



# Confidential Inspection Report

LOCATED AT:

[REDACTED]  
St. Augustine, FL 32092

PREPARED EXCLUSIVELY FOR:

[REDACTED]

INSPECTED ON:

[REDACTED]



Inspector, Charles Gifford FLHI 1046 FLCRC 1326414  
AllSpec Services



Monday, September 16, 2024

██████████  
██████████  
St. Augustine, FL 32092


Dear ██████████


We have enclosed the report for the property inspection we conducted for you on Monday, September 16, 2024 at:

██████████  
St. Augustine, FL 32092

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

 = Builder Punch List. These are items that require builders attention and/or repairs.

 = Important Comments. This is used whenever the inspector feels extra attention is needed or additional information should be provided.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Charles Gifford  
AllSpec Services



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## GENERAL CONDITIONS

*Congratulations on your new home. At some point, in the future, your builder will arrange to conduct your pr-closing walk through or orientation. This is generally the time where the builder will orient you to the features of the home and how to operate the systems. They will also be looking for cosmetic defects. The general rule of thumb is; if you can see it at-a-glance, and from three feet away, they will usually correct.*

*Our suggestions/guidance. Focus on the following:*

1. Door faces, jambs and casing (inside and outside the room).
2. Door hardware and hinges.
3. Wall base and crown molding.
4. Cabinet facings and operation.
5. Countertop surfaces.
6. Tile grout/color.
7. Chips, dings, scratches or dents in tubs and installed appliances.
8. Consider searching online or purchasing from the National Association of Home Builders, Residential Construction Performance Guidelines, 4th Edition.

*We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this report is to identify MAJOR problems associated with the property being purchased or sold, although minor items may be listed. Areas which may be of concern to us may not be of concern to the client and conversely, some items which may be of concern to you may be considered minor to us. Therefore it is very important that you read the entire report.*

*Where maintenance and/or repairs are recommended, we suggest licensed professionals in that field be called upon to make the necessary repairs. We advise our clients to obtain all paperwork from those professionals who have conducted any work on the property and to maintain that paperwork for future reference.*

*PLEASE NOTE: We will only conduct Verification of Repair (VOR) Inspections when work orders and receipts are available. If you desire a VOR Inspection you must notify our office several days in advance to schedule the inspection. Our fee for this service is \$225.00, payable at the time of the inspection.*

*Please call our office if you have any questions regarding this report. Additionally, feel free to call us at any time regarding your property*

### 1001. INSPECTOR

Charles Gifford

### 1002. IN ATTENDANCE

Buyers Agent

### 1003. OCCUPANCY

The property is vacant

### 1004. PROPERTY INFORMATION

This is a single family home

### 1005. LEVELS

1 story structure

### 1006. ESTIMATED AGE

Home is new construction

### 1007. WEATHER CONDITIONS

Cloudy.

Warm.

### 1008. START TIME

9:30 AM



## EXTERIOR

### 1101. DRIVEWAY

Serviceable  
Pavers  
Brick

### 1102. WALKWAYS

Serviceable  
Pavers  
Brick

### 1103. EXTERIOR WALL CLADDING

Wood frame structure  
Concrete fiber siding

**IC** This home has manufactured stone installed on the exterior. This is a manufactured product that has specific installation instructions. After installation it is not possible to determine if all the manufacture's installation instructions have been followed. Most of these instructions require that the stone be fully back buttered to ensure the stone is fully adhered and that the spaces between the stones are filled with mortar. In our wet environment it is suggested that a water based sealant be applied on a periodic basis to prevent water intrusion.

**BPL** White paint on stone several areas.  
Disconnects are poorly centered at condensing unit and at water heater.





#### 1104. TRIM

Concrete fiber

**BPL** This home has metal a metal fascia and vinyl soffits. It is not possible to inspect those areas that are covered.

Fascia/soffit is missing right side at upper gable.



#### 1105. WINDOWS

Serviceable

Vinyl frame

Double glazed insulated.

#### 1106. EXTERIOR DOOR(S)

Serviceable

Glass insert

Sliding glass.

#### 1107. GUTTERS / DOWNSPOUTS

Aluminum





Hidden fastener has been attached through eaves drip edge between entry and garage. This is a poor practice. Eaves drip/drip edge should remain intact. An upper level gutter drains to roof below. A small downspout should be used to carry water to lower level gutter.



