



### 3.2.1 Roof Covering

#### CRACKED AND DAMAGED ROOF COVERING



I observed a few areas of damaged roof covering materials. Recommend inquiring with builder about repairs.

Recommendation  
Contact your builder.



### 3.3.1 Flashing

#### DRIP EDGE FLASHING GAPS



Drip edge flashing not installed to best practices. Exposing bare wood which can lead to moisture issues on roof decking. Recommend repair to prevent water damage.

Recommendation  
Contact your builder.



Front





#### 3.4.1 Roof Penetrations

### VENTILATION PENETRATIONS NOT SECURED

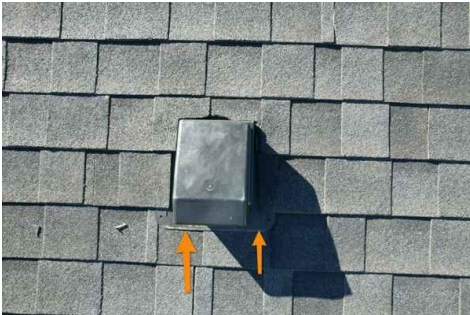


Deficiencies

It appears these ventilation penetrations were not secured with fasteners. They could be loose and cause damage when storms/wind events happen. Recommend builder verify for proper installation.

Recommendation

Contact your builder.



#### 3.5.1 Gutters & Downspouts

### GUTTER IMPROPER INSTALLATION



Deficiencies

Gutter transitions were bent and sloped, which may effect water drainage from gutters, gaps in gutter transitions with no sealant or overlap which will cause leaks and not divert water appropriately. Black substance running length lower gutter in front. Recommend evaluation of gutter system and repairing areas for proper function of gutters.

Recommendation

Contact your builder.



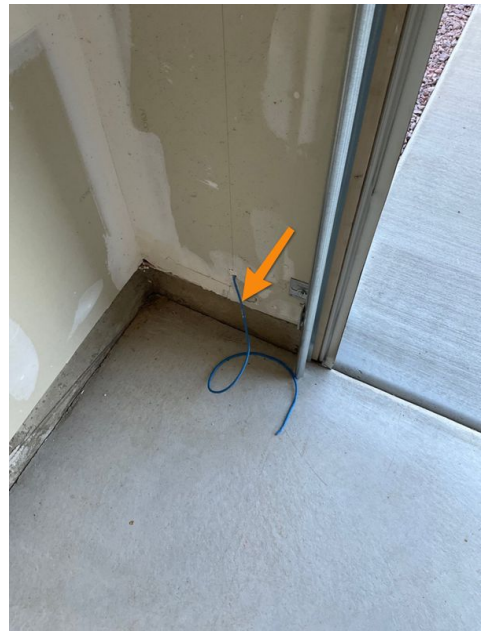


#### 5.4.1 Garage Vehicle Door Opener **OPENER NOT PRESENT**

Wired for automatic garage door opener. Consult with builder if it was supposed to be installed.

Recommendation  
Contact your builder.





### 7.3.1 Wall Covering, Flashing & Trim



#### Minor Repairs and Maintenance

### HOLES IN SIDING

Holes In Siding. Recommend caulking and painting to prevent water intrusion.

Recommendation  
Contact your builder.



Right Side Gas Line



### 7.3.2 Wall Covering, Flashing & Trim

#### MISSING TRIM

I observed missing trim in this area. Recommend installing trim to keep out rodents and the elements.

Recommendation

Contact your builder.



Front Left Garage

### 7.4.1 Exterior Doors

#### PAINT MAINTENANCE

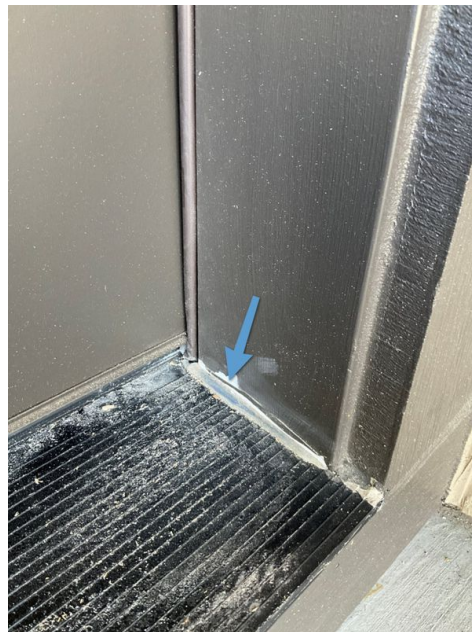
A little paint could be touched up on front door.

