11-Month Builder Warranty Inspection Report

of

for

July 21, 2026

MECCA HOME INSPECTIONS

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Immediately below is the inspector's opinion of what they feel is crucial. Please read the entire report as it describes the condition of the home at the time of the inspection and includes additional deficiencies that the client may feel are important.

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1. STRUCTURAL / SETTLEMENT:

a. At the time of the inspection, no significant structural deficiencies or evidence of settlement-related movement were observed. The accessible foundation, framing, and other visible structural components appeared to be performing as intended, with no indications of significant differential settlement or structural distress.

   ****Note:** This assessment is based on the visible and accessible areas at the time of the inspection. Concealed conditions or future structural movement cannot be predicted.

2. ROOFING & ATTIC:

a. The roof is in satisfactory condition with minor maintenance defects. An opening was observed at the northwest roof ridge, where a ridge cap/end cap corner piece was not properly sealed or fitted. This gap may allow water intrusion and pest entry beneath the roofing materials, potentially resulting in moisture-related damage or deterioration over time.
b. The chimney flashing exhibits workmanship concerns. Excessive roofing sealant was applied around the flashing assembly, a loose/lifted shingle was observed at the lower left corner of the chimney flashing, and an exposed nail head was present at the apron flashing. These conditions may allow premature deterioration and increase the potential for water intrusion.

Recommendation: The builder or a qualified roofing contractor should evaluate the chimney flashing assembly, properly secure the loose shingle, address the exposed fastener, and make any necessary repairs under the home's warranty.

c. The accessible attic was inspected. Roof framing, visible roof sheathing, spray foam insulation, and accessible mechanical components appeared satisfactory at the time of inspection. No evidence of active roof leaks or significant deficiencies was observed within the accessible areas.

3. EXTERIOR:

a. Deficiencies were observed at several exterior window assemblies. The front window and rear right window have deteriorated, incomplete, or missing sealant at the window trim. In addition, an opening was observed between the stone veneer and the window casing, which may allow water intrusion and pest entry if left uncorrected.
b. The concrete block steps also have open joints requiring caulking. Sealing these joints will help reduce water infiltration and minimize the potential for movement or deterioration due to moisture.

Recommendation: Have the builder remove and replace the deficient sealant at the affected windows, properly seal the opening between the stone veneer and window casing, and caulk the joints in the concrete block steps to provide a weather-resistant seal and help prevent moisture intrusion.

4. INTERIOR:

a. The window head trim exhibits an incomplete paint finish, with a visible strip of mismatched paint left unpainted. This appears to be a cosmetic workmanship deficiency. Recommend the builder properly prepare and repaint the affected trim to provide a uniform finish under the home's warranty.
b. The built-in microwave was loose on the left side and not securely mounted. Recommend the builder properly secure the appliance under the home's warranty.
c. The back right sliding door does not latch properly. Recommend builder properly secure the door under the home's warranty.

5. HVAC:

a. The home is equipped with two American Standard furnaces and two American Standard central air conditioning systems, all manufactured in 2025. All equipment responded to normal operating controls and was operating satisfactorily at the time of the inspection.

   Observations:

   1. Both outdoor condenser units exhibited dirty condenser coils/fins, which can reduce cooling efficiency and place additional strain on the system if not cleaned periodically.
   2. Both furnace cabinets contained a light accumulation of dust and debris, consistent with typical use.

   ****Recommendation:** Clean the condenser coils in accordance with the manufacturer's recommendations and have both HVAC systems serviced as part of routine annual maintenance. Regular maintenance

will help improve efficiency, promote reliable operation, and extend the service life of the equipment.

6. PLUMBING:

a. The sanitary ejector pit cover was not properly sealed. Several of the required cover bolts and rubber grommets were not installed properly, preventing the pit from being airtight. During the inspection, a sewage odor was present in the furnace room, and the odor became more pronounced while the clothes washer was discharging, which is consistent with sewer gases escaping from the improperly sealed ejector pit.
b. An improperly sealed sanitary pit can allow sewer gases to enter the living space and may also permit moisture and contaminants to escape.

****Recommendation:** Have the builder or a qualified plumbing contractor properly seal the sanitary ejector pit by installing all required cover bolts and rubber grommets and verify the cover is airtight. The source of the sewage odor should be corrected, and the system should be tested after repairs to confirm the odor has been eliminated.