#### **1109. ELECTRICAL**

Serviceable

Ground fault interrupter provided for safety.

#### **1110. ELECTRIC METER(S)**

The electric meter is located at the left side.



Main dis-connect noted at meter



**BPL** Raw metal at dead front cover.



#### 1111. GAS METER(S)

The gas meter is located at right side. The main gas shut off valve is located at the meter.



#### 1112. EXTERIOR FAUCETS

Serviceable





### 1113. SPRINKLER

Timer in garage

This home uses re-use or re-claimed water for the irrigation system.

This is an evaluation of the above ground and visible components. In many cases the control valves are buried or located in a valve control box. You should ask the seller for the location of the valves or control box. The system has been operated using manual controls at the timing device. Unless noted otherwise system is in serviceable condition.

PLEASE NOTE: This is not an evaluation of zone coverage. As the owner of a home with an irrigation system expect to make minor repairs, valve replacements, and routine adjustment to the system to keep from spraying the house siding in a direct manner and adjusting the system as vegetation grows.

### 1114. BELL / CHIME

Serviceable

### 1115. LOT / GRADE DRAINAGE

Flat lot

**IC** Recent heavy rain.poorly draining left side.



### 1116. FOUNDATION / TYPE

Homes built with a concrete slab (concrete; monolithic or supported) construction may have gas and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection. Concrete slabs in our area will often have visible shrinkage cracks. These are typical. They are often visible at the foundation edge and/or will be seen when floor coverings are replaced.

### 1118. EXTERIOR COMMENTS

There is a buried termite monitoring and/or treatment system installed along the foundation edge of this home. You should inquire with the sellers about this system and if the system is transferable to you as the new owner.

In the wall pest control (for household pests) was observed on this home. It is beyond the scope of this report to evaluate this system.



## PORCH / PATIO / BALCONY / DECK

### 1151. TYPE

Front Porch  
Rear Lanai

### 1155. FLOOR/SLAB

Concrete

**BPL** Common cracks observed. This is a typical condition caused when the concrete moves from the wet to dry state. These cracks are commonly referred to as shrinkage cracks.

Patching observed. Front porch and rear lanai.

As the front porch and rear lanai are important features to the home you may want the builder to apply a finish to mask the cracks and cover the patches.



Arching compound at rear does not match

### 1158. WALLS

Large entry column has chipped siding at left elevation of left column.

### 1159. CEILING

Serviceable  
Vinyl panels

### 1160. ELECTRICAL

Serviceable  
Ground fault interrupter provided for safety.



**1170. OTHER COMMENTS**

None.





## ROOF

### 1201. METHODS USED TO INSPECT ROOF

Viewed from top of ladder at all elevations.

### 1202. MATERIAL/TYPE

Gable

Asphalt composition shingle

### 1203. EXPOSED FLASHINGS

Galvanized

Lead

**BPL** Poor cut at fascia, right front. Visible roof decking and large opening. Correct as needed.  
Raw metal, dryer vent. Recommend painting.



### 1205. ROOF CONDITIONS

Serviceable

Roof shows normal wear for its age and type and appears to be in serviceable condition at time of inspection.

### 1206. ROOF COMMENTS

The lower left side waste vent stack flashing is not filled with pipe. This is soft lead flashing and is serving no purpose. The builder should fill hole, remove this flashing and repair roof this location.





## ATTIC

### 1251. ACCESS LOCATION / INSPECTION METHOD

The attic access is located at garage.

The attic was entered and a visual inspection was performed.

The attic was randomly walked/crawled by the inspector. In many cases the entire attic cannot be accessed due to levels of insulation, ducting, and framing obstructions (low clearance).

### 1252. FRAMING

Serviceable

Trusses

### 1253. SHEATHING

Serviceable

Oriented Strand Board (OSB).

### 1254. EVIDENCE OF LEAKING

No leaks were observed in the accessible areas of the attic spaces.

### 1255. INSULATION

Serviceable

Blown-in insulation

10-12" of insulation present.

### 1256. VENTILATION

Serviceable

Soffit vents

Hooded roof vents

### 1257. WINDOWS

Serviceable

### 1258. ELECTRICAL

Serviceable

The electrical wiring was intact where visible/accessible.

