



# MADEWELL INSPECTION SERVICES, LLC

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## PRE-DRYWALL INSPECTION

1234 Main St.  
Columbia MD 21044

Buyer Name  
02/16/2019 9:00AM



Inspector

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Agent

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# SUMMARY

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## BUILDER RECOMMENDATIONS

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- ⑨ 3.7.1 Construction Site - Improper Storage of Materials: Materials Not Stored Properly
- ⑨ 5.1.1 Exterior - Wall Sheathing: Damaged OSB Wall Sheathing
- ⑨ 5.2.1 Exterior - House Wrap & Metal Lath: Missing Tape
- ⑨ 6.1.1 Framing Members & Structure - Roof and Floor Structure: Microbial Growth
- ⑨ 6.3.1 Framing Members & Structure - Ceilings Structure: Damaged Truss Chord
- ⑨ 7.7.1 Plumbing - Hose Bibs Secured: Front Hose Bib Loose
- ⑨ 7.8.1 Plumbing - Draft Stop Damaged: Draft Stop Damaged
- ⑨ 12.6.1 Interior - Sub-Flooring Installed & Secured: Damaged Sub Flooring

# 1: GENERAL INFORMATION

		IN	BR
1.1	Information	X	

IN = Inspected    BR = Builder Recommendations

## Information

### Information: Inspection Date

02/14/2019

### Information: Owner/Client Name

Kevin Campbell

### Information: Year of Home

2019

### Information: # of Stories

3

### Information: Address

10243 Aerospace Rd

### Information: City

Lanham

### Information: Zip

20706

## Limitations

Information

### CONSTRUCTION ONGOING AT TIME OF INSPECTION

Construction was taking place during the inspection.

# 2: INSPECTION DETAILS

## Information

**General Site Information: Style of Home**

Townhome

**General Site Information: Home Faces**

North

**General Site Information: Weather Conditions**

Recent Rain/Snow, Cloudy

**General Site Information: Outside Temperature**

40

**General Site Information: Rain in the last 3 Days**

Yes

**General Site Information: Ground/Soil Surface Conditions**

Wet, Frozen

**General Site Information: In Attendance**

Builder, Inspector



Front View



Left Side View



Rear View



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## General Introduction: General Introduction

**Introduction:** The following numbered and attached pages are your home inspection report. This inspection was performed in accordance with the current Maryland Standards of Practice. 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 Madewell Inspection Services, LLC 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: CONSTRUCTION SITE

		IN	BR
3.1	Address Posted	X	
3.2	Job Site Clean	X	X
3.3	Trash Dumpster on Site	X	
3.4	Slab Clean	X	
3.5	Foundation Surface Finished Properly	X	
3.6	Form Boards Removed	X	
3.7	Improper Storage of Materials	X	

IN = Inspected BR = Builder Recommendations

#### Information

##### Foundation Surface Finished Properly: Foundation

Foundation appeared to be properly finished.

##### Form Boards Removed: Form Boards Removed

Exterior

Form Boards have been removed.

##### Trash Dumpster on Site: Job Site Dumpster

A Dumpster was present at the time of inspection. This is for your information.

##### Slab Clean: Concrete Slab

The Concrete Slab/Sub Floor was clean at the time of inspection. This is for your information.

#### Limitations

Slab Clean

##### CONCRETE SLAB PARTIALLY BLOCKED

1ST FLOOR



Slab Partially Blocked By Building Materials

#### Builder recommendations

3.7.1 Improper Storage of Materials

##### MATERIALS NOT STORED PROPERLY

GARAGE



Some building materials were not stored properly allowing ground contact that will damage the material overtime, and may allow mold growth. We recommend to properly store these items and discard any damaged materials.

Recommendation

Contact your builder.



Trusses Stored With Ground Contact / Uncovered

## 4: ROOF

		IN	BR
4.1	Roof Covering	X	
4.2	Shingles Straight and Flat	X	
4.3	Shingles Properly Trimmed around Vents	X	
4.4	Attic Vents Properly Installed	X	

IN = Inspected BR = Builder Recommendations

### Information

#### Roof Structure

Plywood

#### Viewed Roof Covering From

Ground, Ladder, Walked roof

#### Roof Covering type

Architectural, Asphalt/Fiberglass

#### Roof-Type

Gable

#### Sky Light(s)

None

#### Chimney (Exterior)

Not Present

#### Attic Ventilation

Soffit Vents, Ridge vents

#### Attic info

Attic access

#### 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](#).

#### Shingles Straight and Flat: Visual Inspection

Roof

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

#### Shingles Properly Trimmed around 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 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

General

## ROOF DRIP EDGE FLASHING AND DRAINAGE GUTTERS NOT INSTALLED

ROOF FASCIA BOARDS

The drip edge flashings and gutters were not yet installed at the time of inspection.



