



## TEXAS NEW CONSTRUCTION

1234 Main Street  
Socorro TX 79927

Buyer Name  
07/31/2026 9:00AM



Inspector  
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Agent  
Agent Name  
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# PROPERTY INSPECTION REPORT FORM

|                                                               |                                                |
|---------------------------------------------------------------|------------------------------------------------|
| Buyer Name<br><i>Name of Client</i>                           | 07/31/2026 9:00AM<br><i>Date of Inspection</i> |
| 1234 Socorro TX 79927<br><i>Address of Inspected Property</i> |                                                |
| John Raley<br><i>Name of Inspector</i>                        | TREC License# 25876<br><i>TREC License #</i>   |
| <i>Name of Sponsor (if applicable)</i>                        | <i>TREC License #</i>                          |

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

## **NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*Inspection Type:* Residential, Pre-purchase, New Construction

*Type of Building:* Single Family -

*In Attendance:* Builders Workers

*Occupancy:* Vacant

*Temperature (approximate):* 99 Fahrenheit (F)



*Weather Conditions:* Clear, Dry

*Ground Condition:* Dry

*Inspection Overview:*

Inspector Pros strives to perform all inspections in substantial compliance with the applicable Standards of Practice. As such, I inspected the readily accessible, visually observable, installed systems and components of the structure as designated in these

Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. **This inspection is neither technically exhaustive nor quantitative.**

There may be comments made in this report that exceed the required reporting standards; these comments (if present) were made as a courtesy to give you as much information as possible about the structure. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection. Any comments made that exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by Your Builder** to determine proper compliance and with applicable codes and manufacturer specifications.

**This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection.** This inspection can not predict future conditions or determine if latent or concealed defects exist. The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire at the completion of the inspection. The limit of liability of The Inspection company and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the structure and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** One Year Home Warranties are sometimes provided by the Builder and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not provided by the builder, your Realtor can advise you of companies that offer them.

©Copyright Notice:

© **Copyright Notice:** This report is the property of the Inspection Company. The Client(s) and their Direct Real Estate Representative named herein have been named licensee(s) of this document. This document is **non-transferrable, in whole or in part, to any third parties, including subsequent buyers, sellers, and listing agents.** Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. **Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.**

*Structure Orientation :*

For the sake of this inspection, the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

*Other Notes - Important Info:*

**INACCESSIBLE AREAS:** In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, **reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible. These conditions or damage are excluded from this inspection.**

**QUALITATIVE vs. QUANTITATIVE** - A home inspection is not quantitative. When multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present," etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

**COMPONENT LIFE EXPECTANCY** - Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, which couldn't be determined by the inspector.

**PHOTOGRAPHS:** Several photos are included in your inspection report as a courtesy and are not required by The Standards of Practice. These photos are for **informational purposes only and do not attempt to show every instance or occurrence of a defect.**

**TYPOGRAPHICAL ERRORS:** This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

**Please acknowledge once you have completed reading this report. At that time, I will be happy to answer any questions you may have or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.**

*Further Evaluation Information:*

**Further evaluation and repairs have been recommended on several items throughout the home.** It is highly recommended that these recommendations are followed, as these professionals can find latent or concealed defects that would not have been visible during a visual-only home inspection. A better understanding of repair and replacement costs can also be garnered by consulting these professionals.

*Blue Tape Walk-through Recommended :*

A home inspection does not cover cosmetic deficiencies but rather reports on significant deficiencies of the major components and items of the home. Cosmetic deficiencies are often a subject of personal opinion and therefore any cosmetic or minor deficiencies mentioned in this report should not be considered as an all-inclusive listing of these items.

I recommend conducting a "blue tape" walk-through before closing. A "blue tape" inspection/walk-through is your opportunity to mark or designate areas that may have cosmetic blemishes or damage that you would like the builder to address before closing.

*Items Not Inspected and Other Limitations:*

ITEMS NOT INSPECTED: Some items are not inspected in a home inspection, such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers/dryers, storm doors, and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm, and intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut-off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't know why a component may be shut down and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; 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; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, 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. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

*Limited Access – Ongoing Construction Activity:*

At the time of inspection, painters, an electrician, and other workers were actively present, which limited the inspector's ability to freely access and evaluate all areas of the home. As a result, we highly recommend a full inspection once all work is complete and prior to closing. Additionally, note that components, finishes, or systems could become damaged, altered, or non-operational between now and closing due to continued work activity — a final walkthrough is recommended to confirm the home's condition prior to close.

*Specialty Tools Information:*

Specialty tools, testers, meters, etc... may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

*Thermal Imaging Scan Type:* Limited Scan

*Thermal Imaging Info:*

An infrared camera was used for specific areas or to rule out or confirm presumed concerns and the camera's use should not be viewed as a full thermal scan of the structure. The use of the IR camera was done so at my discretion to provide as much information as possible, as its use exceeds the scope of a home inspection. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 2% or more of displayed readings. These values will also display surface temperatures when air temperature readings would actually need to be conducted on some items, which is also beyond the scope of a home inspection.

*Moisture Meter Information:*

A moisture meter was used where necessary to confirm or rule out the presence of moisture. Any pictures, including a moisture meter, should be seen as qualitative readings only. It will be the job of repairing contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its source. Rule of thumb reading are as follows:

- 16-19% - Fungal growth and mold can grow, thrive, and produce spores.
  - 20-26% - Wood Decay begins.
  - 27%+ - Wood Decay rapidly accelerates.
  - 30%+ - FSP The fiber saturation point has been reached, and the wood is fully saturated with water/moisture.
-

I=Inspected

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D=Deficient

| I | NI | NP | D |
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## I. STRUCTURAL SYSTEMS

### ☒ ☒ ☐ ☐ A. Foundations

*Comments:*

*Foundation(s): Type:* Post tension slab

*Foundation Performance Opinion:* Foundation in functional condition with no major signs of cracking or settlement at time of inspection.

*Foundation Perimeter Covered:*

The exterior perimeter of the foundation was observed to be covered with cladding materials such as parge coat, stucco, concrete, brick, or similar finishes. These materials obstruct visual access to the underlying foundation walls and prevent a thorough inspection. If concerns arise regarding the condition of the foundation, my recommendation would be to contact a foundation specialist for further evaluation.

Around Structure

### ☒ ☐ ☐ ☒ B. Grading and Drainage

*Comments:*

*Grading and Drainage: Information:*

The grounds in contact with the structure were inspected to determine that they were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the foundation with a 6 inch drop in elevation in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas below grade (if applicable). No significant grading deficiencies were observed at the time of inspection unless otherwise noted below.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

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1: Grading: Flat

The exterior grading was relatively flat in the referenced area(s). The soil is recommended to slope away from the structure, with a 6 inch drop in elevation, in the first 10 feet away (5% grade). Evaluation of the grading in this area with repairs made as needed to allow for proper drainage and rainwater runoff is recommended by a grading contractor or other qualified person.

Recommendation: Contact your builder.



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**2: Backfill: Needed**

Low area(s) were present along the foundation. Low areas can allow water to pound near the foundation. Filling these low areas as needed with soil to achieve a proper slope away from the foundation is recommended to be performed by a qualified person.

Recommendation: Contact your builder.


☒ ☒ ☐ ☒ **C. Roof Covering Materials**

*Comments:*

*Roof Viewed From:* Drone

*Roof Covering: Type(s):* Concrete Tile

*Roof Penetration(s): Information:*

*Note: Drone Used:*

An aerial drone was used for the roof evaluation due to roof pitch, height of roof, weather, safety, material etc. It is understood that this method of inspection is not as thorough as if the roof surface was able to be walked, and is considered a limited inspection. Any comments made in this report relating to the roof covering, roof protrusions, gutters, chimneys, etc. are limited to the visible perspective of the drone. If a more thorough inspection is desired it is recommended to consult a roofing contractor.

I=Inspected

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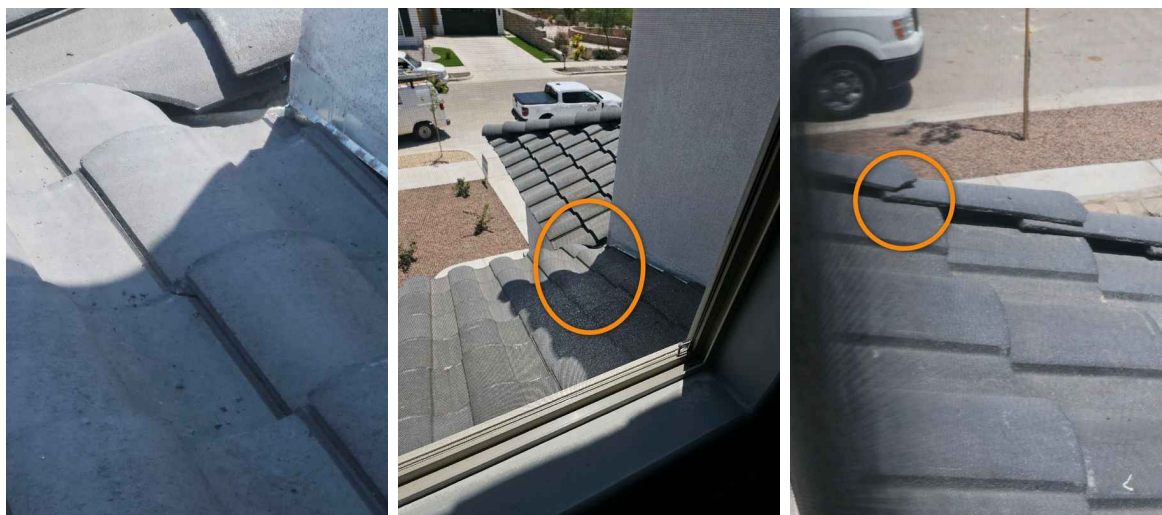
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**1: Chipped Roofing Tiles**

Chipped roofing tiles were observed during the roof inspection. Damaged tiles can allow water infiltration and compromise the roof's protective barrier. A roofing professional should evaluate the extent of the damage and determine whether individual tiles can be repaired or if roof sections require replacement.

Recommendation: Contact a qualified professional.

**2: Loose Roof Tile with Visible Underlayment**

Roof

A roof tile was observed to be loose with visible underlayment exposed beneath it. This condition allows water infiltration potential and compromises the roof's weather protection. A roofing professional should inspect the affected area, reset or replace the loose tile, and verify that the underlayment is intact and properly secured.

Recommendation: Contact your builder.



☒ ☒ ☒ ☒ **D. Roof Structures and Attics**

*Comments:*

*Viewed From and Inspection Method:* No Attic Present

*Roof Structure Type:* Not Visible, No Attic Present

*Ventilation Type:* Undetermined

*Insulation Type:* Undetermined

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*Attic Access: Not Present :*

An attic access opening was not installed at the time of inspection. The roof structure, insulation, ventilation, and other attic components could not be visually evaluated.