### 1259. DISTRIBUTION / DUCTING

Serviceable

The cooling/heating distribution system (ducting) was intact where visible/accessible.

### 1262. ATTIC COMMENTS

None.





## GARAGES/CARPORTS

### 1301. TYPE

Garage  
Three car.

### 1307. FLOOR/SLAB

Concrete

Common cracks observed. This is a typical condition caused when the concrete moves from the wet to dry state. These cracks are commonly referred to as shrinkage cracks. No action is required.

### 1308. GARAGE DOORS

Serviceable

### 1309. GARAGE DOOR HARDWARE

Serviceable

### 1310. DOOR OPENERS

Double door is noisy during operation.

**BPL** The garage door lock was not disabled. When a garage door opener is installed, the mechanical door lock should be disabled to prevent damage to the door if the opener should be activated when the lock is engaged.



### 1311. ENTRY DOOR

Serviceable

### 1314. WALLS

Serviceable

Drywall

### 1315. CEILING

Serviceable

Drywall

### 1316. ELECTRICAL

Serviceable

Ground fault interrupter provided for safety.

### 1317. GARAGE COMMENTS

None.



## ELECTRICAL

### 1801. ELECTRICAL MAIN SERVICE

Serviceable

Service entrance is underground

### 1802. MAIN ELECTRICAL PANEL & LOCATION

Serviceable

The main electrical panel is located in garage.

Overload protection provided by breakers.

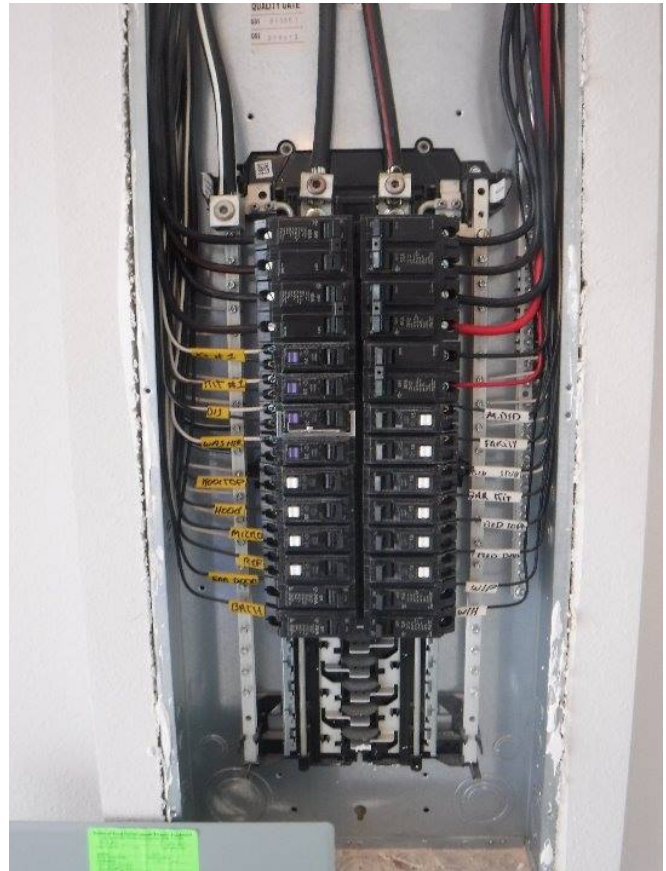
Service entrance cables are aluminum

Branch circuit wiring is copper

### 1803. WIRING METHOD

Serviceable

Nonmetallic cable



### 1805. SMOKE DETECTORS

Tested OK. Periodic testing is suggested to ensure proper working order.

### 1806. SERVICE AMPERAGE AND VOLTAGE

Serviceable

Service panel rating is approximately 200 amps.

120 & 240 volts



#### **1807. ELECTRICAL COMMENTS**

This home is equipped with Arc Fault Circuit Interrupter protection at the main electrical panel. An AFCI is a product that is designed to detect a wide range of arcing electrical faults to help reduce the electrical system from being an ignition source of a fire. Conventional overcurrent protective devices do not detect low level hazardous arcing currents that have the potential to initiate electrical fires. Please test these devices on a monthly basis to ensure proper working order. PLEASE NOTE: We cannot test these devices in an occupied home.