7. ELECTRICAL:

a. The home is equipped with two 200-amp main electrical service panels, providing a combined installed distribution capacity of 400 amps. At the time of the inspection, both panels were accessible and were inspected to the extent permitted by the standards of practice.
b. Minor surface rust was observed along the lower portion of both panel enclosures. While the rust appeared to be cosmetic at the time of the inspection, it may indicate past or ongoing exposure to moisture. The source of any moisture intrusion should be identified and corrected to

help prevent further corrosion, and the panels should be monitored for signs of continued deterioration.

**No other significant deficiencies were observed with the main service equipment at the time of inspection unless otherwise noted elsewhere in this report.

8. GARAGE:

a. A recessed LED light fixture in the garage was found hanging from the ceiling and was not properly secured within the recessed housing. This condition indicates the fixture was not fully installed or has become detached. The exposed opening may allow dust and insects into the ceiling cavity, and the unsupported fixture could be damaged if left in this condition.

   ****Recommendation:** Have the builder or a qualified electrician properly secure and reinstall the recessed light fixture to ensure it is safely supported and operating as intended. Verify the fixture is securely mounted and the trim is flush with the ceiling.

The following items may qualify for a builder review and correction under the terms of the builder warranty. Verification of warranty coverage remains the responsibility of the builder.

BUILDER PUNCH LIST:

Roof

- Repair the opening at the northwest ridge cap/end cap to prevent water intrusion and pest entry.
- Replace curling asphalt shingles at eaves in various locations.
- Address chimney flashing/shingle/fastener issues.

Exterior

- Caulk the front window trim.
- Caulk the rear right window trim.
- Seal the opening between the stone veneer and window casing.
- Caulk open joints at the concrete block steps.

Garage

- Properly secure the recessed LED light fixture in the garage ceiling.

Plumbing

- Properly seal the sanitary ejector pit by installing the missing cover bolts and rubber grommets.
- Investigate and correct the sewage odor present in the furnace room, particularly when the clothes washer discharges.

Electrical

- Address the minor rust observed at the bottoms of both 200-amp electrical service panels by determining and correcting the source of moisture, if present.

HVAC

- Clean the condenser coils on both outdoor air conditioning units.
- Clean the dust accumulation within both furnace cabinets as part of routine service.

Interior

- Adjust and properly secure the rear right sliding glass door so it closes, latches, and seals completely.
- Address paint stain on window trim in primary bathroom.
- Tighten the cold water handle on the first floor hall bath.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.



Front of Home



Back of Home



NE side of Home



NW side of Home



Rear right window



Gap/opening needs caulking at Rear right window



Front window



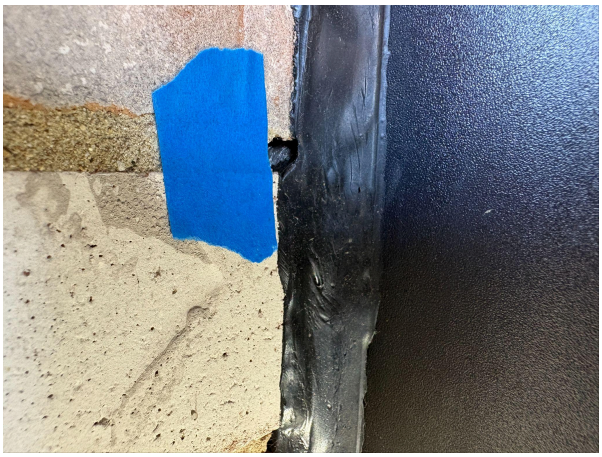
Gap/opening needs caulking at front window