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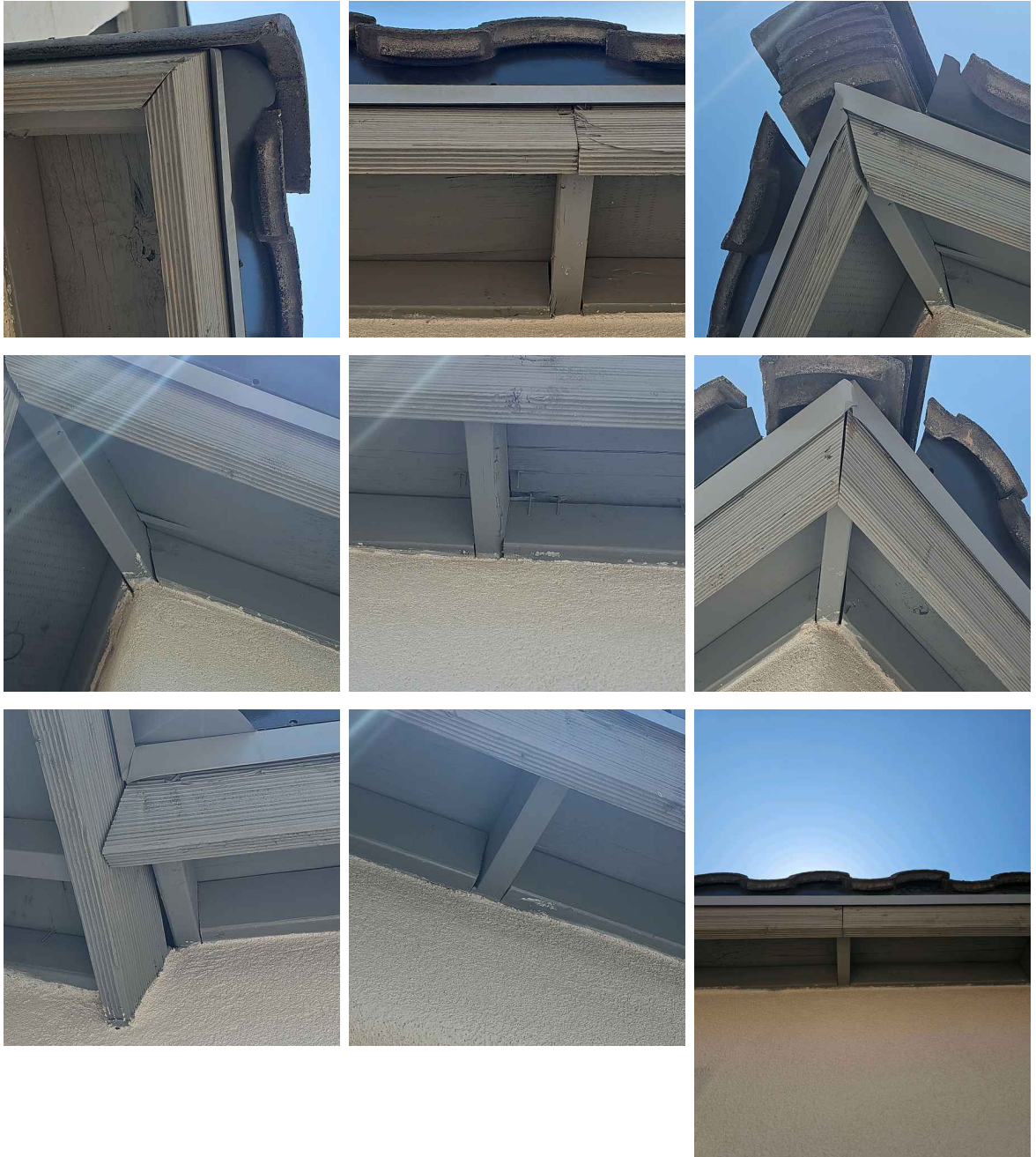
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**1: Soffit/Fascia/Trim: Gap at Intersection(s)**

Multiple

Gap at soffit/fascia/trim intersection(s). This can allow for moisture entry, where, over time can deteriorate the surrounding materials. Recommend a qualified professional evaluate the soffit/fascia/trim intersections for gaps and repairing and/or sealing all areas to prevent any further deterioration.

Recommendation: Contact your builder.



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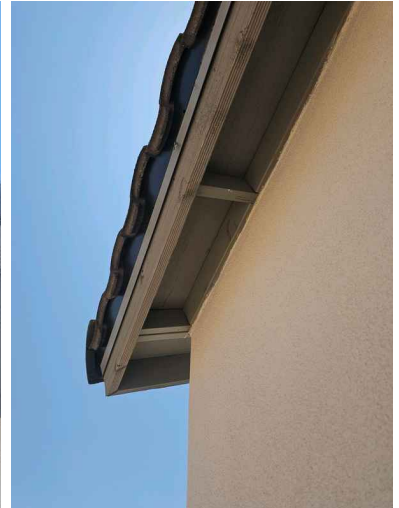
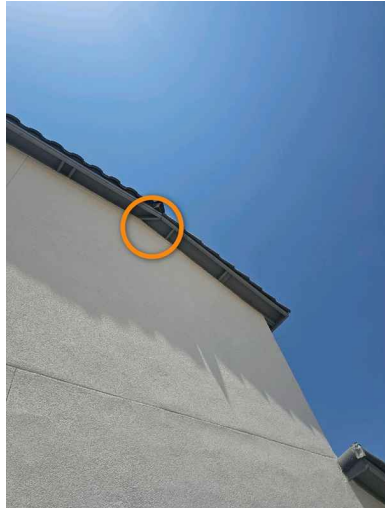
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## 2: Fascia/soffit: Not painted

Multiple

Areas of fascia/soffit were observed missing paint. Recommend builder paints areas to prevent premature deterioration of fascia.

Recommendation: Contact your builder.



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### 3: Protruding Nails in Eave Framing

Attic

Nails are protruding through the sides of 2x4 framing members on the uncovered eave, causing visible cracks in the wood. This condition was observed during inspection of the roof structure. Protruding fasteners can create puncture hazards and allow water infiltration into the wood framing, potentially leading to rot and structural compromise. A carpentry contractor should inspect the affected framing, remove or countersink the protruding nails, and repair any cracked wood members as needed.

Recommendation: Contact your builder.



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#### 4: Foam Protruding From Wall at Eave

Front

Foam material was observed protruding from the wall at the eave during inspection. This indicates improper installation or settling of foam insulation or sealant at the roof-wall interface. Protruding foam can allow water infiltration, pest entry, and air leakage, potentially compromising the building envelope's integrity. A roofing professional should evaluate the condition and properly seal or reinstall the foam to ensure a weather-tight transition.

Recommendation: Contact your builder.



#### ☒ ☐ ☐ ☒ E. Walls (Interior and Exterior)

Comments:

*Exterior Walls Information:*

The walls and wall cladding were inspected looking for significant damage, presence of proper flashings, and potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted below.

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*Interior Walls Information:*

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

*Exterior Walls Type(s):* Stone/Stucco Veneer*Stucco: Information:*

This building has a Hardcoat stucco siding system. When installed over a wood building, stucco should be installed with two layers of underlayment below the plaster and a weep screed system which allows air to dry any accumulated water behind the plaster. Stucco is one of the nicest and lowest maintenance siding systems but it is installation sensitive. Poor installation can lead to expensive repairs. The most critical element to a stucco siding system, the weather barrier, is not visible to inspection, which limits the inspectors' ability to see how the system is performing. During the inspection, we look for clues in the installation to help make an educated guess about the future reliability of this system. More detailed information can be gained through destructive testing. This involves drilling holes in the plaster and using a moisture probe to determine if any sections of the building have failed moisture control. Destructive testing like this is beyond the scope of this inspection.

**1: Stucco: Cracks/Damage**

## Right Side and Rear

Damage and cracking were observed in portions of the stucco cladding at time of inspection. Cracked or damaged stucco can allow moisture intrusion behind the exterior finish, potentially leading to deterioration of underlying materials if not corrected. Repair of the affected stucco areas is recommended to help limit moisture intrusion.

Recommendation: Contact your builder.



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## 2: Stucco: Visible Stucco Lath

Front

Stucco lath was observed visible at time of inspection. Exposed lath can allow moisture intrusion and may lead to deterioration of the stucco system if not addressed. Repairing the affected areas to provide proper coverage and protection is recommended.

Recommendation: Contact your builder.



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### 3: Stucco: Gaps

Multiple

Gaps / unfinished stucco was observed in multiple areas. Recommend sealing gaps to prevent moisture intrusion and premature deterioration.

Recommendation: Contact your builder.



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**4: Nail Pop**

Drywall nail pops were observed in interior walls and ceilings. This condition is common in new construction but can affect the finished appearance. Recommend builder evaluate and repair to restore proper surface condition.

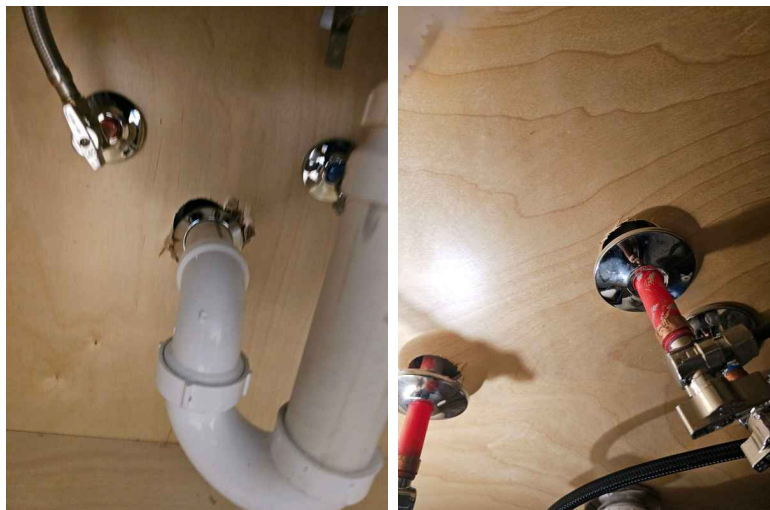
Recommendation: Contact your builder.

**5: Gap at Plumbing**

Multiple

A gap was observed in the drywall at a plumbing penetration at the time of inspection. Open gaps may allow air movement, pest intrusion, and can affect the finished appearance.

Recommendation: Contact your builder.



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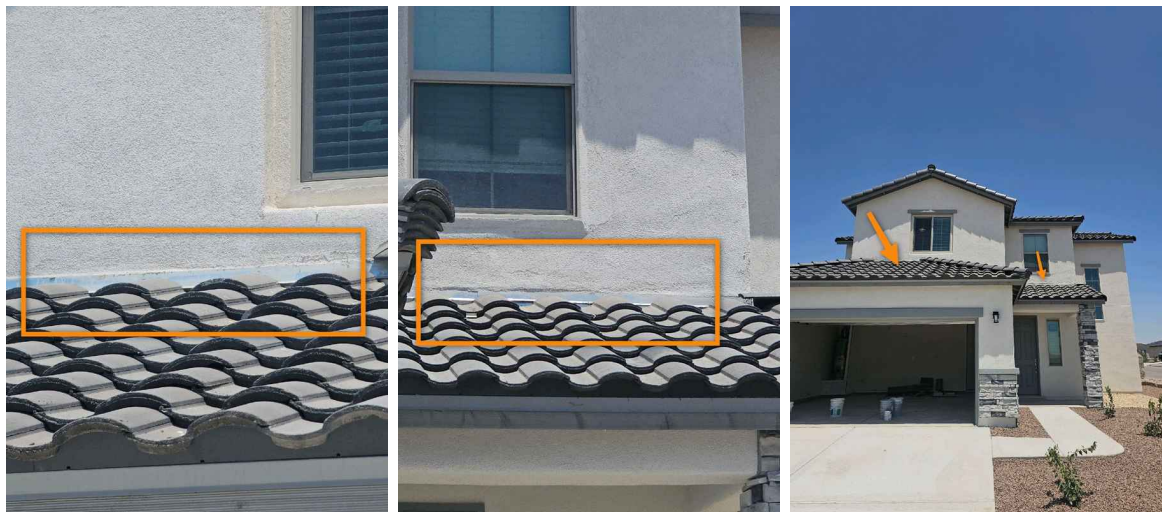
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## 6: Unpainted Wall Flashing

Multiple Areas

Wall flashing observed without paint finish during inspection. Unpainted metal flashing is susceptible to corrosion and rust, which can compromise its water-shedding ability and lead to moisture intrusion into wall cavities. The flashing should be painted to protect the metal and ensure proper weatherproofing performance.

Recommendation: Contact your builder.