## PLUMBING

### 1701. SHUT OFF VALVE LOCATION

**BPL** Unable to determine location of main water shut-off, suggest consult with builder as to location.

### 1702. SUPPLY LINES

Serviceable  
CPVC

### 1703. DRAIN WASTE LINES & VENT PIPES

Serviceable  
PVC

### 1706. WASTE DISPOSAL SYSTEM

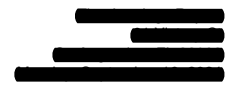
Serviceable  
The waste disposal system appears to be connected to public sewer systems.

### 1707. WATER SUPPLY SYSTEM

Serviceable  
Water supply system appears to be public.

### 1708. PLUMBING COMMENTS

None.



## AIR CONDITIONING

### 2001. LOCATION OF UNIT

Air handler is located at interior closet.



Condensing unit is located at the rear.



### 2002. AIR CONDITIONING DESIGN TYPE/BRAND

Serviceable

Manufactured by Carrier.

Split system





A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans, and coils) are operational with the exception of the reversing valve. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with air conditioners. If a detailed evaluation of the heating or cooling capacity of these units is desired, a licensed HVAC contractor should be consulted prior to closing.

### **2003. GENERAL CONDITIONS**

Serviceable  
5ton system.

### **2004. TEMPERATURE DIFFERENCE**

Serviceable  
Temperature at return register was 77 degrees F, temperature at supply was 56 degrees F , a difference of 21 degrees F, which is in the 14 to 22 degree normal operating range. Unit functioned properly when tested and appeared to be serviceable at time of inspection.

### **2005. ENERGY SOURCE**

Serviceable  
Electric with disconnect provided

### **2006. THERMOSTAT**

Serviceable

### **2007. AIR FILTERS**

Serviceable  
We recommend changing the filter(s) upon occupancy and periodically thereafter..

### **2008. DISTRIBUTION / DUCTING**

Serviceable  
This home has flexible ducting (plastic with wire reinforced inner liner and foil faced outer wrapper) with duct board distribution boxes. Typical for our area.

### **2010. AIR CONDITIONING COMMENTS**

The air handler(s) in this home are equipped with condensation overflow shutoff switch. These devices sense/detect a rising column of condensation in the discharge line and send a signal to the air handler to turn off in the event of a potential condensation overflow.





## WATER HEATER

### 2101. LOCATION OF UNIT

The water heater is located in the right side.



### 2102. WATER HEATER DESIGN TYPE

Natural gas  
High efficiency gas  
Tankless

### 2103. BRAND / CAPACITY

Manufactured by Rheem.

199,000 BTUs

### 2104. SUPPLY LINES

Serviceable  
CPVC

### 2105. ENERGY SOURCE

Serviceable  
Electric disconnect was observed near this appliance.

Gas shut-off valve was observed near this appliance.

### 2106. TEMPERATURE / PRESSURE RELEASE VALVE

Serviceable

### 2107. COMBUSTION CHAMBER

Serviceable



**2108. WATER HEATER CONDITION**

Serviceable

**2109. FLUE VENTING**

Serviceable

**2111. WATER HEATER COMMENTS**

Most manufacturers of tankless water heaters recommend the use of a water conditioner to lower maintenance cycles and to ensure operational efficiencies.



## KITCHEN

### 2201. FLOOR

Serviceable  
Luxury vinyl plank.

### 2202. WALLS

Serviceable  
Drywall

### 2203. CEILING

Serviceable  
Drywall

### 2206. WINDOWS

Serviceable


### 2207. HEAT / COOLING SOURCE

Serviceable

### 2208. ELECTRICAL

Serviceable  
Ground fault interrupter provided for safety.

### 2209. CABINETS

 Touch up doors and drawers as necessary.

### 2210. COUNTER TOPS

Solid surface

### 2211. SINKS

Serviceable  
Stainless steel

### 2212. FAUCETS

Serviceable

### 2213. TRAPS / DRAINS / SUPPLY

Serviceable

### 2214. DISPOSALS

Serviceable

### 2215. DISHWASHER(S)

Serviceable  
Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing.

### 2216. STOVE / COOK TOP

Serviceable  
The gas stove/range was tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

### 2217. OVENS

The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures.

