



3.2.1 Roof Covering

CRACKED AND DAMAGED ROOF COVERING



I observed areas of cracked/splitting and damaged roof covering materials. Prone to leaking. Correction and further evaluation by a professional roofer is recommended.

Recommendation
Contact your builder.



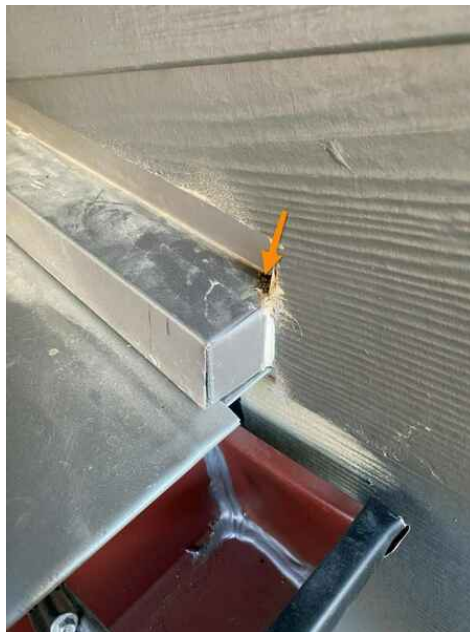
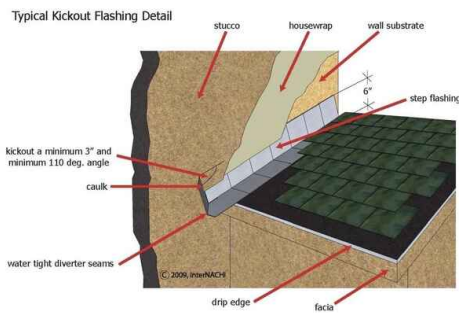
3.3.1 Flashing

KICKOUT FLASHING - INADEQUATE



Kickout flashing did not appear adequate. Some flashing areas could allow water to get behind siding or not direct water properly into gutter. Recommend a roofing professional further evaluate and make necessary corrections.

Recommendation
Contact your builder.



3.4.1 Roof Penetrations

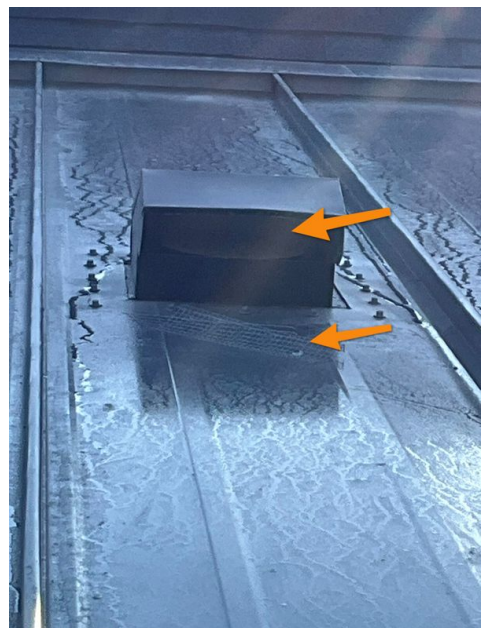
VENT SCREEN

Vent screen in rear of house fell off. Recommend securing screen to prevent rodent/insects from entering.

Recommendation
Contact your builder.



Deficiencies



Rear

3.5.1 Gutters & Downspouts

GUTTER FASTENING DEFECT

Deficiencies

I observed indications of a defect at the gutter fastening. This may cause the gutters to sag and not drain water properly. Recommend repairing as necessary.

Recommendation

Contact a qualified gutter contractor



Right Front Side

4.3.1 Ventilation In Attic

BLOCKED SOFFIT VENTS

Deficiencies

One blocked soffit vent with insulation. Recommend removing insulation from area for proper air flow.

Recommendation

Contact your builder.



Front Right

5.4.1 Garage Vehicle Door Opener

NOT OPERATIONAL

Deficiencies

General contractor informed me both doors were not operational. Possibly due to when they epoxied garage floor. He stated door company was coming out tomorrow Thursday the 21st recommend verifying repair.

Recommendation

Contact your builder.



7.3.1 Wall Covering, Flashing & Trim
PAINT MAINTENANCE

 Minor Repairs and Maintenance

I observed indications of paint missing. Recommend painting to protect the wood.
Recommendation
Contact your builder.



Large garage door



Large garage door



Front



Front



Above garage doors



Front Middle



Above Front door



Left Side Front



Front



Garage Door



Front entry



Rear



Rear



Left Rear



Rear Left



DAMAGED TRIM

Trim was damaged in areas. Recommend fixing damage areas.

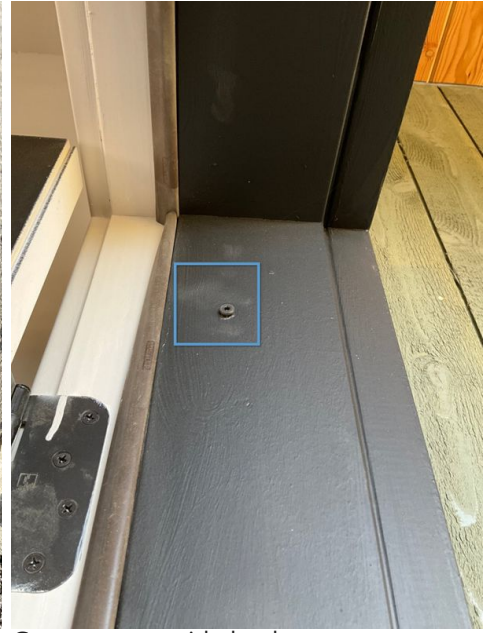
Recommendation
Contact your builder.