## 7: Water Shut Off Cover Not Secured

Garage

The water shut off cover is not properly secured in place. This allows the cover to shift or be removed easily, leaving the shut off valve exposed. The valve should be protected with a securely fastened cover to prevent damage, debris accumulation, and accidental interference. A handyman can quickly secure the cover with appropriate fasteners or replace it if damaged.

Recommendation: Contact your builder.



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## 8: Visible Cabinet Shim

Kitchen

An island cabinet shim is visible and exposed. Cabinet shims are temporary spacing devices used during installation to level cabinetry; they should typically be concealed or removed after final positioning. Visible shims indicate incomplete finishing work and may suggest the cabinet installation requires final adjustments or trim work to properly conceal these spacing elements.

Recommendation: Contact your builder.

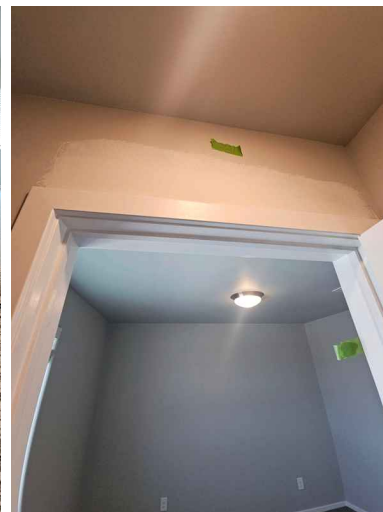


## 9: Drywall Painting and Repair In Progress

Multiple

Drywall finishing work, including painting and repairs, is currently incomplete at the property. This indicates the interior wall surfaces have not yet reached final condition and may require additional work to achieve finished quality standards.

Recommendation: Contact your builder.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

**10: Unfinished Pantry Shelving**

## Kitchen

Pantry shelving was observed without finished surfaces during the inspection. The shelves should be completed with appropriate finishing materials to provide a polished appearance and protect the underlying structure from dust and debris accumulation. Contact the builder or a carpentry contractor to complete the finishing work.

Recommendation: Contact your builder.


☒ ☐ ☐ ☒ **F. Ceilings and Floors**
*Comments:**Ceiling(s) Information:*

The ceiling area(s) were inspected looking for indications of leaks, settlement cracks, and/or other deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted below.

*Floor(s) Information:*

Visible portions of the floors throughout the structure were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted below.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

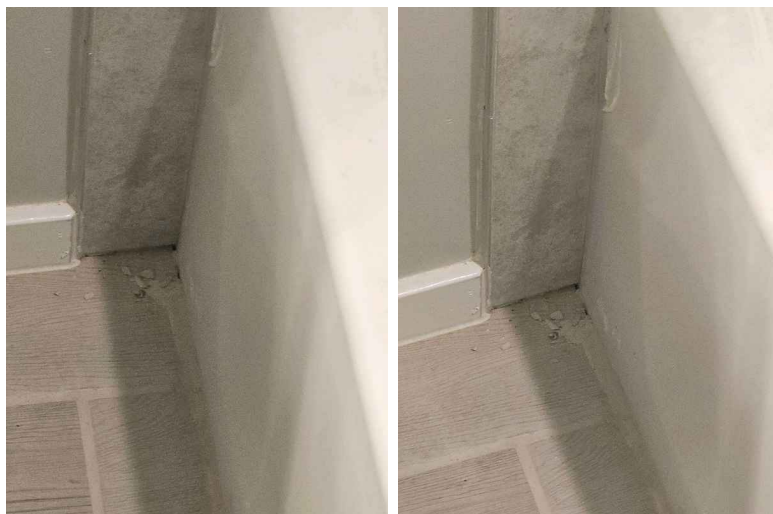
| I | NI | NP | D |
|---|----|----|---|
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## 1: Tile Flooring: Missing/Deteriorated Grout

Restroom

There were grout deficiencies present in the referenced area(s) which may include loose, damaged, or missing areas of grout. Evaluation and repairs to the grout and/or tile as needed is recommended by a flooring contractor.

Recommendation: Contact your builder.

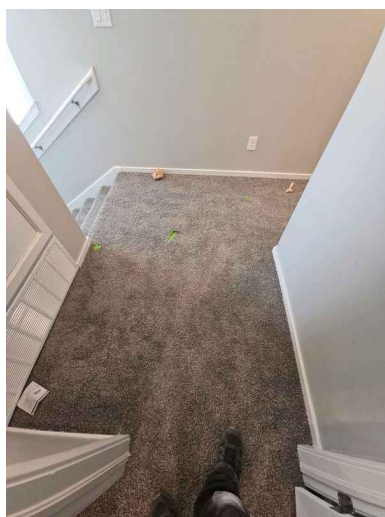


## 2: Floor(s): Popping/Creaking

2nd Floor

The floor "popped" and / or "creaked" in the referenced area(s) when walked on. This could be a range of issues relating to the subfloor, from either the attachment of the subfloor to the joists below (nails with no adhesive used), to improper gaps applied when the subfloor was installed not allowing for expansion and contraction. If a concern, have a flooring contractor to evaluate.

Recommendation: Contact your builder.



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NP=Not Present

D=Deficient

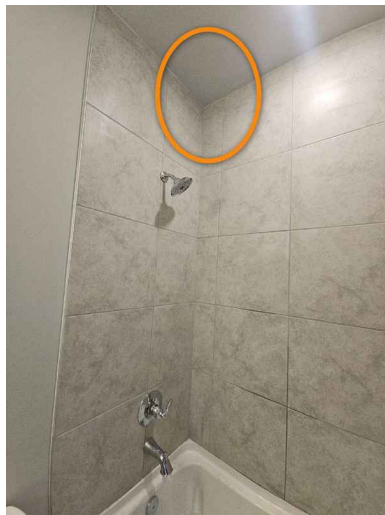
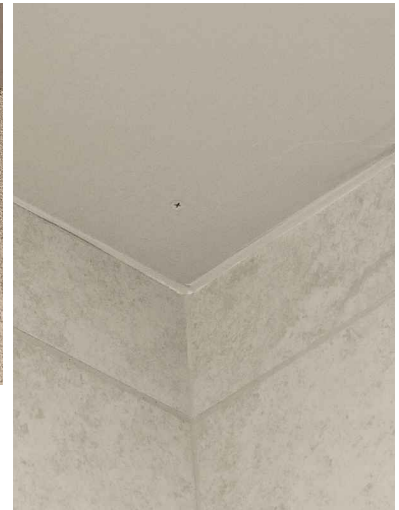
| I | NI | NP | D |
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**3: Visible Drywall Screws in Ceiling**

Multiple

Drywall screws are visible on the ceiling surface. This indicates improper finishing work where screws were not adequately countersunk or covered with joint compound. Visible fasteners can detract from the ceiling's appearance and may indicate incomplete drywall finishing. A drywall contractor should inspect and properly finish these areas by countersinking screws and applying joint compound to create a smooth, professional surface.

Recommendation: Contact your builder.


☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

*Comments:*

*Interior Doors Information:*

The interior door was inspected testing for proper operation and looking for any damage. No reportable conditions were present at the time of inspection unless otherwise noted below.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

*Exterior Doors Information:*

The exterior door was inspected testing for proper operation and looking for any damage. No reportable conditions were present at the time of inspection unless otherwise noted below.

*Garage Entry Door Information:*

The door between the garage and living areas was in satisfactory condition at the time of inspection. Current safety standards require the interior door to be comprised of steel or solid wood measuring at least 1 3/8" thick, or a door that is 20 minute fire rated, for proper garage to living space separation. ***Interior doors in homes built prior to 2006 (dependent on local municipality) may not meet these standards and should be upgraded for safety.*** No reportable conditions were present at the time of inspection unless otherwise noted in this report.

*Garage Doors Information:*

The garage door(s) were tested by operating the wall mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation related deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted below.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## 1: Doors not painted on all 6 sides.

All Doors

Doors must be painted on all six sides. Failure to do so may void the warranty.

Recommendation: Contact your builder.

Immediately after fitting, or cutting for closure, weather-strip and/or threshold, and before hanging any interior or exterior door on the job, the entire door, including the top and bottom edges, must receive an application of a primer and two coats of a good grade of paint, varnish or lacquer. Adequate drying time must be allowed between coats. For job-site finishing, do not use a water-thinned paint unless an oil base prime coat is first applied. Exterior finishes shall be used on the exterior face and all edges of exterior doors.

### STEVES & SONS PRODUCT WARRANTY



#### CARE AND FINISHING (Continued)

Doors should not be subjected to abrasion, heat, extreme dryness, hard conditions or surface change factors. They should be conditioned to acclimate prevailing relative humidity of the locality before hanging.

The ability or structural strength of the door must not be impaired in the fitting of the door, the application of hardware, or cutting and altering the door for light, louvers, panels or any other special details.

For doors with three hinges, except two hinges may be used for hollow core doors weighing less than 25 pounds, or 6" x 6" less than 40 lbs. or higher except four hinges, allow a hinge clearance of 1/16" on the hinge side and 1/8" on the lock side.

When light or lower exterior use is made in interior doors, they shall be properly protected to prevent rotation from building into the core. When needed for exterior entry with no protection from the elements, doors must be properly protected by flashing or other suitable means.

Immediately after fitting, or cutting for closure, weather-strip and/or threshold, and before hanging any interior or exterior door on the job, the entire door, including the top and bottom edges, must receive an application of a primer and two coats of a good grade of paint, varnish or lacquer. Adequate drying time must be allowed between coats. For job-site finishing, do not use a water-thinned paint unless an oil base prime coat is first applied. Exterior finishes shall be used on the exterior face and all edges of exterior doors.

Interior doors will generally be subjected to the same temperature and humidity conditions as the exterior, in which case they will seldom occur. In cases where the door represents a transition from an exterior space, or a closed space from a dry space, some finishing may be warranted if the temperature and humidity differential is large.

If steps and panels are not glass and is a true glass, or if panels are not properly secured, opening and closing the door will result in stress and cause distortion. Similarly, if hinges are not set in a straight line, the door will be constantly under stress. In these particular cases the weight of the door, the hinges, the hinges will cause a distortion better than two, for there must be at least three hinges to have all three in perfect alignment.

It has been frequently observed that doors have warped during the early stages of their use but have straightened out after they have become fully conditioned to the exterior and temperature of the environment. This is known as the seasoning process and should require one full working season. After seasoning the warping usually disappears.

Full seasoning method, use common sense of warp. In cases where the door is first used and hung before the building is completed, they may be warped, subjected to conditions which cause moisture resistance. It requires a high temperature to bend on one side and be handy on the other, warping may result. Care should therefore be taken to regulate moisture between the interior and exterior of the building, to the extent possible, before the doors are hung.

For wood doors finish must be applied immediately after fitting, making certain that all four edges are given two coats of paint, varnish or water before hanging. Steel and Flangeless doors must be finished within 30 days from time of purchase.

In all too many instances the doors are hung before building which means that the bottom edge will probably receive no paint or finish. The bottom edge is the most vulnerable point, particularly in an exterior door. First paint the door face then will be toward the bottom by force of gravity. Where on the sill will be toward the bottom of the door and half there.

Cutting away of the sill for the master lock weakens the lock with and reduces the security of the door. The correct type of lock requires a minimum of cutting and will have less weakening effect from the mounting type. Similarly, cutting for light, louvers, panels or other details may result in some distortion while the door is in the frame or large areas of the face are heavily weakened.

Lack of weather protection of exterior doors is a common cause of warp. Because of painting, panels, varnish, and overhangs normally reduce weather exposure and increase the tendency of exterior doors to warp.

Failure to apply protective coatings to the edges and faces of the door, particularly the top and bottom edges, may permit moisture damage and weather warp.

