



PEOPLE'S CHOICE INSPECTIONS LLC.

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<https://pciworks4you.com>



PRE-DRYWALL INSPECTION

1000 Elm Street
Raleigh, NC 27610

John Doe
MAY 16, 2022



Inspector

Chris Huffman

(Owner) Licensed home inspector MD & NC thru
AHIT, Licensed/Certified in Radon, Mold, Water
quality testing and Thermal imaging, Former building
contractor, Licensed Electrician 25+ years

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SUMMARY

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home.

This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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- ⚠ 4.2.1 Exterior - Exterior Add-Ons: Guardrails missing
 - ⊖ 4.2.2 Exterior - Exterior Add-Ons: Support posts not level
 - ⊖ 4.3.1 Exterior - Wall Sheathing: Daylight visible
 - ⊖ 5.1.1 Interior - Ceiling Framing: Ceiling framing improperly notched
 - ⊖ 5.2.1 Interior - Walls & Columns Plumb/Bowed: Bowed Studs
 - ⊖ 5.2.2 Interior - Walls & Columns Plumb/Bowed: Twisted Studs
 - ⊖ 5.2.3 Interior - Walls & Columns Plumb/Bowed: Damaged Blocking
 - ⊖ 5.2.4 Interior - Walls & Columns Plumb/Bowed: Studs not level
 - ⊖ 5.2.5 Interior - Walls & Columns Plumb/Bowed: Studs not attached properly
 - ⊖ 5.6.1 Interior - Cabinet/Vanity Blocking Installed: Missing Cabinet Blocking

- ⊖ 5.7.1 Interior - Hardware Blocking Installed: Missing Hardware Blocking
- ⊖ 5.8.1 Interior - Pedestal Sink Blocking Installed: Missing Pedestal Sink Blocking
- ⊖ 5.9.1 Interior - Tub/Shower Blocking Installed: Missing Perimeter Blocking
- ⊖ 5.12.1 Interior - Crawl space floor issue: Crawl space flooring issue
- ⊖ 7.4.1 Plumbing - Nail Guards Properly Installed & Secured: Nail Guards

1: GENERAL INFORMATION

Information

Information: Inspection Date

05/16/2022

Client information: Should attempt to obtain all warranties, guarantees, transferable warranties for: HVAC systems, any foundation work, structural repairs, water proofing, equipment, new roof (possibly age of roof), appliances, equipment, sump pumps, etc. Permits should be researched on all homes especially those of flipped/recently renovated homes

Please read the entire report. Other observations and narratives or deficiencies may be contained within the body of the report but not in this summary page. Please also use this report as a tool to improve and keep your home in good condition now and for the future because future issues and surprises will always happen when owning a home ex: roof leaks, surprises behind walls that are unable to be viewed, components of the home fail over time, plumbing leaks etc. & remember this report and inspection is only proof of the condition of the home at the time of the inspection and does not guarantee or warranty anything in regards to the condition of the home after the day of the inspection. All items listed in the report were the condition at the time of the inspection that were observed and there are no guarantees for the future conditions or failure of a component regarding the home are giving. People's Choice Inspections LLC agrees to perform a visual & written inspection report identifying the defects that the inspector both observed and deemed material. People's Choice Inspections LLC does perform re-inspections of a home after the initial home inspection. The person/company/licensed professional completing the work should provide you with receipts of work completed = they have "stamped" it put their name on it verifying it is done correctly. The report is only supplementary to the sellers disclosure. The comments are only certain recommendations for improvements it is up to the client to decide on any & all repairs needed, all areas of repair should be done by a professional and when reviewing repairs they should always further review evaluate and repair as needed. This report is for the client only listed on the report and not for any other person with intent to or actual completion of purchasing the home. Respectfully submitted People's Choice Inspections LLC

Limitations

Information

PARTIAL INSPECTION

The Inspection was only partially completed due to the phase of the build. This inspection is considered a Pre-Drywall inspection due to its phase of construction.

2: INSPECTION DETAILS

Information

General Site Information: Style of Home	General Site Information: Weather Conditions	General Site Information: Temperature
Single Family, 1 Story	Sunny, Recent rain	76 73

General Site Information: In Attendance

Client(s), Inspector, Builder

Recommend client gain copies of the pre-drywall inspection from the county inspectors, they may have more information and or areas that need to be repaired prior to drywall. This is not a code compliant inspection

General Site Information: Miscellaneous

No

Miscellaneous wires are on most homes Time Warner, Cincinnati Bell, Direct TV & Dish. Items not inspected include: Low voltage wiring, oil tanks, working ability of humidifiers ,underground sprinklers, landscape lighting, antennas, water softeners, washer/dryer, speaker systems, underground sewer lines & solar powered equipment/generators are not part of a home inspection.