Large Garage Door



Garage Door



Garage to outside back

CAULKING MAINTENANCE

I observed areas of caulking in need of maintenance. Recommend ensuring caulk is applied to all areas to prevent water intrusion.

Recommendation
Contact your builder.



Front Garage Door



Front Garage Door



Front Garage Door



Front garage door



Front garage door



Front Garage Door



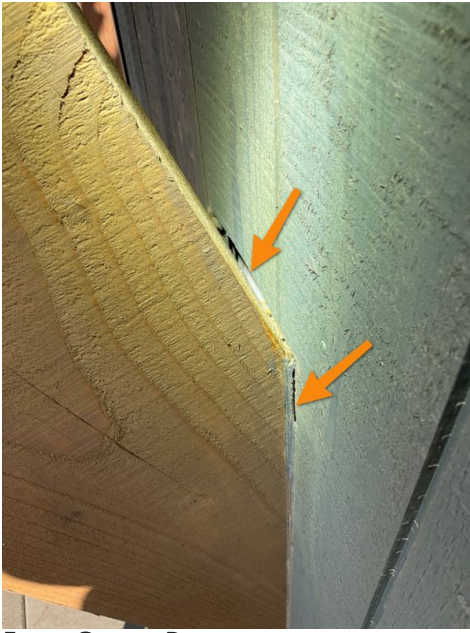
Front garage door



Front Right



Front garage door



Front Garage Door



Front Right



Front Right



Above garage man door outside



Right Middle Front



Right Middle Front



Front



Front



Front entry



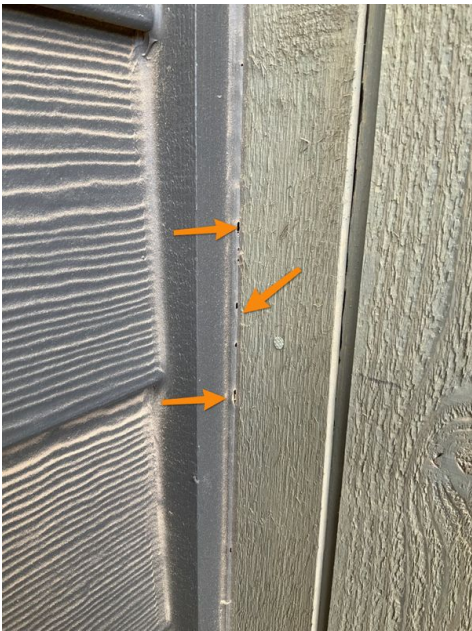
Left Side Rear



Left Side Rear



Left Side Rear



Left Side Rear



Rear



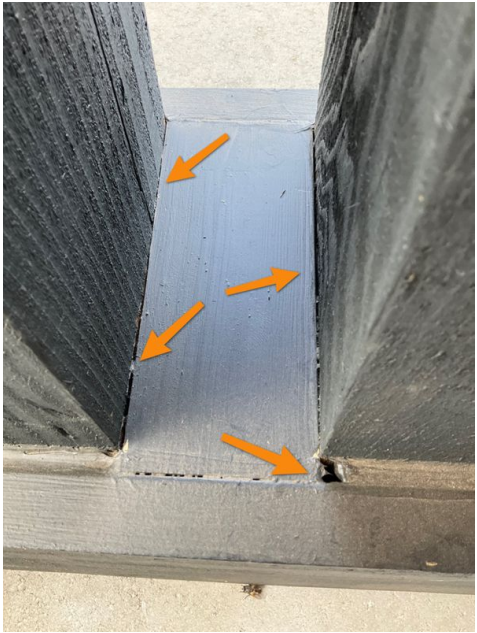
Rear



Front



Rear



Rear



Rear



Rear



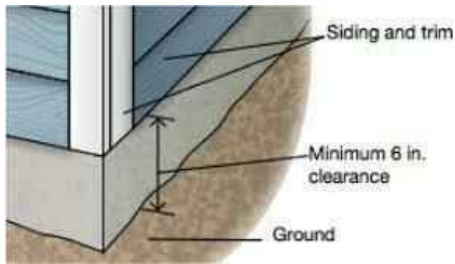
Right Side Middle

**INADEQUATE GROUND CLEARANCE**

Siding should generally be 6-8" from ground to prevent water and insect damage, making sure it slopes away from the structure. Recommend correction.

Recommendation

Contact your builder.



Rear

7.3.5 Wall Covering, Flashing & Trim

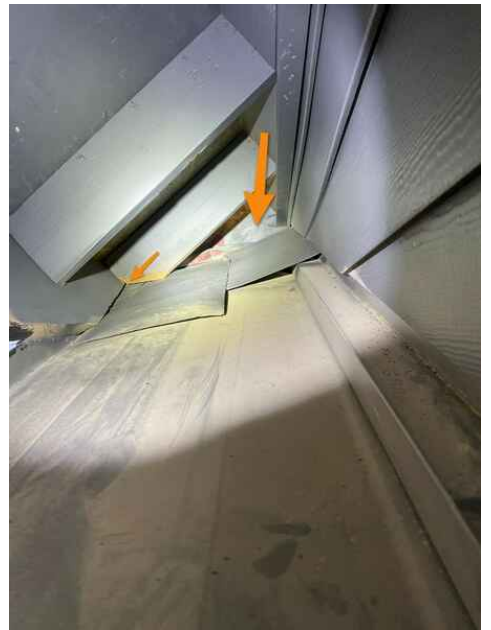
MISSING TRIM/SIDING

Deficiencies

I observed missing trim/siding in this area. House wrap was showing. Recommend making sure siding is covering all areas to prevent damage to structural components of house.

