



**Bayside Home Inspections, LLC**

104 Ewing Road

Ocean View DE 19970

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Inspection reference: #

## Confidential Inspection Report

ADDRESS 1

ADDRESS 2

DATE



Prepared for:

**NAME**

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Inspection: # Address:



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SAMPLE



This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report.

**DATE**

**NAME**

**Inspection Site**



**ADDRESS 1**  
**ADDRESS 2**

Dear NAME:

At your request, a visual inspection of the above referenced property was conducted on DATE. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**SUMMARY OF AREAS REQUIRING FURTHER EVALUATION**

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Please see below a list of issues the we recommend further evaluation or repair/replacement by appropriately Licensed Contractors. These findings are grouped by the rating categories, to include: Major Defects (MD),



Safety Hazards (SH), Maintenance and Monitor (MM) and Can't Confirm (CC). **Some issues listed below you may find in more than one rating category, for example, an issue may be a major defect, as well as a safety hazard.**

## MAJOR DEFECTS (MD)

### FOUNDATION

#### Crawlspace:

##### **2.1 Access:**

The crawlspace was inspected from the access way due to conditions that were unfavorable to the inspector.

Standing water was noted in the crawlspace. The access crawlspace was noted incomplete.

Recommend builder complete installation.

##### **2.4 Moisture:**

Standing water was noted on the floor in several areas of the crawlspace.

##### **2.6 Ventilation:**

Conditioned crawlspace. Conditioned crawlspace was noted incomplete.

Recommend builder completion.

##### **2.7 Floor:**

Concrete. Standing water was noted.

Recommend builder dry out and clean crawlspace floor.

### WALL SYSTEM

#### Wall Systems

##### **3.1 Framing**

Separated walls were also noted at the front exterior wall in the loft.

Bowed wall studs were noted at 2nd floor bedroom.

Recommend builder remove and replace bowed studs.



Front wall at loft area was noted not structurally connected and gaps were noted were not sealed completely.

Recommend builder make repairs/corrections as needed.

Fire stopping was noted incomplete at master bathroom shower water supply lines.

Fire stopping was noted incomplete at 2nd floor bath drain.

Recommend builder make correction/seal as necessary.

## **ROOFING**

### **Roofing**

#### ***4.4 Roof Covering Condition:***

Open vent penetration was noted on the left side of the roof.

Shingles were noted incomplete at the front right roof.

Recommend builder seal and complete roof installation.

## **COOLING**

### **Air Conditioning: 1**

#### ***6.1 Condensate Line:***

A condensate overflow pan is present. Over flow drain line was noted not connected.

Recommend builder complete and make final connections.

## **PLUMBING**

### **Waste Lines:**

#### ***7.5 Condition:***

Missing drain line was noted at master bathroom shower. No provisions were noted for clothes washer overflow pan.

Recommend calling a licensed plumbing contractor to complete the plumbing.

## **ELECTRICAL**



**Service:**

**8.1 Type & Condition:**

Underground. Circuit breakers.

**WINDOWS AND DOORS**

**Windows and Doors**

**9.1 Windows and Doors**

A broken window was noted at the family room. Recommend builder replacement.

**EXTERIOR**

**Exterior Walls:**

**10.1 Materials & Condition:**

Walls are constructed with OSB and House wrap. House wrap was noted damaged and loose.

Recommend calling a qualified trim siding contractor for further evaluation and repairs as needed.

**FIREPLACES**

**Fireplaces / Solid Fuel Heating:**

**12.1**

Gas log. Gas supply line was not installed at time of inspection.

Recommend builder complete installation.

**GARAGE**

**Roof:**

**13.2 Condition:**

Same as house. See house roof report.

**Garage Door:**

**13.4 Material - Condition:**



None installed at time of inspection.

## BATH

### Tub/Shower Fixtures & Drains:

#### **15.3 Tub/ Shower Fixtures & Drains**

See plumbing section master bathroom shower.

## PLUMBING SYSTEM

### Sump Pump:

#### **16.1 Crawlspace:**

Sump pump present.

Inspector was unable to test at the time of inspection due to no electrical power.

## SAFETY HAZARDS (SH)

## WALL SYSTEM

### Wall Systems

#### **3.1 Framing**

Fire stopping was noted incomplete at master bathroom shower water supply lines.

Fire stopping was noted incomplete at 2nd floor bath drain.

Recommend builder make correction/seal as necessary.

