



SAFELINE HOME INSPECTIONS LLC

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<https://www.safelineinspections.com>



## PRE-DRYWALL INSPECTION COPY

1234 Main Street  
Brandon, FL 33511

Buyer Name

04/29/2026 9:00AM



Agent

Agent Name

555-555-5555

agent@spectora.com

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# SUMMARY

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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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- ⊖ 1.1.1 General Information - Information: Builder Work in Progress
  - ⊖ 3.7.1 Exterior - Foundation: Chip away excess foundation
  - ⊖ 5.7.1 Framing Members & Structure - Support Hangers Installed on all Required Components: Missing Uplift Connector at Beam-to-Wall Connection
  - ⊖ 8.2.1 Electrical - Breaker Panel Set: Missing Wire Bushing
  - ⊖ 8.5.1 Electrical - Rough-In Wiring: Loose wiring
  - ⊖ 9.1.1 Heating and Cooling - Ducting Properly Installed and Sealed: Excessive Duct Bend
  - ⊖ 9.3.1 Heating and Cooling - Heat/Cooling Source In Each Room: Missing Supply Duct

# 1: GENERAL INFORMATION

## Information

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### Information: Inspection Date

03/12/2026

### Important Client Information – Please Read Entire Report

#### Safeline Home Inspections, LLC

Clients are strongly advised to obtain all warranties, guarantees, and any transferable warranties related to the following systems and components of the home: HVAC systems, structural or foundation repairs, waterproofing systems, roofing (including documentation of roof age if new), installed appliances, sump pumps, and any other significant equipment. Additionally, permits should be researched, especially for homes that have been recently renovated or "flipped," to ensure all work was completed to code and inspected by local authorities.

This inspection report represents a visual evaluation of the home's condition at the time of the inspection only. It is not a prediction of future performance, nor does it serve as a warranty or guarantee of any kind. Homeownership naturally involves future maintenance, unexpected repairs, and potential hidden defects—such as roof leaks, plumbing failures, or issues concealed behind walls—that may arise after the inspection.

Clients should thoroughly read the entire report. Additional observations, recommendations, and deficiencies may be noted throughout the main body of the report and may not appear in the summary section alone. This document should be used not only to inform your purchase decisions but also as a long-term maintenance tool to help preserve and protect your investment.

All items noted in the report reflect the conditions observed at the time of the inspection only. No assurances are made about future performance or undiscovered issues. All recommendations for repair or further evaluation should be addressed by qualified, licensed professionals. These professionals should provide written documentation—such as receipts or completion certificates—as verification that work has been performed correctly and to standard.

**Safeline Home Inspections, LLC does not perform re-inspections.** It is the responsibility of the contractor or licensed professional completing the work to certify and document its proper completion.

This report is supplementary to the seller's disclosure and should not be relied upon by any party other than the named client. Only the individual(s) listed as the client in this report may rely on its contents. All decisions regarding repairs and improvements are at the sole discretion of the client.

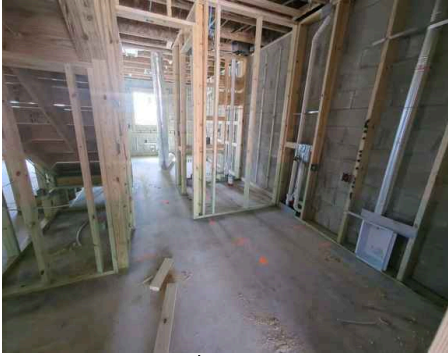
**Respectfully submitted,**

**Safeline Home Inspections, LLC**

**Information: Outside Views:**



**Information: Inside Views**



Laundry Room



Kitchen



Foyer



Family Room



Upstairs Hallway



Upstairs Hallway

**Information: Bedroom Views**



**Information: Bathroom Views**



**Builder Recommendations**

1.1.1 Information

**BUILDER WORK IN PROGRESS**

The builder has identified items that are currently under construction or scheduled for completion. These items should be verified upon final walkthrough to ensure all work is completed to specification and meets applicable standards.