Gap/opening needs caulking at front window



Gap/opening needs caulking at front window



Penetration at the front window/stone veneer



Damaged exhaust vent cover by rear garage door



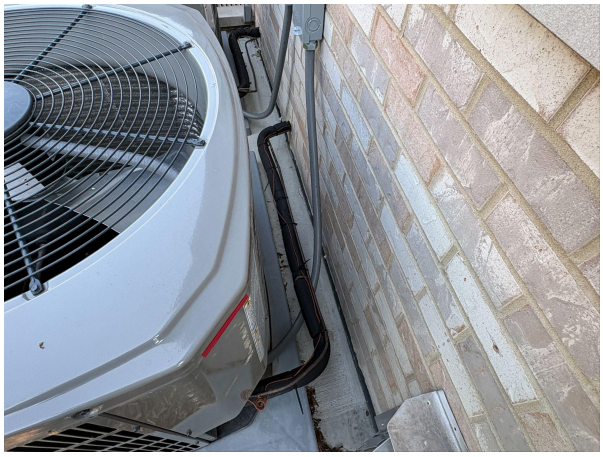
American Standard 2025 A/C Unit



Rear of A/C unit



American Standard 2025 A/C Unit



Rear of A/C unit



Back outside steps need caulking/sealing



Back outside steps need caulking/sealing



Back outside steps need caulking/sealing



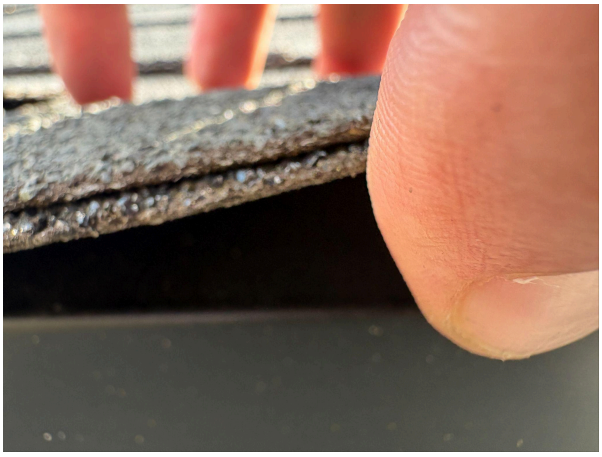
Back outside steps need caulking/sealing



Back outside steps need caulking/sealing



Back outside steps need caulking/sealing



Single-Layered Asphalt Shingles



Warped shingles on NW roof in the rear



Roof



Roof



Roof



Roof



Roof



Roof



Curling shingles at the eaves in various locations



Corner opening at end cap of ridge board



Roof



Roof



Roof



Roof



Roof



Roof



Roof



Loose Asphalt Shingle over flashing for chimney



Chimney flashing with a nail pop



Garage



Inside of Garage



Garage



Recessed light fixture not secured



Sump pumps



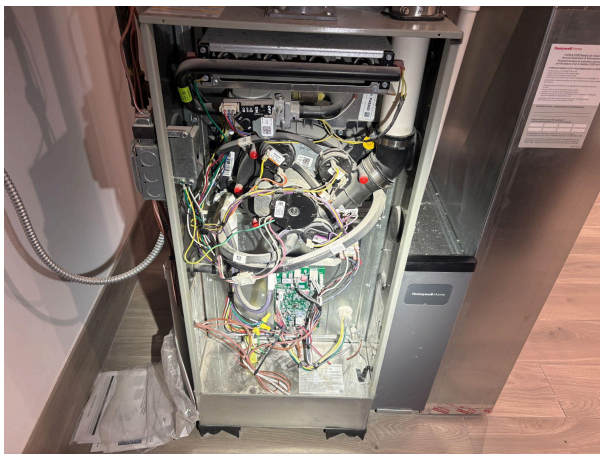
Sanitary pit not sealed



Sanitary pit



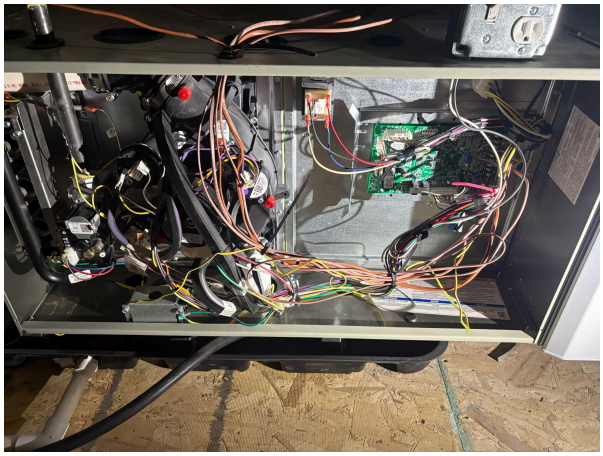
American Standard Furnace 2025



Inside of American Standard Furnace 2025



American Standard Furnace 2025



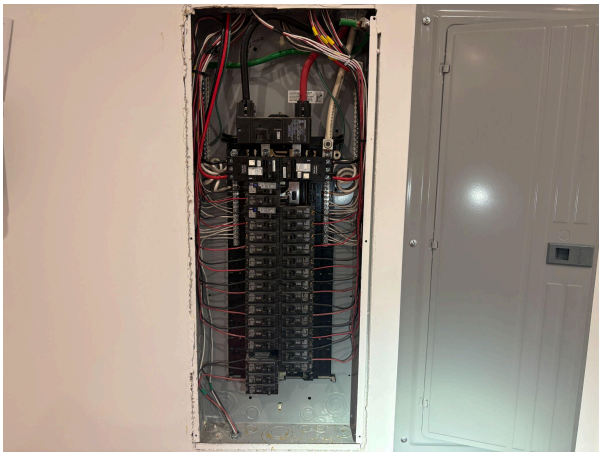
Inside of American Standard Furnace 2025