## MAINTENANCE AND MONITOR (MM)

*At the time of this pre-drywall inspection, no "Maintenance and Monitor" issues are noted. Given the timing of this inspection during the new construction phase (i.e., pre-drywall phase) items in this category would not necessarily be available for inspection.*

## CAN'T CONFIRM (CC)

*There were no items during this new construction pre-drywall inspection that fall in the "Can't Confirm" rating category.*



Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

**Joseph S. Cusumano DE Lic # H4-0000134**

*Bayside Home Inspections, LLC*

SAMPLE





## General

### RESIDENTIAL PREDRYWALL INSPECTION

#### 1. INSPECTION PURPOSE AND SCOPE

1.1 The purpose of these Standards of Professional Practice (Standards) is to establish a standard for inspectors who voluntarily use these Standards when performing residential predrywall inspections during construction of new residential structures and remodeling of existing residential structures.

1.2 Inspections performed in conformity with these Standards:

A. provide the client with additional objective information about the condition of inspected components at the time of the inspection;

B. are conducted by a construction generalist, not by a technical specialist;

C. are general and do not include or confirm conformity with:

1. building codes and other governmental laws and regulations,

2. manufacturers installation instructions,

3. construction plans, drawings, and specifications;

D. do not provide a warranty or guarantee regarding the condition of the property and of the inspected components.

1.3 These Standards do not limit inspectors from:

A. including other services or components in addition to those designated in these Standards;

B. excluding components from the inspection if requested by the client.

1.4 Inspectors who perform inspections in conformity with these Standards shall adhere to the ASHI® Code of Ethics For the Home Inspection Profession.

1.5 These Standards apply only to one and two-family residential structures, to townhouses, and to associated garages and carports.

#### 2. INSPECTION TIMING

2.1 Inspections performed in conformity with these Standards should occur after the following components have been installed:

A. foundation components,

B. floor, wall, and roof structural components,

C. plumbing, electrical, and rough-in components,

D. windows and exterior doors.

2.2 Inspections performed in conformity with these Standards may occur at a time other than that described in 2.1 if agreed to by the client.

2.3 Client shall schedule the inspection with the builder or other property owner and shall obtain permission for the inspector to enter to the property. Inspectors are not required to inspect or report the condition of components that are not installed, visually observable, or that are not readily accessible.

#### 3. INSPECTION AND REPORT



3.1 Inspectors shall inspect readily accessible, visually observable, installed components designated in these Standards.

3.2 Inspectors shall issue a written report that:

- A. identifies components that, in the professional judgment of the inspector, are significantly deficient;
- B. provides the reasoning or explanation as to the nature of the deficiencies reported in 3.2.A, that are not self-evident;
- C. recommends correction, further evaluation, or monitoring of components identified in 3.2.A;
- D. identifies components designated for inspection in these Standards that were present during the inspection but were not inspected and the reason(s) why they were not inspected.

### General Limitations and Exclusions

#### 16.1 General Limitations

- A. Inspectors are not required to perform any action or to make any determination not specifically required in these Standards.
- B. Inspections performed in conformity with these Standards are not:
  - 1. numerically complete,
  - 2. required to identify or to report concealed conditions, latent defects, consequential damages, and cosmetic issues.

#### 16.2 General Exclusions

- A. Inspectors are not required to determine:
  - 1. condition of components that are not installed or that are not visible and readily accessible,
  - 2. strength, adequacy, effectiveness, or efficiency, of any component, including structural components,
  - 3. whether construction plans, drawings, and specifications are complete, correct, internally consistent, or in conformity with manufacturers installation instructions,
  - 4. whether or not selections and optional features have been installed,
  - 5. methods, materials, or costs of corrections,
  - 6. future conditions including, but not limited to, component failure and the life expectancy of components,
  - 7. the suitability of the property for any specialized use,
  - 8. market value of the property or its marketability,
  - 9. the advisability of purchase of the property,
  - 10. the presence or absence of potentially hazardous plants and animals including, but not limited to, wood destroying organisms and diseases harmful to humans including molds and mold-like substances,
  - 11. the presence or absence of any environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in soil, water, and air,
  - 12. the adequacy or effectiveness of any system installed or method used to control or remove hazardous substances and conditions,
  - 13. operating costs of components,



14. acoustical properties of any component,

15. soil conditions relating to geotechnical or hydrologic specialties, and

16. whether any item, material, condition or component is subject to recall, controversy, litigation, product liability or other adverse claim or condition.