Recommendation

Contact your builder.



Rear

7.3.6 Wall Covering, Flashing & Trim

FLASHING MATERIALS

Deficiencies

Inquire with builder or siding professional as to proper flashing installed between siding and brick. "Z" flashing will usually go all the way to the edge and over the side of the brick, which makes it aesthetically unpleasing. "L" flashing will terminate earlier to show the top of the brick, but still be properly flashed. This "Z" flashing did not extend past and over brick edge.

Recommendation

Contact your builder.

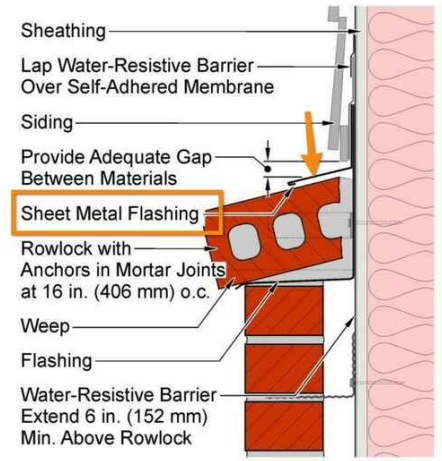


Figure 24
Brick Veneer/Siding Transition

7.3.7 Wall Covering, Flashing & Trim

GAP IN SIDING

Gaps in siding could allow water or pests to enter. Recommend sealing gaps to prevent issues.

Recommendation
Contact your builder.



Right side middle garage door



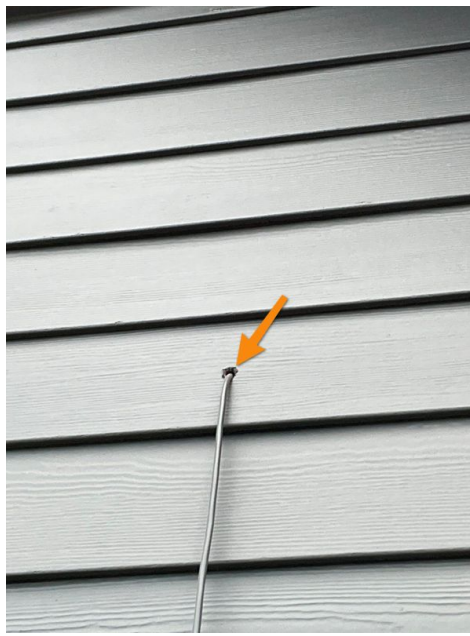
Front Left



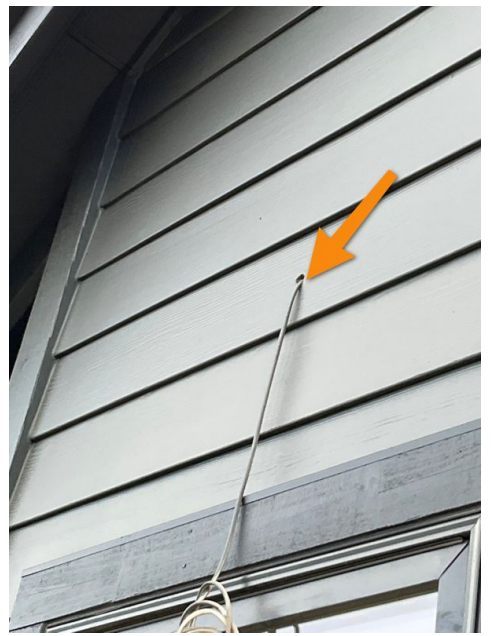
Left Rear Corner



Left Side Rear



Rear



Rear

7.3.8 Wall Covering, Flashing & Trim

MISSING FLASHING

Flashing was not on blocking, it was caulked, but should have flashing to prevent water intrusion and direct water away from siding. Recommend repair for proper flashing.

Recommendation
Contact your builder.



Above large garage door

8.1.1 Switches, Fixtures & Receptacles

COVER PLATES MISSING

Receptacle was missing its cover. This could pose a shock hazard, recommend installing cover for safety.

Recommendation
Contact your builder.





1st Floor Bedroom

8.1.2 Switches, Fixtures & Receptacles

LOOSE RECEPTACLE

 Deficiencies

I observed loose receptacles. It could be as easy as tightening the screws behind the plate, or it could be more involved. Recommend starting with tightening screws or replacing the receptacle if necessary.

Recommendation
Contact your builder.



1st Floor Bedroom

8.1.3 Switches, Fixtures & Receptacles

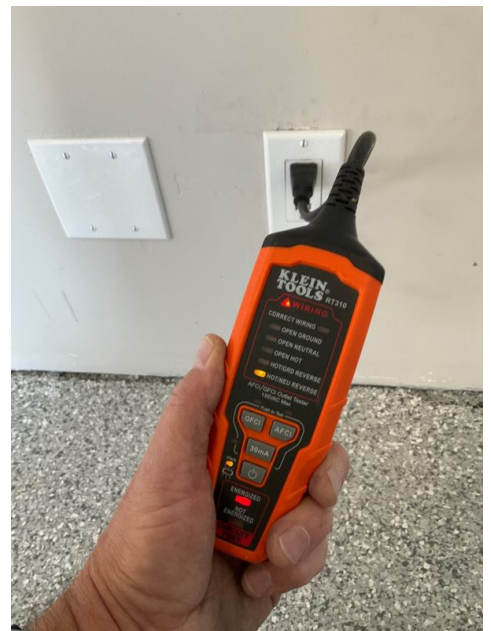
POLARITY WAS INCORRECT

 Deficiencies

I observed indications of incorrect polarity at a receptacle.