Recommendation

Contact a qualified professional.

## 2: INSPECTION DETAILS

### Information

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#### General Site Information: Style of Home

Single Family 2 Story

#### General Site Information: Weather Conditions

Cloudy

#### General Site Information: Outside Temperature

82

#### General Site Information: Plans Present?

No plans were present.

#### General Site Information: In Attendance

Builder, Customer, Inspector

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: Rain in the last 3 Days

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. Home inspectors & Good Eye, LLC are not liable for any issues that arise after we have left the inspection & Good Eye, LLC is not a mold expert and we do not do mold testing. If the client would like a mold test/air sampling completed please refer to this link to find a local mold expert

[Click here EPA link on mold in homes](#)

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. **Items marked in red throughout the report should be repaired/monitored/replaced**

#### 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

Pre drywall inspections information, we are not code enforcement officers other items may come up during the HVAC, framing, Roofing, electrical, plumbing inspections from the county code enforcement officer

Builder should provide you a list of any items that are on top of the inspection that is needed to be completed. We are not code inspectors and other areas of concern may come up and should be in writing from Builder and complete by Builder

## 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 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.

## General Introduction: Comment Key

### Comment Key of Definitions:

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Maintenance Item (MI)** = The item, component, or system while perhaps functioning as intended is in need of minor repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency, safety, and/or more closely align with current construction standards. Items falling into this category can frequently be addressed by a homeowner or handyman and are considered to be routine homeowner maintenance or recommended upgrades.

**Builder (R)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Notice to Third Parties: This Report is the joint property of Inside & Out Property Inspectors, Inc. and the Client(s) listed above. Unauthorized transfer to any third parties or subsequent buyers is not permitted. This report and supporting inspection were performed according to a written contract agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely upon the contents of this report, but instead to retain the services of the qualified home inspector of their choice to provide them with an updated report.

# 3: EXTERIOR

## Information

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**Exterior Wall Sheathing**

Concrete block, OSB

**Exterior Entry Doors**

Sliding Glass Doors, Fiberglass

**Window Type**

Single-hung window, sliding window

**Appurtenance**

Covered Entry, Covered Porch

**Site Grade: Site Map Picture****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: Windows - Functionality Inspected**

While windows are typically installed during the pre-drywall stage of construction, a complete set of windows may not always be present at the time of this inspection.

**For windows that were installed:**

- An inspection and operational testing were performed. This included verification of:
  - Smooth opening and closing
  - Secure latching mechanisms
  - Proper alignment and fit within the frame

No significant operational deficiencies were observed at the time of the inspection.

**Exterior Doors: Exterior Doors - Functionality Inspected**

All accessible exterior doors were inspected and tested for proper operation. This included verification of:

- Door opening and closing smoothly
- Secure latching mechanisms
- Alignment and fit within the door frame
- No significant operational deficiencies were observed at the time of the inspection.

Note: This inspection focused on functionality and may not include assessment of cosmetic condition (e.g., paint scratches, dents) or weatherproofing features (e.g., caulking, weatherstripping).

**Porches: Visual Inspection**

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

## Porches: Picture



## Foundation: Visible Foundation Areas Inspected

A visual inspection of the accessible foundation components was performed. No significant deficiencies were identified at the time of the inspection.

## Site Grade: Site Plan was present at the inspection

The provided site plan was reviewed during the inspection. A visual comparison suggests the building's location and footprint appear to be in accordance with the approved site plan.

Note: This verification is based on a visual comparison only and may not account for minor discrepancies or non-visible aspects of the site plan (e.g., property line setbacks, utility placements).

## Builder Recommendations

### 3.7.1 Foundation

#### **CHIP AWAY EXCESS FOUNDATION**

Observed excess slab in several areas around the side of the house. This excess slab is causing the stucco wall to appear uneven and not plumb. To ensure the stucco wall's appearance and integrity, it is recommended to remove the excess slab from these areas.