*B. Inspectors are not required to:*

1. perform any act or service contrary to law or regulation;

2. perform architectural, engineering, or surveying services or to confirm or evaluate such services performed by others;

3. perform any trade or any professional service other than as required in these Standards;

4. offer or provide warranties or guarantees of any kind;

5. inspect components in areas not entered in conformity with 16.2.C;

6. perform any procedure or operation or to enter any area that may, in the opinion of the inspector, be dangerous to the inspector or to other persons or that may cause damage to the property or to components;

7. describe or report on any component that is not designated in these Standards and that was not inspected;

8. move personal property, construction materials and equipment, temporary construction components, plants, soil, snow, ice, or debris;

9. dismantle any component;

10. inspect or evaluate the maintenance and operation of the construction site including compliance with safety procedures and regulations;

11. determine causes of or reasons for the condition of components identified in 3.2.A.

*C. Inspectors are not required to enter:*

1. under-floor crawl spaces and attics that are not readily accessible;

2. areas that are restricted by the builder, trade contractors, or property owner.

*D. Inspectors are not required to inspect:*

1. or to confirm conformity with energy efficiency requirements including, but not limited to, air infiltration and air sealing, ventilation, insulation amount and installation, radiant barriers, and HVAC equipment efficiency;

2. component interiors that are not readily accessible.

### **Glossary of Terms**

**Client:** A person who hires an inspector to perform an inspection in conformity with these Standards

**Component:** A primary part of a functionally related group that works together as a system, not including ancillary parts that do not contribute to the intended function of the system

**Cosmetic issues:** Defects that are superficial and that do not affect a components ability to function properly



**Describe:** To identify (in writing) a component, system, or method by its type or by other distinguishing characteristics

**Further evaluation:** Examination and analysis by a qualified professional, tradesman, or service technician using techniques and/or expertise that are beyond the scope of inspections performed in conformity with these Standards

**Habitable rooms:** Living, sleeping, eating and cooking rooms; not including bathrooms, toilet rooms, closets, storage and utility rooms

**Inspect:** To visually examine components in conformity with these Standards

**Inspector:** A person who is hired by a client to inspect a structure in conformity with these Standards

**Installed:** A component that is connected or set in position and prepared for use

**Internally consistent:** Measurements, specifications, and requirements are identical on all pages of a multi-page document

**Numerically complete:** An inspection that inspects every individual occurrence of a component

**Readily accessible:** A component that is located in an area where access is granted by the builder or property owner, and where access will not involve risk to persons or property, and that is visible without: (1) moving matter of any kind, and (2) using tools, and (3) using a ladder taller than twelve feet

**Technical specialist:** A person who, by reason of training, education, and experience, has expertise in a specific trade or profession that is beyond that of an inspector, and who might, by reason of this expertise, or by the use of specialized tools, instruments, measurements, testing, calculations, or other means discover issues not discovered by an inspector

#### **Additional Services**

The following is a list of additional services that Bayside Home Inspections, LLC can provide for an additional fee. Additional services include: Residential Home Inspections, Wood Destroying Insect Inspections, Water Samplings, Final Reinspection, Pre-Listing Inspections, New Construction Quality Assurance Phase Inspections, and/or Pre-Settlement Walk-Through Inspections.

We wish to remind you, "the Client", that Bayside Home Inspections, LLC is available for a nominal fee to perform a re-inspection of those items found to be deficient at the time and date of this home inspection. Items that have been repaired/replaced as agreed upon by both parties (e.g., client/seller).

Otherwise, it is recommended that you, as the Client, conduct a complete walk-through of the home with this inspection report in-hand prior to closing to help you identify any conditions that may or may NOT have been repaired/replaced since the time and date that this inspection was completed.

Thank you for choosing Bayside Home Inspections, LLC.  
Bayside Home Inspections, LLC is truly grateful for your business and appreciates your referrals.

#### **Report Limitations**

This report is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted American Society of Home Inspectors (ASHI) Standards of Practice, a copy of which is available upon request or available at [www.ashi.org](http://www.ashi.org).



*Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.*

*The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.*

*We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.*

*Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.*

*This report is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.*

*Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.*

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### Report Key

**Note: A Summary of the report can be found at the beginning of the report.**

Items not found in this report should be considered not inspected at this time and are beyond the scope of this inspection. Please read the entire report for important details, as there is important related information pertaining to this home contained therein. (Note: Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time.)

