

Report: 3732

Confidential Inspection Report

February 14, 2025



Prepared for [REDACTED]

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GENERAL INFORMATION

Client & Site Information:

Inspection Date:
February 14, 2025.

Inspection Time:
9:00 AM.

Client:
Nisarg Patel

Inspection Site:
[REDACTED]

People Present:

Buyer(s)

Building Characteristics:

Estimated Age:
New Construction.

Building Style & Type:
1 family, Colonial.

Stories:
2

Water Source:

Public.

Sewage Disposal:

Public.

General Property Condition:



An inspection of the above referenced property was performed on February 14, 2025. The purpose of the inspection was to identify deficiencies, observe construction progression, and make recommendations for repair/correction. Have a qualified contractor evaluate the systems and repair/replace items and conditions noted in this report prior to installing drywall to reduce the risk of personal injury or property damage. Have the contractor evaluate the entire effected system or components listed that require attention to ensure that no hidden damage exists. Due to the nature of the construction phase, some of the observations made during pre-drywall inspections are in reference to components of the building that are "in progress" or incomplete.

Climatic Conditions:

Weather:
Clear.

Soil Conditions:
Frozen.

Outside Temperature (f):
30-40.

GROUNDS

We do not focus on cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. Any reference to grading and drainage is limited to only areas around the exterior of the 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. 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:

Driveway:

Driveway was not yet completed. This is typically occur later in the construction phase. Consult with builder for timing.



Walks:

The walkways or sidewalks have not yet been installed. Consult seller for more information about timing.

Exterior Steps:

No steps from the exterior to the property were noted. This is normal at this phase of construction. Consult builder for timing for installation of exterior steps and handrails where needed.

Front Porch:

Masonry:

The front porch has not yet been fully installed with only some components in place. Consult builder for timing and materials intended to complete the porch.



Cover / Roof:

Incomplete roof installation. Metal has not yet been installed. Consult builder

for install date.



Decks / Balcony:

Deck:

No deck installed at rear doors. Fall protection is needed at all door opening to an unsafe condition. Proper protection is currently installed at the rear door.

Grading:

Site:

Generally flat, Evidence of poor drainage noted. Consult builder for plans for proper water management in the yard and away from the building structure.

Landscaping:

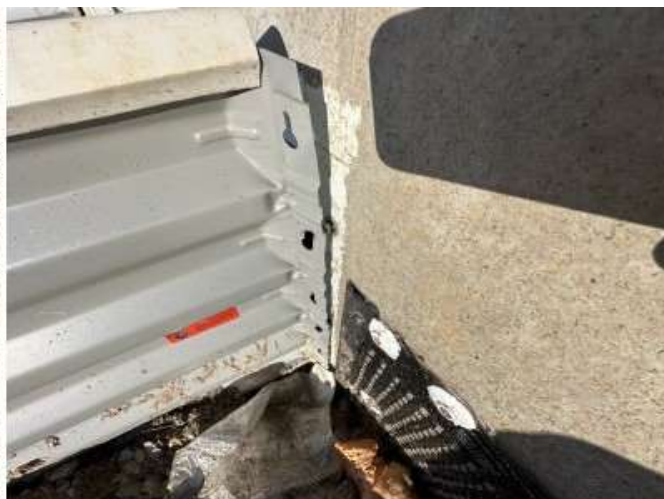
Grounds:

Incomplete yard noted. Inquire with builder as to schedule for sod or grass seeding.

Retaining Walls:

Windows Wells:

Uncovered. Installing rain covers can improve drainage and protect foundation. Egress ladders and or steps are required on window wells deeper than 44" and must be permanently attached. An egress ladder or step may encroach into well up to 6". Steps and/or distance between rungs of the ladder can't exceed 18". Window well(s) have become detached from the foundation at the side bolts. Recommend reattaching and sealing to prevent dirt and moisture from entering the well.



EXTERIOR

All exterior landscaping should allow for ground surface and roof water to flow away from the foundation. All exterior surfaces should shed weather away from the dwelling. All concrete slabs experience some degree of cracking due to shrinkage in the curing process. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Monitor and maintain all exterior systems to protect the dwelling.

Foundation:

Type:

Poured concrete, Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the concrete mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year.

Exterior Walls:

Siding/Walls:

Ensure all exterior penetrations are sealed to prevent moisture, insect, or rodent entry.



Flashing & Trim:

General house wrap, seal tape, drip edges, and flashing appear proper for the current stage of construction.



Exterior Doors:

Type:

Temporary exterior doors appear to be in place. Consult builder for installation of final finished doors.

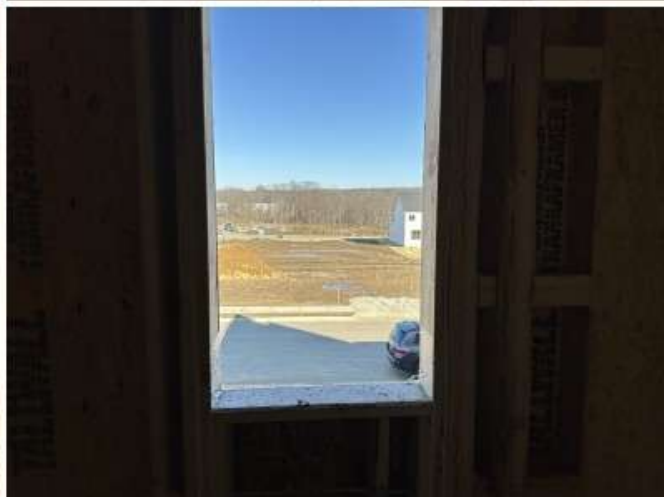
Exterior Windows:

Type:

Vinyl frame / vinyl clad, Double pane thermal insulated.

Condition:

Broken glass noted in one 2nd floor front window and one 2nd floor side window. Missing lower sash and damaged window noted in one 2nd floor front window. Missing window entirely noted in one front 2nd floor window. Consult builder concerning replacement windows.



Exterior Sills:

Proper sill seal tape is noted in all the windows to mitigate moisture entry.



ROOF

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 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. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring. 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. It is recommended that you ask the sellers about any warranties related to the roofing, and that you include comprehensive roof coverage in your home insurance policy.

Roof:

Style:

Gable.



Roof Access:

New construction roofs are not walked on to protect the builder's installation. High winds prevented drone inspection.

Approximate Roofing Age:

Roofing material appears to be approximately 1 year old. Inquire with seller to confirm age and about any applicable warranty documentation.

Roof Covering:

Asphalt composition shingles, Architectural shingles, upgraded lifespan design. Roof shingles are rated for 20 to 30 years useful life.

Roof Covering Condition:

Roofing material appears to be in good condition for its age and nature. Roof was observed for water flow management and proper installation standards. No defects were noted.

Flashings:

Metal.

Valleys:

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.

Gutters & Downspouts:

Type & Condition:

At this phase of construction gutters are not yet installed. Consult with builder concerning the termination of the gutter downspouts and if they will be part of a subground system of water management or simple drain to the yard.

ATTIC

The attic space by definition is the space between the top of insulation and the roof sheathing. This can be large and used for storage or as small as inches of ventilation space. Attics are entered when possible for inspection. Insulation coverage limits inspection of wiring and can hide evidence of leakage stains. Storage, if applicable, should be limited to light objects such as empty computer boxes, empty luggage and holiday decorations. Use caution when navigating the attic area being careful of footing and support.

Attic & Insulation:

Structure:

Trusses.

Sheathing:

Truss locking plates, roof deck locking clips, and joist hangers were proper. No improper truss cuts or missing locking plates were noted in accessible areas of the property. Plywood sheathing.

Light noted at peak of front dormer. It could not be determined if this was missing shingles, loose ridge vents, neither or otherwise. Recommend review by the builder to determine if this is a leak risk and if repairs are necessary.



Ventilation Provisions:

Attic Ventilation:

Ridge vents noted from the exterior but not visible from the interior main attic. Consult with builder if proper ridge vents opening were but at the roof sheathing at the peak.

There are soffit vents installed. Proper baffles were noted in the soffit bays to prevent insulation from blocking the vent air flow.



BASEMENT - CRAWLSPACE

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.

Basement:

Access: Unfinished, fully accessible.

Basement Stairs: Wood, Stairs are serviceable. Keep clear of trip hazards.

Foundation Walls: Poured concrete. Minor shrinkage cracks noted where visible. Cracks noted at poured concrete foundation. Cracks are less than 1/4 inch, and no further movement or displacement noted indicating this is not a structural issue. Suggest evaluation for epoxy or urethane foam repair by qualified contractor to prevent water entry.



Beams: Steel. Proper squash blocks noted at load bearing TJI joists above the steel I-beam.



Posts/Columns: Steel.

Joists: Engineered joists; TJI (Truss Joist I-beam)

Subfloor: OSB- Oriented Strand Board.

Floor: Concrete floor.

Windows: The windows as installed appear to be satisfactory. The windows installed in the basement level appear to be egress accessible in case of an emergency.

Radon Remediation System

Keep area clear of obstructions.

Passive piping noted in place for a radon system. In the event high levels of radon are detected this pipe should be evaluated and utilized by a radon remediation company.

Gas Pipes*Basement:*

Gas manifold noted. No defects noted.

HEATING - AIR CONDITIONING

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 if there is a concern.

Normal service and maintenance is recommended on a yearly basis.

Heating Equipment:

<i>Fuel Source:</i>	Natural Gas.
<i>Heat Type:</i>	Forced Air. Location- Basement, Attic.
<i>Brand:</i>	Carrier brand.
<i>Age / Date Manufactured:</i>	Manufactured/installed in 2025.
<i>Furnace Efficiency:</i>	High efficiency system. Typically run 92%+ efficiency. The expected life of a high efficiency system in this area is 15 to 25 years. Yearly routine maintenance and cleaning by a qualified technician is required for proper operation and life.
<i>General Operation & Cabinet:</i>	The HVAC systems at the property are not yet fully installed and are not operational at this phase of inspection.
<i>Combustion Air:</i>	Exterior combustion air supply.
<i>Flue, Vent, Connector Pipe:</i>	The exhaust pipe is plastic, direct venting heating unit to exterior through sidewall.
<i>Air Filters:</i>	A higher efficiency pleated media type filter is intended for this unit but has not yet been installed. Confirm with the builder that filters will be installed prior to testing the hvac systems in the home.

Air Conditioning:

<i>Primary Type:</i>	Central.
<i>Brand:</i>	Carrier brand.

Ductwork / Pipes / Distribution:

<i>Ducts / Pipes:</i>	Proper ducting support and soft angles noted. The supply and return vents are noted installed too close to each other in all 2nd floor bedrooms. A recommended 10 feet or more of distance provides proper air flow for efficiency. Consult with the builder for improvements. Additionally, the supply vents for the front corner bedroom and the master bedroom are mounted in or close to the centers of the room. It is customary to have supply vents at the exterior walls of a room and not directly over where beds will most likely be placed. Consult the builder for improvements.
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PLUMBING SYSTEM

All underground, under slab, and hidden piping related to water supply, waste, or sprinkler use are excluded from this visual 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 tested if not in daily use. The inspector cannot state the effectiveness or operation of any water conditioning equipment, fire and lawn sprinkler systems, on-site well water quality and quantity, on-site waste disposal systems, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

Main Water Supply:

Water Source:

Public water, Meter located under cover at front exterior.



Main Supply Pipe Material:

Plastic. Debris is noted in the toilet drain in the basement bathroom. This construction debris could potentially clog or damage the grinder pump once running. A proper cap should have been placed over this drain to prevent debris from entering. Recommend vacuuming out the debris prior to installation of toilet.



Secondary Supply Pipes:

Material:

Plastic, Cross-linked Polyethylene (PEX) pipes noted. Popular in Europe for decades, PEX has gained popularity in the US for good reason. It is flexible, easy to install and less prone to freeze damage.

Waste Pipes:

Material: Plastic, PVC.

Water Heater:

Type: Tankless water heater noted, also called a flash water heater. This unit can provide unlimited hot water at a normal rate. Regular flushing and maintenance is needed by a qualified plumber as heat exchanger calcifies. Recommend contacting a qualified plumber for more information and to schedule maintenance as needed.
Units are typically rated for 15 to 25 years life with regular maintenance and heat exchanger replacement as needed.

Fuel Source: Natural Gas. Shut off noted at unit.

Age: Manufactured/Installed in 2024.

Temperature/Pressure Valve (tpr): *Relief* Proper TPR down pipe noted.

Condition: At this phase of construction the water heater is not fully installed and water is not tested through them.

Sanitary Sewer Pump:

Sanitary Sewer Sump A sanitary sewer sump and pump were noted. Used to lift waste to the sewer/septic. Unit can not be tested due to no running water at the property at this phase of construction.

Sump Pump:

Basement: Sump pump drains to the exterior. Maintain water flow away from structure like one would downspout drainage. Sump pump appears integral to preventing water entry into the basement. Recommend installing a battery backup system and high water alarm to protect during power outage.

Fire Sprinkler System

Secondary Supply Pipes: A fire sprinkler system was noted. When properly installed and maintained, automatic fire sprinkler systems have proven to be an effective means for protecting life and property against fire. Recommend regular inspection and maintenance as needed by a qualified specialist.
There are no parts of a fire sprinkler system that are designed to be serviceable by a homeowner.

INTERIOR

Our inspection of living spaces 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. These are typically caused by minor movement, such as wood shrinkage, and common settling, and will often reappear if they are not correctly repaired. 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.

Wiring:

Interior:

Unsecured wiring is noted at the front wall of the garage. All wiring must be secured every 4 feet by a qualified electrician.



ELECTRICAL SYSTEM

Wiring And Fixtures:

Exterior Walls:

No lighting fixtures are currently installed. This is completed after the siding installation.

Wiring:

Basement:

Visible wiring appears intact and proper.

INTERIOR ROOMS

Floors:*Interior:*

Oriented Strand Board. Wood flooring, OSB (Oriented Strand Board)

Walls:*Interior:*

Open stud walls were present with no insulation except for spray foam and caulking. No defects were noted with the studs, weight loads disbursement, and general carpentry and framing.

Missing nail plate noted at base of corner of front master bedroom closet. Recommend installation of the nail plate to protect wiring at this location.

TJI joists were noted connected to the main center support steel I-Beam on the first floor. A wooden bolted top nailer is noted at the top of the steel beam. Because top-mount joist hangers won't resist twisting as well as face-mount hangers, it may be necessary to use strapping below or blocking between the joists. Consult with builder for consideration of this improvement.