#### Recommendation

Contact your builder.



## 4: ROOF

### Information

#### Roof Structure

OSB, Sheathing, Engineered trusses

#### Viewed Roof Covering From

Walked roof

#### Roof Covering type

Architectural

#### Roof-Type

Hip

#### Chimney (Exterior)

N/A

#### Attic Ventilation

Off Ridge Vents, Soffit Vents

#### 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 Covering: Roof Covering Good

The roof covering was inspected and appears to be in acceptable condition. 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.

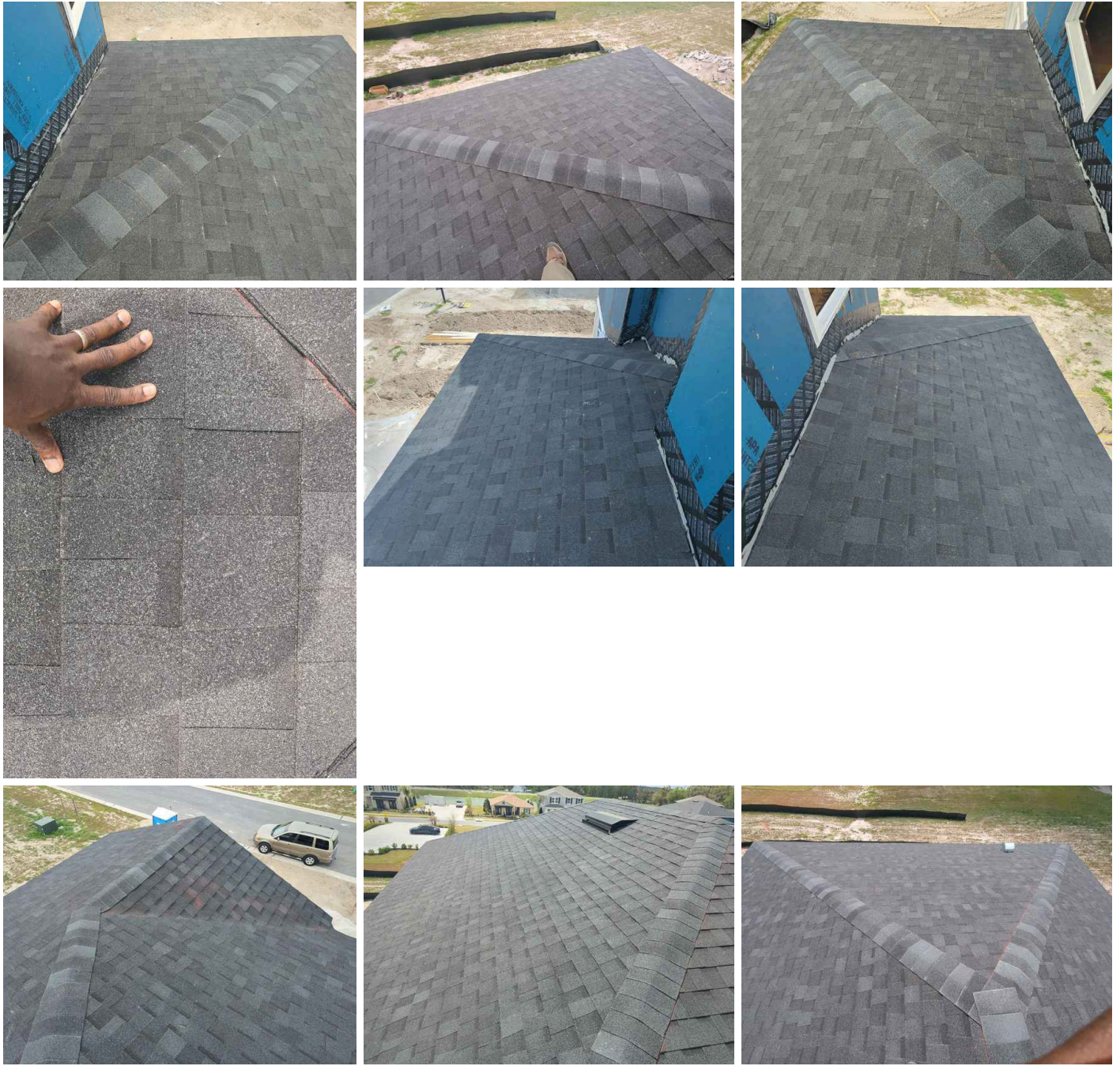
Regardless of the type of shingle used, there are two significant factors with regard to wear: Exposure and Slope. Sunlight is one of the biggest enemies of asphalt roofs and in many areas, the south and west exposures wear out the fastest. The steeper the slope, the longer the shingles will last.