Gutters Not Installed

# 5: EXTERIOR

		IN	BR
5.1	Wall Sheathing	X	X
5.2	House Wrap & Metal Lath	X	X
5.3	Sub Fascia & Soffit	X	
5.4	Windows	X	
5.5	Exterior Doors	X	
5.6	Porches, Patios, Decks, Screened Enclosure and Balconies	X	
5.7	Surface Drainage, Retaining Walls & Grading	X	

IN = Inspected BR = Builder Recommendations

## Information

### Exterior Wall Sheathing

Exterior  
OSB, Typar

### Exterior Entry Doors

Steel

### Appurtenance

Balcony



OSB Sheathing With Typar House Wrap

### 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 & Metal Lath: Visual Inspection

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

### Sub 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: 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.

### Porches, Patios, Decks, Screened Enclosure and Balconies: Visual Inspection

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

### Surface Drainage, Retaining Walls & Grading: General Grading Good

The general grading of the perimeter around the house's foundation appeared to be functional at the time of inspection. Ideally, the grading should slope away from the houses foundation about 6" over the first 10'.

## Builder recommendations

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### 5.1.1 Wall Sheathing

#### **DAMAGED OSB WALL SHEATHING**

##### FOURTH FLOOR EXTERIOR WALL

The Wall Sheathing was damaged at the time of inspection. We recommend to inspect and repair.

##### Recommendation

Contact your builder.



Damaged OSB Sheathing On 4th Floor Exterior Wall

### 5.2.1 House Wrap & Metal Lath

#### **MISSING TAPE**

The House Wrap Tape has not been applied around the exterior wall penetrations. Tape was also missing on the upper left exterior wall. We recommend to inspect and install according to manufacturers instructions.

##### Recommendation

Contact your builder.



Missing House Wrap Tape

## 6: FRAMING MEMBERS & STRUCTURE

		IN	BR
6.1	Roof and Floor Structure	X	
6.2	Roof Sheathing	X	
6.3	Ceilings Structure	X	
6.4	Rafter & Joist Spans	X	
6.5	Ridge,Hip & Valley Rafters properly Braced	X	
6.6	Support Hangers Installed on all Required Components	X	
6.7	Garage Door Opening Properly Sized	X	
6.8	Door/Window Cripples Installed	X	
6.9	Headers Properly Sized & Supported	X	
6.10	Headers & Beams properly Nailed	X	
6.11	Proper Stud Spacing	X	
6.12	Fireblocks & Fire Stops in Place	X	
6.13	Missing Insulation	X	

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### Information

#### Ceiling Structure

Engineered Truss System

#### Wall Structure

Wood

#### Floor Structure

Slab, Engineered Floor Joists,  
Engineered Floor Trusses

#### Foundation

Poured concrete

#### Roof and Floor Structure: Attic Structure

Attic

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

#### Roof and Floor Structure: 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.

#### Rafter & Joist Spans: 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.

**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.

**Proper Stud Spacing: 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**

Shared Wall

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



2 Hour Rated Fireblock Installed



Fireblocks and Fire Stops Installed

**Limitations**

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Garage Door Opening Properly Sized

**GARAGE DOOR BLOCKED**

The garage door was blocked by building materials at the time of the inspection.

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Missing Insulation

### NO INSULATION INSTALLED

Insulation had not yet been installed at the time of inspection.

## Builder recommendations

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6.1.1 Roof and Floor Structure

### MICROBIAL GROWTH

ATTIC, 4TH FLOOR, 3RD FLOOR, 2ND FLOOR, 1ST FLOOR

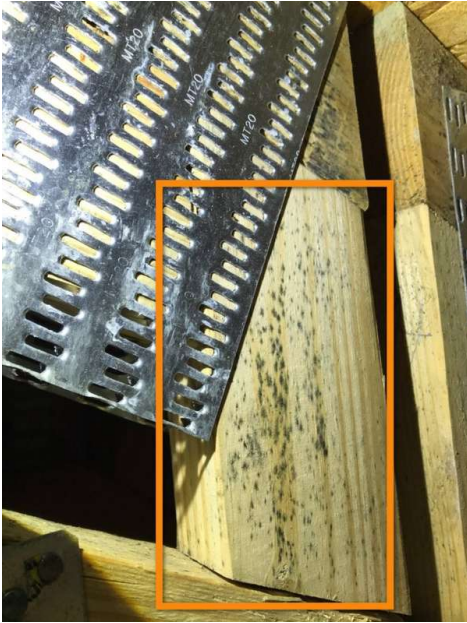
Areas of the floor and roof trusses had visible signs of microbial growth at the time of inspection. This is likely due to trusses being stored in damp areas. Affected trusses were observed on each level of the home, and in the attic space. Areas of concern on each level should be tested by a mold inspector. Fungal growth should be removed by a qualified contractor or mold remediation professional. If you have health concerns about mold you may want to consult with an environmental specialist.

Recommendation

Contact a qualified mold inspection professional.



Bio-Growth In Garage Adjacent To Stairs



Suspected Mold On Roof Truss



Suspected Mold Above 3rd Floor Bedroom (Front)



Suspected Mold On Roof Truss



Suspected Mold On 3rd Floor Floor Truss



Suspected Mold On First Floor Truss



Suspected Mold Growth On Truss Above Master Bathroom



Suspected Mold Above 3rd Floor Bedroom (Front)

### 6.3.1 Ceilings Structure

#### **DAMAGED TRUSS CHORD**

##### 3RD FLOOR MASTER BEDROOM

The Truss Chord was damaged/cut at the time of inspection. We recommend to have a Qualified Contractor to inspect and repair.

Recommendation

Contact a qualified professional.



Damaged Chord Truss



Damaged Chord Truss In Master Bedroom

# 7: PLUMBING

		IN	BR
7.1	All Stub Outs Secure	X	
7.2	Shower Arms Secure	X	
7.3	Pipes Properly Placed Inside Wall	X	
7.4	Nail Guards Properly Installed & Secured	X	
7.5	Clean Out Present and Capped	X	
7.6	Drains Have Visible Fall	X	
7.7	Hose Bibs Secured	X	X
7.8	Draft Stop Damaged	X	X

IN = Inspected BR = Builder Recommendations

## Information

### Water Supply For Home

Public

### Plumbing Water Distribution (Inside Home)

CPVC, Copper

### Sewage Disposal

Public

### Plumbing Waste

PVC

### Water Heater Power Source

First Floor Utility Room  
Gas (Quick Recovery)

### Clean Out Present and Capped: Visible Clean Out

1st Floor Garage

The Clean Out was visible and capped. This is for your information.



Location For Gas Water Heater (No Water Heater Present)

### 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 Arms 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

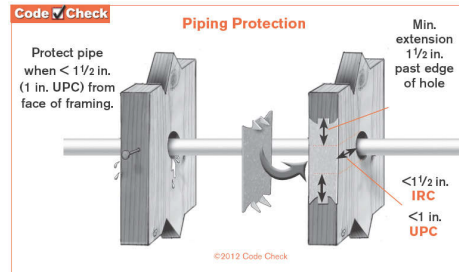
Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

### 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.



Nail Guards Installed



Plumbing Pipe Nail Guard Diagram

### 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.

## Builder recommendations

#### 7.7.1 Hose Bibs Secured

### FRONT HOSE BIB LOOSE

#### EXTERIOR FRONT

The front hose bib was loose at the time of the inspection. Recommend securing the front exterior hose bib.

#### Recommendation

Contact a qualified professional.



Hose Bib Example



Front Hose Bib Loose

7.8.1 Draft Stop Damaged

**DRAFT STOP DAMAGED**

MASTER BEDROOM

The draft Stop board behind the master bathroom tub was damaged at the time of inspection. Recommend repair or replacement by a qualified professional.

Recommendation

Contact a qualified professional.



Damaged "Draft-Stop" Rigid Board



Damaged Draft Stop Board

# 8: ELECTRICAL

		IN	BR
8.1	Breaker Panel Set	X	
8.2	Location of Main and Distribution panels	X	
8.3	Electrical Boxes & Wiring Properly Secured	X	

IN = Inspected      BR = Builder Recommendations

## Information

### Electrical Service Conductors

Below ground, Copper, 220 volts

### Electric Panel Manufacturer

1st Floor  
Square D

### Branch wire 15 and 20 AMP

Copper



Main Electrical Service Panel

### Panel Type

1st Floor  
Circuit breakers

### Wiring Methods

Romex



Circuit Breakers Partially Installed

**Grounding**

Exterior Front, Left Side

Unknown



Copper Ground Wire Present, Not Yet Connected To Grounding Rod

**Location of Main and Distribution panels: Electrical Panel Location**

1st Floor Office

The Electrical Panel location.