If your outlet's polarity is reversed, it means that the neutral wire is connected to where the hot wire is supposed to be. This may not sound like a terrible thing, but it is. There is always electricity flowing out of an outlet with reversed polarity, even if an appliance is supposed to be off.

Recommendation
Contact your builder.



Garage

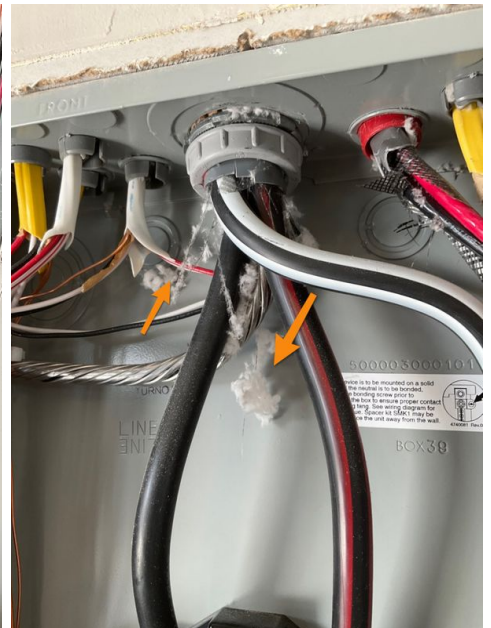
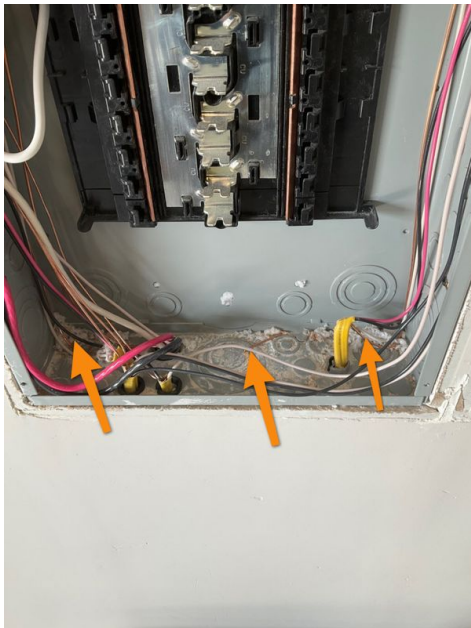
8.7.1 Main Panelboard

CONTAMINATION INSIDE PANEL



I observed contamination inside the electrical panel. Panel manufacturers do not recommend any materials including debris or overspray inside the panel. Recommend evaluation by qualified electrician.

Recommendation
Contact your builder.



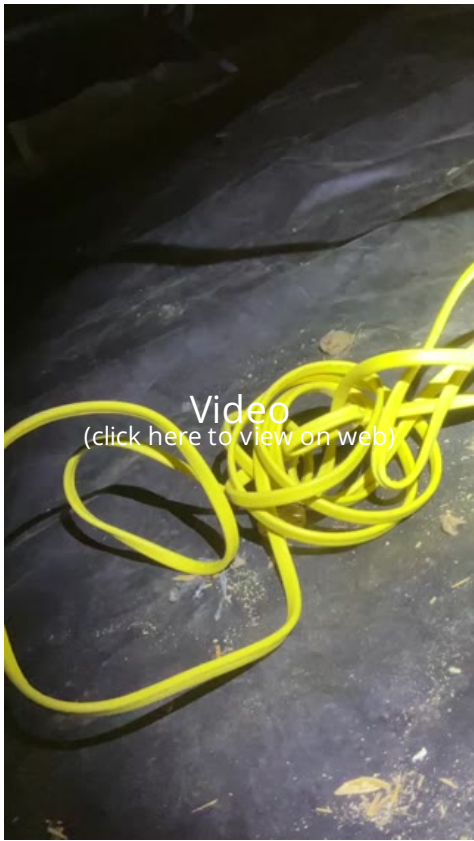
8.10.1 Electrical In Crawlspace

WIRING ON GROUND



Improperly secured live romex which can pose a shock hazard. Recommend securing romex wiring using appropriate methods and terminating properly in junction box.

Recommendation
Contact your builder.



Video
(click here to view on web)

9.4.1 Thermostat, Filter & Normal Operating Controls



Minor Repairs and Maintenance

FILTER DIRTY

Filter was just a little dirty. I would keep it in there until construction and cleaning is completed and replace upon move in.

Recommendation

Contact your builder.