Recommendation

Contact your builder.



Front Door



Front Door

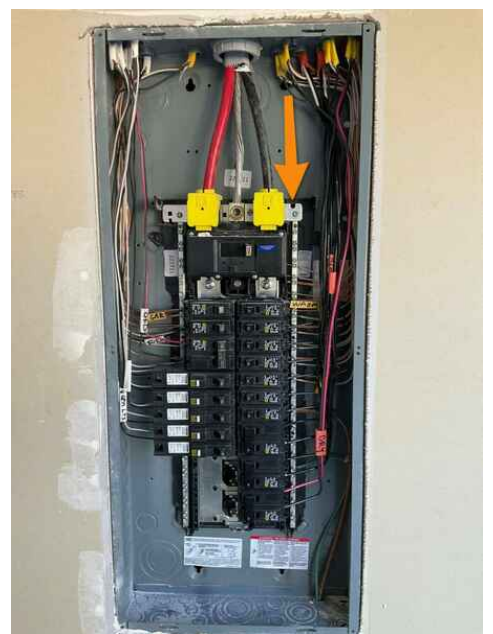
### 8.7.1 Main Panelboard

#### GREEN BONDING SCREW MISSING

Appears green bonding screw was not installed in service panel. The green screw is used to bond (fasten) the neutral to the metal box. This is only done in the main panel. Recommend builder evaluate and remedy as necessary.



Recommendation  
Contact your builder.



#### 9.2.1 Cooling System

### DRAIN PAN OVERFLOW MISSING



The drain pan had no overflow. To reduce the potential for damage from a leaking tank or pipe fittings, the drip pan should have an overflow pipe installed that discharges to the home exterior or to a floor drain. Green box shows installed float valve which should shut equipment off if pan fills with water. Recommend correction by a qualified plumbing contractor.

Recommendation  
Contact your builder.



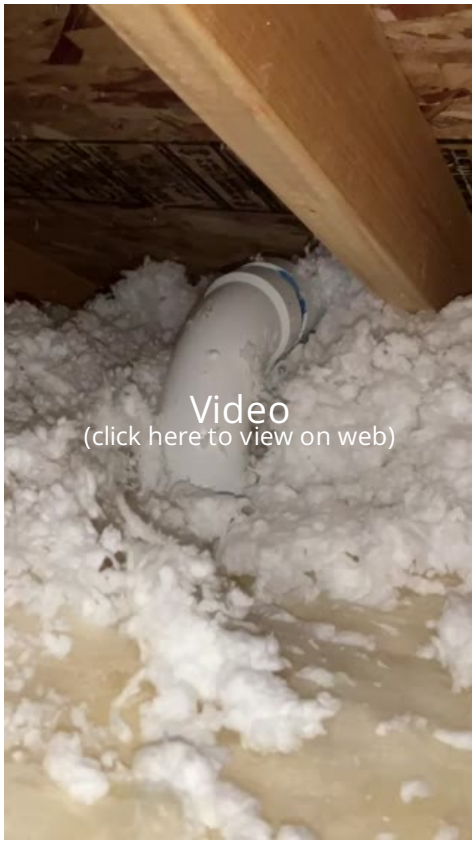
#### 9.3.1 Heating System

### FRESH AIR INTAKE BLOCKED



See video. This can cause carbon monoxide issues and inefficient furnace operation. I moved some insulation away from intake, but recommend HVAC specialist repair and put insulation back where it was.

Recommendation  
Contact your builder.



Moved Insulation A Bit

#### 9.4.1 Thermostat, Filter & Normal Operating Controls



#### Minor Repairs and Maintenance

##### **FILTER DIRTY**

The filter was a little dirty. It is recommended that filters are changed ever/cleaned 30 days or when dirty.

Recommendation  
Contact your builder.



#### 9.5.1 Temperature Readings **NUMBER OF VENTS**

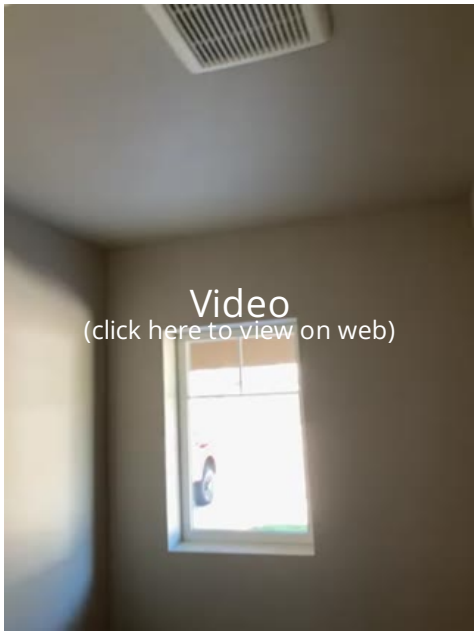


#### Minor Repairs and Maintenance

Informational only as there was no vent in the middle room on first floor. Ask builder if that was by design and if vents in the rest of first floor will be sufficient.

Recommendation  
Contact your builder.





10.1.1 Doors

**DAMAGED DOOR**

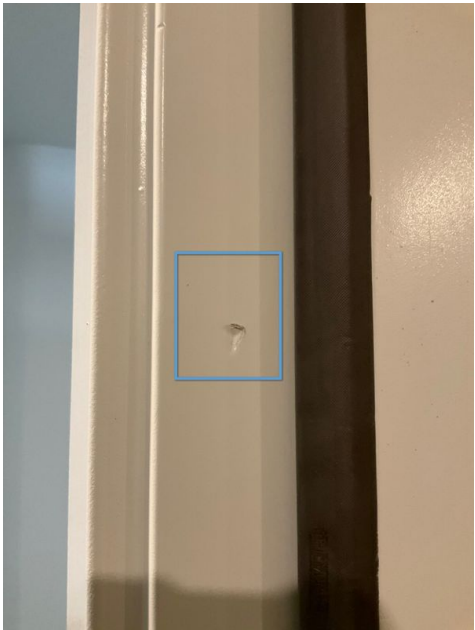
I observed damage to the door. Repair as necessary.

Recommendation  
Contact your builder.

 Minor Repairs and Maintenance



2nd Floor Guest Bathroom




Garage Door

10.2.1 Windows

**PAINT MARKING**

Some paint from walls was on window side jamb, recommend removing as necessary.

Recommendation  
Contact your builder.

 Minor Repairs and Maintenance





#### 11.5.1 Cabinetry, Ceiling, Walls & Floor



#### Minor Repairs and Maintenance

### WALL DAMAGE

I observed damage at the bathroom wall, between shower and tub in primary bathroom. Repair as necessary.

Recommendation

Contact your builder.



Primary Bathroom Between Shower Tub

#### 11.5.2 Cabinetry, Ceiling, Walls & Floor



#### Minor Repairs and Maintenance

### CAULK MAINTENANCE

Caulk was pulling away from window area by tub window in primary bathroom. Recommend re-caulking area as necessary.

Recommendation

Contact your builder.



Primary Bathroom Tub Window

14.3.1 Water Supply & Distribution Systems  
**LEAKING SPIGOT**

 Deficiencies

See videos.

Recommendation  
Contact a qualified plumbing contractor.



15.1.1 Foundation & Under Floor Crawlspace  
**STANDING WATER**

 Deficiencies

See videos. I could not get 5' past the hatch due to standing water. I was unable to inspect the crawlspace. Recommended finding source, repairing and removing standing water from crawlspace and drying out crawlspace to prevent moisture issues.

Recommendation  
Contact your builder.





Video  
(click here to view on web)



Video  
(click here to view on web)