Serviceable



#### 2218. HOOD / FAN / LIGHT

**BPL** Leaking air through grill.



#### 2219. MICROWAVE

**BPL** Unusual noise when starting.

#### 2220. KITCHEN COMMENTS

None.





## BATHROOM

### Primary

#### 2302. FLOOR

Serviceable  
Tile.

#### 2303. WALLS

Serviceable  
Drywall

#### 2304. CEILING

Serviceable  
Drywall


#### 2305. DOORS

Serviceable

#### 2306. WINDOWS

Serviceable

#### 2307. CLOSET

 Linen closet door rubs jamb.

#### 2308. HEAT / COOLING SOURCE

Serviceable  
Central heating/cooling

#### 2309. EXHAUST FAN

Serviceable

#### 2310. ELECTRICAL

Serviceable  
Ground fault interrupter provided for safety.

#### 2311. TUB SURROUND

Serviceable  
Ceramic tile

#### 2312. TUB/WHIRLPOOL

Serviceable  
Tub

#### 2314. TUB FAUCET

Serviceable

#### 2315. SHOWER BASE

Serviceable  
Ceramic tile

#### 2316. SHOWER SURROUND

Serviceable  
Ceramic tile

#### 2317. SHOWER FAUCET

Serviceable

#### 2319. SINKS

Serviceable

**2220. FAUCETS**

Serviceable

**2321. TRAPS / DRAINS / SUPPLY**

Serviceable

**2322. TOILET**

Serviceable

**2324. COUNTER / CABINETS**

Serviceable

**2326. BATHROOM COMMENTS**

None.

**Right Side Hallway****2302. FLOOR**

Serviceable

Tile.

**2303. WALLS**

Serviceable

Drywall

**2304. CEILING**

Serviceable

Drywall

**2305. DOORS**

Rubs jamb

**2308. HEAT / COOLING SOURCE**

Serviceable

Central heating/cooling

**2309. EXHAUST FAN**

Serviceable

**2310. ELECTRICAL**

Serviceable

Ground fault interrupter provided for safety.

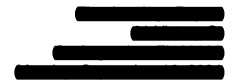
**2311. TUB SURROUND**

Serviceable

Ceramic tile

**2312. TUB/WHIRLPOOL**

Tub



**BPL** Rust stain.



**2314. TUB FAUCET**

Serviceable

**2317. SHOWER FAUCET**

Serviceable

Same as tub

**2319. SINKS**

Serviceable

**2220. FAUCETS**

Serviceable

**2321. TRAPS / DRAINS / SUPPLY**

Serviceable

**2322. TOILET**

Serviceable

**2324. COUNTER / CABINETS**

Small dent door face.

**2326. BATHROOM COMMENTS**

None.

**Left Side Hallway**

**2302. FLOOR**

Serviceable

Tile.

**2303. WALLS**

Serviceable

Drywall

**2304. CEILING**

Serviceable

Drywall

**2305. DOORS**

Serviceable



**2308. HEAT / COOLING SOURCE**

Serviceable  
Central heating/cooling

**2309. EXHAUST FAN**

Serviceable

**2310. ELECTRICAL**

Serviceable  
Ground fault interrupter provided for safety.

**2315. SHOWER BASE**

Serviceable  
Ceramic tile

**2316. SHOWER SURROUND**

Serviceable  
Ceramic tile

**2317. SHOWER FAUCET**

Serviceable

**2318. SHOWER DOOR**

Serviceable  
Glass

**2319. SINKS**

Serviceable

**2220. FAUCETS**

Serviceable

**2321. TRAPS / DRAINS / SUPPLY**

Serviceable

**2322. TOILET**

Serviceable

**2324. COUNTER / CABINETS**

Serviceable

**2326. BATHROOM COMMENTS**

None.



## HALF BATHROOM

### 2400. LOCATION

The powder room is located at left rear.

### 2401. FLOOR

Serviceable

Luxury vinyl plank.

### 2402. WALLS

Serviceable

Drywall

### 2403. CEILING

Serviceable

Drywall

### 2404. DOORS

Serviceable

### 2407. HEAT / COOLING SOURCE

Serviceable

Central heating

### 2408. ELECTRICAL

Serviceable

Ground fault interrupter provided for safety.

