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PRE-DRYWALL INSPECTION

1234 Main Street
North Augusta, SC 29860

Buyer Name

11/28/2024 9:00AM



Inspector

Bryan Daly

Certified Professional Inspector

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Agent

Agent Name

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SUMMARY



ITEMS INSPECTED



RECOMMENDATION



SAFETY HAZARD

-
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 - ⊖ 3.2.2 Roof - Roof Covering: Ridge Cap
 - ⊖ 3.4.1 Roof - Coverings & Conditions: Drip Edge Missing
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 - ⊖ 5.6.1 Framing Members & Structure - Support Hangers Installed on all Required Components: Missing Support Hanger Nails
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 - ⊖ 6.6.1 Plumbing - Nail Guards Properly Installed & Secured: Nail Guards
 - ⊖ 6.8.1 Plumbing - Drains Have Visible Fall: Improper Slope
 - ⊖ 6.9.1 Plumbing - Fixtures: Cracked or Damaged Fixtures
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 - ⊖ 7.2.1 Electrical - Nail Guards Present & Properly Installed: Missing Nail Guards
 - ⚠ 7.3.1 Electrical - Wiring: Cut wire
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 - ⊖ 7.4.1 Electrical - Electrical Deficiencies : GFCI Outlets Recommended
 - ⚠ 7.4.2 Electrical - Electrical Deficiencies : Electrical: No light or outlet
 - ⊖ 7.4.3 Electrical - Electrical Deficiencies : Large Bundle of Wires run together
 - ⊖ 11.3.1 Interior - Cabinet/Vanity Blocking Installed: Missing Cabinet Blocking
 - ⊖ 11.4.1 Interior - Hardware Blocking Installed: Missing Hardware Blocking
 - ⊖ 11.5.1 Interior - Windows need spray insulation: Windows not yet insulated on the sides
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- ⊖ 11.6.1 Interior - Windows: Stiff Windows
- ⊖ 11.6.2 Interior - Windows: Missing Screen

1: GENERAL INFORMATION

Information

Information: Inspection Date

10/07/2024

2: INSPECTION DETAILS

Information

General Site Information: Style of Home

Single Family 1 Story

General Site Information: Weather Conditions

Clear

General Site Information: Outside Temperature

80

General Site Information: Rain in the last 3 Days

No

General Site Information: People Present

Construction project manager

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: Additional building permits and inspections

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

General Introduction: General Introduction

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

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

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

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

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

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

3: ROOF

Information

General: Roof Structure

Stick-built, Radiant Barrier

General: Viewed Roof Covering From

Ground, Ladder

General: Roof Covering type

Architectural

General: Roof-Type

Gable, Hip

General: Chimney (Exterior)

Not Present

General: Attic Ventilation

Soffit Vents, Ridge vents

General: Attic info

Attic access

Shingles Straight and Flat: 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 Installed: Visual Inspection

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

Observations

3.2.1 Roof Covering

MISSING/DAMAGED SHINGLES

Damaged and/or missing asphalt composition shingles were noted at the time of the inspection. We recommend to replace missing/damaged shingles to avoid damage to the underlying home structure from moisture intrusion.

Recommendation

Contact your builder.



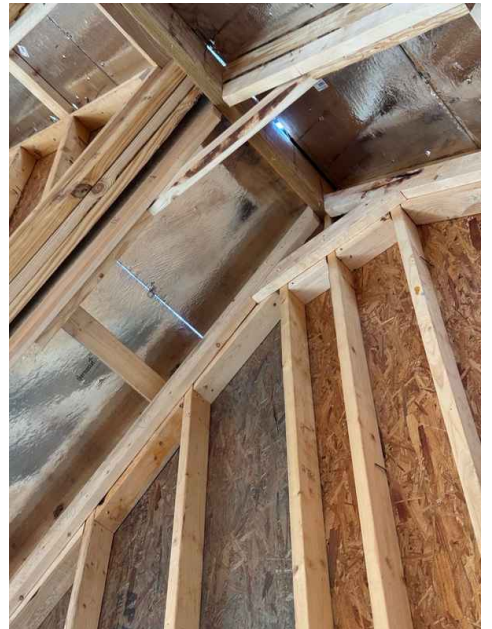
3.2.2 Roof Covering

RIDGE CAP

The Ridge Cap was missing in three locations where missing shingles were observed. This should be corrected when after the sections of roof are shingled.