[Underground sewer lines are not inspected/not visible, if client has concerns you should hire a plumber to do a sewer scan with camera to ensure no broken sewer lines](#)

Vacant home disclosure & awareness: Vacant homes have a greater potential for developing fungal growth or a microbial growth due to not being lived in, air circulation issues and the potential for leaks to be present when no one is aware which can breed the growth of fungal organisms. Homes built prior to 1989 when the US banned asbestos may still contain this product, not able to inspect behind wallpaper or hidden/blocked items. If the client would like a mold test/air sampling completed please refer to our website at pciworks4you.com

Homes built prior to 1989 when the US tried to ban asbestos but it was overturned and may still contain this product, not able to inspect behind wallpaper or hidden/blocked items in red mark throughout this report indicating damage or items marked as needing repair may result in further damage or may present a health or safety hazard if not repaired by a qualified contractor . [Link about asbestos products](#)

Possible lead paint in the homes built around 1978 due to age: [Click here for info on lead paint in homes](#)

If you are having an appraisal done on the home the appraiser may point out other areas that the bank will see and future or further inspections & repairs may be needed to secure bank financing.

General Site Information: Additional building permits and inspections

Building permits and final inspections will be completed by the county. they're most likely will be more that will need to be addressed by the builders based on the county's recommendations

General Introduction: General Introduction

Introduction: The following numbered and attached pages are your home inspection report. The Standards contain certain and very important limitations, expectations and exclusions to the inspection.

Your Inspector may bring: to your attention and discuss certain Recommended Upgrades of original and functioning installations and assemblies of Systems and Components that you may wish to consider implementing as part of upgrading your home. These Recommended Upgrades may exceed some of the building and construction standards that applied at the time of the original construction of the home. The differences between any such original building and construction standards and current standards do not constitute "deficiencies" in the subject property. Recommended Upgrades should be performed only by Qualified parties in accordance with all applicable industry standards and governmental requirements pertaining to permits, codes, ordinances, and regulations.

We recommend that client check with the Building and Planning Department to see if there are any "open" or previous permits on a property they are considering purchasing. An "open" permit could prevent another permit from being issued for the property and there could be some outstanding issues that need to be addressed

Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice."

Use of photos and video: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

What really matters in a home inspection: The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself/herself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories: 1. Major defects. An example of this would be a significant structural failure. 2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example. 3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damaged caused by termite infestation, for example. 4. Safety hazards. Such as a lack of AFCI/GFCI outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

3: ROOF

Information

Inspecting Method Drone, Ground	Roof-Type Gable	Roof Covering materials Asphalt/Fiberglass
Roof Structure Rafters, Trusses, Wood, OSB, Collar ties, Knee wall, Lateral bracing	Attic Access Pull Down stairs	Attic Ventilation Ridge vents, Soffit Vents
Roof,Chimney, Flashing : Flashing materials Not yet installed	Roof,Chimney, Flashing : Flashing conditions Not installed	Valleys: Materials Not Visible
Valleys: Valleys conditions Not visible	Plumbing vents: Plumbing vents Present	Plumbing vents: Plumbing Vents conditions Satisfactory
Skylights: Skylights N/A	Skylights: Skylight conditions N/A	
Chimney Metal Flue Pipe, Gas vented		



Roof Covering/conditions: Roof coverings conditions

Satisfactory

**Roof Covering/conditions: Roof Covering tips/info**

It is recommended that homeowners practice roof maintenance by keeping the gutters clean, and regularly removing leaves and other debris to allow water to drain effectively from the roof.

Regardless of the type of shingle used, there are two significant factors with regard to wear: Exposure and Slope. Sunlight is one of the biggest enemies of asphalt roofs and in many areas, the south and west exposures wear out the fastest. The steeper the slope, the longer the shingles will last.

As asphalt shingles wear, they lose their granular covering. The granular material protects the shingles from ultra-violet light. As granules wear off, the shingles dry out and become brittle. They crack, buckle and curl. Shingles wear out first where the granular material is lost. This may be due to heavy foot traffic, abrasion from tree branches, erosion from downspouts discharging onto the roof surface, or manufacturing defects.