10.1.1 Doors

DOOR DOESN'T LATCH

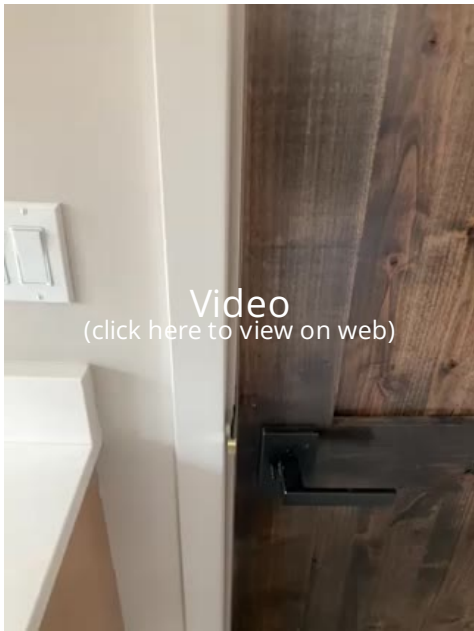


Minor Repairs and Maintenance

I observed that a door does not latch and close properly. Repair as necessary for proper operation.

Recommendation

Contact your builder.



10.1.2 Doors

DAMAGED DOOR

I observed damage to the door. Repair as necessary.

Recommendation
Contact your builder.

 Minor Repairs and Maintenance



2nd Floor Top Of Door



Front Office

10.1.3 Doors

SCREWS MISSING

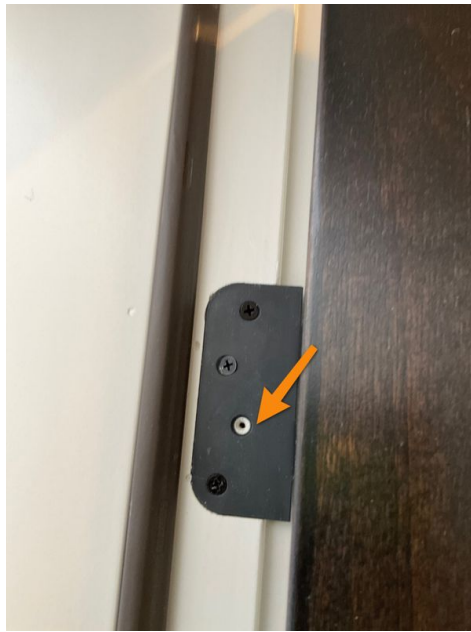
Missing screws in door hinges. Recommend installing all screws as designed for hinges for proper operation of door.

Recommendation
Contact your builder.

 Deficiencies



Garage Door



Garage Door



Garage Door



1st Floor Bedroom Rear



1st Floor Bedroom Rear

10.1.4 Doors

DAMAGED WEATHERSTRIPING

Weatherstripping was torn in this area. Recommend replacing for proper operation.

Recommendation
Contact your builder.



Minor Repairs and Maintenance



10.2.1 Windows
PAINT PEELING

 Minor Repairs and Maintenance

Paint was peeling in this area. Recommend touch up as necessary.

Recommendation
Contact your builder.



1st Floor Bedroom Rear

10.3.1 Closets
GLUE RESIDUE

 Deficiencies

It looked like chipping, but appeared it was glue left over, recommend removing glue and repair as necessary.

Recommendation
Contact your builder.



By Garage Door



By garage door

10.4.1 Floors, Walls, Ceilings
PAINT MAINTENANCE

 Minor Repairs and Maintenance

Appeared area was touched up, recommend painting to hide touch up marks.



2nd Floor



2nd Floor



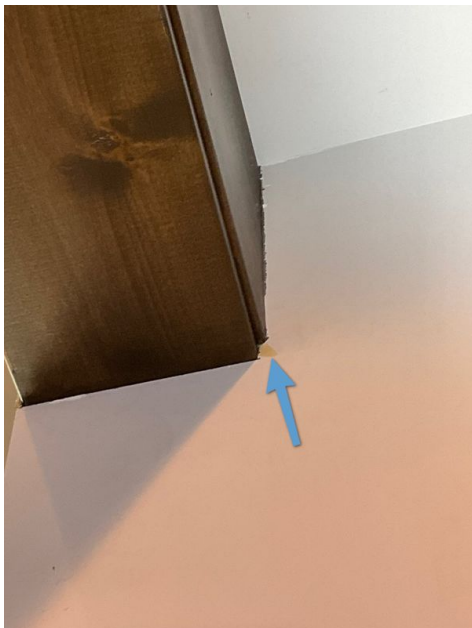
2nd Floor



2nd Floor



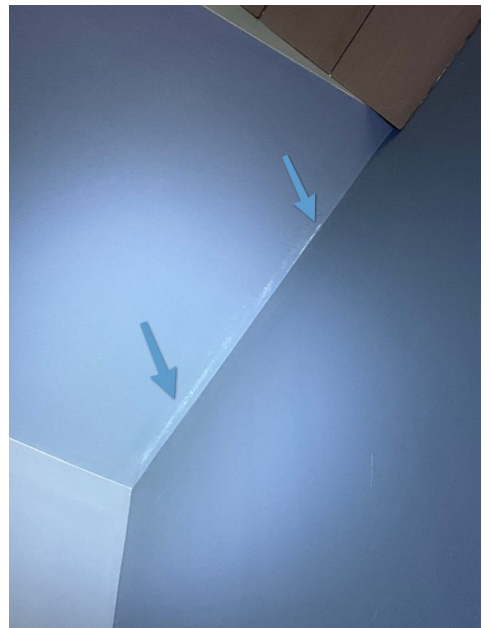
Living Room



Left Side Fireplace



Left Front Door



Front Office



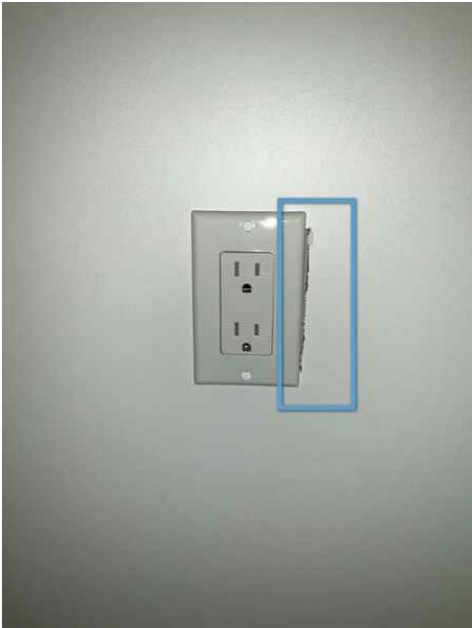
Front Office

10.4.2 Floors, Walls, Ceilings
DAMAGED (GENERAL)

 Minor Repairs and Maintenance

Outlet was in cabinet in laundry room, appears it was cut a little wide for the cover plate. Floors and walls appeared to be scratched. Recommend repair as necessary.

Recommendation
Contact your builder.



Laundry Room



Hallway 1st Floor



Hallway 1st Floor



Hallway 1st Floor

10.4.3 Floors, Walls, Ceilings

CARPET NOT FINISHED



Under steps to go upstairs, carpet was not finished to wall.
Recommend installing carpet properly.

Recommendation
Contact your builder.



10.6.1 Railings, Guards & Handrails



HORIZONTAL CABLE

Horizontal cable railing systems have a potential to be hazardous, especially for young children who have a natural curiosity and tendency to climb things. Informational only - caution as needed.



11.2.1 Sinks, Tubs & Showers

LOOSE FIXTURE

I observed indications that the fixture is loose. Recommend repair for proper operation.

Recommendation
Contact your builder.



Primary Bathroom Rear

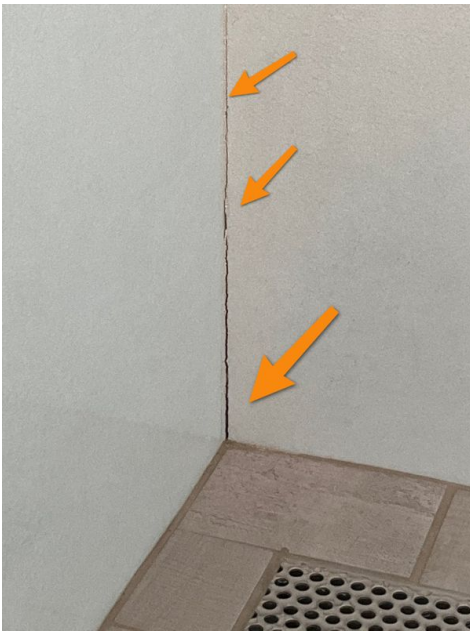
11.2.2 Sinks, Tubs & Showers

GROUT MAINTENANCE

Grout was cracked in shower area. Recommend re-grouting so water does not penetrate behind tiles.

Recommendation
Contact your builder.





Front Guest Bathroom



Front Guest Bathroom

11.5.1 Cabinetry, Ceiling, Walls & Floor

CABINET DAMAGE

 Minor Repairs and Maintenance

I observed indications of damage at the bathroom cabinetry. Repair as necessary.

Recommendation
Contact your builder.



Guest Bathroom



Front Bathroom




Primary Bathroom Rear



Front Guest Bathroom

11.5.2 Cabinetry, Ceiling, Walls & Floor

 Minor Repairs and Maintenance

GROUT MAINTENANCE

Grout had a gap to it. Recommend repair as necessary.

Recommendation
Contact your builder.



2nd Floor Bathroom

11.5.3 Cabinetry, Ceiling, Walls & Floor

 Minor Repairs and Maintenance

GAP IN TRIM

Trim had gap in it like it was cut too short. Recommend repair as necessary.

Recommendation
Contact your builder.

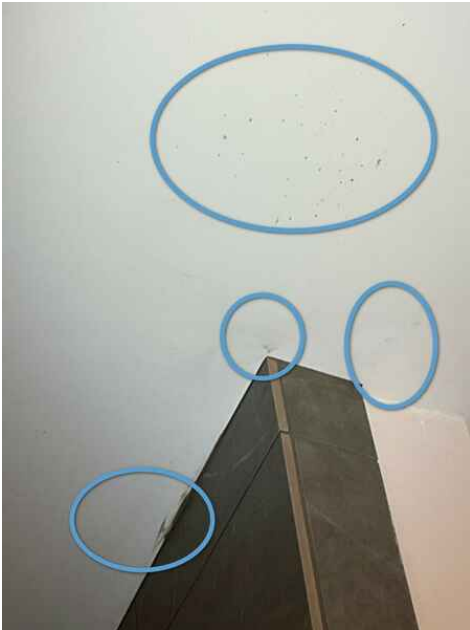


1st Floor Bathroom Behind Toilet

11.5.4 Cabinetry, Ceiling, Walls & Floor
PAINT MAINTENANCE

Areas needed paint maintenance.
 Recommendation
 Contact your builder.