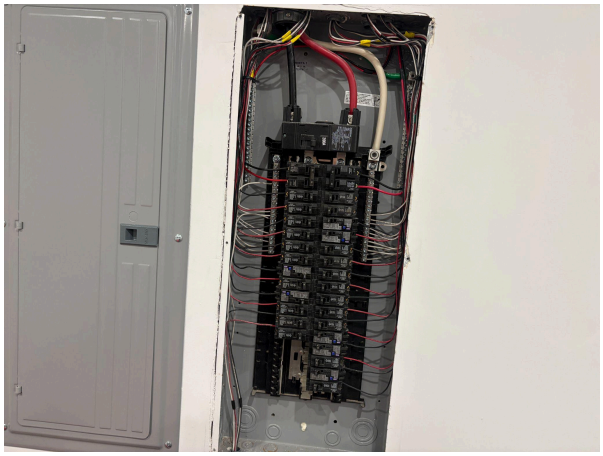
Siemens 2025 Electrical Service Panel



Siemens 2025 Electrical Service Panel



Left side main 200 amp service panel



Right side main 200 amp service panel



Rust at the bottom of the electrical panel



Richmond 2025 Water Heater



NTI wall-mounted condensing combi boiler for radiant floor heating



All 3 bedrooms upstairs need door stoppers replaced for entry doors and the drywall repatched



Microwave is Loose on the left side



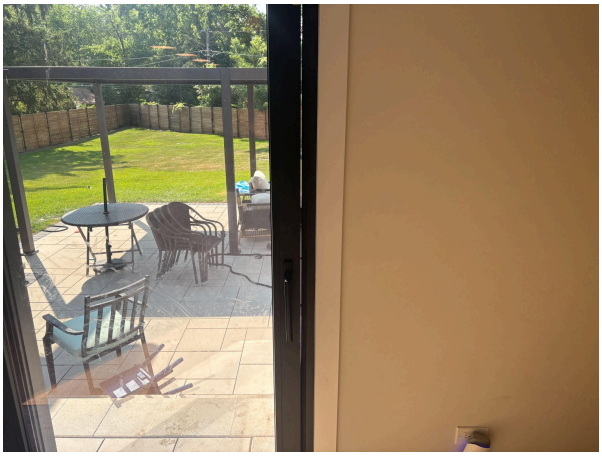
The cold water knob on the first floor hall bath is loose



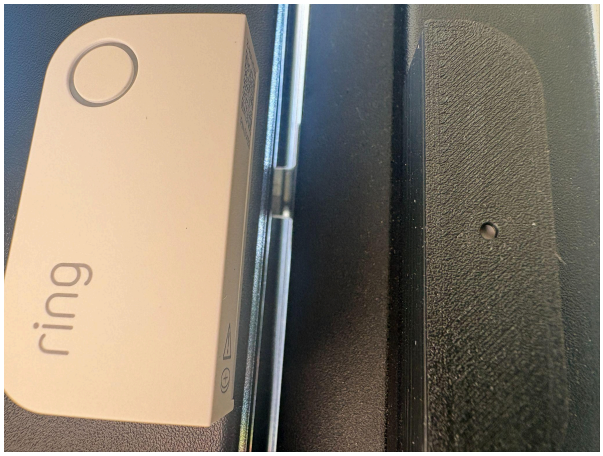
The right cabinet door needs adjustment



The right cabinet door needs adjustment



Door not securing properly



Door not securing properly



Basement



Basement



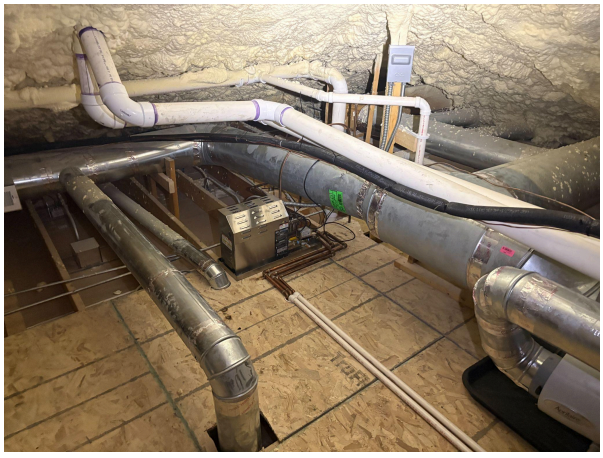
Basement



Attic



Attic



Attic

MECCA HOME INSPECTIONS

General

Age / Year Built:	2025
Type:	Single Family
Weather:	Dry
Temperature:	71-80 Degrees
Direction Facing:	Southwest
Status:	Occupied
Time:	9:00 AM

Comments:

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The below items in red should be addressed by a qualified professional prior to closing.