Roof,Chimney, Flashing : Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Limitations

General

VISIBILITY WAS LIMITED TO EITHER SNOW OR ICE

No

Visibility was limited to either snow or ice coverings. complete inspection was limited due to this reason.

4: EXTERIOR

Information

Foundation Walls & Slab:

Foundation Wall Type

Concrete block

Foundation Walls & Slab:

Concrete Slab Type

Garage
Poured concrete

Foundation Walls & Slab:

Concrete Slab Conditions

Satisfactory



Exterior Add-Ons: Exterior Add-Ons/Additions

Deck, Covered Porch

Exterior Add-Ons: Conditions

Marginal

Wall Sheathing: Exterior Wall Sheathing

OSB

Wall Sheathing: Wall Sheathing Conditions

Marginal

Windows and frames: Window Types

Vinyl, Single-hung, Tilt feature

Exterior Doors: Exterior Entry Doors

Not yet installed

Exterior Doors: Exterior doors conditions

Not yet installed

Foundation Walls & Slab: Foundation Wall Conditions

Satisfactory



Wall Sheathing: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

House Wrap : Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Fascia & Soffit: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Windows and frames: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Exterior Doors: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Limitations

Exterior Doors

NOT YET INSTALLED

Garage Doors

NOT YET INSTALLED

Builder recommendations

4.2.1 Exterior Add-Ons

GUARDRAILS MISSING

DECK

Guardrails are **REQUIRED** when a landing or walking surface is above 30 inches from the ground. Recommend that a licensed contractor install.

Recommendation

Contact a qualified deck contractor.



Safety Hazard



4.2.2 Exterior Add-Ons

SUPPORT POSTS NOT LEVEL

FRONT PORCH AWNING SUPPORT, BACK DECK SUPPORT POSTS

Recommendation

Contact a qualified deck contractor.



4.3.1 Wall Sheathing

DAYLIGHT VISIBLE

OSB IN SOME SPOTS LOCATED IN THE CRAWL SPACE AREA

Recommendation

Contact your builder.



5: INTERIOR

Information

Ceiling Framing: Condition Marginal	Walls & Columns Plumb/Bowed: Inside sheathing dry at the time of the inspection	Interior wall sheathing : Condition of wall sheathing Satisfactory
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Ceiling Framing: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.



Walls & Columns Plumb/Bowed: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.



Stairs, Steps, Landings, Stairways & Handrails: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Stairs Properly Framed and Railing Block Installed: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Sub-Flooring Installed & Secured: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Cabinet/Vanity Blocking Installed: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Hardware Blocking Installed: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

This is not required by the Builder but a good recommendation to allow the towel bars, toilet paper holders etc to be secured better and prevent damage later during normal use.

Pedestal Sink Blocking Installed: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Tub/Shower Blocking Installed: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Tub,Shower Level: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Limitations

Tub,Shower Level

NOT YET INSTALLED

Builder recommendations

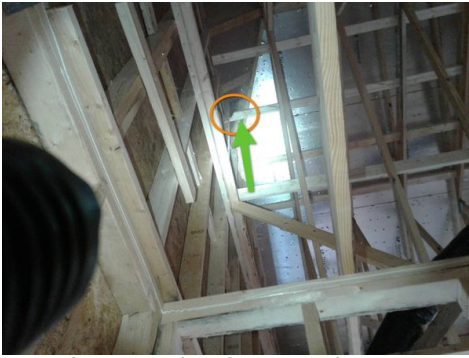
5.1.1 Ceiling Framing

CEILING FRAMING IMPROPERLY NOTCHED

ATTIC

Recommendation

Contact your builder.



Seen from inside of pantry closet looking up



Seen looking up from master walk in closet

5.2.1 Walls & Columns Plumb/Bowed

BOWED STUDS

MASTER BEDROOM CLOSET

The Framed Wall had bows in various areas at the time of inspection. We recommend to inspect and repair prior to drywall.

Observation: The wall is bowed.

Performance Guideline: Walls will not bow more than 1 /2 inch out of line within any 32 inch horizontal measurement, or 1 /2 inch out of line within any 8 foot vertical measurement.

Corrective Measure: The contractor will repair the wall to meet the performance guideline.

Recommendation

Contact your builder.