### 2409. EXHAUST FAN

Serviceable

### 2410. SINKS

Serviceable

### 2411. SINK FAUCETS

Serviceable


### 2412. TRAPS / DRAINS / SUPPLY

Serviceable

### 2413. TOILET

Serviceable

### 2415. COUNTER / CABINETS

 Touch up cabinet face as needed. Faux drawer is loose.





## LAUNDRY AREA

### 2501. FLOOR

Serviceable  
Tile.

### 2502. WALLS

Serviceable  
Drywall

### 2503. CEILING

Serviceable  
Drywall

### 2504. DOORS

Serviceable

### 2507. HEAT / COOLING SOURCE

Serviceable  
Central heating

### 2508. ELECTRICAL

Serviceable

### 2510. COUNTER / CABINETS


Serviceable

### 2514. WASHER HOOKUPS

Serviceable

### 2515. DRYER HOOKUPS

Serviceable

 The dryer on this home vents through the attic and roof. This type of venting will require periodic cleaning.

### 2516. LAUNDRY AREA COMMENTS

None.



## ENTRY WAY / HALLS / STAIRS / LOFT

### 2601. FLOOR

Serviceable

Luxury vinyl plank.

### 2602. WALLS

Serviceable

Drywall

### 2603. CEILING

Serviceable

Drywall

### 2604. DOORS

Serviceable

### 2606. CLOSET

Serviceable

### 2307. HEAT / COOLING SOURCE

Serviceable

Central heating/cooling

### 2308. ELECTRICAL

**BPL** 3-way switch is inoperable or improperly connected at left rear small hallway, recommend review for repair is needed for proper operation.



### 2610. ENTRY WAY / HALL/ STAIRS/ LOFT COMMENTS

None.



## GATHERING ROOM

### 2620. FLOOR

Serviceable

Luxury vinyl plank.

### 2621. WALLS

Serviceable

Drywall

### 2622. CEILING

Drywall

### 2623. DOORS

Serviceable

Sliding glass.

### 2624. WINDOWS

Serviceable

### 2625. HEAT / COOLING SOURCE

Serviceable

Central heating/cooling

### 2626. ELECTRICAL

Serviceable

### 2627. GATHERING ROOM COMMENTS

None.



## OFFICE / STUDY

### 2641. FLOORS

Serviceable

Luxury vinyl plank.

### 2642. WALLS

Serviceable

Drywall

### 2643. CEILINGS

Serviceable

Drywall

### 2644. DOORS

 French. Rubs.

### 2645. WINDOWS

Serviceable

### 2646. HEAT / COOLING SOURCE

Serviceable

Central heating

### 2647. ELECTRICAL

Serviceable

### 2648. OFFICE COMMENTS

None.



## FLEX / OTHER

### Left Rear

**2650. LOCATION**

The flex space is located at left rear.

**2651. FLOORS**

Serviceable  
Luxury vinyl plank.

**2652. WALLS**

Serviceable  
Drywall

**2653. CEILINGS**

Serviceable  
Drywall

**2655. WINDOWS**

Serviceable

**2656. HEAT / COOLING SOURCE**

Serviceable  
Central heating

**2657. ELECTRICAL**

Serviceable

**2658. FLEX / OTHER COMMENTS**

None.

### Right Side

**2650. LOCATION**

The flex space is located at right side between guest bedrooms.

**2651. FLOORS**

Serviceable  
Luxury vinyl plank.

**2652. WALLS**

Serviceable  
Drywall

**2653. CEILINGS**

Acoustic spray



**BPL** Readily visible repair. Repaint ceiling to mask.



**2655. WINDOWS**

Serviceable

**2656. HEAT / COOLING SOURCE**

Serviceable

Central heating

**2657. ELECTRICAL**

Serviceable

**2658. FLEX / OTHER COMMENTS**

None.



## BEDROOMS

### 2670. FLOOR

Serviceable  
Carpet

### 2671. WALLS

Serviceable  
Drywall

### 2672. CEILING

Serviceable  
Drywall

### 2673. DOORS

Serviceable

### 2674. WINDOWS

Serviceable

### 2675. CLOSET

Serviceable

### 2676. HEAT / COOLING SOURCE

Serviceable  
Central heating/cooling

### 2627. ELECTRICAL

Serviceable

**BPL** Fasteners missing light switch left front bedroom.



### 2678. BEDROOM COMMENTS

None.