### Professionally Finish

FLUSH MOLDED PANEL, MDP PANEL, WOOD PANEL, FRENCH, LOUVER.

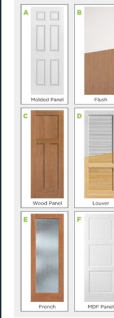


#### IMPORTANT

Please read and understand the entire procedure before attempting to finish your doors. Be sure to follow the coating manufacturer's warnings and instructions on all product labels. MASONITE does not warrant any coating unless applied by MASONITE. Any damage caused by or resulting from the application of a stain or paint will void the door warranty.

#### IDENTIFY YOUR DOOR

|                 |                     |
|-----------------|---------------------|
| A. MOLDED PANEL | Paint Option        |
| B. FRENCH       | Stain/Finish Option |
| C. WOOD PANEL   | Stain/Finish Option |
| D. LOUVER       | Stain/Finish Option |
| E. FRENCH       | Stain/Finish Option |
| F. MDP          | Paint Option        |



#### SET UP YOUR FINISHING AREA

Fast finishing of interior doors can be accomplished by several methods, using a variety of materials. First, ascertain all the materials needed for your door finishing project. See list on page 2.

Your work area should be clean, well-lighted, dust free, well ventilated, out of direct sunlight and in a climate controlled environment. When painting and staining wood, covered areas, cover all areas subject to paint or stain exposure.

#### STORAGE AND HANDLING

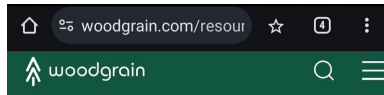
- Doors should not be subjected to abnormal or sudden variations in heat, dryness or humidity, and should not be exposed to direct sunlight. Recommended humidity and temperature are 25% - 95% RH and 50°F - 90°F (10°C - 32°C).
- Doors should be stored at least 10" away from any heat source. Excessive heat on a door causes uneven drying which results in warping, splitting, and flaking on the door surface.
- Doors should be conditioned to the average prevailing humidity and temperature before hanging for at least 48 hours. In below zero or extreme temperatures, doors should be stored properly in an dry building at normal room temperatures for at least 72 hours before hanging.
- Handle with clean hands or gloves and do not drag doors across one another or across other surfaces.
- For additional details, reference MASONITE's Door Manufacturers Association Publication on how to store, handle, finish and install wood doors.

#### PREPARATION

Doors should acclimate to the environment where they will be installed for a minimum of 48 hours under normal room temperature conditions (20 hours in extreme weather conditions). Avoid finishing immediately after a rain or storm weather and during periods of higher than average humidity. In any conditions, the door should be finished right after the hanging is completed. Doors should be left to cure at surface of the door after conditioning. Follow particular manufacturer's instructions setting both temperature and humidity recommendations. Remove all hardware before finishing.

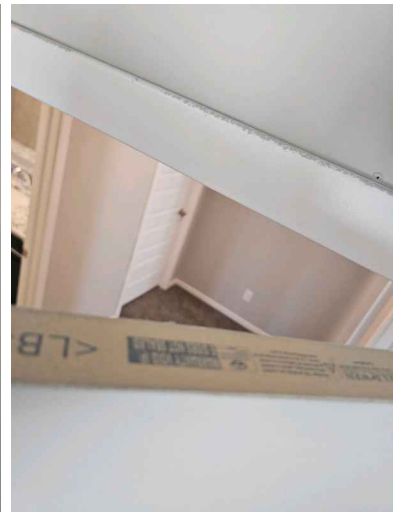
#### STAIN/PAINT RECOMMENDATIONS

- Finish doors with the door's finish and complete the total treatment or weathering. Sanding is recommended for better results.
- Remove any excess paint stain from the corners of the panels or the edges by feathering with a dry T brush.
- Allow paint stain to dry thoroughly before applying a second coat. Consult the paint manufacturer's instructions for drying times. Sand in-between coats. Do not sand the last coat.
- After the color of the door coat has been applied, sand the door with 100-grit sandpaper.
- After the door is painted or stained and complete the total treatment or weathering. Sanding is recommended for better results.
- French doors or doors with glass: Remove protective film immediately after finishing the door. Use a razor blade or utility knife to cut away the protective plastic. Use a clean cloth to wipe away the film. Use protective gloves during this process. (See FIGURE K)
- Finishing more than one door: Complete one door and evaluate the finish before finishing multiple doors. Do not sand the last coat.
- Doors must be installed within 7 days of installation.



#### PAINTED FINISH

Apply 2-3 coats of either oil-base or latex resin-base paints over 1-2 coats of an oil-base primer. (Latex or water base primer may contribute to raised grain and require extra sanding to achieve a smooth finish.) All finishes should be applied in accordance with the manufacturer's instructions. All six sides of the door must be properly sealed for warranty to apply.



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

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| I | NI | NP | D |
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**2: Garage Door(s): Light Visible around**

Light was visible around the garage door(s) while in the closed position. Modifications or adjustments to the door(s) themselves, or the addition of weatherstripping or repairs made as needed to eliminate any visible light is recommended by a garage door contractor.

Recommendation: Contact your builder.



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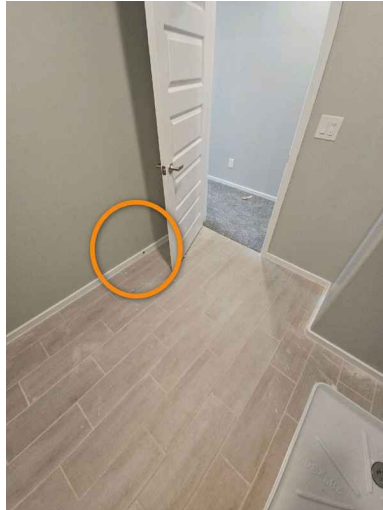
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### 3: Missing Door Stops

Laundry

A door stop was not present. Door stops are recommended for any doors that may damage walls or other items during their operation.

Recommendation: Contact your builder.



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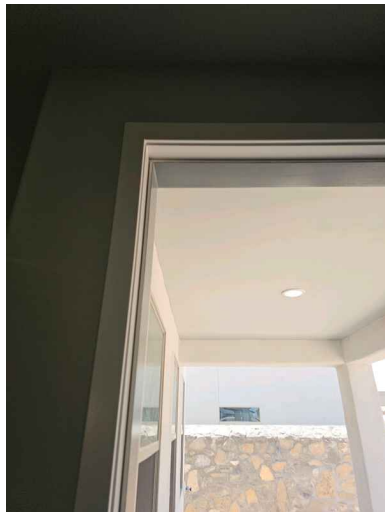
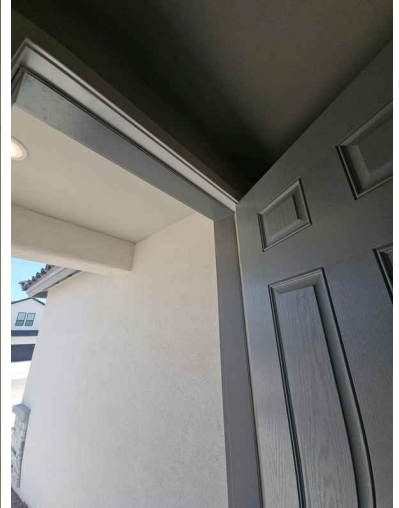
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#### 4: Missing Weatherstripping

##### Multiple Doors

Weatherstripping was observed to be missing from one or more doors. Weatherstripping seals the gaps between door frames and doors to prevent air and moisture infiltration. Missing weatherstripping can allow drafts, water intrusion, and increased energy loss, compromising comfort and potentially leading to water damage or mold growth over time.

Recommendation: Contact your builder.



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|---|----|----|---|
| I | NI | NP | D |
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**5: Hardware: Deadbolt Difficult to Engage**

Multiple

The deadbolt on the referenced door was difficult to engage. Adjustments or repairs needed to achieve smooth operation of the deadbolt.

Recommendation: Contact your builder.



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| I | NI | NP | D |
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## 6: Missing Sealant at Exterior Door Trim

Front

Sealant is missing at the exterior door trim, leaving gaps between the door frame and surrounding wall material. This allows water infiltration during rain, potentially causing damage to the frame, wall structure, and interior surfaces. The trim should be properly sealed with exterior-grade caulk to prevent moisture entry and protect the door assembly.

Recommendation: Contact your builder.



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D=Deficient

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**7: Threshold Overhang at Garage Entry**

## Garage

The door threshold at the garage entry overhangs the foundation, creating a trip hazard for anyone entering or exiting the garage. This condition was observed during the structural systems inspection. Occupants could catch their foot on the overhang edge when walking through the doorway, potentially causing a fall. A carpentry contractor should evaluate the threshold installation and either adjust or replace it to eliminate the hazard.

Recommendation: Contact your builder.

**8: Entry Door Not Self-Closing**

The entry door is equipped with a closer mechanism but is not self-closing properly. This means the door does not automatically close and latch after being opened, which can compromise security and energy efficiency. Have a door repair contractor inspect and adjust or replace the closer to restore proper operation.

Recommendation: Contact your builder.



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NP=Not Present

D=Deficient

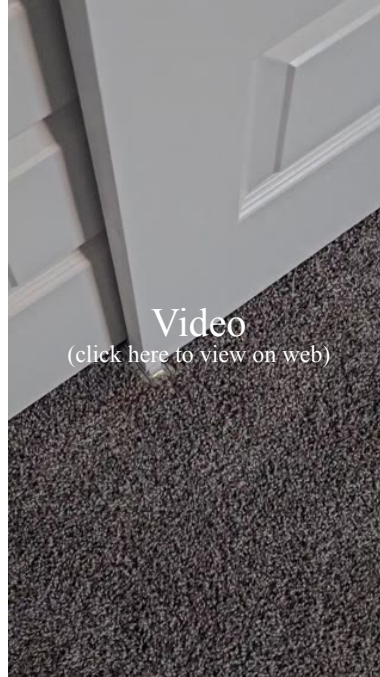
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**9: Loose Door Bottom Track**

Bedroom 1

The bottom track of the door is not properly secured, with screws fastened into carpet padding rather than the structural floor beneath. This compromises the track's stability and alignment. The door should be rehung with the track properly fastened to the solid floor using appropriate fasteners. A handyman or carpenter can reset the track and secure it correctly to ensure smooth operation and proper closure.

Recommendation: Contact your builder.


☒ ☐ ☐ ☒ **H. Windows**

*Comments:*

*Windows Information: Interior:*

Windows were inspected by testing their operation, looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted below.

*Windows Information: Exterior:*

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted below.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
|---|----|----|---|
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### 1: Window(s): Weep Holes Covered

Multiple

There were windows present where the weep holes have been covered over with flashing, sealant or stucco. This can allow for water to remain in the window frame possibly creating damage. Repairs are recommended by a window contractor to expose the weep holes.

Recommendation: Contact your builder.



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|   |    |    |   |

**2: Windows: Weep Hole Covers Missing/Damaged**

Multiple

Missing/damaged weep hole covers observed at referenced area(s) in need of repair or replacement.

Recommendation: Contact your builder.


☒ ☐ ☐ ☐ **I. Stairways (Interior and Exterior)**
*Comments:**Interior Stairs Information:*

The stairs were inspected by evaluating the risers, treads and applicable railings and balusters. No significant deficiencies were present at the time of inspection unless otherwise noted below.

☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**
*Comments:**Type(s):* Not present

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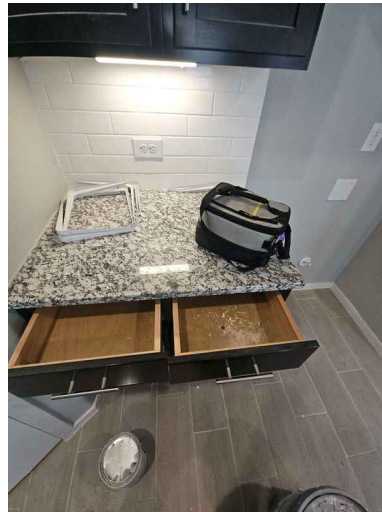
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☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**
*Comments:*
☒ ☐ ☐ ☒ **L. Other**
**1: Drawers Colliding**

Kitchen

Drawers are hitting each other during operation, indicating a spacing or alignment issue with the cabinetry installation. This suggests the drawers may not be properly spaced or the cabinet frame may be slightly out of square. The drawers should be adjusted or realigned to prevent binding and potential damage to the drawer slides and fronts.

Recommendation: Contact your builder.



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

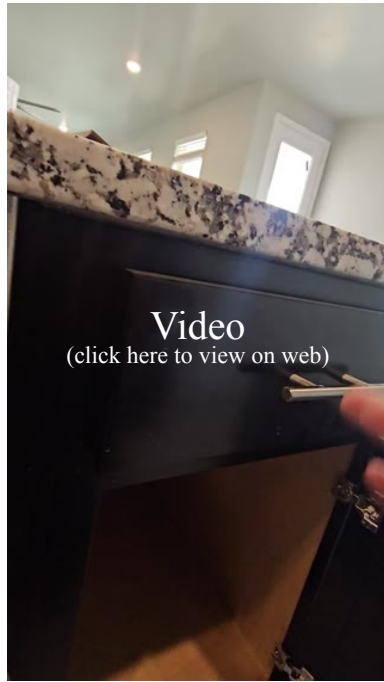
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## 2: Sticking Drawer

Multiple

A drawer was observed to stick or bind when opened and closed during inspection. Sticking drawers typically result from misalignment, warping, or debris accumulation in the track. This can make the drawer difficult to operate and may indicate underlying structural settling or moisture-related issues. The drawer track should be inspected for obstructions, cleaned thoroughly, and realigned if necessary; lubrication with a dry silicone spray may also help restore smooth operation.

Recommendation: Contact your builder.



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NI=Not Inspected

NP=Not Present

D=Deficient

| I | NI | NP | D |
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|---|----|----|---|

### 3: Cabinet Damage at Counter Top

Kitchen Island

Damage to cabinetry at the countertop was observed during inspection. Cabinet damage can affect functionality, appearance, and water resistance at the countertop interface. A cabinet contractor should evaluate the extent of damage and recommend appropriate repairs or replacement.

Recommendation: Contact your builder.



### 4: Sealant Gap at Cabinet-to-Countertop Junction

Kitchen Island

A gap was observed where the cabinet meets the countertop, indicating missing or failed sealant. This gap can allow water and debris to penetrate behind the cabinet, potentially causing water damage, mold growth, and structural deterioration. The sealant should be removed and replaced with appropriate caulking material to create a watertight seal.

Recommendation: Contact your builder.



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NP=Not Present

D=Deficient

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|   |    |    |   |

**5: Warped Cabinet Door****Laundry**

A cabinet door exhibits warping, which is a permanent bending or twisting of the door panel. Warped doors may not close properly, leaving gaps that expose cabinet contents and can affect the appearance and functionality of cabinetry. A cabinet contractor should evaluate the extent of the warping to determine whether adjustment, replacement, or refinishing is appropriate.

Recommendation: Contact your builder.

**II. ELECTRICAL SYSTEMS**

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

*Comments:*

*MAIN SERVICE PANEL:*

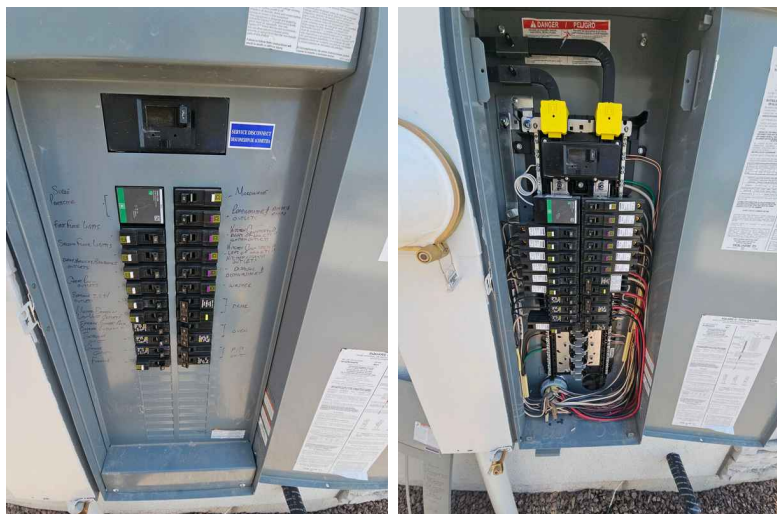
*Main Service Panel Location:* Exterior



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

*Main Service Panel Manufacturer:* Square D



*Main Breaker/Service Disconnect Location:* At Main Breaker in the Electrical Panel



*Service Entrance Type:* Underground Service Lateral -

*Service Entrance Conductors Type:* Conductor Bars

*Service Amperage:* 200amps 120/240VAC

*Underground Service Lateral Inspection Information:*

Power was supplied to the home via an underground service lateral. The meter and conduit appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report.

*Main Service Panel: Information:*

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

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| I | NI | NP | D |
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*AFCI Breakers Tested:*

The AFCI (Arc fault circuit interrupter) breakers in the panel tripped when the test button was depressed. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

*GFCI breaker(s) Tested:*

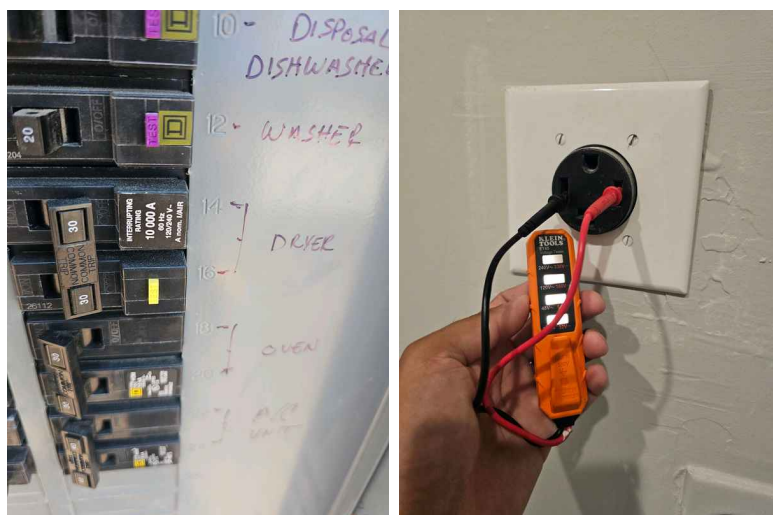
The GFCI (Ground fault circuit interrupter) breakers in the panel tripped when the test button was depressed. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

*Breakers Inspection Information:*

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

*Dryer (GFCI) Ground Faulting Circuit Interrupter Breaker:*

Your Home is equipped with a ground faulting circuit interrupter (GFCI) breaker in the electrical panel for the dryer receptacle per the current electrical code. This breaker is installed to prevent electrical shock and will trip when a ground fault is detected at the dryer receptacle protecting the homes occupants. It is known that some dryers will trip this breaker immediately upon plugging in the dryer to the receptacle. If this happens we recommend consulting with an appliance repair person for the best resolution.



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NP=Not Present

D=Deficient

|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
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**1: Grounding Electrode: Ground Rod Not Fully Driven in**

The ground rod was not driven into the soil. Typically these rods are exactly eight feet in length, and the rod needs to be in contact with the soil for a full eight feet to provide proper grounding protection. Driving the rod into the earth flush with the soil is recommended to be conducted by a licensed electrician.

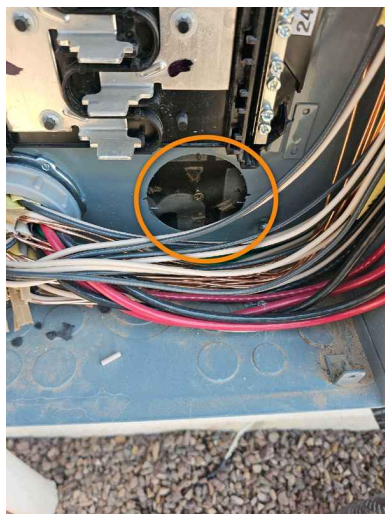
Recommendation: Contact your builder.

**2: Panel Knockout Missing**

Main Panel

An open knockout hole was observed on the electrical panel. This opening creates a safety hazard by exposing live electrical components and allowing foreign objects or pests to enter the panel. A qualified electrician should install an appropriate knockout seal or blank plate to close the opening.

Recommendation: Contact your builder.



☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

*Branch Wiring Type:* Copper -

*Branch Wiring Inspection Information:*

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

*Switches, Lights Information:*

Switches and lights were tested throughout the home (unless inaccessible due to personal belongings) and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

*Ceiling Fan Inspection Information:*

Ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

*Smoke Alarms Testing Information:*

The Standards of Practice recommends depressing the "test" button(s) to determine the functionality of the smoke alarms. **This, unfortunately only tests the functionality of the audible alarm, as a true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection.** We highly recommend testing them monthly, replacing the batteries every six - twelve months, and replacing the alarms again every five to ten years (manufacturer specific).

*CO Alarm Inspection Information:*

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage.

*AFCI Protected Areas:* Living Areas -

*GFCI Protected Areas:* Exterior, Kitchen, Bathroom(s), Garage, Laundry, Dryer -

*Doorbell Information:*

The doorbell was tested by depressing the button and listening for a chime. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

*Note: Low Voltage Systems/Wiring Not Inspected:*

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

## 1: Receptacle(s): Loose at Wall

Kitchen

There were receptacle(s) present that were loose at the wall. Proper securement of any loose receptacles is recommended to be conducted by a licensed electrician.

Recommendation: Contact your builder.



## 2: Light Bulb(s): Not Installed

Front

The referenced area(s) did not have a light bulb installed, and therefore the fixture(s) were not able to be tested for functionality. I recommend confirming proper operation prior to closing.

Recommendation: Contact your builder.



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

### 3: GFCI: Found Tripped/Not Resetting

#### Bathroom

The referenced GFCI receptacle(s) was found in the "tripped" position, and would not reset, rendering the receptacle(s) non-functional. Replacement of the affected receptacle(s) is recommended to be conducted by a licensed electrician.

Recommendation: Contact your builder.



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

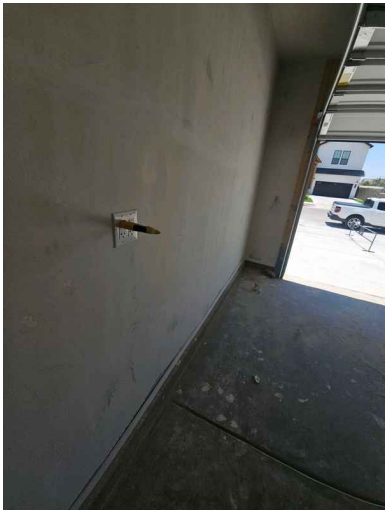
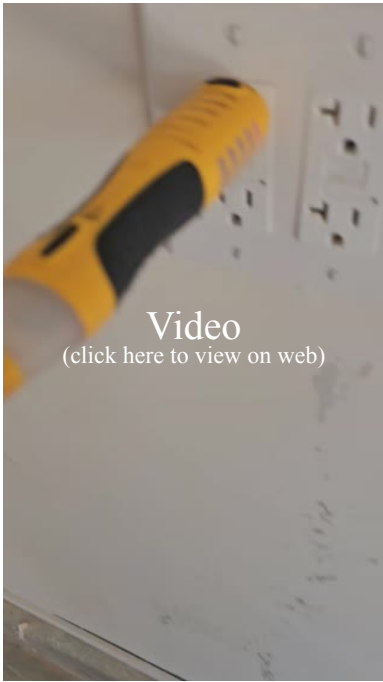
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4: Open Neutral

Garage

An open neutral condition exists in the electrical system, meaning the neutral conductor is disconnected or broken at some point in the circuit. This was discovered during inspection of the branch circuits and connected devices. An open neutral creates a serious safety hazard, as it can cause voltage imbalances, damage to appliances, and potential shock or fire risks. A qualified electrical contractor must locate and repair the break in the neutral conductor immediately.