**Inspected items are rated as described below:**

**(S) "Serviceable"** = These systems or components were found to be in acceptable condition and performing as intended at the time and date of the inspection. Helpful tips and related information concerning various systems or components may also be noted in the body of the report.

**(MM) "Maintenance/Monitor"** = Deficient items in this category and the cost to repair such items would be considered minor in nature. In most cases, routine service or normal household maintenance of these items would be recommended. Typically, the items noted in this section reflect normal aging and wear, repairs over time are also common and result with older systems and components. Although these items may still be performing their intended purpose during the inspection, we would recommend monitoring them as their remaining useful life expectancy may be limited and additional repairs or replacement may be required in the near future. You, as the client, should consider budgeting for those additional expenses.

**(SH) "Safety/Health "** = These items were found to compromise the safety and health of individuals and/or their environment. Some safety and health risks may be more or less serious in nature, however, recommendations to correct these conditions as required would be advised to ensure proper safety and health. Further evaluation and needed repairs should **always** be performed by a qualified licensed contractor or technician.

**(MD) "Major Defect"** = Systems or components listed in this category were found to be non-functional, not operating properly, and in need of major repairs or costly replacement. It is strongly recommended that you, the client, prior to settlement, obtain the services of a qualified licensed contractor or technician to further evaluate the full extent of the repairs/replacement cost and scope of work associated with these subsequent **major defects**.

**(CC) "Cant Confirm "** = In some cases, due to certain conditions and/or circumstances that may exist at the time and date of the inspection, such as inclement weather, the item was not in operation, not visible, or not accessible. The inspector may be unable to fully determine the exact cause of an identified item or condition, or know whether or not the underlying cause has been repaired or what effect the future may have on an existing condition if not attended to. It is **strongly recommended** the buyer pursue confirmation as to the operation or condition of these unknown items with the seller or a qualified licensed contractor prior to settlement.

### Client & Inspection Site Information:

<b>1.1 Inspection Date &amp; Time:</b> DATE; TIME	<b>1.2 Client:</b> NAME	<b>1.3 Inspector</b> Inspector Joseph S. Cusumano DE Lic # H4-0000134.	<b>1.4 Inspection #</b> Inspection # 322020.
<b>1.5 Inspection Site:</b> ADDRESS Lot #	<b>1.6 Occupancy</b> Pre-Drywall New Construction.	<b>1.7 People Present</b> (#) Description.	





Frankford, DE 19945.

**Building Characteristics:**

<b>1.8 Estimated Age:</b> Under Construction.	<b>1.9 Building Style &amp; Type:</b> 1 family.	<b>1.10 Stories:</b> 2.	<b>1.11 Space Below Grade:</b> Crawlspace.
<b>1.12 Water Source:</b> Public.	<b>1.13 Sewage Disposal:</b> Public.	<b>1.14 Utilities Status:</b> All off new construction.	

**Climatic Conditions:**

<b>1.15 Weather:</b> Clear.	<b>1.16 Soil Conditions:</b> Damp.	<b>1.17 Outside Temperature (F):</b> 52 F.
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**Foundation**

*While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.*

*Inspectors are not required to measure the foundation or to determine whether it is plumb, square, or properly located on the property. Inspectors are not required to determine how water will flow on the property, nor whether the property or structure is in a flood hazard area. Inspectors are also not required to determine the structural integrity of any component.*

**Crawlspace:**

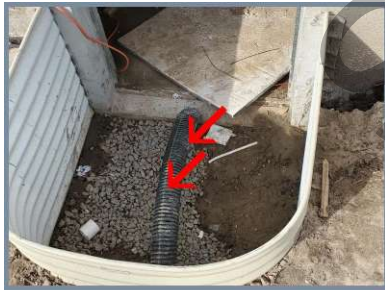
S MM SH MD CC

**2.1 Access:**

The crawlspace was inspected from the access way due to conditions that were unfavorable to the inspector.

Standing water was noted in the crawlspace. The access crawlspace was noted incomplete.

Recommend builder complete installation.



**Incomplete crawlspace access drain.**

**2.2 Walls:**

Wall materials are concrete block.

**2.3 Foundation Bolts:**

**2.4 Moisture:**

Standing water was noted on the floor in several areas of the crawlspace.



**Standing water in crawlspace.**

S MM SH MD CC

**2.5 Beams/Underfloor:**

Satisfactory - The main beam installed appears to be in satisfactory condition.



**Main beam in crawlspace**

**2.6 Ventilation:**

Conditioned crawlspace. Conditioned crawlspace was noted incomplete.  
Recommend builder completion.