 Minor Repairs and Maintenance



1st Floor Bathroom Rear



Front Guest Bathroom

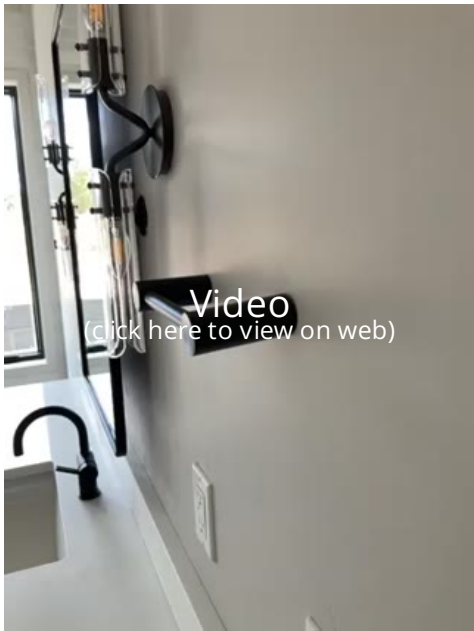


Front Guest Bathroom

11.5.5 Cabinetry, Ceiling, Walls & Floor
LOOSE FIXTURE

See video.
 Recommendation
 Contact your builder.

 Minor Repairs and Maintenance



12.3.1 Dishwasher

UNPLUGGED

Dishwasher by microwave was unplugged at time of inspection. GC stated it had a bad motor, verify with builder and make sure it is operational upon move in.

Recommendation
Contact your builder.



Deficiencies



12.7.1 Countertops & Cabinets

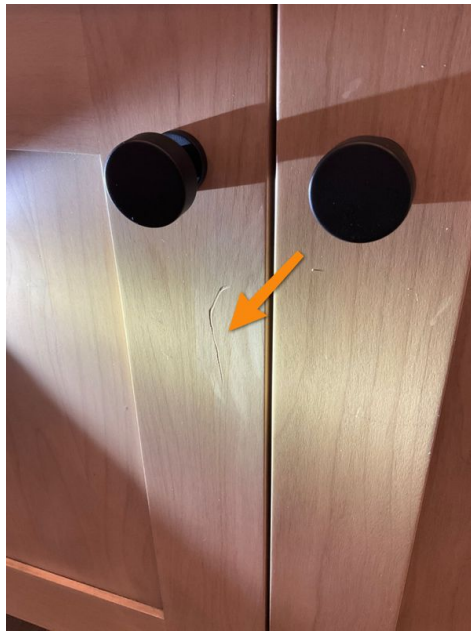
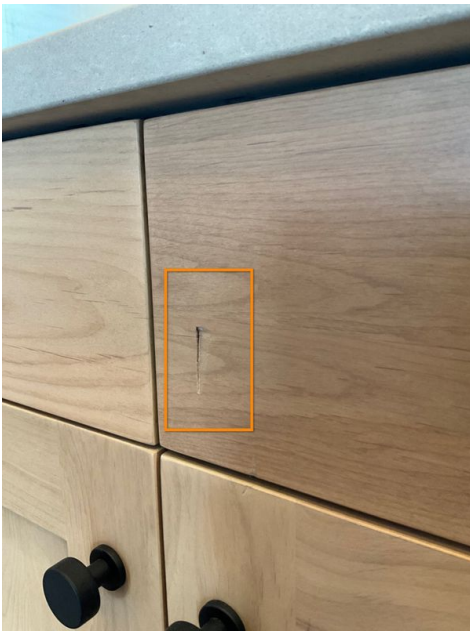
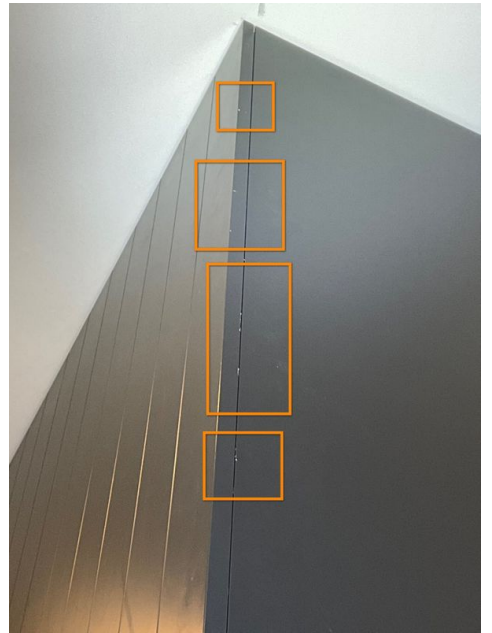
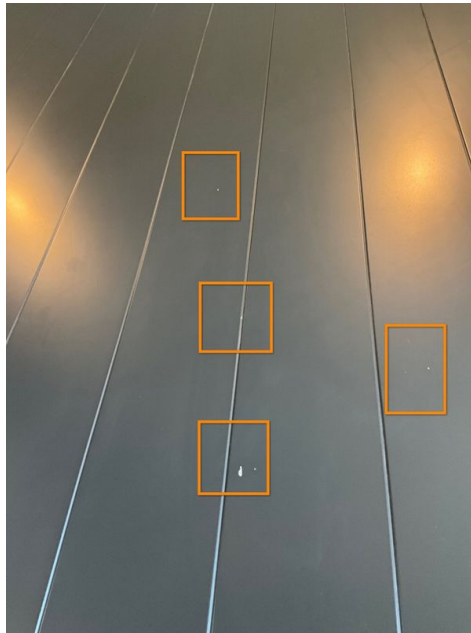
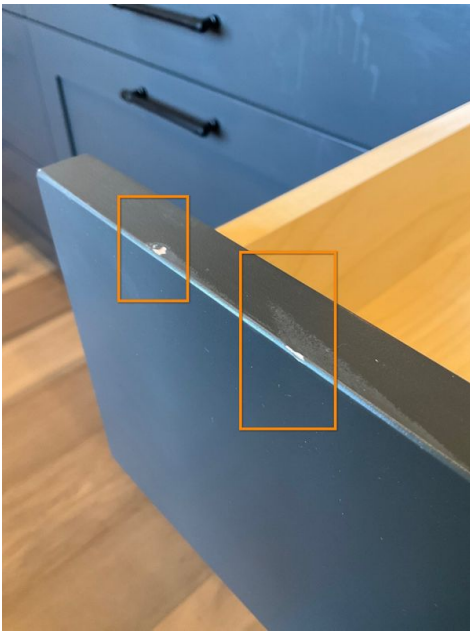
DAMAGED CABINET

I observed damage at the kitchen cabinets. Repair as necessary.

Recommendation
Contact your builder.



Deficiencies



Under kitchen sink

12.7.2 Countertops & Cabinets

GROUT MAINTENANCE



I observed grout needing touch up in multiple places throughout the kitchen.

Recommendation

Contact your builder.



12.10.1 Windows

DAMAGED WINDOW



I observed damage to a window. Repair as necessary.

Recommendation

Contact your builder.



Right of kitchen sink

14.3.1 Water Supply & Distribution Systems

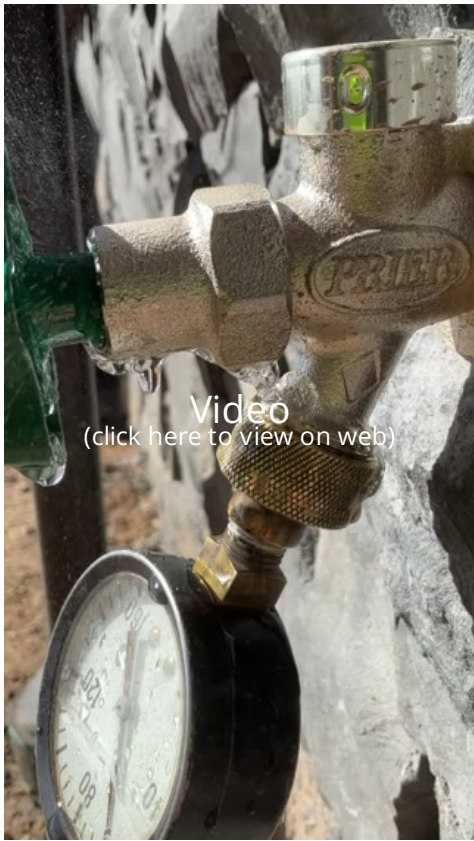
LEAKING SPIGOT



See video.

Recommendation

Contact your builder.



Video
(click here to view on web)

14.4.1 Hot Water Source

HOT WATER

 Deficiencies

Taken at kitchen sink. Temperatures above 120° are considered a scald hazard and consideration should be given to lowering the water heater thermostat. (More information can be obtained at <http://www.cpsc.gov/CPSCP>)

Recommendation
Contact your builder.

TEMP (°F)	Approx TIME for 1st Deg Burn	Approx TIME for 3rd Deg Burn
100	Safe for bathing	Safe for bathing
120	8 min	10 min
125	2 min	4 min
130	17 sec	30 sec
140	3 sec	5 sec
155	Instant	1 sec
160	Instant	0.5 sec
180	Instant	Instant



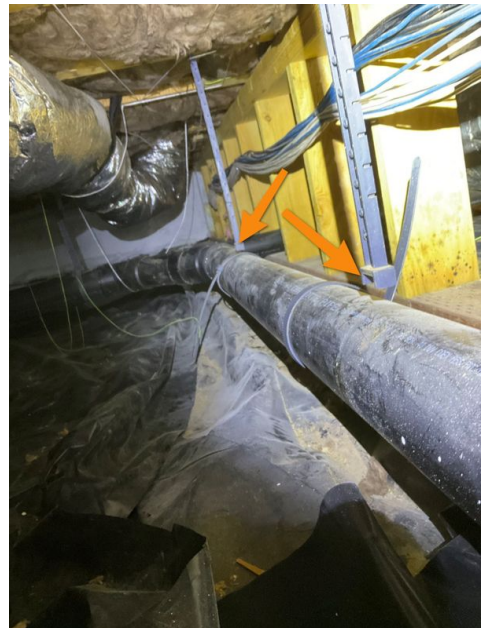
14.5.1 Drain, Waste, & Vent Systems

INADEQUATE PIPE SUPPORT

 Deficiencies

I observed sections of pipe that had broken pipe supports. Recommend proper support to facilitate water flow and not stress the plumbing.

Recommendation
Contact your builder.





15.1.1 Foundation & Under Floor Crawlspace
CONCRETE FORMS LEFT IN PLACE

 Deficiencies

Concrete forms were left in place in a few areas. Recommend removing wood to prevent conditions conducive to wood destroying organisms and wood in contact with soil (rotting/water issues).

Recommendation
Contact your builder.



15.3.1 Ventilation In Crawlspace
EXCESSIVE HUMIDITY

 Deficiencies

I observed indications of excessive humidity levels and moisture in the crawlspace. Pictures show air exchangers and removal systems from crawl, inquire with builder as to proper settings and functionality to reduce moisture levels in crawl.

Recommendation
Contact your builder.



15.3.2 Ventilation In Crawlspace **POSSIBLE MICROBIAL GROWTH ISSUE**

I observed indications of a possible microbial growth on some boards. Without testing it is not determined. Recommend testing for definitive answer and remedy as necessary.

Recommendation
Contact your builder.

 Deficiencies

