



GREENBELT STRUCTURAL SERVICES

A DIVISION OF TAHI LLC

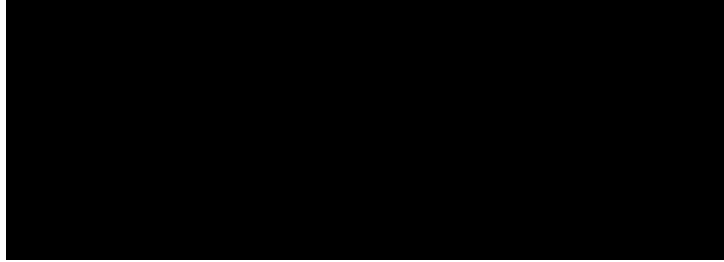
Property:

Client:

Inspection Type:

Lead Inspector:

Date:



To Whom It May Concern:

On October 23, 2022, a site visit to the above-referenced property was made in order to assess and investigate the property and/or associated systems. A list of noted concerns, recommendations, and/or issues has been provided in the report below. This report is not a TREC associated document and should not be used or perceived as such. Based on the scope of work, a full TREC report and/or additional information may be delivered in addition to this document.

Multiple limitations were present and additional issues, both minor and significant, may not be documented in delivered reports or discovered during the assessment of the property. The assessment process is not designed to be intrusive, destructive, or all encompassing. Rather, the assessment and report represent this inspector's professional opinion of the overall condition of the structure and/or associated systems. This third party assessment and report has been provided to the client for the purposes of due diligence, filing of available information, and additional client protection. The assessment process and report do not, in any manner, represent a guarantee or warranty of the above-referenced property.

Below is a limited list of information gathered at the time of assessment.

This is not an official TREC report document and should not be used as such.

BUILDER PUNCH-LIST REPORT

The following is a synopsis of the recommended repairs noted in this report. Most of the recommended repairs are considered to be minor. However, there may be some potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations:

STRUCTURAL SYSTEMS

Foundations

COMMON RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the property assessment. Ensure all recommendations and concerns are professionally addressed per the builder/buyer agreement. Areas of concern noted at the time of inspection include, but are not limited to:

- Remove protruding nails prior to parging (cosmetic finish)
- Remove all form debris (wood material) prior to landscaping
- Conduct finish work (parging) if included within the builder/buyer agreement
- Ensure all low spots and areas of utility trenches are properly backfilled and compacted prior to landscaping
- Ensure proper grading and drainage features are provided to adequately divert moisture away from the building (to be inspected at next site visit)

Grading and Drainage

INCOMPLETE INSTALLATION - ASSESS AT FINAL INSPECTION:

Grading and drainage installations and updates were incomplete at the time of the framing assessment. A full evaluation of the grading and drainage system should take place at project completion (final inspection). General moisture diversion standards call for no less than 3" of foundation wall to be visible above grade and a minimum 5% grade slope (6" drop per 10') away from the structure. Ensure all areas of grading/drainage meet or exceed minimum standards. If property limitations are present which prevent the ability to feasibly attain minimum grading/drainage standards, a landscaping/irrigation specialist should be consulted to determine what improvement options are available and warranted.

Roof Covering Materials

INCOMPLETE INSTALLATION - FURTHER ASSESS AT FINAL INSPECTION:

Roofing material installation was incomplete at the time of the framing assessment. A full evaluation of the roofing system should take place at project completion (final inspection). Any areas of concern noted during the limited inspection of the structure will be noted below. Items to be inspected following the complete installation of roofing material include, but are not limited to:

- Uniform installation of roof covering material
- Adequate installation of flashing
- Proper caulking and sealing
- Proper adhesion of shingles
- Proper paint protecting of PVC pipe stacks
- General assessment for workman damage and isolated issues

Roof Covering Materials (continued)

COMMON RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the property assessment. Ensure all recommendations and concerns are professionally addressed per the builder/buyer agreement. Areas of concern noted at the time of inspection include, but are not limited to:

- Ensure all gaps (potential vermin entry points) are sealed during prior to project completion: Seal soffit gaps, ensure proper screens are present at vents, etc.
- Install missing vents at roof level.
- Seal nail heads at vents. Paint vents.
- Finish moisture barrier at garage rooftop. Should extend down parapet wall on the interior to allow TPO to overlap.
- Detached garage: Ensure exterior wall/rafter connections all meet WB standards (add ties if required per EOR)

Interior Walls

ISSUES/CONCERNS MARKED ON SITE:

Various common issues/concerns were discovered during the visual inspection of the building. Areas of concern were identified on site using a black marker (arrow pointing to issue, brief description written on building/framing material). Ensure all issues are addressed as needed prior to the installation of finish material.

NOTE: Additional details and examples may be included below and/or in the photo gallery.

COMMON RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the property assessment. Ensure all recommendations and concerns are professionally addressed per the builder/buyer agreement. Areas of concern noted at the time of inspection include, but are not limited to:

- Request additional cabinet blocking if future updates/cabinet additions are planned (in garages, closets, etc.)
- Request access hatches to areas near plumbing where aesthetically feasible (in closets, low-visibility areas): Improved ability to access/monitor high moisture areas
- Missing shower niche in all bathrooms.
- Ensure all windows are fully foamed prior to drywall
- Seal all unused floor bore holes, fire seal gaps as needed

Exterior Walls

ISSUES/CONCERNS MARKED ON SITE:

Various common issues/concerns were discovered during the visual inspection of the building. Areas of concern were identified on site using a black marker (arrow pointing to issue, brief description written on building/framing material). Ensure all issues are addressed as needed prior to the installation of finish material.

NOTE: Additional details and examples may be included below and/or in the photo gallery.

Exterior Walls (continued)

COMMON RECOMMENDATIONS AND CONCERNS: Areas of common flaws, adjustment needs, and/or general concern were discovered during the property assessment. Ensure all recommendations and concerns are professionally addressed per the builder/buyer agreement. Areas of concern noted at the time of inspection include, but are not limited to:

- Reduced, missing, errors in barrier wrap protection noted at various visible locations: Issues noted on site, below, and/or in photo gallery
- Ensure all wall penetration points are properly sealed (pipe, wire, exhaust penetrations, etc.): Reduced likelihood of future issues/moisture entry (reassess at final inspection)
- Recommend installation of Z-flashing over garage trim, windows, etc.: Improve flashing where currently needed/feasible (siding installed in most areas)
- Seal penetrations at gas stub out and A/C condenser.
- Moisture barrier is torn at second story.
- Missing anchor bolt at front entry and in the kitchen area.
- Ensure exterior wall/rafter connections all meet WB standards (add ties if required per EOR)

Windows

ENSURE PROPER FINISH WORK IS COMPLETED:

Ensure the following finish work takes place prior to the completion of the construction project:

- All Window Screens Properly Installed
- All Windows Retested for Functionality Issues
- All Windows Professionally Cleaned (Inside and Out)

COMMON RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the property assessment. Ensure all recommendations and concerns are professionally addressed per the builder/buyer agreement. Areas of concern noted at the time of inspection include, but are not limited to:

- Ensure all remaining gaps between windows and framing are sealed/insulated

ELECTRICAL SYSTEMS

Main Disconnect Panel

COMMON RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the property assessment. Ensure all recommendations and concerns are professionally addressed per the builder/buyer agreement. Areas of concern noted at the time of inspection include, but are not limited to:

- Ensure all incomplete/loose wiring capped/spliced/connected as needed

PLUMBING SYSTEMS

Plumbing Supply, Distribution Systems and Fixtures

Plumbing Supply, Distribution Systems and Fixtures (continued)

COMMON RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the plumbing portion of the property assessment. Ensure all recommendations and concerns are further investigated and/or professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Water meter buried near the garage (Unearth all valves/meters and protect as needed)

Drains, Wastes, and Vents

COMMON RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the plumbing portion of the property assessment. Ensure all recommendations and concerns are further investigated and/or professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Damaged clean out pipe at the rear of the home: Address as needed

NOTE:

See photos below for additional details and recommendations.