**2.7 Floor:**

Concrete. Standing water was noted. Recommend builder dry out and clean crawlspace floor.



**Water at crawlspace floor.**

**2.8 Posts / Piers:**

There are hollow masonry piers installed in the crawlspace.





Block piers in crawlspace.

## Wall System

### Wall Systems

S MM SH MD CC

#### 3.1 Framing

- Separated walls were also noted at the front exterior wall in the loft.
  - Bowed wall studs were noted at 2nd floor bedroom
  - Front wall at loft area was noted not structurally connected and gaps were noted were not sealed completely.
  - Fire stopping was noted incomplete at master bathroom shower water supply lines.
  - Fire stopping was noted incomplete at 2nd floor bath drain.
- Recommend builder remove and replace bowed studs.
- Recommend builder make repairs/corrections as needed.
- Recommend builder make correction/seal as necessary.



Separated wall in 2nd floor loft.



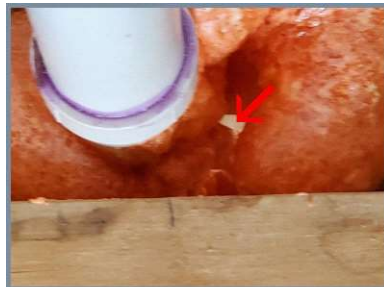
Bowed wall stud at second floor bedroom.



Wall not connected at front wall loft.



Missing fire stopping master bath shower.



Incomplete fire stopping 2nd floor drain.



# Roofing

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Inspectors are not required to determine the structural integrity of any component

## Roof:

S MM SH MD CC

### 4.1 Style:

Gable.

### 4.2 Roof Access:

Viewed from ground with binoculars. Viewed from window.

### 4.3 Roof Covering:

Composition shingles. Architectural heavy duty design.

### 4.4 Roof Covering Condition:

Open vent penetration was noted on the left side of the roof.

Shingles were noted incomplete at the front right roof.

Recommend builder seal and complete roof installation.



Open Roof penetrations.



Incomplete roof material.



Open interior roof penetration.

## Valleys:

### 4.5

Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.



Roof valleys.

## Heating

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### Heating Equipment: 1

#### 5.1 Type & Location:

Forced Air. Heat pump. Location - second floor utility room.



Indoor air handler.

#### 5.2 Fuel Source:

Electric.

#### 5.3 Approx. Age:

Under construction.

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#### 5.4 General Operation & Cabinet:

Under construction.



**Ductwork / Distribution:**

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**5.5 Ducts / Air Supply:**

- Flexible Round. Supply registers were noted in all of the habitable living space. Return air vents were noted at appropriate locations.
- Flexible Round.



**Air return vent.**



**Flexible round supply ducts.**

**Cooling**

**Air Conditioning: 1**

**6.1 Condensate Line:**

- A condensate overflow pan is present. Over flow drain line was noted not connected.

Recommend builder complete and make final connections.



**Incomplete over flow drain.**

**Plumbing**

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged





to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

**Main Line:**

**7.1 Shut Off:**  
Main shutoff valve was not installed at time of inspection.

**Supply Lines:**

**7.2 Material:**  
Plastic - PEX.  
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**7.3 Condition:**

**Waste Lines:**

**7.4 Material:**  
PVC.

**7.5 Condition:**  
     Missing drain line was noted at master bathroom shower. No provisions were noted for clothes washer overflow pan.

Recommend calling a licensed plumbing contractor to complete the plumbing.



**Hose Bibs / Hookups:**

**7.6 General:**  
     Frost proof type. Not tested due to no water supply.



See Bathrooms section of report for information about plumbing and fixtures in those areas.

**Electrical**



We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

**Service:**

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**8.1 Type & Condition:**

Underground. Circuit breakers.



**Underground electrical service.**

**8.2 Grounding Equipment:**

Ground Rod.



**Ground rods.**

**Electrical Distribution Panels:**

**8.3 Main Panel Location:**

Garage.

**8.4 Main Circuit Rating:**

200 amps.

**8.5 Entrance Cable Size:**

4/0 Aluminum.

**8.6 Service Disconnect Switch:**

Located at bottom of main electrical panel. Not tested due to no electrical service at time of inspection.



200 amp main circuit breaker.

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8.7 Main Panel Observations:

- 



Main electrical panel in garage.

Conductors:

8.8 Entrance Cables:

- Aluminum - OK. Appears serviceable.