The purpose of this home inspection is to discover significant defects in the major systems of the home. Additional remarks and comments pertaining to minor systems may be added as a courtesy to the client but are not inclusive of all minor defects in the home.

The below is a visible account of the home on the day of the inspection. This is not a prediction of the future condition or a representation of past occurances.

Roof System

Roof Type:	Gable	
Approximate Age:	2025	
Visible Layers:	One	
Roof Material:	Asphalt	
Viewed From:	The Roof	
Visibility:	100 Percent	
Limited By:	Nothing	
Roof Condition:	Curling Shingles at Eaves at various parts of the roof	

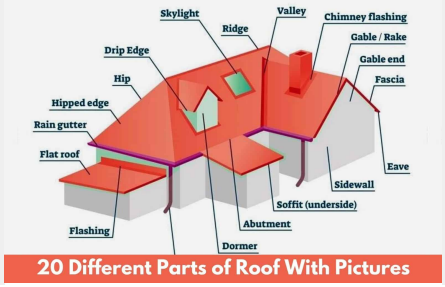
Comments:

Remarks:

Valleys:	Asphalt	
Valley Condition:	Satisfactory	
Roof Flashing:	Aluminum	
Flashing Condition:	Satisfactory	
Vents:	Soffit	Top
Vent Condition:	Satisfactory	Satisfactory
Skylights:	Two	
Skylight Condition:	Satisfactory	
Plumbing Vents:	Present	
Vent Condition:	Satisfactory	
Gutters:	Aluminum	
Gutter Condition:	Satisfactory	

Comments:

Helpful Tips:



20 Different Parts of Roof With Pictures

Understanding the Roof: Roofs age over time. The quality of materials used as well as weather conditions can effect the process. This illustration shows a variety of signs indicating an aging roof. Periodically checking the roof for these issues should be a part of the normal home maintenance process.

Chimneys

Chimney 1

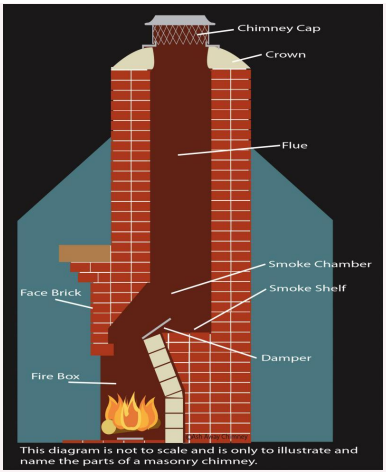
Chimney Type:	Metal
Location:	Northeast
Chimney Condition:	Needs flashing and asphalt shingles evaluated. Loose Shingle and an aggressive amount of sealant.
Flue Type:	Metal
Flue Condition:	Satisfactory

Interiors of flues and chimneys are not visible. A chimney professional should evaluate the flue and chimney prior to closing.

Chimney Remarks:

Comments:

Helpful Tips:



Understanding Chimneys: Homes with Masonry chimneys are effected by weather and environmental conditions. Like any other exterior feature of a home, chimneys require regular maintenance. Sealing concrete cap cracks, filling in loose mortar joints and replacing missing or damaged bricks will help maintain the life of these chimneys.

Exterior

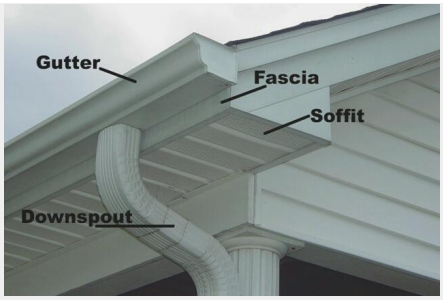
Siding Type:	Stone and Engineered Wood (A.K.A. LP)	
Siding Condition:	Satisfactory	
Trim / Soffit Type:	Metal	
Trim Condition:	Satisfactory	

A board by board search of the siding and trim was not performed.

Window Material:	Vinyl Clad	
Window Condition:	Satisfactory	
Doors:	Front	
Door Condition:	Satisfactory	
Doors:	Back	
Door Condition:	Needs Adjustment. Door doesn't close all the way shut easily.	
Exterior Electric:	Underground	
Electric Condition:	Satisfactory	
Electric Outlets:	Front	Back
Outlet Condition:	Wired Properly	Wired Properly

Comments:

Helpful Tips:



Understanding Gutters: Gutters are the home's initial protection from the great amout of water deposited on the roof. Gutters should move water far enough away from the foundation to prevent seepage and to protect the interior of the home. Clean gutters and downspout extensions are important to this process.