Recommendation: Contact your builder.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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|---|----|----|---|
| I | NI | NP | D |
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**5: Missing Light Switch Cover**

Entryway

A light switch cover plate was not installed on an electrical switch outlet. This leaves the switch opening exposed, which can allow dust and debris to enter the electrical box and creates a potential safety concern. Install a standard cover plate over the switch to protect the electrical components and ensure proper safety.

Recommendation: Contact your builder.

**6: Ceiling Fan and Light Not Functional**

Living Room

The ceiling fan and light fixture are not operating. During testing of the branch circuit, neither the fan motor nor the light responded to switch activation. This indicates a problem with either the fixture wiring, the switch connection, or the fixture itself, and should be evaluated by an electrical contractor to determine the cause and restore proper operation.

Recommendation: Contact your builder.



☐ ☐ ☒ ☐ C. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|   |    |    |   |

Comments:

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### ☒ ☐ ☐ ☐ A. General

Comments:

##### *HVAC Testing Information:*

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

#### ☒ ☐ ☐ ☒ B. Heating Equipment

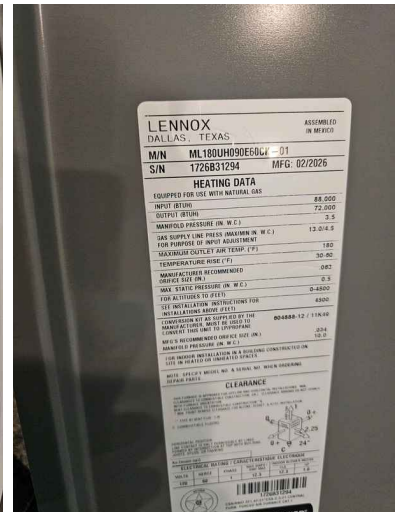
Comments:

*Type of System(s):* Forced Air, Gas-Fired Heat

*Energy Source and Location(s):* Natural Gas

*Manufacturer(s) and Age :* Lennox, 2026 -

The typical life expectancy is approximately 13-15 years.



##### *Heating Equipment: Information:*

The inspection of the heating system is limited to the response of the system at normal operating controls (the thermostat) in heating modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment. No reportable conditions were present at the time of inspection unless otherwise noted below. If a more thorough inspection is desired, an HVAC contractor should be consulted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| I | NI | NP | D |
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|   |    |    |   |

**1: Flue Too Close to Combustibles****HVAC Flue**

The heating equipment flue pipe is positioned too close to combustible materials. This creates a fire hazard, as excessive heat from the flue can ignite nearby wood framing, insulation, or other flammable materials. A qualified HVAC professional should evaluate the flue clearance and relocate or shield it to meet safe distance requirements.

Recommendation: Contact your builder.


☒ ☐ ☐ ☒ **C. Cooling Equipment**
*Comments:*

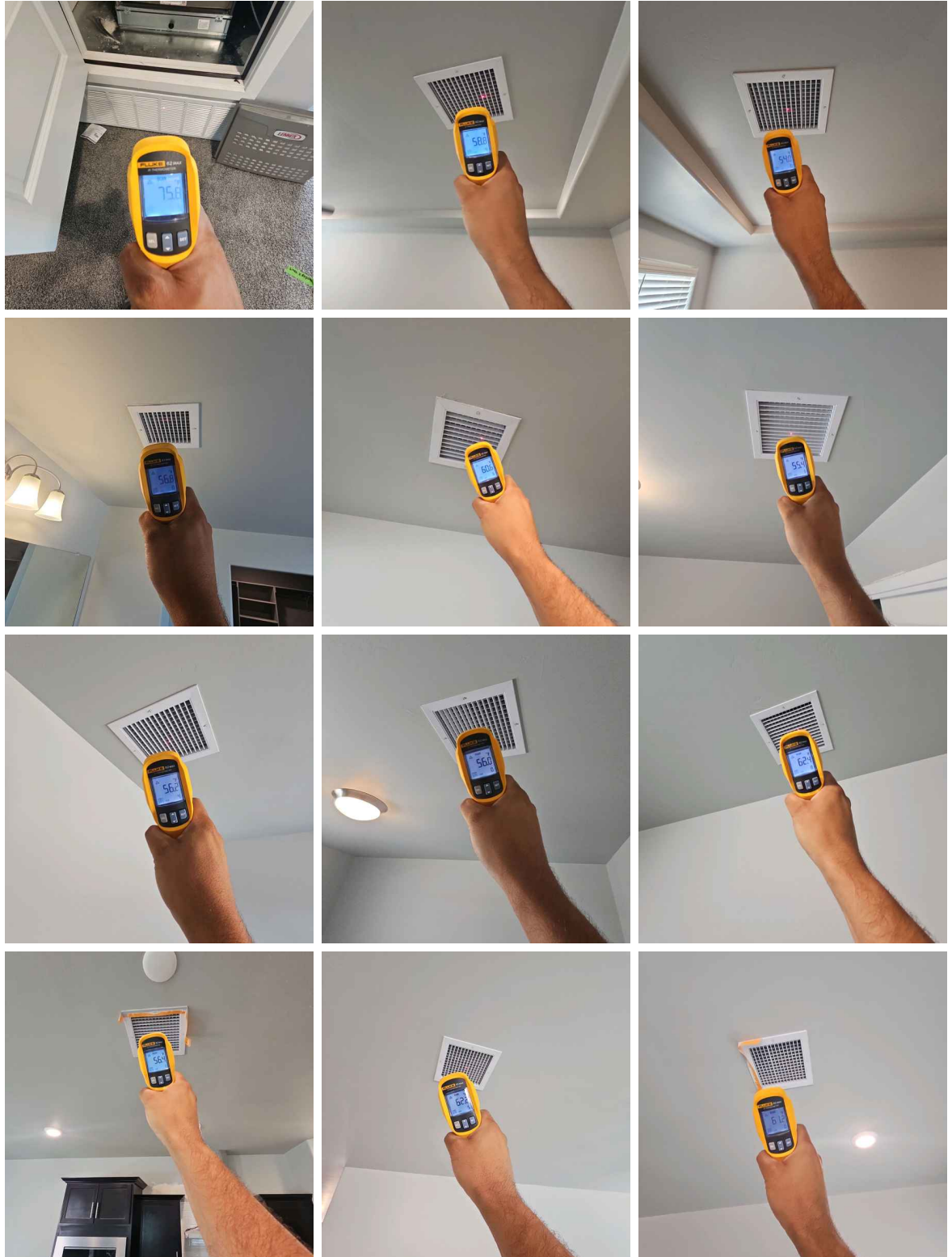
*Type of System(s):* Electric, Central Air Conditioner

*Coverage Area(s):* Entire Structure

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

*Temperature Differential - Cooling Mode: <15 Degrees Inadequate*



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

Location(s): Right side of home



Max Circuit Breaker(s): 45 Amp



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

*Manufacturer(s) and Age:* Lennox, 2026



#### *Air Conditioner Condensate Drain System :*

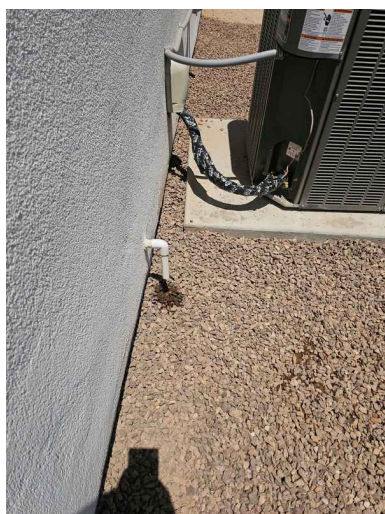
The condensate drain and/or pump were checked for proper operation at the time of inspection. It is important to note that these components require annual maintenance to ensure continued proper function. **Failure to maintain the condensate drain line or pump can result in clogs or malfunctions, which may lead to water leaks that can damage the HVAC system and surrounding areas.**

During periods of high humidity, such as monsoon season, it is not uncommon for condensate drains or pumps to leak if they have not been properly maintained. This is not always possible to detect during a home inspection as it can take multiple hours to days for enough condensate to build up inside of the unit to leak.

**It is strongly recommended that you have your HVAC system serviced as soon as possible and continue with annual servicing to reduce the risk of leaks and to ensure the system's efficiency and longevity.**

*Location of HVAC Primary Condensate Drain:* right side -

The Primary HVAC drain should be checked on a regular basis. If the drain is dripping this is an indication that the drain is working correctly



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

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| I | NI | NP | D |
|---|----|----|---|

*Location of HVAC Secondary Condensate Drain:* Float Switch at unit -  
The secondary AC drain is installed to allow moisture to drain in the event the primary drains clogs. If you see water dripping from this drain it is time to call and HVAC professional to unclog the primary drain. Failure to do so can allow for both drains to clog and the HVAC will over flow causing water damage.



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

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|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

**1: Temperature Differentials: Outside the Normal 15-22 Degrees**

The HVAC system temperature was measured at the return plenum and supply register. The HVAC unit returned a value outside the normal operating temperature differential of 15- 22 Degrees. An evaluation is recommended to be performed by an HVAC contractor with repairs made as needed for proper operation.

Recommendation: Contact a qualified HVAC professional.



I=Inspected

NI=Not Inspected

NP=Not Present

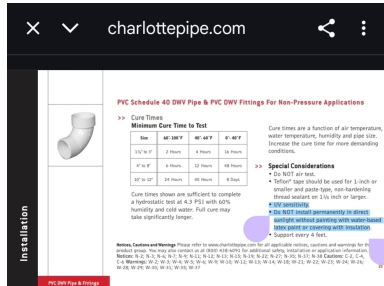
D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|   |    |    |   |

## 2: Condensate Drain Not UV Protected Roof

The exterior PVC condensate drain line was observed to be unpainted. Exposure to sunlight can cause deterioration over time. Recommend builder evaluate and paint the line to protect it from UV damage.

Recommendation: Contact your builder.



## 3: A2L Lineset Joint Sleeves Not Installed

Line set Joint Sleeves were not installed at the A2L refrigerant line penetrations at the time of inspection. Missing Sleeves may allow air leakage, moisture intrusion, and energy loss. In systems using A2L mildly flammable refrigerants, unsealed penetrations may also allow unintended migration or escape of refrigerant into living spaces.

Recommendation: Contact your builder.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

**4: Temperature Variation Between Floors**

The first floor is noticeably warmer than the second floor. This temperature imbalance may indicate uneven air distribution, improper thermostat placement, or inadequate cooling capacity reaching upper levels. A heating and cooling contractor should evaluate the system's ductwork, dampers, and airflow balance to restore consistent comfort throughout the home.

Recommendation: Contact your builder.

☒ ☐ ☐ ☒ **D. Duct Systems, Chases, and Vents**

*Comments:*

*Ductwork Inspection:*

The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.

*Duct Type(s):* Combination of Rigid and Flex -

*Vent Information:*

The furnace vent was inspected by reporting on its material, clearance from combustibles (if applicable), and its termination point. No indications of deficiencies were present at visible portion unless otherwise noted in this report.