8.9 Branch Wiring:

- Copper, Appears serviceable.

Switches & Fixtures:

8.10 General:

- Rough wiring only. Smoke detector rough wiring was noted.



Rough wiring for smoke detectors.

Electrical Outlets:

8.11 General:

- Rough wiring only.



Receptacle rough wiring.

### Ceiling Fan

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8.12

Rough In Only. Rough wiring has been provided for ceiling fans.

## Windows and Doors

Inspectors are not required to determine the presence, absence, and orientation of low emissivity coatings.

### Windows and Doors

#### 9.1 Windows and Doors

A broken window was noted at the family room.

Recommend builder replacement.



Broken window at family room.

## Exterior

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Inspectors are not required to determine whether proposed or installed horizontal support components are structurally adequate to support imposed loads.

### Exterior Walls:





**10.1 Materials & Condition:**

- Walls are constructed with OSB and House wrap. House wrap was noted damaged and loose.

Recommend calling a qualified trim siding contractor for further evaluation and repairs as needed.



**Exterior Doors:**

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**10.2 Exterior Doors**

- Composite, Sliding Vinyl.

**Foundation:**

**10.3 Materials & Condition:**

- Block.

*This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.*

**Paving Conditions:**

**10.4 Exterior Steps / Stoops:**

- Concrete.



**Patio / Porch:**

**10.5 Slab:**

- Patio type: Concrete.



Rear porch.

## Interior

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

### Ceilings:

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#### 11.1 General Type & Condition:

Wood trusses.



Wood trusses

### Floors:

#### 11.2 General:

OSB Sheathing.



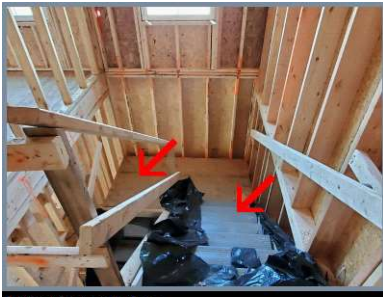
OSB floor sheathing.

### Stairs & Handrails:

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#### 11.3 Condition:

Interior stairs appear serviceable.



Interior stairs.

## Fireplaces

### Fireplaces / Solid Fuel Heating:

#### 12.1

Gas log. Gas supply line was not installed at time of inspection.

Recommend builder complete installation.



Gas fire place.

## Garage

*Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.*



**Type:**

**13.1**  
Attached. Under main house roof. Two car.

**Roof:**

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**13.2 Condition:**  
     Same as house. See house roof report.

**Ceilings:**

**13.3 Condition:**  
     Open Framing.



**Garage ceilings**

**Garage Door:**

**13.4 Material - Condition:**  
     None installed at time of inspection.

**13.5 Service Doors:**  
     Garage service door noted installed.



**Garage service door.**

**Garage Walls:**

**13.6 Type & Condition:**  
     Wood. Open framing.



Garage walls.

**Floor:**

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**13.7 Condition:**

Concrete.



Garage floor.

**Kitchen**

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

**Ventilation:**

**14.1 Type & Condition:**

External. Rough in only.



Kitchen vent ductwork.

**Bath**





*In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.*

*Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.*

**Baths:**

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**15.1 Sinks and Cabinets**

**Sinks and Drains**

**15.2 Sinks & Drains**

Rough plumbing only.



**Bathroom rough plumbing.**

**Tub/Shower Fixtures & Drains:**

**15.3 Tub/ Shower Fixtures & Drains**

See plumbing section master bathroom shower.

**Bath Ventilation**

**15.4 Bath Ventilation**

Rough in only.



**Bath vent and ductwork.**

**Outdoor showers**

**15.5 Outdoor Showers**

Rough plumbing only.



Outdoor shower rough plumbing.

## PLUMBING SYSTEM

### Sump Pump:

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#### 16.1 Crawlspace:

- Sump pump present. Inspector was unable to test at the time of inspection due to no electrical power.

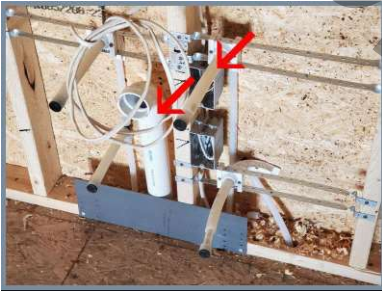


Sump pump in crawlspace.

### Fixtures & Drain

#### 16.2 Kitchen Sink:

- Rough plumbing only.



Kitchen rough plumbing.