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.

For more information on Roof Maintenance click [here](#).



### Roof Covering: Covering Pictures



### 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.

### Roof, Chimney, Flashing : Chimney & Flashing Pictures



**Attic Vents: Visual Inspection**

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

**Attic Vents: Pictures**



**Roof Penetrations: Pictures**



**Roof Penetrations: Visual Inspection**

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

## 5: FRAMING MEMBERS & STRUCTURE

### Information

#### Ceiling Structure

2X4, Engineered joist, Engineered Truss System

#### Wall Structure

Masonry, Wood, 2 X 4 Wood

#### Floor Structure

Slab, Engineered Floor Joists

#### Foundation

Poured concrete

#### Attic/Roof Structure: Attic info

Attic access

#### Fireblocks & Fire Stops in Place: Firewall Observes

#### Interior foundation: Control Joints Observed

#### Interior foundation: Poured concrete

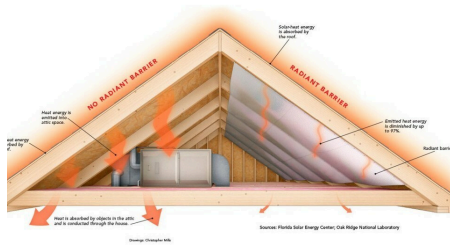
#### Attic/Roof Structure: Attic Structure

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

#### Attic/Roof Structure: Radiant Barrier

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

Radiant Barrier Sheathing is designed to lower a home's attic temperature. For more information on this product click [here](#).



Radiant Sheathing Diagram

#### Attic/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.

#### Truss framing: 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.

#### 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.

### Roof to Wall Connections: Picture



### Attic Access : 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 : Attic Access

The attic access was inspected to insure that it was built to comply to the current minium standards. There was proper clearance, and the attic access light was withing reach of the access panel.



### Attic Access : Access Light

The attic access light was observed within an arms reach of the attic access panel.



### 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.

### 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.

### 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.

**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.

**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.

**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.

**Beams: Visual Inspection**

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

**Concrete Slab: 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

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### 5.7.1 Support Hangers Installed on all Required Components

**MISSING UPLIFT CONNECTOR AT BEAM-TO-WALL CONNECTION**

No visible uplift connector was observed at the beam-to-wall connection in the area inspected. This condition may reduce the structure's ability to resist uplift and lateral forces, which is especially important in high-wind events and for compliance with the approved structural design. Because these connectors are critical structural components and may have been omitted, concealed, or improperly installed, this connection should be verified against the approved structural plans. A qualified licensed contractor should evaluate the condition and install any missing connector hardware as required.

**Recommendation**

Contact a qualified professional.



#1 - Family Room



#2 - Kitchen



#3 - Laundry Room

# 6: INTERIOR

## Information

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**Ceiling Framing: Roof sheathing dry at the time of the inspection**      **Walls & Columns Framing: Inside sheathing dry at the time of the inspection**

**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 Framing: Visually Inspected**

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

**Exposed Nails: Visually Inspected**

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

**Door Rough-in Framing: 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 & 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 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.