*Vent Material:* Type B Galvanized

*Vent Termination Point:* Roof

*FILTER(S):*

*Filter(s) Size and Location:* 20 X 25 -



*Filter(s): Information:*

The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. Changing the filter every 30 days to 6 months depending on the style of filter used is recommended. This is one of the most important "maintenance" items you can perform as a dirty filter puts additional strain on the air handler and may cause damage to the unit. No reportable deficiencies were observed unless otherwise noted in this report.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
|---|----|----|---|
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**1: Fire Stop Collar Not Installed**

HVAC Flue

A fire stop collar was not installed where the duct system penetrates a fire-rated wall or floor assembly. Fire stop collars are required to maintain the fire-rating of the penetration and prevent fire and smoke from spreading through the duct opening. Installation of an appropriate fire stop collar is necessary to restore the fire-rated integrity of the wall or floor assembly.

Recommendation: Contact your builder.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

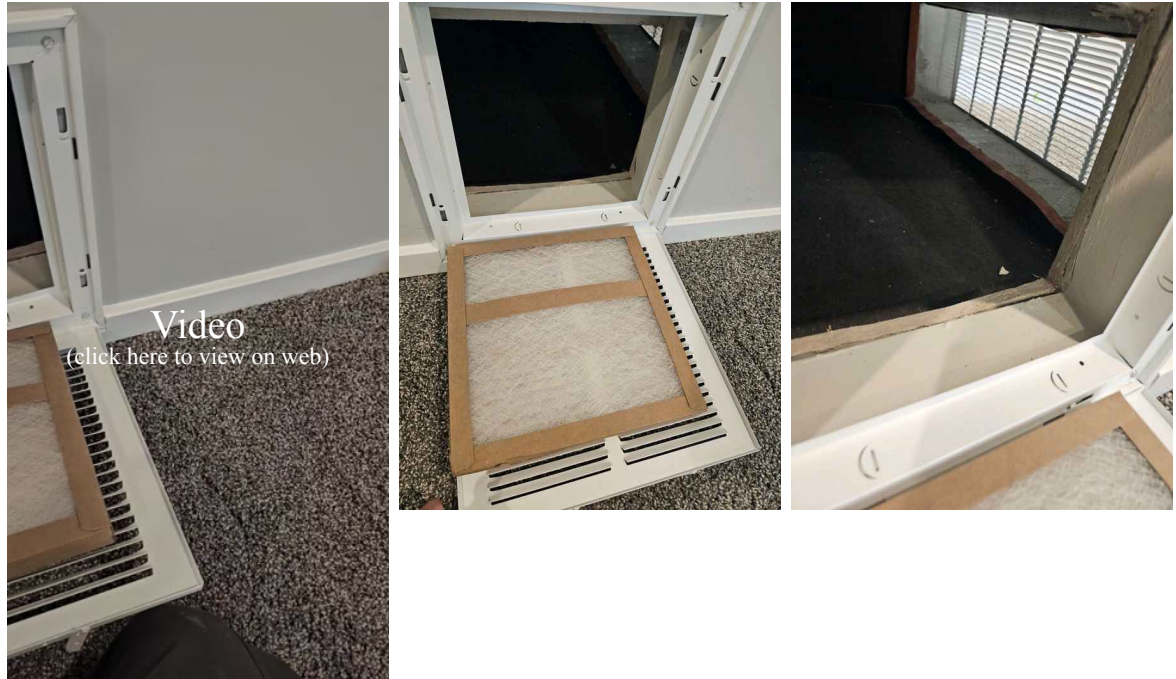
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**2: Extra HVAC Filter Installed**

Master

An additional HVAC filter was found installed in the duct system beyond the standard filter location. While extra filtration can improve air quality, multiple filters in series may restrict airflow and reduce system efficiency, potentially causing the heating and cooling system to work harder than necessary. Have an HVAC professional evaluate the filter configuration to ensure proper airflow and system operation.

Recommendation: Contact your builder.


☐ ☐ ☒ ☐ **E. Other**

*Comments:*

**IV. PLUMBING SYSTEMS**
☒ ☐ ☐ ☐ **A. General**

I=Inspected

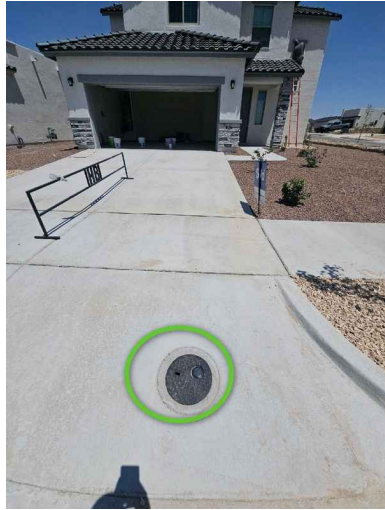
NI=Not Inspected

NP=Not Present

D=Deficient

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|---|----|----|---|
|---|----|----|---|

*Location of Water Meter: Front*



*Main Shut Off Valve Location: Meter*



*Type of Supply Piping Material: PEX*

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

*Static Water Pressure: 60 PSI*



☒ ☐ ☐ ☒ **B. Plumbing Supply, Distribution Systems, and Fixtures**

*Comments:*

*Plumbing: Inspection Information:*

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

*Exterior Plumbing Components/Fixtures Information:*

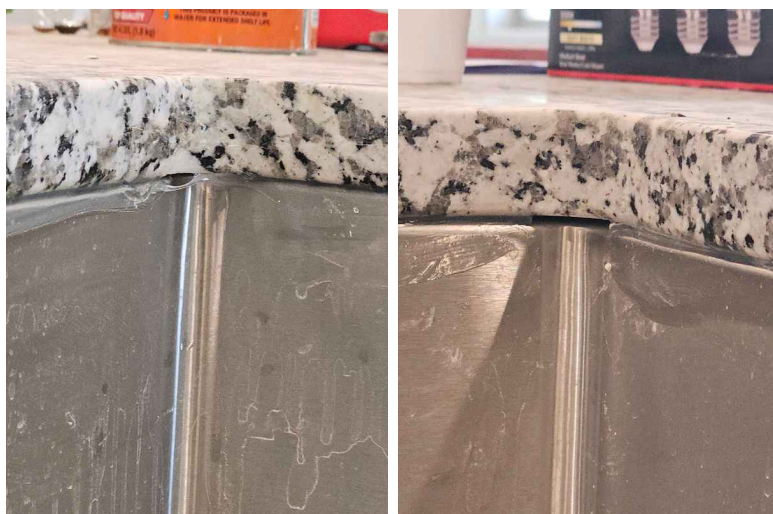
There were plumbing components/fixtures that were not connected or functional at the time of inspection. If these items are of concern, repairs are recommended to be conducted by a licensed plumbing contractor.

**1: Sink: Gaps in Sealant Present**

Multiple

Gaps were present where the sink transitions to the countertop. I recommend sealing around the sink as needed to prevent water / moisture infiltration.

Recommendation: Contact your builder.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

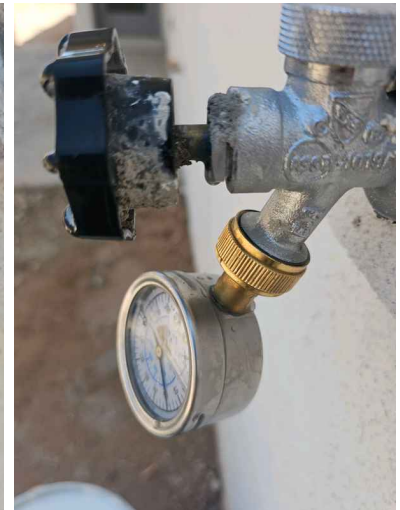
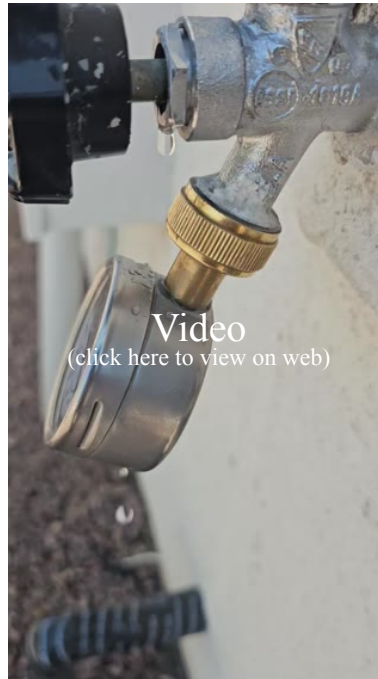
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## 2: Spigot(s): Leak From Valve Stem

Both

The referenced spigot was leaking from the valve stem area while under pressure. Repairs are recommended to be conducted as needed by a licensed plumber or other qualified person for proper operation.

Recommendation: Contact your builder.



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
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|---|----|----|---|

### 3: Bathtub Staining

2nd Floor Restroom

Staining observed on the bathtub surface during inspection. Tub stains can result from mineral deposits, rust, mold, or soap residue accumulation. While primarily a cosmetic concern, persistent staining may indicate underlying plumbing issues such as mineral-rich water or rust from corroded fixtures that warrant investigation.

Recommendation: Contact your builder.



### 4: Shower Doors Not Installed

Master

Shower doors have not been installed at this location. Additionally, the shower was not tested during the inspection due to the missing doors. A qualified professional should complete the door installation and verify proper shower operation before occupancy.

Recommendation: Contact your builder.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| I | NI | NP | D |
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**5: Tub Sealant Gaps**

Master

Gaps were observed in the caulking or sealant around the bathtub perimeter during inspection. Water can penetrate these gaps and reach the substrate behind the tub, potentially causing water damage, mold growth, and structural deterioration. The sealant should be removed and replaced with a high-quality, waterproof caulk suitable for wet areas.

Recommendation: Contact your builder.


☒ ☒ ☐ ☒ **C. Drains, Wastes, and Vents**

*Comments:*

*Type DWV Material (Visible Portions):* PVC

*Drains, Wastes, and Vents: Information:*

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted below.

*Sink Plumbing Information:*

The visible portions of the sink plumbing was inspected by running water through the drain pipe looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

*Drainage Information:*

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection and we have no control of future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| I | NI | NP | D |
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|   |    |    |   |

*Cleanout Location:* Front of home -

A sewer/septic lateral cleanout was present. Cleanouts are reported on with regards to their presence only and are not attempted to open or verify any other information.



*Washing Machine Drain Knockout :*

The Washing Machine Drain in the laundry room still has the knockout attached.

This is done for good reason and to not allow debris to fall in during the construction phase and to not allow for sewer gas to enter the home when the trap dry's out. If you are bringing your own Washing Machine follow up with the builder to remove this for you prior to moving in and verifying the drain for possible leaks.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

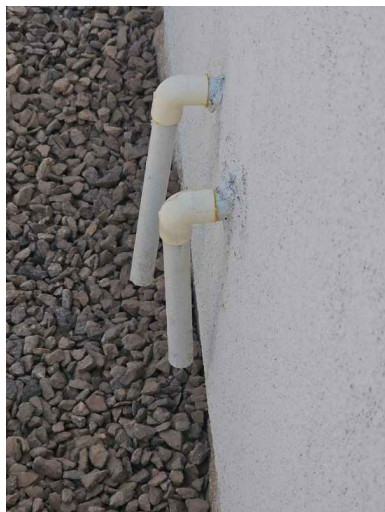
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**1: CPVC Drain Pipes Not UV Protected**

Multiple

CPVC drain pipes observed during inspection lack UV protection. Unprotected CPVC exposed to direct sunlight can degrade over time, becoming brittle and prone to cracking. The pipes should be shielded from UV exposure using appropriate protective measures or relocation away from direct sunlight.

Recommendation: Contact your builder.



☒ ☒ ☐ ☒ **D. Water Heating Equipment**

*Comments:*

*Energy Sources:* Gas

*Manufacturer/Age/Capacity/Location:* State, Garage, 2026, 50 Gallon -  
The typical life expectancy of a water heater is 13-15 years.



*Water Heater: Information:*

The water heater was inspected by looking at the overall condition of the unit, its power source, the water pipes, etc., and that it produced heated water at the time of inspection. No reportable deficiencies were visibly present with the unit unless otherwise noted below.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

*TPR Valve Information:*

A TPR valve was in place. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

*TPRV Discharge Tube Material:* Copper, CPVC

*Vent Material:* Type B Galvanized

*Venting Type:* Draft Vented

*Vent Termination Point:* Roof

*Gas Off:*

The gas was off at the home at the time of inspection, and the unit was not able to be tested for functionality. I recommend confirming proper operation prior to closing.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| I | NI | NP | D |
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**1: Water Heater Deck Gap**

## Water Heater

A gap was observed between the water heater and the surrounding deck area during inspection. This opening can allow water, debris, and pests to accumulate beneath the unit, potentially causing corrosion, structural damage, and pest entry. The gap should be sealed or the deck structure should be adjusted to ensure proper clearance and drainage while preventing debris accumulation.

Recommendation: Contact your builder.



☐ ☐ ☒ ☐ **E. Hydro-Massage Therapy Equipment**

*Comments:*

☒ ☒ ☒ ☒ **F. Gas Distribution Systems and Gas Appliances**

*Comments:*

*Location of Gas Meter:* Meter not installed



*Gas Piping Material:* Black steel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

*Gas: Not Installed :*

The gas meter was not installed at the time of inspection.

**1: Black Steel Lines: Unprotected**

Patio

Black steel gas lines were observed unprotected on the exterior of the property. Exposure to moisture and other elements can lead to rust and corrosion, potentially compromising the integrity of the gas lines. Recommend builder paint or wrap the gas lines with appropriate protective materials designed for exterior use to prevent rust and protect them from environmental damage.

Recommendation: Contact your builder.


☐ ☐ ☒ ☐ **G. Other**
**V. APPLIANCES**
☒ ☐ ☐ ☐ **A. Dishwashers**

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

*Comments:*

*Manufacturer:* Whirlpool



*Dishwasher: Information:*

The dishwasher was operated by running a wash cycle and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested. No deficiencies were observed with the unit unless otherwise noted in this report.

☒ ☐ ☐ ☒ **B. Food Waste Disposers**

*Comments:*

*Manufacturer:* Grindsmart



*Disposal: Information:*

The garbage disposal was inspected by activating it at normal controls and ensuring the motor ran, while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. The unit is not tested to determine if it can effectively "grind" food waste. No reportable conditions were present at the time of inspection unless otherwise noted below.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

### 1: Disposal Unit: Irregular Noise (Object)

The garbage disposal unit made an irregular noise when operated. This may be a foreign object stuck in the disposal, or another deficiency. Repairs are recommended to be conducted as needed by a qualified person or other qualified person, for proper operation.

Recommendation: Contact your builder.

### ☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

*Comments:*

*Fan Type and Termination Point:* Exterior Vented, Sidewall

*Manufacturer:* Elica



*Range Hood and Exhaust Systems: Information:*

### ☒ ☒ ☐ ☐ D. Ranges, Cooktops, and Ovens

*Comments:*

*COOKTOP:*

*Energy Source:* Gas

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|   |    |    |   |

*Manufacturer:* Whirlpool*Cooktop: Inspection Information:*

All cooktop heating elements were turned to "High", and were functional at the time of inspection. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

*OVEN:**Energy Source:* Electric*Manufacturer:* Whirlpool*Gas Off:*

The gas was off for the home and the range could not be tested for functionality. I recommend confirming proper operation prior to closing.

☒ ☐ ☐ ☐ **E. Microwave Ovens**
*COMMENTS:*

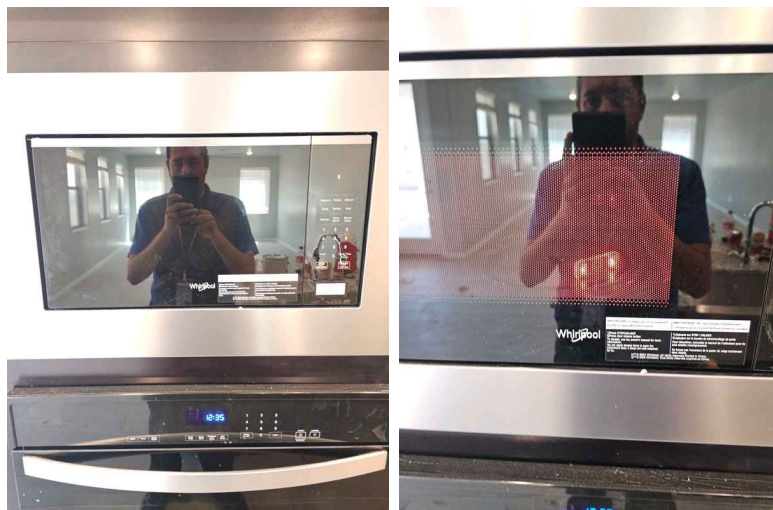
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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|---|----|----|---|
|   |    |    |   |

*Manufacturer:* Whirlpool

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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:**Ventilation Sources:* Ventilation Fan(s)*Exhaust Fan Vent(s) Termination Point(s):* Roof, Sidewall*Mechanical Exhaust Vents and Bathroom Heaters: Information:*

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

## 1: Vent Flap Not Opening

Left Side

The exhaust vent flap is not opening properly during operation. This restricts airflow and prevents moisture and odors from being effectively vented outside. The damper should be inspected and repaired or replaced to restore proper ventilation function.

Recommendation: Contact your builder.



- ☐ ☐ ☒ ☐ **G. Garage Door Operators**  
*Comments:*  
*Manufacturer:* Not Present

- ☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**  
*Comments:*  
*Dryer Energy Source and Termination Point:* Electric, Exterior, Roof



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

*Dryer Exhaust Systems: Information:*

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies were observed with the dryer vent at visible portions unless otherwise noted in this report.

**1: Screw Protruding Into Dryer Vent****Dryer Vent**

A screw is protruding more than 1/8 inch into the dryer exhaust vent. This obstruction can restrict airflow and reduce dryer efficiency, potentially causing lint buildup and creating a fire hazard. A qualified professional should remove or replace the screw and verify proper vent clearance.

Recommendation: Contact your builder.



☐ ☐ ☒ ☐ **I. Other**

**VII. FINAL CHECKLIST**

☒ ☐ ☐ ☐ **Final - Dishwasher**

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

*Dishwasher Final Check:* The dishwasher was turned off upon leaving, and the floor preceding it was checked to ensure no leaking was present.

☒ ☐ ☐ ☐ **Final - Doors Locked**

*All Exterior Doors Locked?:* Builder on site

☒ ☐ ☐ ☐ **Final - Gate(s)**

*Gate(s) Closed:* Yes

☒ ☐ ☐ ☒ **Final - GFCI Receptacles**

*All GFCI Receptacles Reset?:* No

*GFCI Receptacle Not Reset:*

The referenced GFCI receptacle(s) was tested and would not reset, rendering the receptacle(s) non-functional.

☒ ☐ ☐ ☐ **Final - Lights Off**

*All Lights Turned Off?:* Workers Present

☒ ☐ ☐ ☐ **Final - Oven/Cooktop**

*Oven/Cooktop Turned Off:* Yes

☒ ☐ ☐ ☐ **Final - Thermostat**

*Thermostat Initial Setting:* Cool, 77

*Thermostat Setting After Testing:* Cool, 77

☒ ☐ ☐ ☐ **Final - Water Fixtures**

*Water Fixtures Off:* All water fixtures in the home were left in the off position after testing.

☒ ☐ ☐ ☐ **Final - Water Meter**

*Checked Water Meter for no flow:*

## VIII. INTERIOR PHOTOS

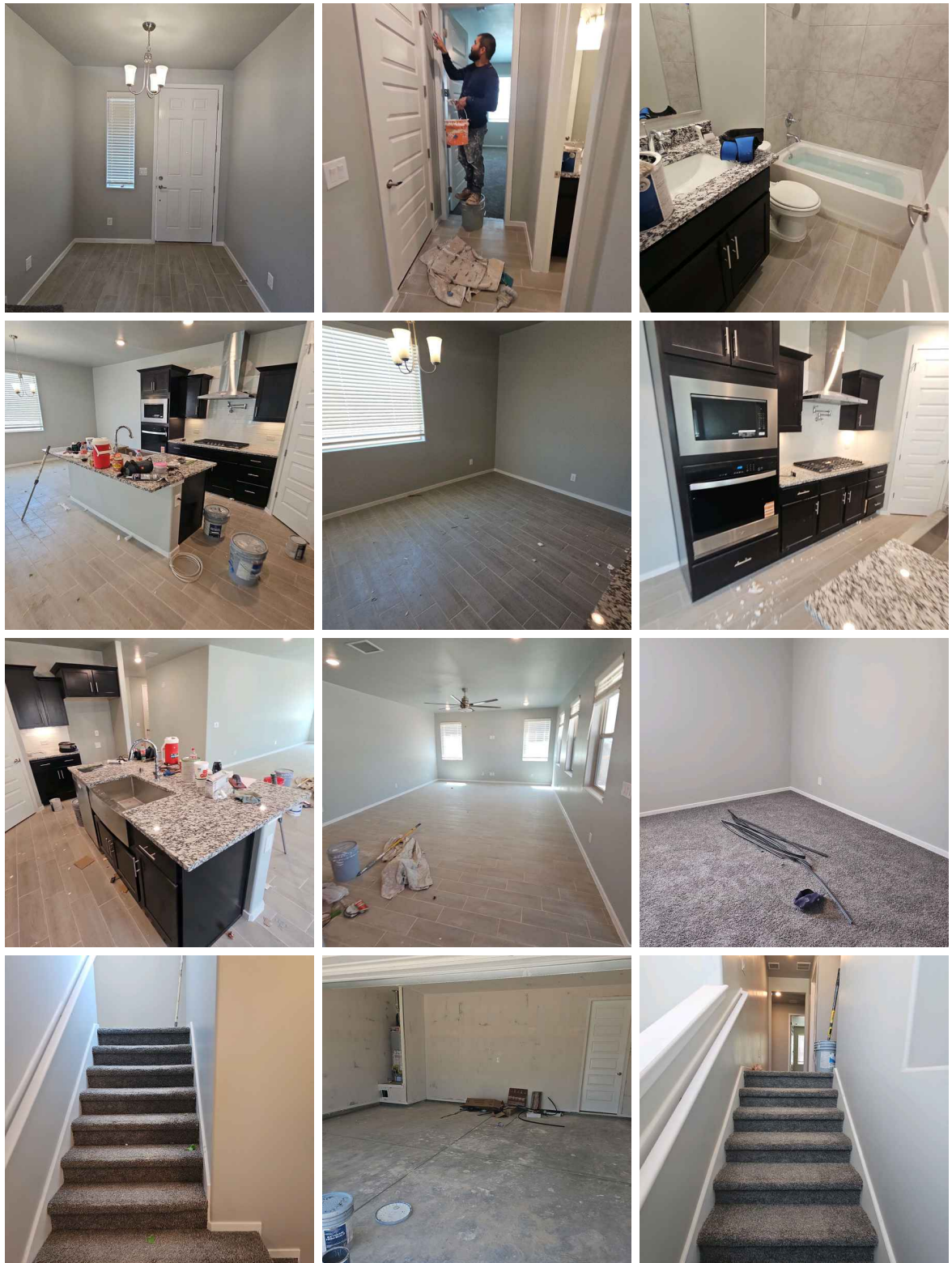
☒ ☐ ☐ ☐ **Interior Photos**

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

*Overview of Interior:*

Interior Photos of the property at the time of inspection.



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