5.2.2 Walls & Columns Plumb/Bowed

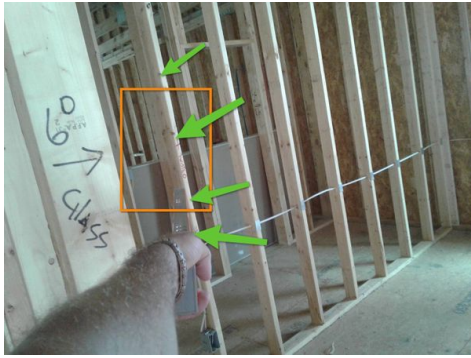
TWISTED STUDS

OFFICE/FLEX ROOM

The Studs were twisted and should be replaced. These framing members will only get worse. We recommend to inspect and repair/replace.

Recommendation

Contact your builder.



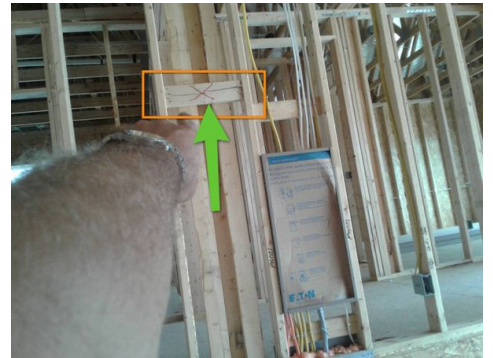
5.2.3 Walls & Columns Plumb/Bowed

DAMAGED BLOCKING

GARAGE

Recommendation

Contact your builder.



Garage blocking split

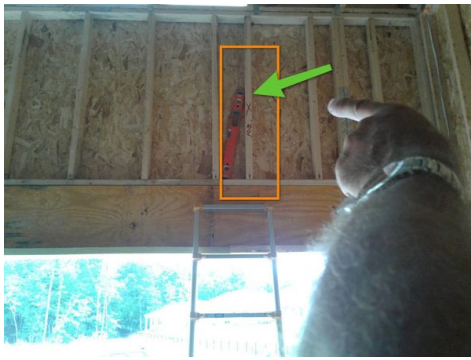
5.2.4 Walls & Columns Plumb/Bowed

STUDS NOT LEVEL

GARAGE, FRONT BEDROOM

Recommendation

Contact your builder.



Front bedroom wall stud at entry hallway



Front bedroom wall stud location

5.2.5 Walls & Columns Plumb/Bowed

STUDS NOT ATTACHED PROPERLY

KITCHEN,

Recommendation

Contact your builder.



Kitchen pantry wall stud



Exposed nails missing stud. Crawl space



Exposed nails back left of crawl space stud. Right side of left rear pocket

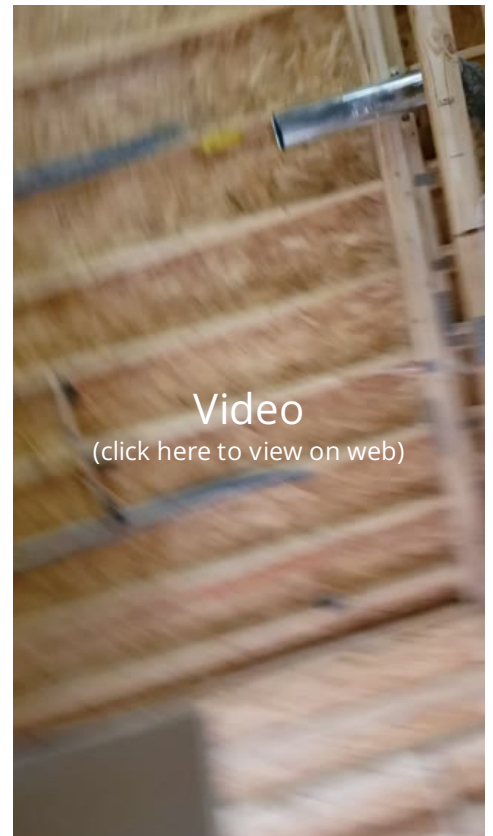
5.6.1 Cabinet/Vanity Blocking Installed

MISSING CABINET BLOCKING

The Cabinet Blocking was not installed. This helps to make the cabinet installation easier and stronger. We recommend to inspect and install.

Recommendation

Contact your builder.



5.7.1 Hardware Blocking Installed

MISSING HARDWARE BLOCKING

The Hardware Blocking was not installed. This helps to make the hardware installation easier and stronger. We recommend to inspect and install.

This is only a recommendation and would cost more to install.

Recommendation
Contact your builder.

5.8.1 Pedestal Sink Blocking Installed

MISSING PEDESTAL SINK BLOCKING

The Pedestal Sink Blocking was not installed. This helps to make the pedestal sink installation easier and stronger. We recommend to inspect and install.

Recommendation
Contact your builder.

5.9.1 Tub/Shower Blocking Installed

MISSING PERIMETER BLOCKING

The Perimeter Blocking was missing at the time of inspection. We recommend to inspect and install.

Recommendation
Contact your builder.

5.12.1 Crawl space floor issue

CRAWL SPACE FLOORING ISSUE

crawl space dirt floor has water run off Traughs within the floor. recommend that a sump be installed

Recommendation
Contact your builder.



6: FRAMING MEMBERS & STRUCTURE

Information

Ceiling Structure

Engineered Truss System, 2X4, 2X6

Wall Structure

Wood, Masonry, 2 X 4 Wood

Foundation

Masonry block

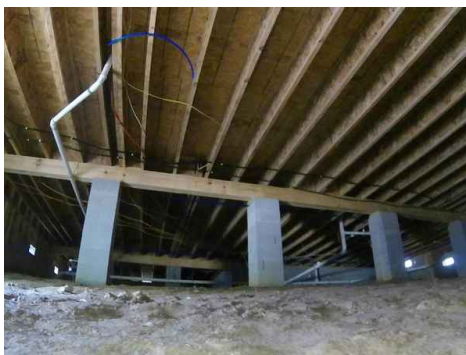
Firebox properly Secured and Level: Gas shut off location

Attic, crawl space

Interior foundation: Main Beam

Floor Structure

Slab, Engineered Floor Joists, Wood beams, Wood Joists, OSB



Roof Structure: Attic Structure

You have Engineered Trusses with OSB Sheathing for the attic structure. This is for your information.

Roof Structure: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Roof Sheathing : Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Ceilings Structure: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Ridge,Hip & Valley Rafters properly Braced: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Support Hangers Installed on all Required Components: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Attic Access Properly Framed: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Garage Door Opening Properly Sized: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Door/Window Cripples Installed: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Headers Properly Sized & Supported: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Headers & Beams properly Nailed: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Firebox properly Secured and Level: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Strike Plates Properly Secured: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Proper Stud Spacing, Anchor bolt nuts : Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Fireblocks & Fire Stops in Place: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Roof to Wall Connections: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Limitations

Roof Sheathing

INSULATION BLOCKING THE INSPECTION OF THE SHEATHING

7: PLUMBING

Information

Water Supply For Home Public	Plumbing Water Distribution (Inside Home) PEX	Sewage Disposal Public
Plumbing Waste PVC	Water Heater Power Source Gas (Quick Recovery)	All Stub Outs Secure: Secured Properly Secured
Shower Arm Secure: Secured Properly Secured		
All Stub Outs Secure: Visual Inspection Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.		
Shower Arm Secure: Visual Inspection Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.		
Pipes Properly Placed Inside Wall: Visual Inspection Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.		
Nail Guards Properly Installed & Secured: Visual Inspection Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.		
Clean Out Present and Capped: Visible Clean Out The Plumbing Clean Out was visible and capped at the time of inspection. This is for your information.		
Drains Have Visible Fall: Visual Inspection Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.		
Shower Pans: Visual Inspection Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.		

Builder recommendations

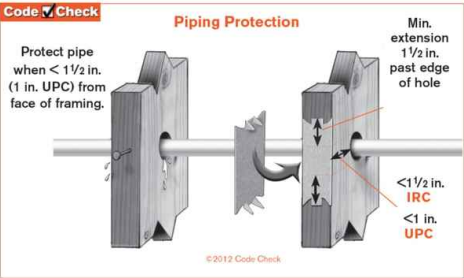
7.4.1 Nail Guards Properly Installed & Secured

NAIL GUARDS

GARAGE, LAUNDRY ROOM, BEDROOM FULL BATH, MASTER BEDROOM FULL BATH, FRIDGE PLUMBING, HALF BATH

Nail Guards were missing in various locations at the time of inspection. Provided a few reference photos. Builder should inspect entire home and install as per code requirements.

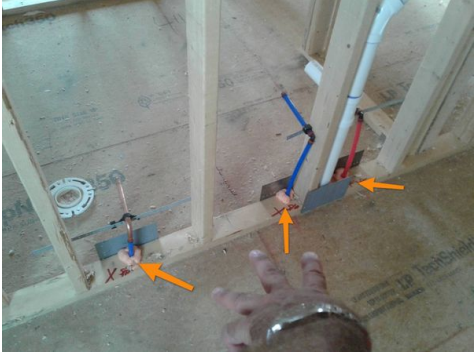
Recommendation
Contact your builder.



Plumbing Pipe Nail Guard Diagram



Fridge plumbing



Front bedroom bathroom



Laundry room



Garage

8: ELECTRICAL

Information

Electrical Service Conductors
Below ground, Aluminum,
240/120 Volt



Located above arrow. Not in picture

Electric Panel Manufacturer
to be determend



Branch wire 15 and 20 AMP
Copper

Panel Type
Circuit breakers

Wiring Methods
Romex

Grounding
Electrical not complete

Wiring: In place stapled well in most locations

Meter Box Set : Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Breaker Panel Set: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Grounding/Bonding Wire Properly Secured: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Nail Guards Present & Properly Installed: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Limitations

Meter Box Set
NOT YET INSTALLED

9: HEATING AND COOLING

Information

Energy Source	Number of Heat Systems	Ductwork
Gas	One	insulated flex



Cooling Equipment Energy Source	Central air location
Electricity	Rear of the Home, Not yet installed



Ducting Properly Installed and Sealed: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Return Air Duct Not Obstructed and Sealed: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Presence of installed Heat/Cooling source in each room: Visual Inspection

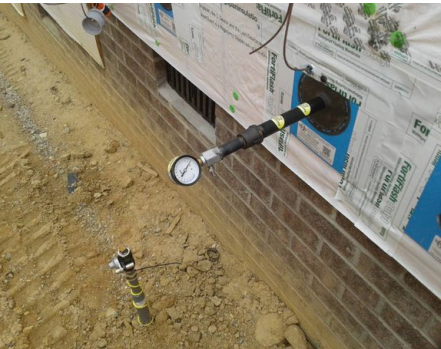
Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

10: GAS SUPPLY & FIXTURES

Information

Gas Supply

Gas Meter, Natural Gas, Not Present

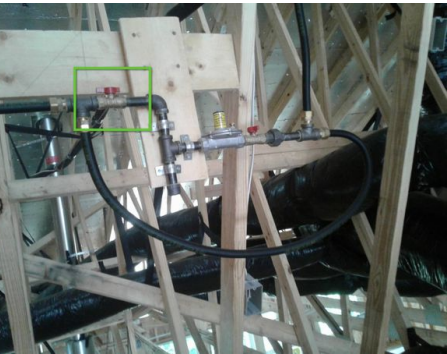


Gas Lines Installed & Stub Outs Secure: Visual Inspection

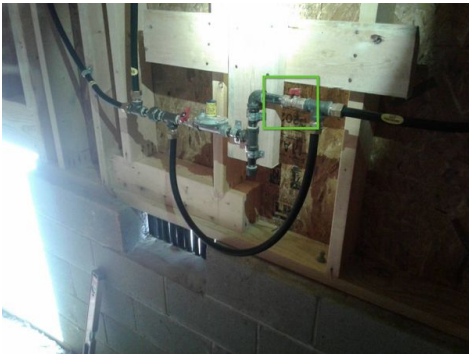
Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Gas shut off location: Gas shut off locations

Attic, exterior, crawl space



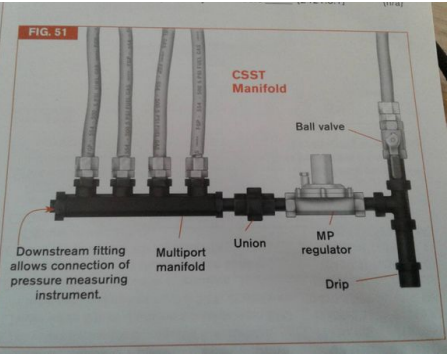
Attic



Crawlspace



Exterior



All gas shut off plumbing properly installed

11: VENTING COMPONENTS

Information

Bathroom Vents Installed and Properly Sealed & Terminated: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Dryer Vent Installed and Properly Sealed & Terminated: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Hood Vent: Visible Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Plumbing stack vent: Stack boot

We will ensure the black cap is removed at final inspection this is installed to pressurize the system

12: MISC ITEMS

Information

Foundation walls interior:

Foundation walls interior

Good condition no issues at the time

STANDARDS OF PRACTICE