**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.

# 7: PLUMBING

## Information

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**Water Supply For Home**  
Public

**Plumbing Water Distribution (Inside Home)**  
CPVC

**Sewage Disposal**  
Public

**Plumbing Waste**  
PVC

**Water Heater Power Source**  
Electric

**Pictures**



**Water Heater: Water Heater**  
**Location**  
Garage



## All Stub Outs Secure: Plumbing Stub-Outs - Secure

All accessible plumbing stub-outs were inspected and found to be secure.



## Shower Arm Secure: Shower Arm: Securely Mounted

An inspection of all accessible shower arms was conducted to verify secure mounting. No concerns were identified regarding their stability at the time of the inspection.

## Pipes Properly Placed Inside Wall: Water Supply Lines Inspection

During the pre-drywall inspection, all accessible water supply pipes were visually inspected for proper support and installation. This included checking for:

- Visible leaks or signs of water damage around pipe connections.
- Proper pipe routing through wall studs or other framing members.
- Secure pipe connections at valves and fixtures (if already installed).

### Nail Guards Properly Installed & Secured: Nail Guard Verification

An inspection was conducted to confirm the presence of nail guards at all accessible water line penetrations through wall studs or framing members. Nail guards are metal plates that help prevent nails or screws from accidentally puncturing water lines during future construction or renovations.

Note: Due to the potential concealment of nail guards by insulation or other materials within the wall cavity, this verification may not be exhaustive.

### 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.

### Water Heater: Water Heater Not Installed

As anticipated during a pre-drywall inspection, the water heater itself was not yet installed. However, the related plumbing lines were inspected for proper installation within the walls. This included verification of:

- Pipe routing and support through the wall studs or framing members.
- Secure connections at valves and other fittings.

### Electrical/Gas Lines (as applicable):

- The rough-in for the electrical conduit or gas piping intended for the water heater was also inspected for proper location and installation according to code requirements.

**Note:** Since the water heater is not yet installed, a comprehensive inspection of its functionality and connections cannot be performed at this stage.

# 8: ELECTRICAL

## Information

### Electrical Service Conductors

Below ground, 240/120 Volt

### Panel Type

Circuit breakers

### Meter Box Set : Picture



### Electric Panel Manufacturer

Square D

### Wiring Methods

Romex

### Breaker Panel Set: Sub-panel Pictures



### Branch wire 15 and 20 AMP

Copper

### Grounding

Foundation Rebar Ground (Ufer)

### 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: Electrical Panel Inspection

At the pre-drywall stage, the electrical system is typically not energized. Therefore, a full functionality test of the panel could not be performed. However, the following aspects were inspected:

- **Panel Location and Accessibility:** Verified that the electrical panel(s) are located in a readily accessible and appropriate location.
- **Branch Wiring:** Confirmed that the branch circuit wiring is routed and secured within the framing according to code requirements. Inspected for proper labeling at the source (panel) to identify the circuits they supply.
- **Panel Enclosure:** Verified that a temporary cover is installed on the electrical panel to protect the wiring and prevent accidental contact.

**Note:** Due to the de-energized state and potential concealment by insulation, a comprehensive inspection of the electrical panel and branch circuits cannot be assured at this stage.

### Breaker Panel Set: Main breaker pictures



## 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.

## Rough-In Wiring: Rough-In Electrical Inspection

A visual inspection of the accessible rough-in electrical wiring was conducted during the pre-drywall stage. The following aspects were assessed in the visible locations:

- **Presence of Wiring:** Confirmed that the electrical wiring for branch circuits is installed within the walls and secured using staples.
- **Proper Stapling:** Verified that the staples used to secure the wiring are of the appropriate size and type, and spaced according to code requirements.

**Note:** Due to the presence of wall framing and insulation, a comprehensive inspection of all wiring is not possible at this pre-drywall stage. Additionally, the electrical system is typically not energized at this point, so functionality testing cannot be performed.

## Builder Recommendations

### 8.2.1 Breaker Panel Set

#### MISSING WIRE BUSHING

A wire bushing is missing where electrical wires pass through the breaker panel. Wire bushings protect conductors from sharp edges and abrasion, preventing damage to wire insulation. The missing bushing creates a risk of wire damage and potential electrical hazards. An electrical contractor should inspect the panel and install the appropriate bushing to ensure proper protection and safe operation.

Recommendation

Contact a qualified professional.



#1 - main panel

## 8.5.1 Rough-In Wiring

**LOOSE WIRING**

Observed that one or more areas of wiring were not correctly secured to the studs. Proper securing of wiring is crucial to prevent potential damage, electrical hazards, and ensure compliance with safety standards.

Recommendation

Contact a qualified professional.



#1 - Bedroom

# 9: HEATING AND COOLING

## Information

### Energy Source

Electric

### Number of Heat Systems

One

### Ductwork

Insulated

### Cooling Equipment Energy Source Return Air Duct : Pictures

Electricity



### Refrigerant Drain Line:

### Thermostat location

Upstairs hallway

### Central air location

Rear of the Home, Upstairs Hallway



### 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.

## Ducting Properly Installed and Sealed: Pictures



## Return Air Duct : Visual Inspection

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

## 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.

## Refrigerant Drain Line: Visual Inspection

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

## Refrigerant Drain Line: Pictures



Thermostat wire upstairs hallway

## Builder Recommendations

### 9.1.1 Ducting Properly Installed and Sealed

#### **EXCESSIVE DUCT BEND**

A 90+ degree bend was observed in the ductwork during inspection. Ductwork with sharp bends restricts airflow, reducing heating and cooling system efficiency and forcing the HVAC system to work harder to distribute conditioned air. The ductwork should be reconfigured to eliminate or minimize sharp bends, ideally using gradual curves or additional duct sections to redirect airflow smoothly.



#1 - Upstairs Hallway

### 9.3.1 Heat/Cooling Source In Each Room

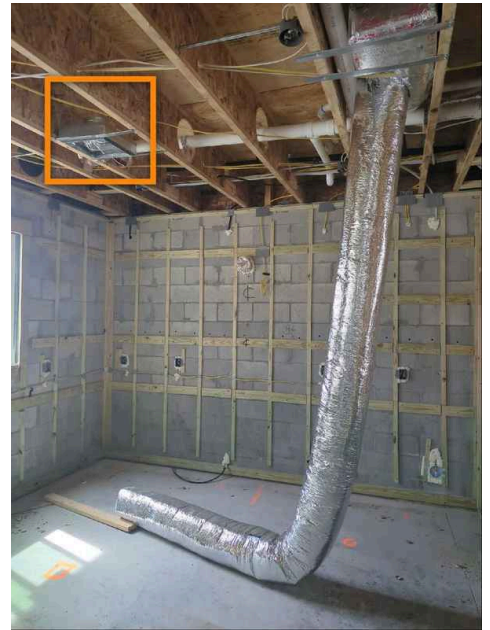
#### **MISSING SUPPLY DUCT**

##### KITCHEN

A supply duct is not present in one or more rooms served by the heating and cooling system. Without proper ductwork, conditioned air cannot reach these spaces, resulting in inadequate temperature control and reduced system efficiency. A qualified HVAC professional should evaluate the ductwork layout and install the missing duct to ensure proper air distribution throughout the home.

##### Recommendation

Contact your builder.



#1 - Kitchen

# 10: VENTING COMPONENTS

## Information

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### Dryer Vent : Pictures



### Hood Vent: Pictures



### Attic Venting : Visual Inspection

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

### Bathroom Vents : Visual Inspection

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

### Bathroom Vents : Pictures



### Dryer Vent : 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: Visible Inspection**

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

# STANDARDS OF PRACTICE

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