

# DS Inspections LLC



**September 1st 2021, 5:02 pm**

**Inspection performed by:**

## General Information

**BUILDING ADDRESS:**

**CITY:**

**STATE:**

**ZIP CODE:**

**INSPECTION DESCRIPTION:** Single Family dwelling

**SQUARE FOOTAGE:** 4500

**Picture:**



**Has the PRE-INSPECTION AGREEMENT been signed by the client?**

Yes

**Is the client present for the inspection?**

No

**Is the real estate agent present for the inspection?**

# ROOF

**ROOF TYPE** Gable

Notes:

**ROOF MATERIAL** Asphalt Shingles

Notes:

architectural shingle 30 year

**SHINGLES MISSING / DAMAGED?** Satisfactory

Notes:

**ROOF INSTALLATION** Satisfactory

Notes:

**CHIMNEY** N/A

Notes:

# EXTERIOR

**SIDING MATERIAL** Other

Notes:

House wrap



**SIDING CONDITION** Satisfactory

Notes:

House wrap satisfactory



**FLASHING** Satisfactory

Notes:

**LANDSCAPE**

**SURFACE DRAINAGE** Satisfactory

Notes:

**GARAGE**

**EXTERIOR DOORS** Satisfactory

Notes:

**ATTIC**

**ROOF SHEATHING** Satisfactory

Notes:

**FRAMEWORK** Satisfactory

Notes:

**MILDEW PRESENT IN ATTIC?** No

Notes:

**SIGNS OF PESTS IN ATTIC?** No

Notes:

## **BATHROOM 1**

**DOORS** N/A

Notes:

## **BEDROOM 1**

**WINDOWS** Satisfactory

Notes:

**CEILINGS** N/A

Notes:

## **BEDROOM 3**

**WINDOWS** Satisfactory

Notes:

**CEILINGS** N/A

Notes:

## **BEDROOM 4**

**WINDOWS** Satisfactory

Notes:

**CEILINGS** N/A

Notes:

## **LIVING AREA 1**

**WINDOWS** Satisfactory

Notes:

**CEILING** Satisfactory

Notes:

**OUTLETS** N/A

Notes:

## **LIVING AREA 2**

**WINDOWS** Satisfactory

Notes:

**CEILING** N/A

Notes:

## **KITCHEN**

## **DINING ROOM**

## **LAUNDRY ROOM**

**VENTILATION** Satisfactory

Notes:

**SINK** N/A

Notes:

## **FOUNDATION**

**SLAB** Satisfactory

Notes:

**WALLS** Satisfactory

Notes:

**FRAMEWORK** Satisfactory

Notes:

**DRAINAGE** N/A

Notes:

## **PLUMBING**

**WATER SUPPLY PIPING SIZE** Satisfactory

Notes:

Plumbed with Pex plumbing

**SEWER / SEPTIC** Not Inspected

Notes:

## **ELECTRICAL**

**SERVICE DROP / LATERAL** Satisfactory

Notes:



**RECEPTACLES** Satisfactory

Notes:

**AMP RATING** N/A

Notes:

**WIRING METHOD** Non-Metallic Sheathed Cable

Notes:

**CIRCUIT PANEL** Satisfactory

Notes:



## HEATING & COOLING

**ENERGY SOURCE** Natural Gas



Notes:

**HEATING SYSTEM** Forced Air

Notes:

**DUCTWORK / PIPING** Satisfactory

Notes:

## ADDITIONAL DETAILS

**SEAL PLATE ANCOR BOLTS** N/A

Notes:

Not enough anchor bolts in seal plates to the slab and framing. Recommend further evaluation by the builder.

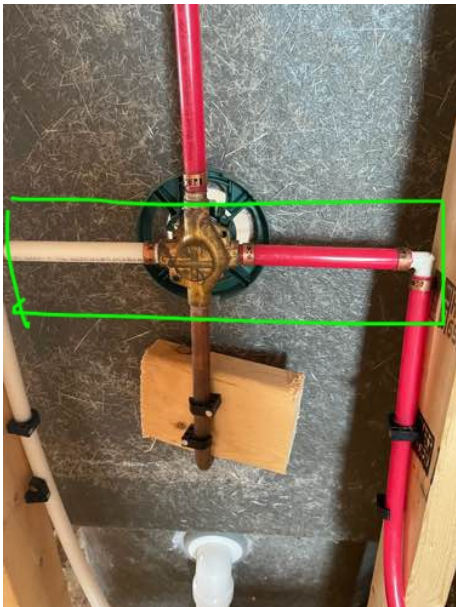


**SHOWER VALVES NOT SUPPORTED** Poor

Notes:

All shower valves have no support studs.

Recommend further evaluation and repair by the builder.



**FRAMING** Satisfactory

Notes:







**ELECTRICAL ROUGHIN** Satisfactory

Notes:

**HVAC ROUGHIN** Satisfactory

Notes:

**ELECTRICAL AND INTERNET ROUGHIN** Satisfactory

Notes:

**PLUMBING ROUGHIN** Satisfactory

Notes:

## **SUMMARY:**

**Please read the report very carefully. My comments are in purple and red.**

**The house is satisfactory and is very well built.**

**The anchor bolts and the non supported shower valves are the only concerns I have.**

**If you have any questions please let me know.**

**Thanks**

**David Sweezy**

**704 297 0408**