the front bedroom on the left side, A licensed structural engineer should be consulted to make further evaluation and repairs as needed.







Damaged lumber of a truss in the gusset plate connection in the master bedroom





Poorly secured plumbing in master bathroom





Shims should be added at several window headers, gaps are visible







Shims at trust joists on the main level appear to be under-sized, gaps are visible





Disconnected duct in the kitchen ceiling



Kitchen cabinet blocking is too short and my result in a future movement





Gaps are noted at floor throughout

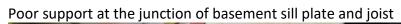






Ask Builder why there are three different kinds of plywood in the master bedroom on the floor



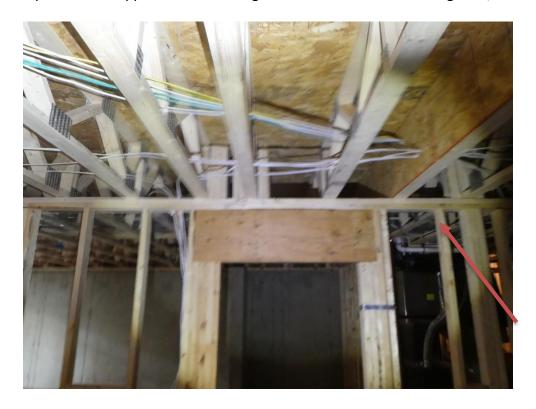




Load transfer appears to be under sized at the front basement wall, there are more squash blocks than support directly below



Squash blocks appears to be missing at the basement load bearing wall / header



Damaged squash block at the load bearing wall in the middle of the basement

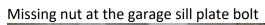






Damaged sill plate noted in the garage







Uneven shingle / roofing installation noted at left rear



Loose house wrap at front and rear corner











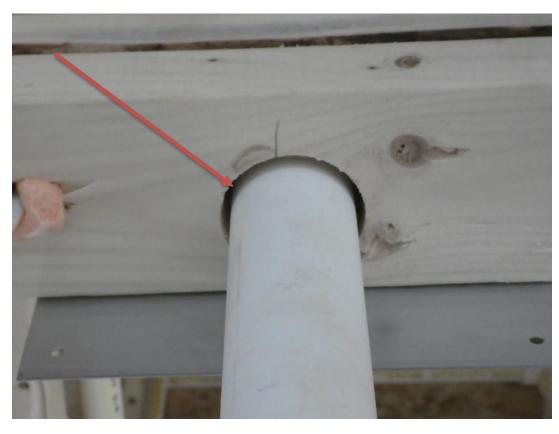
Missing fire stopping throughout























Feel free to e-mail me if I can answer any questions now or in the future.

Thank you,

Jiri George Danihel

Licensed Home Inspector
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