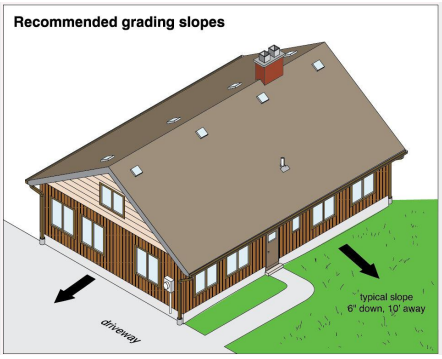
Grounds

Walks:	Concrete
Walk Condition:	Satisfactory
Driveway:	Concrete
Driveway Condition:	Satisfactory
Stoops/Steps:	Front
Stoops/Steps Type:	Wood
Condition:	Satisfactory
Railings	
Material	
Condition:	
Improvements:	
Material	
Condition:	
Window Wells:	Satisfactory
Water Spigots:	Operated
Retaining Wall:	None
Wall Condition:	-
Negative Grading:	None
Water Protections:	Gutters

Water is destructive and any home without all three foundation protections; gutters, positive grading, and drain tiles - is subject to water penetration.

Comments:	

Helpful Tips:



Understanding Landscaping: The best protection from water entry a home can have begins on the exterior. Proper grading, with the ground pitching away from the home, is most essential. Clean gutters and a working drain tile system complete the home's water defense.

Garage

Roof Type:	Same as the House
Approx Roof Age:	Same as the House
Visible Layers:	Same as the House
Roof Material:	Same as the House
Roof Condition:	Same as House
Siding Type:	Same as the House
Siding Condition:	Satisfactory
Trim / Soffit Type:	Same as the House
Trim Condition:	Satisfactory

Overhead Door(s):	Two Car
Type:	Metal
Door Condition:	Satisfactory
Automatic Opener:	Satisfactory
Safety Reverse:	Operates
Springs:	Satisfactory

Window(s):	Satisfactory
Screens	None
Floor:	Satisfactory
Side Door:	Satisfactory
Door to House:	Does Not Latch when self-closing
Electrical:	Wired Properly
Structure:	Satisfactory

Comments:

Garage Remarks:

Garage Remarks:

Helpful Tips:

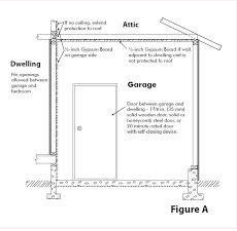


Figure A

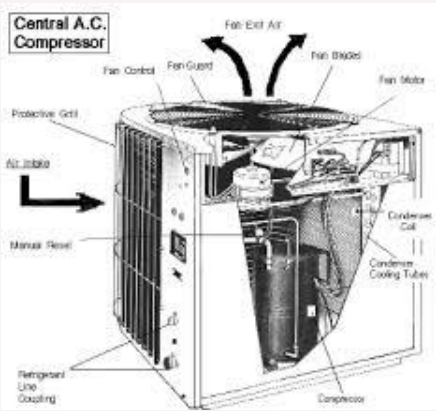
Understanding the Garage: Attached garages have special requirements for the protection of the home's inhabitants. This diagram shows several of the possible hazards that should be considered. Maintaining these features will ensure a safe living environment

Central Air

	Central Air Unit 1	Central Air Unit 2
Brand:	**American Standard**	**American Standard**
Age or Year:	2025	2025
Operation:	Operated	Operated
Condition:	Dirty coils	Dirty coils

Comments:

Helpful Tips:



Understanding Central Air: It is crucial that air flows through the fins and into the condensing unit. Any blockage can restrict this air flow. Keeping these fins clear of yard debris and creating sufficient clearance of landscping materials will insure a properly operating cooling system.

Heating

	Heating Unit 1	Heating Unit 2
Brand:	**American Standard**	**American Standard**
Location:	Basement	Attic
Type:	Forced Air	Forced Air
Age or Year:	2026	2026
Fuel:	Gas	Gas
Distribution:	Ductwork	Ductwork
Condition:	Dirty	Dirty
Vent Pipes:	Not Fully Visible	Not Fully Visible
Furnace Operation:	Operated	Operated
Heat Exchanger:	Not Fully Visible	Not Fully Visible
Filter:	Disposable	Disposable
Humidifier:	None	Operates

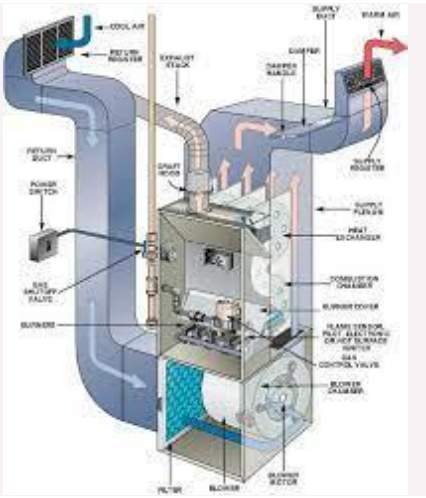
Only a small section of the heat exchanger is visible. Professional evaluation is strongly recommended prior to closing.

