

Report: 90 Big Bend Trail | Role: Buyer's Agent | Posture: Very Aggressive | Home Price: \$530,000

**RED (Major/Safety): 12**

**YELLOW (Monitor): 22**

**GREEN (Info): 4**

### NEGOTIATION RECOMMENDATION

This is a new construction home with a significant volume of workmanship defects the builder should be expected to cure before closing at no cost to the buyer. The most critical items involve the aerobic septic system (multiple failures), water pressure exceeding safe limits, missing attic ventilation, improper Hardie siding installation, and electrical panel safety barriers. Given the \$530,000 price point and builder context, demand correction of ALL Red and Yellow items — this is a punch list, not a negotiation; the builder has zero justification to decline workmanship repairs on a brand-new home.

## Findings by System

### SEPTIC / SAFETY

- RED** Aerobic septic system control panel door missing — exposed wiring creates shock hazard. p.4
- RED** Aerobic spray heads discharging within 10 ft of property line — code violation. p.5
- RED** Static water pressure reads 98 PSI — exceeds 80 PSI max; pressure reducing valve required. p.6

### STRUCTURAL

- RED** Hardie siding panels installed without required 1" clearance from grade — moisture intrusion risk. p.12
- YELLOW** Garage door trim not caulked at foundation — minor gap allows water infiltration. p.14
- YELLOW** Exterior window flashing incomplete on three east-facing windows. p.15

### ELECTRICAL

- RED** Main electrical panel missing arc-fault breaker protection on bedroom circuits — code required. p.22
- RED** Exterior outlet on back patio not GFCI protected. p.23
- YELLOW** Two junction boxes in attic lack covers — open wiring. p.24
- YELLOW** Doorbell transformer mounted directly to panel box — not permitted. p.25

### PLUMBING

- RED** Kitchen sink shut-off valve leaking at supply line connection. p.31
- YELLOW** Master bath shower drain slow — partial obstruction from construction debris. p.33
- YELLOW** Hot and cold supply lines reversed at upstairs hall bathroom sink. p.34
- GREEN** Water heater anode rod replaced at installation — normal maintenance item. p.36

## HVAC

- YELLOW** Attic ventilation insufficient — ridge vent blocked by insulation batt at north end. p.41
- YELLOW** HVAC filter installed backwards — arrow must point toward air handler. p.42
- GREEN** Both HVAC units new — no deficiencies noted other than items above. p.43

## ROOF

- YELLOW** Two ridge cap shingles improperly nailed — lifting at corners. p.48
- YELLOW** Roof-to-wall flashing at chimney chase not sealed with appropriate caulk. p.49
- GREEN** Roof deck properly sheathed; no signs of leaking or damage at time of inspection. p.50

## OTHER

- YELLOW** Garage slab has two hairline cracks consistent with normal curing — monitor. p.57
- YELLOW** Paint overspray on three windows — cosmetic, builder should clean. p.58
- GREEN** All appliances operational at time of inspection. p.60

## Amendment / Repair Request

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Very Aggressive Posture — New Construction — Buyer's Agent

***Seller to repair the following deficiencies: (Please see full inspection report attached)***

1. Septic / Safety:

- a. Repair aerobic septic system control panel — reinstall door and secure all exposed wiring. Ref to IR p.4.
- b. Relocate or redirect aerobic spray heads to comply with minimum 10 ft setback from property line. Ref to IR p.5.
- c. Install pressure reducing valve; adjust static water pressure to 60-80 PSI. Ref to IR p.6.

2. Structural:

- a. Reinstall Hardie siding panels with required 1" minimum clearance from grade. Ref to IR p.12.
- b. Caulk all exterior window flashing on east-facing windows. Ref to IR p.15.

3. Electrical:

- a. Install arc-fault circuit interrupter (AFCI) breakers on all bedroom circuits per current NEC code. Ref to IR p.22.
- b. Install GFCI protection at back patio exterior outlet. Ref to IR p.23.
- c. Cover all open junction boxes in attic. Ref to IR p.24.
- d. Relocate doorbell transformer per manufacturer specifications. Ref to IR p.25.

4. Plumbing:

- a. Repair leaking kitchen sink shut-off valve — replace supply line connection. Ref to IR p.31.
- b. Clear construction debris from master bath shower drain. Ref to IR p.33.
- c. Correct reversed hot/cold supply lines at upstairs hall bathroom sink. Ref to IR p.34.

5. HVAC:

- a. Clear insulation blocking ridge vent at north end of attic to restore proper ventilation. Ref to IR p.41.
- b. Reinstall HVAC filter in correct direction per arrow indicator. Ref to IR p.42.

6. Roof:

- a. Re-nail and secure two lifting ridge cap shingles. Ref to IR p.48.
- b. Seal roof-to-wall flashing at chimney chase with appropriate roofing caulk. Ref to IR p.49.

***The following items seller agrees to repair or give appropriate credit to the buyer:***

1. Other:

- a. Clean paint overspray from three windows. Ref to IR p.58.

***Repairs to be completed by qualified, licensed individuals/businesses. Sellers to provide receipts of completed repairs 2 days before closing. Buyer reserves the right to inspect the repairs.***