

Inspection Report

Provided by:



Friendly Home Inspections

Inspector: Eddie Friendly

"Making Sure Your Home Inspection Experience is a Friendly One!"

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Property Address

Sample Report



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Report Information

Property Information

Approximate Year Built	2026
Approximate Square Footage	2729 sq ft
Number of Bedroom	4
Number of Bath	3
Direction House Faces	East.

Inspection Information

Inspection Date	June 16, 2026
Inspection Time	9:00 am
Weather Conditions	Rain.
Outside Temperature	70 degrees

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

-The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Interiors

5.1 Wall Conditions (Repair)

A wall stud in the room to the right of the front door was observed with a significant longitudinal split/crack. The extent of the splitting exceeds what is typically considered minor seasoning checks and may affect the structural performance of the member. Recommend evaluation by the builder and replacement or reinforcement of the damaged framing member as deemed necessary prior to installation of drywall.

5.4 Electrical Conditions (Repair)

Protective nail plates were missing at one or more locations where wiring and plumbing piping passed through framing members within the required clearance of the stud or framing surface. Without proper protection, these components may be susceptible to damage from drywall fasteners or future wall-mounted installations. Recommend installation of approved nail plates in accordance with current building standards prior to drywall installation.

Foundation

6.1 Foundation Conditions (Repair)

Scrap wood debris was observed in contact with the soil near the foundation in multiple areas. Wood left in contact with the ground can attract wood-destroying insects and contribute to moisture-related issues at the foundation. It is recommended that all scrap wood be removed from around the foundation to help prevent pest activity and maintain proper site cleanliness. Shrinkage cracks were observed in the concrete slab. Minor cracking is common as concrete cures and is often considered a normal characteristic of concrete construction. No significant displacement was observed at the time of the inspection. Recommend the builder evaluate the cracks and repair or seal them as necessary in accordance with the builder's warranty standards and industry-accepted construction practices. Honeycombing and voids were observed in the concrete foundation at the garage vehicle entrance opening. The affected area exhibited incomplete concrete consolidation and localized surface deterioration. Although the extent of any structural impact could not be determined during this inspection, defects in foundation concrete should be addressed prior to completion of construction. Recommend evaluation and repair by the builder in accordance with accepted construction practices.

1 Exterior

Front Entrance

Front Entrance Type The front entrance is a covered porch.



1.1) Front Entrance Conditions

AS

The visible and accessible areas of the porch structure at the pre-drywall stage of the inspection appeared to be in serviceable condition at the time of the inspection.

Exterior Walls

Structure Type Wood frame.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Exterior Wall Covering The visible and accessible areas of the exterior siding material are wood.

1.2) Exterior Wall Conditions

AS

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

Exterior Windows - Doors

Window Type Double hung windows

Window Material Vinyl.

1.3) Window Conditions

AS

The visible and accessible portions of the exterior windows appeared to be in serviceable condition at the time of the inspection.

1.4) Door Conditions

AS

Exterior doors were observed to be installed during the pre-drywall inspection. Locking hardware was not installed at the time of the inspection. The doors appeared to be properly set within the framed opening, with framing hardware and supports in place. It is recommended to verify that the door is adequately sealed, flashed, and insulated during later construction stages to ensure proper weather resistance and energy efficiency.

2 Roofing

Roof Covering

Method of Inspection The roof was not mounted due to height. The roof was inspected by viewing with high power binoculars and drone.

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Roof Style Gable.

2.1) Flashing Conditions AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.

Attic Area

Roof Frame Type The roof framing is constructed with truss framing.



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2.2) Attic Conditions

AS

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

3 Electrical

Electrical Panel

Electrical Panel Location The electrical panel is located in the garage.



3.1) Electrical Conditions

AS

The electrical panel was observed to be installed and in a generally serviceable condition during the pre-drywall inspection; however, no breakers had been provided at the time of inspection. The panel installation was incomplete. It is recommended that a qualified electrician install the required breakers and complete the panel setup in accordance with the National Electrical Code (NEC) before drywall installation proceeds.

4 Plumbing

Water Supply Lines

Supply Line Material The visible material used for the supply lines is plastic.

4.1) Supply Line Conditions

AS

The visible water supply piping appeared to be properly installed based on a visual inspection of the exposed components at the time of the inspection. However, the water service was not active, and the plumbing system was not operational. As a result, the supply piping could not be tested for leaks, pressure, or overall functionality. Conditions may exist that were not visible or detectable during this phase of construction.

Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are plastic.

4.2) Drain Line Conditions

AS

The visible drain, waste, and vent (DWV) piping appeared to be properly installed based on a visual inspection of the exposed components at the time of the inspection. However, the water service was not active, and the plumbing system was not operational. As a result, the drain and waste piping could not be tested for leaks, proper drainage, or overall performance. Conditions may exist that were not visible or detectable during this phase of construction.

5 Interiors

Walls - Ceilings - Floors

5.1) Wall Conditions

R

A wall stud in the room to the right of the front door was observed with a significant longitudinal split/crack. The extent of the splitting exceeds what is typically considered minor seasoning checks and may affect the structural performance of the member. Recommend evaluation by the builder and replacement or reinforcement of the damaged framing member as deemed necessary prior to installation of drywall.