Recommendation

Contact your builder.



3.4.1 Coverings & Conditions

DRIP EDGE MISSING

During the inspection, it was observed that the drip edge flashing on the roof was missing. Drip edge flashing is a crucial component in the roofing system that helps to direct water away from the eaves and into the gutters. The missing flashing can allow water to seep under the shingles and potentially cause damage to the structure or interior of the building. This issue should be addressed by a qualified roofing contractor to prevent potential water damage.

Recommendation

Contact a qualified roofing professional.



3.5.1 Roof, Chimney, Flashing Installed

KICKOUT FLASHING

There was missing Kick Out Flashing at the time of inspection. Kick out flashing helps direct the water from the sidewall into the gutter system or away from the wall. This can lead to moisture intrusion of the wall structure below this area. The work in this area is still needing to be completed along with the areas of missing shingles. Correction by a qualified roofing contractor is recommended.

Recommendation

Contact your builder.



3.5.2 Roof, Chimney, Flashing Installed

SIDEWALL FLASHING

The Sidewall to Roof Flashing is improper at the time of inspection. This can allow moisture intrusion in this area. Proper flashing detail is to have a metal flashing that is behind the siding material down over the roof covering. The work in this area is still needing to be completed along with the areas of missing shingles. Correction by a qualified roofing contractor is recommended.

Recommendation

Contact your builder.



4: EXTERIOR

Information

General: Exterior Wall Sheathing
OSB

General: Exterior Entry Doors
Steel, Wood

General: Appurtenance
Covered Porch

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-no cracked broken glass-flashing installed well: 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: Visual Inspection

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

Observations

4.3.1 House Wrap

MISSING TAPE

The House Wrap Tape has not been applied around the wall penetrations. We recommend to inspect and install.

Recommendation

Contact your builder.





4.5.1 Windows-no cracked broken glass-flashing installed well

WINDOW TAPE

The Flashing Tape around the perimeter of the windows has separated or blown off in more than one location. Correction is recommended prior to siding installation.

Recommendation

Contact your builder.





4.8.1 Foundation

CRACK

Several cracks in the foundation were observed. There is one concerning crack that spans from near the front door to the rear of the house. This crack does appear to have approximately 9/16" of displacement over a span of 4'. The front porch on the left side has a few blocks that have been displaced. Further evaluation by the builder is recommended.

Recommendation

Contact a qualified professional.



5: FRAMING MEMBERS & STRUCTURE

Information

General: Ceiling Structure

Standard wood framing

General: Wall Structure

Wood

General: Floor Structure

Slab

General: Foundation

Masonry block

Interior foundation: Poured concrete**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](#).

Roof Structure: Visual Inspection

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

Roof Sheathing : Visual Inspection

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

Ceilings Structure: Visual Inspection

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

Ridge,Hip & Valley Rafters properly Braced: Visual Inspection

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

Support Hangers Installed on all Required Components: Visual Inspection

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

Attic Access Properly Framed: Visual Inspection

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

Proper Stud Spacing, Anchor bolt nuts : Visual Inspection

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

Fireblocks & Fire Stops in Place: Visual Inspection

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

Observations

5.6.1 Support Hangers Installed on all Required Components

MISSING SUPPORT HANGER NAILS

The Joist Hangers were missing nails at the time of inspection. We recommend to inspect and install. Deadwood/Squash Blocks may need to be installed to actually complete the nailing of the hangers.

Recommendation

Contact your builder.



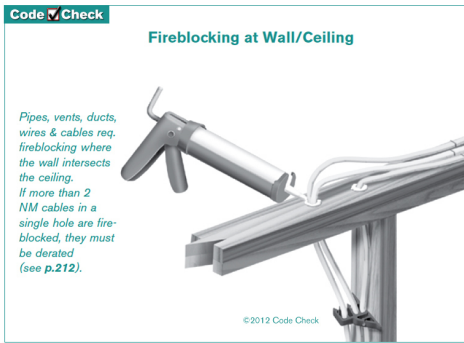
5.10.1 Fireblocks & Fire Stops in Place

MISSING FIRE STOP

Fire Stop was missing in various areas at the time of inspection. This is usually completed the same day as the insulation install. Follow up with the builder to ensure this is completed.

Recommendation

Contact your builder.



Fire Stopping Diagram

5.12.1 Concrete Slab

HIGH SPOT IN SLAB

This comment is at the same spot noted in section 4.8.1 under the foundation. The Concrete Slab had a high spot at the time of inspection. This can effect the flooring installation. We recommend to inspect and repair.

Recommendation

Contact your builder.

5.12.2 Concrete Slab

UNFILLED HOLE FOR TUB DRAIN IN CONCRETE SLAB

Observation: A hole intended for the tub drain was blocked prior to the pouring of the concrete slab. This is a common practice to facilitate easy installation of the tub drains. This has resulted in an unfilled void around the tub drain area.

Implications:

Moisture Intrusion: The void can allow moisture to penetrate the slab, leading to potential water damage, mold growth, and deterioration of building materials.

Pest Infestation: The open space can serve as an entry point for pests, which can cause further damage and create unsanitary conditions.

Recommendations:

Fill the Void: It is recommended to fill the hole with an appropriate material, such as concrete or a suitable filler to protect against moisture and pests.

Evaluation by the builder is recommended for possible correction.

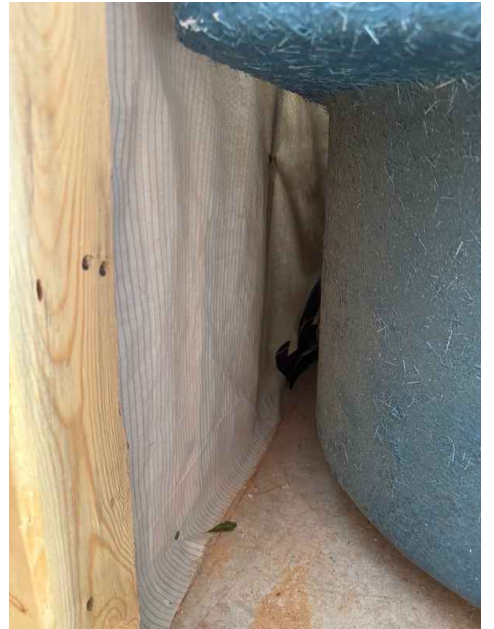
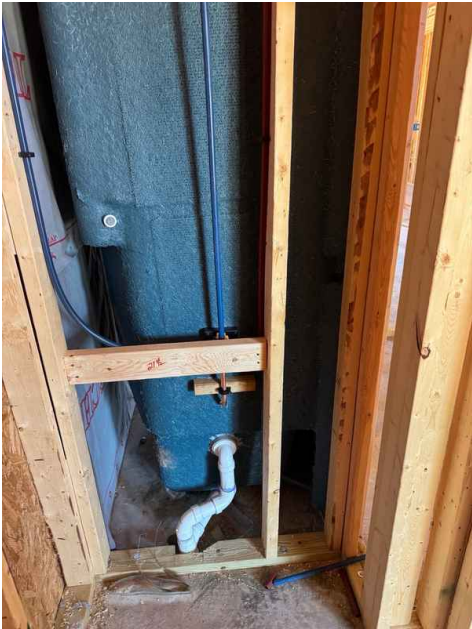
5.15.1 Insulation

INSULATION: AREA OF MISSING INSULATION

During the inspection, it was identified that there are areas of missing insulation behind the tub and showers. The affected areas did not have any insulation present. Most likely this will be installed when the rest of the house insulation is installed. Missing insulation can lead to increased energy costs and potential issues with temperature regulation within the home. It is recommended that the missing insulation be added prior to drywall installation.

Recommendation

Contact a qualified professional.



6: PLUMBING

Information

General: Water Supply For Home
Well (To be Installed)

General: Plumbing Water Distribution (Inside Home)
PEX

General: Sewage Disposal
Septic System (To Be Installed)

General: Plumbing Waste
PVC

General: Water Heater Power Source
Electric, Not installed yet

All Stub Outs Secure: Secured
Properly Secured

Shower Arm Secure: Secured
Properly Secured

All Stub Outs Secure: Visual Inspection

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

Shower Arm Secure: Visual Inspection

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

Pipes Properly Placed Inside Wall: Visual Inspection

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

Nail Guards Properly Installed & Secured: Visual Inspection

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

Observations

6.3.1 Plumbing stack vent

NO PLUMBING VENT

Defect: Missing Plumbing Vent for Kitchen Sink

Observation: The kitchen sink lacks a proper plumbing vent.

Implications: Without a vent, the plumbing system may experience slow drainage, gurgling noises, and potential sewer gas odors. This can lead to unsanitary conditions and possible health hazards due to the presence of sewer gases.

Recommendation: While it is possible for the builder to add an air admittance valve (AAV) at this stage, it is not the ideal solution. AAVs can be less reliable over time compared to traditional venting methods. It is advised to have a licensed plumber evaluate and install a proper venting system to ensure optimal drainage and to prevent any potential health risks.



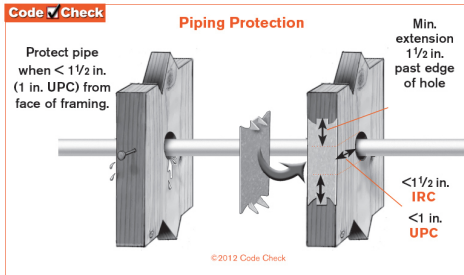
6.6.1 Nail Guards Properly Installed & Secured

NAIL GUARDS

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

Recommendation

Contact your builder.



Plumbing Pipe Nail Guard Diagram



6.8.1 Drains Have Visible Fall

IMPROPER SLOPE

The hall bath left lavatory drain line is not sloped properly. Correction is recommended.



6.9.1 Fixtures

CRACKED OR DAMAGED FIXTURES

One or more tub/shower surrounds were cracked. The shower in the garage will need to be replaced. Multiple nailing flanges were broken and/or missing screws. Evaluation and possible correction by the builder is recommended.

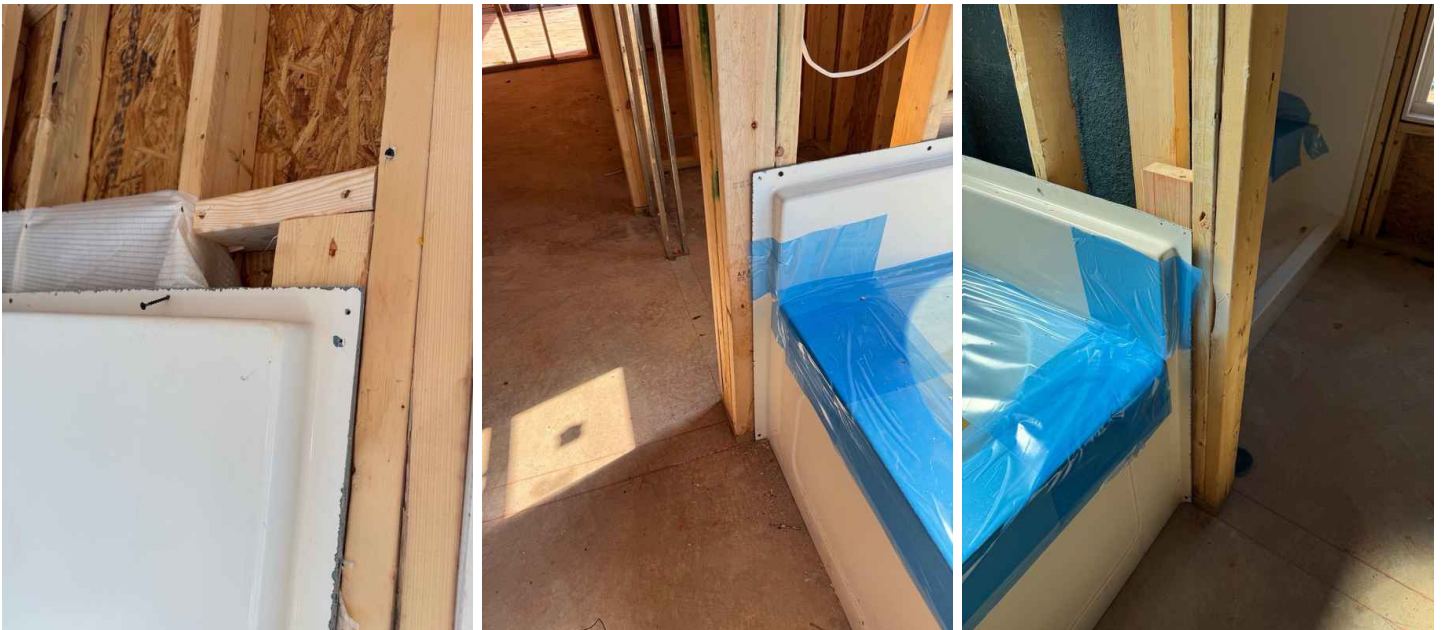


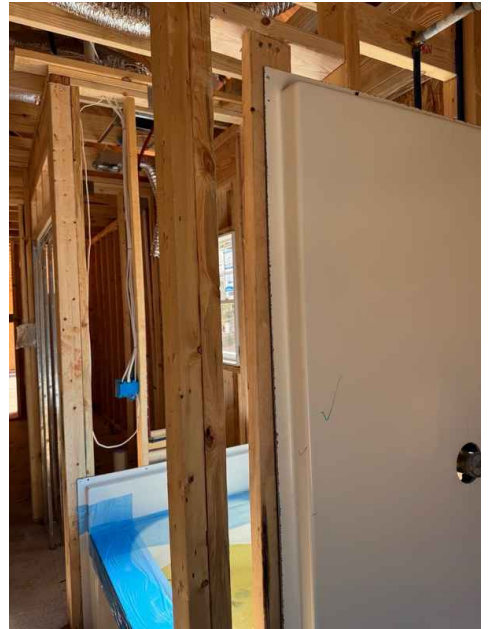


6.9.2 Fixtures

IMPROPER FASTENERS

It appears that the plumbing fixtures are either missing fasteners or were secured with drywall screws. For installing a tub/shower surround, it's recommended to use galvanized or stainless steel screws that are specifically designed for bathroom use. These screws are more resistant to rust and provide a stronger hold. Additionally, many tub surround kits come with their own recommended fasteners, so it's a good idea to follow the manufacturer's instructions for the best results. Evaluation and possible correction by the builder is recommended.





7: ELECTRICAL

Information

General: Electrical Service Conductors

240/120 Volt, Below ground

General: Electric Panel Manufacturer

Eaton/Cutler-Hammer

General: Branch wire 15 and 20 AMP

Copper

General: Panel Type

Circuit breakers

General: Wiring Methods

Romex

General: Grounding

Electrical not complete

Wiring: In place stapled well in most locations

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.

Observations

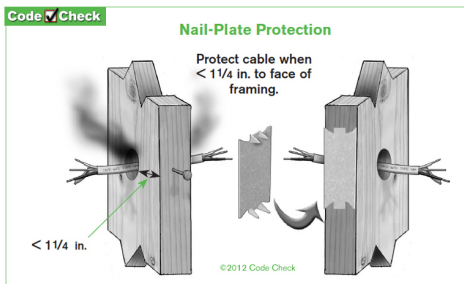
7.2.1 Nail Guards Present & Properly Installed

MISSING NAIL GUARDS

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

Recommendation

Contact your builder.



Electrical Nail Guard Diagram



7.3.1 Wiring

**CUT WIRE**

MASTER BEDROOM HALL LIGHT SWITCH

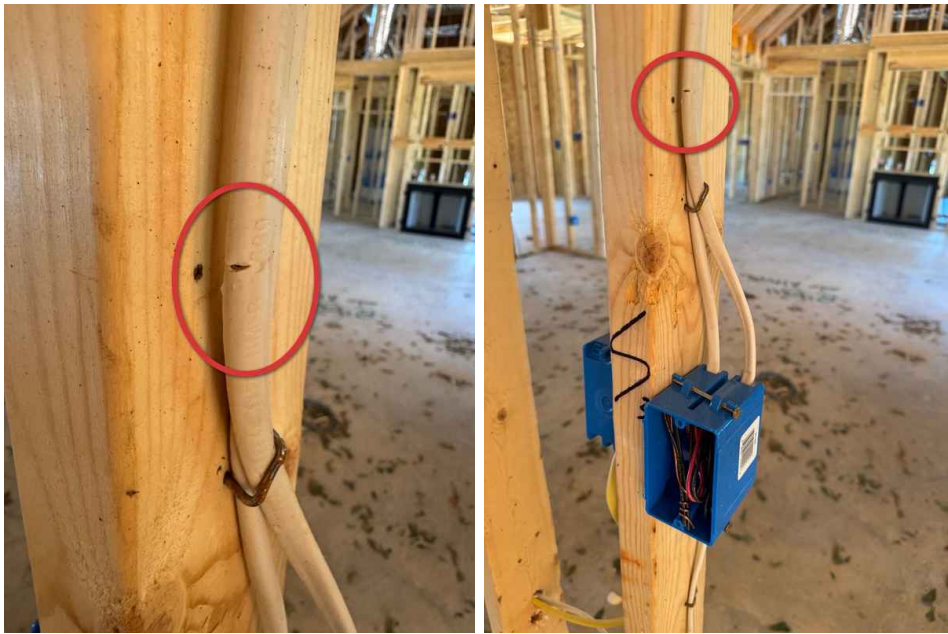
Observation: A wire with a cut in its insulation was observed in the Master Bedroom Hall Light Switch. The nick exposes the underlying conductor, which can be seen upon close inspection.