The HVAC system has 3 parts: production, distribution, and exhaustion. These parts work together and all should be checked during the HVAC service prior to closing. Changing or altering any one part may necessitate altering the others. The HVAC professional should make the final determination.

Heating Remarks:	The heat exchanger should be checked for cracks no matter how old.
Comments:	

Helpful Tips:

Understanding a Furnace: These are the elements of a typical residential forced air heating system. As this diagram demonstrates the heat exchager is hidden from view. A damaged or faulty heat exchanger can allow harmful CO gases to enter the living area. That is why it is crucial to the safety of the inhabitants that the system be serviced and evaluated on a regular basis with particular attention paid to the heat exchanger.



Plumbing

Supply Source:	Public
Main Shut Off:	Basement
Distribution Material	Copper
Material Condition:	Satisfactory
Water Pressure:	Adequate

Waste:	Sewer
Waste Material:	PVC
Material Condition:	Satisfactory
Drainage:	Adequate
Sanitary Pit:	Not Sealed

The underground pipes, inside and out, were not visible and not inspected.

Water Heater:	**Richmond**
Location:	Basement
Age or Year:	2025
Capacity:	50 Gallons
Fuel:	Gas
Condition:	Satisfactory

Clothes Washer:	Operates
Clothes Dryer:	Operates

The appliances were tested solely to determine if they operated. Adequacy of performance is beyond the scope of a home inspection.
Plumbing leaks always begin slowly and take time to fully reval themselves. We are limited to the amount of water we can run during an inspection.
The passage of time between the inspection and the closing makes it crucial that all the fixtures be operated and checked at the final walkthrough.
It is recommended that dryer venting be cleaned out on a regular basis for fire safety. The interior of venting is not visible.

Plumbing Remarks:

Comments:

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Electrical

Panel:	**Main**	**Main 2**
Panel Location:	Basement	Basement
Approximate Amps:	200	200
Voltage:	240	240
Type:	Breakers	Breakers
Service Conductor:	Copper	Copper
Sheathing:	Conduit	Conduit
Branch Wiring:	Copper	Copper

Overall Problems:

Electrical Remarks:

Comments:

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Helpful Tips:



Understanding Electrical Panel Clearance: It is important that proper clearance be maintained in front of an electric panel. This will ensure easy access in case of an emergency. The door to the panel should open and close easily and freely.

Basement

Percent Finished:	90 Percent
Stairs:	Satisfactory
Window(s):	Satisfactory
Screen(s)	Satisfactory
Door(s)	Satisfactory

Supports:	Manufactured Joists
Percent Vislible:	5 Percent
Size:	2x10
Material:	Wood
Condition:	Satisfactory

Beams	Steel
Percent Vislible:	5 Percent
Condition:	Satisfactory

Posts:	Steel
Percent Vislible:	5 Percent
Condition:	Satisfactory

Walls:	Concrete
Percent Vislible:	5 Percent
Condition:	Satisfactory

Floors:	Wood
Condition:	Satisfactory

Moisture:	Dry Today

Protection:	
Sump Pump:	Operates
Backup Sump:	Operates
Floor Drain:	Present

Remarks:

Comments:

.

Attic

Name:	**Attic**
Access Type:	Pull-Down Stairs
Access Location:	Hall
Inspected From:	Inside
% Visible:	90
Limited By:	Insulation

Structure:	Not Fully Visible
Structure Size:	2x4
Roof Sheathing:	Plywood
Condition:	Not Fully Visible

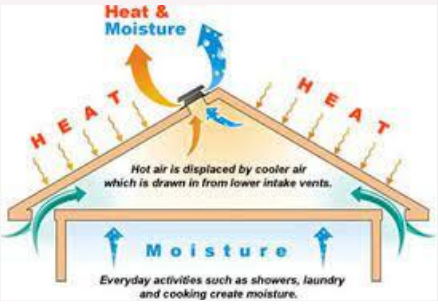
Insulation:	Fiberglass
Insulation Depth:	Not Fully Visible
Installed In:	The Floor
Vapor Barrier:	Not Visible
Condition:	Satisfactory

Vent Fans:	Not Fully Visible
Electrical:	Not Fully Visible

Remarks:	

Comments:	

Helpful Tips:



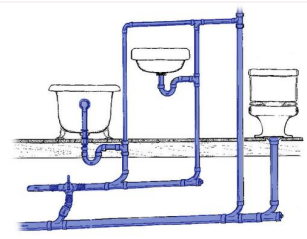
Understanding the Attic: Proper insulation and ventilation aid in the comfort of the home during both the Summer and Winter. A good rule to follow is to have the temperature in the attic be the same as the temperature outside.