Inspection Photos

Roof Covering Materials



INCOMPLETE FLAT ROOF WORK



PROPER FLASHING INSTALL



FINISH WORK NEEDS, MINOR FLAWS



SEAL NAILS, PAINT PROTECT PVC



FULLY DRY IN PRIOR TO DRYWALL



ADDRESS MINOR BARRIER FLAWS

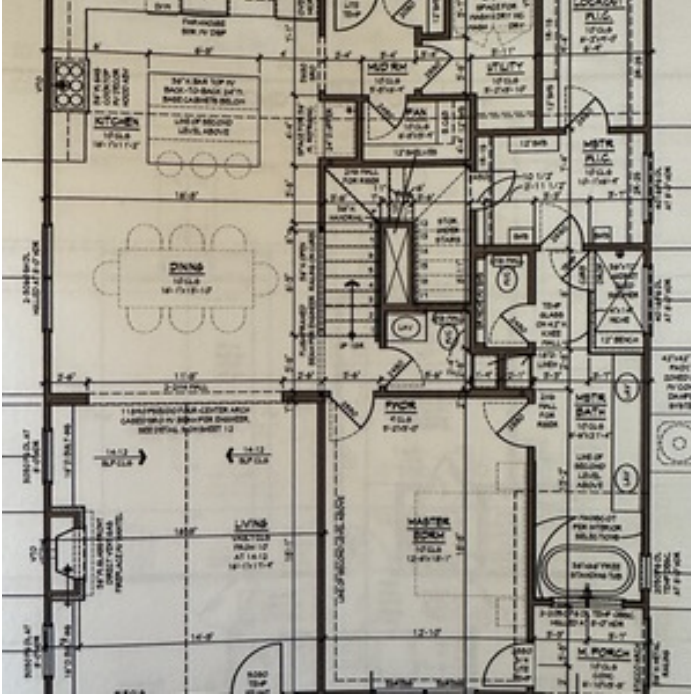


ADDRESS DECKING GAPS



UPDATE TIES IF REQUIRED

Interior Walls



LIMITED PLAN REVIEW



PROFESSIONAL CONSTRUCTION



STICK BUILT FRAMING



CONSIDER ACCESS HATCHES



PREVIOUS BUILDER NOTES



PREVIOUS BUILDER NOTES



SEAL ALL BOREHOLES



FIRE SEAL AS NEEDED



ADJUST DECKING AS NEEDED



NOTES LEFT ON SITE



MISSED ANCHOR BOLT



ENSURE ALL FRAMING DRY PRIOR TO INSTALLS

Exterior Walls



OVERALL INSTALL: PROFESSIONAL



ADD TAPE AT PENETRATIONS



SEAL GAPS AS NEEDED



SEAL GAPS AS NEEDED



SEAL GAPS AS NEEDED



AREAS OF INCOMPLETE BARRIER



TAPE AT PENETRATIONS



TAPE AT PENETRATIONS



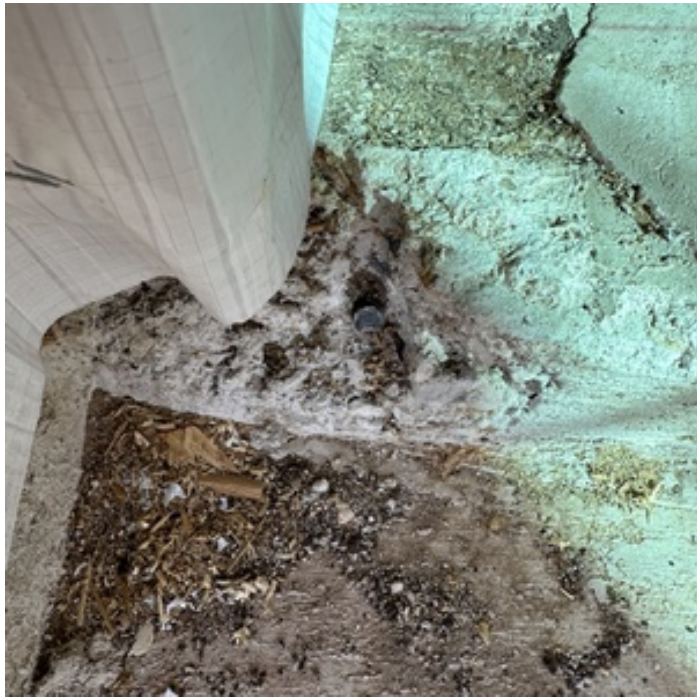
ENSURE PROPER FLASHING/PROTECTION



SEAL AT PENETRATIONS



ADDRESS SLAB FLAWS AS NEEDED



ADDRESS SLAB FLAWS AS NEEDED

Main Disconnect Panel



PROFESSIONAL INSTALLATION



PROPER PLATING OBSERVED



ENSURE INCOMPLETE CIRCUITS FINISHED



ENSURE INCOMPLETE CIRCUITS FINISHED

Duct Systems, Chases, and Vents



PROFESSIONAL INSTALLATION



PROFESSIONAL INSTALLATION



PROFESSIONAL INSTALLATION



PROFESSIONAL INSTALLATION

Other



PLUMBING TESTS UNDERWAY



LEAK TESTING UNDERWAY



TESTING UNDERWAY



PROPER PLUMBING PLATING



TESTING UNDERWAY



TESTING UNDERWAY



TESTING UNDERWAY



DAMAGED CLEANOUT RISER

ADDENDUM: REPORT OVERVIEW

THE SCOPE OF THE ASSESSMENT

THE SCOPE OF THE INSPECTION - NEW CONSTRUCTION PHASE ASSESSMENT:

The primary purpose of this assessment is to view building components which will be covered by finish material in the near future (drywall, paint, insulation, etc.). This assessment is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the assessment. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvement needs will be identified during this inspection. Unexpected repairs should still be anticipated. The assessment should not be considered a guarantee or warranty of any kind.

THE STRUCTURE IN PERSPECTIVE

WELL BUILT - WELL MANAGED PROJECT

Based on the totality of findings and information gathered during the limited inspection of the property, it is our professional opinion that the subject structure is being built in a professional manner and within commonly applied standards. Recommendations and general concerns identified herein this report are common for a project at this stage of construction. Ensure all action items are further investigated and professionally addressed as needed. Re-inspection of the building should take place as needed and/or prior to the termination of any applicable warranties.

NOTE: This is not a full TREC report and should not be used as such. A full TREC report will be delivered at a later date/time. Please use this report as a partial and cursory document.