Implication: The nick in the wire's insulation compromises its integrity, increasing the risk of electrical shock, short circuits, or fire hazards. Exposed conductors can lead to dangerous conditions, especially in areas where the wire may come into contact with other conductive materials or moisture.

Recommendation: It is recommended to have a licensed electrician inspect and repair or replace the damaged wire. Ensuring all wiring is properly insulated is crucial for maintaining electrical safety and preventing potential hazards.

Recommendation

Contact a qualified professional.



7.3.2 Wiring

**EXCESSIVE WIRES UNDER SINGLE STAPLE**

Observation: During the inspection, it was noted that multiple electrical wires were secured under a single staple. This condition was observed at the garage light switch, party light switch, office light switch and bedroom #2 light switch.

Implication: Securing too many wires under a single staple can lead to potential damage to the wire insulation, increasing the risk of electrical shorts or fire hazards. This practice does not comply with standard electrical installation guidelines, which typically allow for only two wires per staple to ensure safety and integrity of the wiring.

Recommendation: It is recommended to have a licensed electrician evaluate and correct this condition. The wires should be properly secured using an appropriate number of staples or other approved securing methods to prevent damage and ensure safety.



7.4.1 Electrical Deficiencies

GFCI OUTLETS RECOMMENDED

EXTERIOR SOFFIT OUTLETS

Ground Fault Circuit Interrupter (GFCI) outlets are required in certain locations in a home as a safety measure to prevent electrical shocks and electrocution. Some of the common locations where GFCI outlets are typically installed include:

1.

Bathrooms: GFCI outlets are required in all bathrooms, including bathrooms in basements, to protect against electrical shocks in damp or wet environments.

2.

Kitchens: GFCI outlets are required in kitchens, including countertop areas, to protect against electrical shocks near water sources.

3.

Garages: GFCI outlets are required in garages, including attached and detached garages, to protect against electrical shocks in areas where there may be water, oil, or other hazardous materials present.

4.

Exterior Outlets: GFCI outlets are required for all exterior outlets, including those on decks, patios, and near swimming pools, to protect against electrical shocks in wet or damp environments.

5.

Laundry Rooms: GFCI outlets are required in laundry rooms and other areas where water is present, including utility rooms and basements.

6.

Crawl Spaces and Unfinished Basements: GFCI outlets are required for all outlets in these areas, to protect against electrical shocks in damp or wet environments.

It is important to note that these are only general guidelines, and local codes and regulations should be consulted to determine exactly where GFCI outlets are required in a specific location.

Recommendation

Contact a qualified electrical contractor.

7.4.2 Electrical Deficiencies



ELECTRICAL: NO LIGHT OR OUTLET

During the inspection, it was identified that there is no light source or electrical outlet present in the attic. This makes it difficult to navigate and inspect the space. A lack of lighting can also make it difficult to identify any potential issues in the attic such as moisture or structural damage. It is recommended that an electrical light source and outlet be installed in the attic to improve visibility and safety when navigating the space.

Recommendation

Contact a qualified electrical contractor.

7.4.3 Electrical Deficiencies

LARGE BUNDLE OF WIRES RUN TOGETHER

Observation: Approximately 17 non-metallic sheathed (NM) cables were observed bundled together and running alongside corrugated stainless steel tubing (CSST) gas pipes in the attic.

Implications:

Overheating Risk: Bundling multiple NM cables can lead to overheating due to the cumulative heat generated by the cables, which may not dissipate effectively. This can potentially degrade the insulation over time and increase the risk of electrical fires.

Recommendations:

Separate the Cables: It is recommended to separate the NM cables to ensure proper heat dissipation and reduce the risk of overheating. This may involve rerouting some of the cables or using additional support to space them apart.

Evaluation by the builder and possible correction recommended.



8: HEATING AND COOLING

Information

General: Energy Source

Electric

General: Number of Heat Systems **General: Ductwork**

One

Insulated

General: Cooling Equipment

Energy Source

Electricity

General: Central air location

Not yet installed

Ducting Properly Installed and Sealed: Visual Inspection

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

Return Air Duct Not Obstructed and Sealed: Visual Inspection

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

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

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

9: GAS SUPPLY & FIXTURES

Information

General: Gas Supply

Not Present

Fireplace: Type of Fireplace

Gas Fireplace Insert, Ventless

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.

Fireplace: Ventless Fireplace Present

Observation: During the home inspection, it was noted that a ventless fireplace has been installed in the living area. Ventless fireplaces, also known as vent-free or unvented fireplaces, are designed to operate without a chimney or flue. While they offer the convenience of easier installation and higher energy efficiency, they also present certain risks and require careful usage to ensure safety.

Potential Dangers:

1. Indoor Air Quality: Ventless fireplaces release combustion byproducts, including small amounts of carbon monoxide (CO) and nitrogen dioxide (NO₂), directly into the living space. Prolonged exposure to these gases can lead to respiratory issues, especially for individuals with pre-existing conditions such as asthma or allergies.
2. Oxygen Depletion: These fireplaces consume oxygen from the room to sustain combustion. Inadequate ventilation can lead to oxygen depletion, posing a risk of suffocation.
3. Moisture Buildup: The combustion process produces water vapor, which can increase indoor humidity levels. Excess moisture can lead to mold growth and damage to building materials.
4. Carbon Monoxide Poisoning: Although ventless fireplaces are designed to burn fuel efficiently, there is still a risk of carbon monoxide buildup if the fireplace is not properly maintained or if the room is not adequately ventilated.

Usage Recommendations:

1. Proper Ventilation: Ensure that the room where the ventless fireplace is installed has adequate ventilation. This can be achieved by keeping a window slightly open or using an exhaust fan.
2. Regular Maintenance: Schedule regular inspections and maintenance of the fireplace to ensure it is functioning correctly and safely.
3. Carbon Monoxide Detectors: Install carbon monoxide detectors in the same room as the ventless fireplace and throughout the home to monitor CO levels and provide early warnings of dangerous conditions.
4. Follow Manufacturer's Instructions: Always adhere to the manufacturer's guidelines for installation, operation, and maintenance of the ventless fireplace.

While ventless fireplaces can be a convenient and efficient heating option, it is crucial to be aware of the potential risks and to take appropriate measures to mitigate them. Proper usage and regular maintenance are essential to ensure the safety and well-being of the occupants.

Fireplace: T.V. Installation over Fireplace

During the inspection, it was observed that a television outlet and coaxial cable were roughed in over the fireplace. Please ensure that the bottom of the television is a minimum of 24" above the top opening of the firebox and that a Mantle is installed according to the firebox manufacturer instructions.

10: VENTING COMPONENTS

Information

Bathroom Vents Installed and Properly Sealed & Terminated: Visual Inspection

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

Dryer Vent Installed and Properly Sealed & Terminated: Visual Inspection

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

Hood Vent: Visible Inspection

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

11: INTERIOR

Information

General: Window Types

Vinyl

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.

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.

Observations

11.3.1 Cabinet/Vanity Blocking Installed

MISSING CABINET BLOCKING

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

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

Recommendation

Contact your builder.

11.4.1 Hardware Blocking Installed

MISSING HARDWARE BLOCKING

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

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

Recommendation

Contact your builder.

11.5.1 Windows need spray insulation

WINDOWS NOT YET INSULATED ON THE SIDES

Recommendation

Contact a qualified professional.

11.6.1 Windows

STIFF WINDOWS

During the home inspection, it was noted that one or more windows in the property were stiff and harder to open. This can be a potential safety hazard in case of an emergency requiring egress, as well as a potential hindrance to energy efficiency. It is recommended to have the windows inspected and serviced to ensure easy opening and closing.

Recommendation

Contact your builder.

11.6.2 Windows

MISSING SCREEN

During the home inspection, it was noted that one or more windows in the property were missing screens. It is likely that these will be installed later by the builder in order to keep them from getting damaged during the rough-in phase of construction.

Screens are an important component of windows, as they help to prevent insects and debris from entering the interior while allowing for ventilation. It is recommended to replace the missing screens with new, properly fitting screens. This can help to improve the overall comfort and livability of the property, particularly during warmer months when windows are commonly open for ventilation. A licensed contractor or window professional can assist with the installation of new screens as needed.

Recommendation

Contact your builder.