Bathrooms

Ceilings, walls, and floors were inspected with emphasis on water leakage. All accesible fixtures, outlets, and switches were tested unless otherwise noted. Any issues discovered during this process are noted below.

Location	Item	Issue
The Second Floor Hall Bath	Entry door	No door stop, damaged wall
The Second Floor Hall Bath	tub / shower	Water is spraying outside the tub from the shower head
The Primary Bath	Window Trim	Paint stains on upper head casing
The First Floor Hall Bath	Sink	The faucet handle for the cold line is loose

Helpful Tips:



Understanding Drainage: While not fully visible behind the walls, plumbing vents and proper drainage slope are essential to the movement of water and the prevention of sewer gas entry. Without a proper trap/vent combination, sewer gases can enter the home and create unsavory odors.

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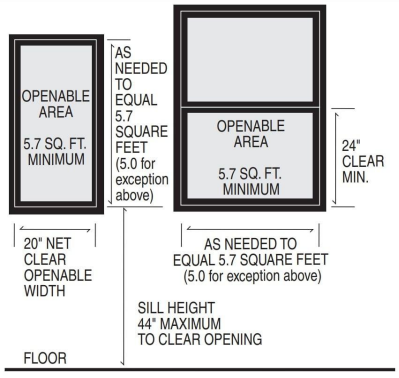
Rooms

Ceilings, walls, and floors were inspected with emphasis on water leakage. The interior spaces of the property were evaluated to determine if a significant defect is present. Any issues discovered during this process are noted below.

Location	Item	Issue
All three bedrooms upstairs	entry door	Damaged wall due to broken door stops

Helpful Tips:



Understanding Bedroom Safety: Bedroom windows are designed for proper access and egress in case of an emergency. Properly sized and properly placed windows are crucial to bedroom safety. Homeowners who add a bedroom in the basement should make sure that properly sized windows are present.

Kitchen

Ceilings:	Satisfactory
Walls:	Satisfactory
Floors	Not Fully Visible
Windows:	Satisfactory
Window Screen(s):	Satisfactory
Heat Source:	Yes
Switches:	Yes
Outlets:	GFCI Protected
Counter Tops:	Satisfactory
Cabinets:	Satisfactory
Faucet:	Satisfactory
Pipes:	Satisfactory
Drainage:	Satisfactory
Water Pressure:	Satisfactory
Microwave:	Turned On
Refrigerator:	Was Turned On
Range:	Turned On
Oven:	Turned On
Dishwasher:	Turned On
Vent Fan:	Turned On
Garbage Disposal:	Turned On

Comments:

The appliances were tested solely to determine if they operated. Adequacy of performance is beyond the scope of a home inspection.
The most common area of failure between the inspection and closing is at the appliances. These should be checked again at final walkthrough before closing.

Interior Basics

Window Material:	Vinyl
Window Type:	Combination
Window Operation:	Satisfactory
Window Problems:	None Visible
Window Screen(s):	Satisfactory

	Family Room	**Basement**
Fireplace:		
Fireplace Type:	GAS	Sealed Unit
Damper:	None	None
Flue:	Not Visible	Not Visible

Fireplace systems are tested for operation (the gas and damper). Determining the adequacy of the system is beyond the scope of a visual home inspection. Interiors of flues and chimneys are not visible. A chimney professional should evaluate the flue and chimney prior to closing.

	Front	**Basement**
Stairs:		
Stair Conditions:	Satisfactory	Satisfactory

Whole House Fan:	None
Smoke & CO Detectors:	Present

Final Notes

Present:	Home Owner
Remarks:	
Comments:	

Final Walkthrough

Oven/Range Off:	☑	Themostat(s) Reset:	☑
Lights Off:	☑	Electric Panel Covered & Breakers On:	☑
Furnace Covered:	☑	Sump Pump(s) Plugged In:	☑
Water Off at Fixtures:	☑		

Inspectors:	*Jadeer Judah #450.013057*