## Executive Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

### EXTERIOR 1103. EXTERIOR WALL CLADDING

**IC 1:** This home has manufactured stone installed on the exterior. This is a manufactured product that has specific installation instructions. After installation it is not possible to determine if all the manufacture's installation instructions have been followed. Most of these instructions require that the stone be fully back buttered to ensure the stone is fully adhered and that the spaces between the stones are filled with mortar. In our wet environment it is suggested that a water based sealant be applied on a periodic basis to prevent water intrusion.

**BPL 2:** White paint on stone several areas.  
Disconnects are poorly centered at condensing unit and at water heater.

### EXTERIOR 1104. TRIM

**BPL 3:** This home has metal a metal fascia and vinyl soffits. It is not possible to inspect those areas that are covered.  
Fascia/soffit is missing right side at upper gable.

### EXTERIOR 1107. GUTTERS / DOWNSPOUTS

**BPL 4:** Hidden fastener has been attached through eaves drip drip edge between entry and garage. This is a poor practice. Eaves drip/drip edge should remain intact.  
An upper level gutter drains to roof below. A small downspout should be used to carry water to lower level gutter.

### EXTERIOR 1110. ELECTRIC METER(S)

**BPL 5:** Raw metal at dead front cover.

### EXTERIOR 1115. LOT / GRADE DRAINAGE

**IC 6:** Recent heavy rain.poorly draining left side.

### PORCH / PATIO / BALCONY / DECK 1155. FLOOR/SLAB

**BPL 7:** Common cracks observed. This is a typical condition caused when the concrete moves from the wet to dry state. These cracks are commonly referred to as shrinkage cracks.

Patching observed. Front porch and rear lanai.

As the front porch and rear lanai are important features to the home you may want the builder to apply a finish to mask the cracks and cover the patches.

### ROOF 1203. EXPOSED FLASHINGS

**BPL 8:** Poor cut at fascia, right front. Visible roof decking and large opening. Correct as needed.  
Raw metal, dryer vent. Recommend painting.

### GARAGES/CARPORTS 1310. DOOR OPENERS

**BPL 9:** The garage door lock was not disabled. When a garage door opener is installed, the mechanical door lock should be disabled to prevent damage to the door if the opener should be activated when the lock is engaged.

### PLUMBING 1701. SHUT OFF VALVE LOCATION

**BPL 10:** Unable to determine location of main water shut-off, suggest consult with builder as to location.



#### **KITCHEN 2209. CABINETS**

**BPL** 11: Touch up doors and drawers as necessary.

#### **KITCHEN 2218. HOOD / FAN / LIGHT**

**BPL** 12: Leaking air through grill.

#### **KITCHEN 2219. MICROWAVE**

**BPL** 13: Unusual noise when starting.

#### **PRIMARY BATHROOM 2307. CLOSET**

**BPL** 14: Linen closet door rubs jamb.

#### **RIGHT SIDE HALLWAY BATHROOM 2305. DOORS**

**BPL** 15: Rubs jamb

#### **RIGHT SIDE HALLWAY BATHROOM 2312. TUB/WHIRLPOOL**

**BPL** 16: Rust stain.

#### **HALF BATHROOM 2415. COUNTER / CABINETS**

**BPL** 17: Touch up cabinet face as needed. Faux drawer is loose.

#### **LAUNDRY AREA 2515. DRYER HOOKUPS**

**IC** 18: The dryer on this home vents through the attic and roof. This type of venting will require periodic cleaning.

#### **ENTRY WAY / HALLS / STAIRS / LOFT 2308. ELECTRICAL**

**BPL** 19: 3-way switch is inoperable or improperly connected at left rear small hallway, recommend review for repair is needed for proper operation.

#### **OFFICE / STUDY 2644. DOORS**

**BPL** 20: French. Rubs.

#### **RIGHT SIDE FLEX / OTHER 2653. CEILINGS**

**BPL** 21: Readily visible repair. Repaint ceiling to mask.

#### **BEDROOMS 2627. ELECTRICAL**

**BPL** 22: Fasteners missing light switch left front bedroom.