**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.

**Electrical Boxes & Wiring 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.



## 9: HEATING AND COOLING

		IN	BR
9.1	Ducting Properly Installed and Sealed	X	
9.2	Return Air Duct Not Obstructed and Sealed	X	
9.3	Presence of installed Heat/Cooling source in each room	X	
9.4	Sufficient Workspace for Equipment(30 Inches)	X	
9.5	Thermostat Wiring	X	
9.6	Line Set	X	

IN = Inspected    BR = Builder Recommendations

### Information

#### Energy Source

Gas

#### Number of Heat Systems

1st Floor Utility Room  
One

#### Ductwork

Partially insulated



High Efficiency Gas Furnace

#### Cooling Equipment Energy Source

Electricity

#### Heat Pump Location

Left Side of Home

#### 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.

**Sufficient Workspace for Equipment(30 Inches): 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

		IN	BR
10.1	Gas Lines Installed & Stub Outs Secure	X	

IN = Inspected      BR = Builder Recommendations

## Information

### Gas Supply

Exterior Front

Gas Meter, Piped-In



Location For Gas Meter (Not Installed)

### 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.

# 11: VENTING COMPONENTS

		IN	BR
11.1	Bathroom Vents Installed and Properly Sealed & Terminated	X	
11.2	Dryer Vent Installed and Properly Sealed & Terminated	X	

IN = Inspected    BR = Builder Recommendations

## 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.

# 12: INTERIOR

		IN	BR
12.1	Ceiling Framing	X	
12.2	Walls & Columns Plumb/Bowed	X	
12.3	Stairs, Steps, Landings, Stairways	X	
12.4	Stairs Properly Framed and Railing Block Installed	X	
12.5	Interior Door Opening Framed Properly	X	
12.6	Sub-Flooring Installed & Secured	X	X
12.7	Cabinet/Vanity Blocking Installed	X	
12.8	Tub/Shower Blocking Installed	X	
12.9	Tub, Shower, Fireplace & Plant Shelving Level	X	
12.10	Deadwood Blocking Installed	X	
12.11	Potential Mold Growth	X	

IN = Inspected      BR = Builder Recommendations

## Information

### Window Types

Vinyl, Single-hung, Tilt feature



Windows Level



Vinyl Windows

**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.



Engineered Truss Flooring / Ceiling

**Walls & Columns Plumb/Bowed: Visually Inspected**

2nd Floor

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



Walls / Dimensional Lumber Plumb

**Stairs, Steps, Landings, Stairways: 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.

**Interior Door Opening Framed Properly: 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

Kitchen

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



Kitchen Cabinet Blocking

## 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, Fireplace & Plant Shelving Level: Visually Inspected

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

## Deadwood Blocking Installed: Visually Inspected

Bathrooms, Kitchen

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

## Limitations

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Stairs, Steps, Landings, Stairways

### PERMANENT HANDRAILS NOT INSTALLED

Temporary railings were in place at the time of inspection.



Temporary Railings In Place

## Builder recommendations

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12.6.1 Sub-Flooring Installed & Secured

### DAMAGED SUB FLOORING

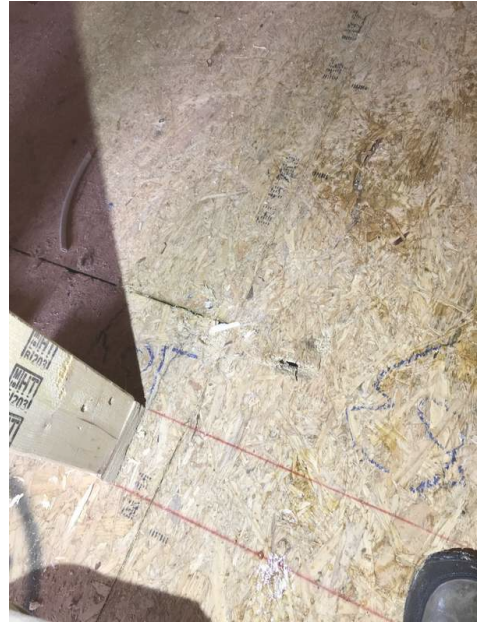
Two holes were observed in the OSB subflooring on the fourth floor. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



Fourth Floor



Fourth Floor Closet



# STANDARDS OF PRACTICE

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