5.2) Ceiling Conditions

AS

The interior ceiling framing was observed to be properly installed at the time of inspection. Joist spacing, alignment, and fastening appeared consistent with standard construction practices, providing adequate structural support for ceiling finishes. No deficiencies were noted in the interior ceiling framing during the inspection.

5.3) Floor Conditions

AS

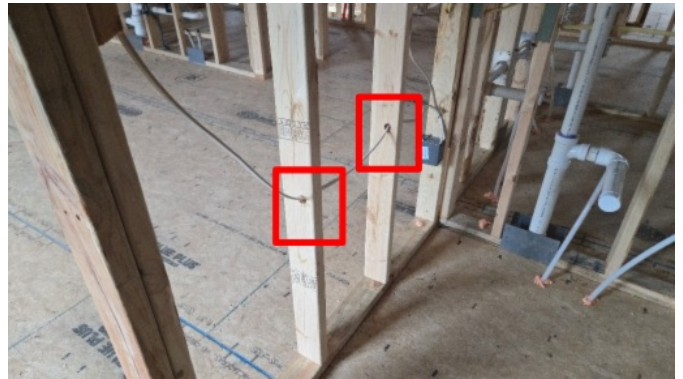
The general condition of the visible and accessible portions of the subfloors appeared to be in serviceable condition at the time of the inspection.

5.4) Electrical Conditions

R

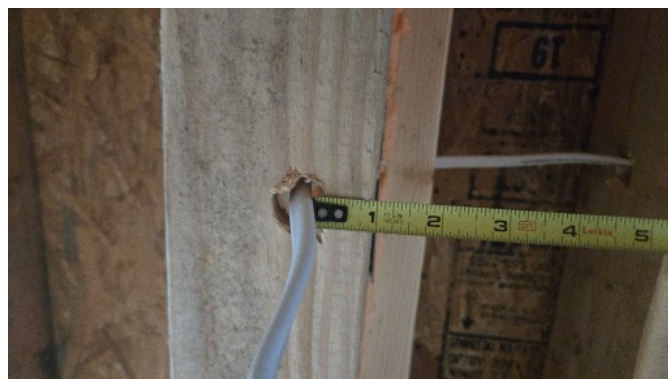
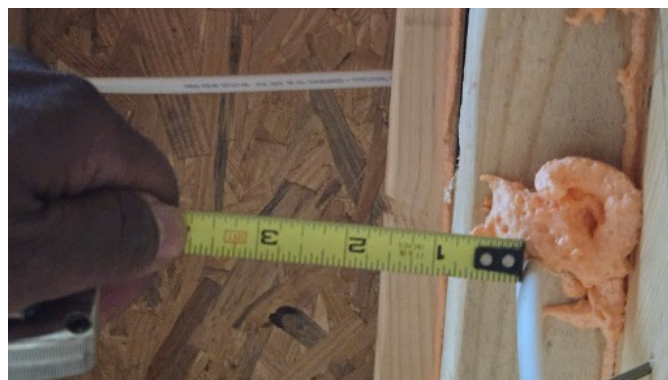
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6 Foundation

Foundation

Foundation Type Slab on grade.

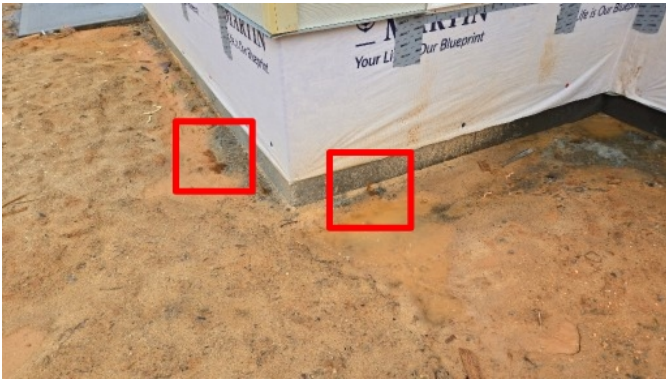
Foundation Material Concrete.

6.1) Foundation Conditions

R

Scrap wood debris was observed in contact with the soil near the foundation in multiple areas. Wood left in contact with the ground can attract wood-destroying insects and contribute to moisture-related issues at the foundation. It is recommended that all scrap wood be removed from around the foundation to help prevent pest activity and maintain proper site cleanliness. Shrinkage cracks were observed in the concrete slab. Minor cracking is common as concrete cures and is often considered a normal characteristic of concrete construction. No significant displacement was observed at the time of the inspection. Recommend the builder evaluate the cracks and repair or seal them as necessary in accordance with the builder's warranty standards and industry-accepted construction practices. Honeycombing and voids were observed in the concrete foundation at the garage vehicle entrance opening. The affected area exhibited incomplete concrete consolidation and localized surface deterioration. Although the extent of any structural impact could not be determined during this inspection, defects in foundation concrete should be addressed prior to completion of construction. Recommend evaluation and repair by the builder in accordance with accepted construction practices.

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Flooring Structure

Flooring Support Type The wood framing floor system was constructed of pre-fabricated truss joists.

6.2) Flooring Support Conditions

AS

The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection.