



Inspection report for the property at
123 Dream Street, Orlando, FL

This report is prepared exclusively for **Joe Client**
Inspected On: **09-16-2026**

Company Information

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[Published Report](#)



Inspected By:

Keith Wilson

Keith Wilson, Florida State License
#HI8693

ABOUT THIS PHASE INSPECTION REPORT

This report documents a single-phase inspection performed during the construction of a home or structure under permit. Unlike a standard resale home inspection, which evaluates a completed dwelling at one point in time, a phase inspection evaluates specific, code-critical stages of construction while those elements are still accessible for direct visual observation — before they are concealed behind drywall, siding, or finished grade. A separate report is generated for each phase visit; the phase covered by this specific report is identified in the Phase Inspection Overview chapter.

THE THREE INSPECTION PHASES

Most projects are inspected across three phases, and this template is used for all of them:

- **Foundation** — Footings, foundation walls, anchor bolts and sill plate, reinforcement (rebar), and drainage/waterproofing are evaluated prior to backfill.
- **Framing** — Floor systems, wall and roof framing, headers and beams, connections and hardware, rough plumbing, rough electrical, rough HVAC, fireblocking/draftstopping, and sheathing/nailing are evaluated prior to insulation and drywall.
- **Final** — Exterior finish, roofing, windows and doors, interior finish, electrical/plumbing/HVAC finals, insulation and energy features, site grading, handrails and guards, garage, and smoke/CO detectors are evaluated once construction is substantially complete.

If a phase does not pass on the first visit, a re-inspection of that same phase is scheduled and documented separately.

METHODOLOGY AND SCOPE

This inspection is a visual assessment of readily accessible components at the time of the site visit. It is performed to help verify that construction is proceeding in a manner generally consistent with the plans, permit, and applicable building code for the phase being inspected. Where plans or permits were available on-site, they were reviewed for consistency with field conditions; any discrepancies are noted in the Permit & Plans section. This inspection does not replace, and should not be confused with, inspections performed by the local Authority Having Jurisdiction (AHJ) or building department. It is not an engineering evaluation, and it is not a warranty or guarantee of workmanship, materials, or future performance.

UNDERSTANDING YOUR RESULT

The Overall Inspection Result for this phase is recorded in the Result Summary section using one of the following outcomes:

- **Passed** — No corrections were identified for this phase at the time of inspection.
- **Conditional Pass** — Minor items were noted that should be corrected, but construction may generally proceed to the next phase.
- **Failed** — Corrections are required before this phase of construction may proceed.
- **Re-inspection Required** — A follow-up site visit is needed to confirm that noted corrections have been completed.
- **Inspection Incomplete** — Work was not sufficiently ready at the time of the visit to complete a full evaluation of this phase.

Any items requiring correction are itemized in the Inspection Result & Corrections chapter, along with notes from any subsequent re-inspection.

HOW TO READ OBSERVATIONS IN THIS REPORT

Each observation in this report is labeled with a category to help you quickly gauge its significance:

- **Major Concern** — Requires immediate attention to prevent additional damage or address a safety hazard.
- **Repair** — A defect or code item that needs correction.
- **Improve or Upgrade** — Not a defect, but an opportunity to improve safety, efficiency, or reliability.
- **Recommended Maintenance** — Routine upkeep items rather than construction defects.
- **Due Diligence** — An item that may need further investigation to determine its severity or urgency.
- **Monitor** — A condition worth watching, without a defect confirmed at this time.
- **Future Project** — A repair or replacement that can reasonably be deferred.
- **Partly Completed / Completed Items / Incomplete** — Used during re-inspections to track the status of previously noted corrections.
- **Inspection Notes** — General information provided for context; not a defect.
- **Limitations** — Conditions that restricted the scope of the inspection at this phase.

LIMITATIONS

This report reflects only the conditions that were visible and accessible on the date and at the specific construction phase noted above. Work performed after this inspection, or elements that were concealed, incomplete, or otherwise inaccessible at the time of the visit, could not be evaluated and are excluded from this report. Because construction is an ongoing process, conditions may change between phases; each phase is inspected and reported on independently, and this report does not extend or re-certify findings from a prior phase. Please retain all phase inspection reports for this project, as later phases may reference conditions or corrections noted in earlier visits.

RE-INSPECTIONS

If this report indicates that a re-inspection is required, please coordinate a follow-up visit once the noted corrections have been completed. Re-inspection findings will be documented in the Re-inspection Notes section, along with confirmation of whether each item was resolved.

Summary

Major Concerns

No major concerns were noted during this visual inspection.

Repairs

FI1-1 Foundation Inspection: FOOTING CONDITION

A deficiency was noted in the footing condition at the time of inspection. Deficiencies observed include:

Evaluation by the engineer of record and correction are required before proceeding.

 **FI-1 Framing Inspection:** Cracking noted in slab. One crack was larger than normal. Recommend sealing prior to completion.

 **FI-2 Framing Inspection:** Cripples under front window and dining room window cut short. Recommend repair prior to sheetrock.

 **FI-3 Framing Inspection:** Exterior starter block has overhang. The starter block is overhanging by 3/4 inch. Per plans, this needs to be field corrected by adding concrete in open blocks. See Plans

 **FI-4 Framing Inspection:** Threshold rear door is cracked. Recommend repair.

 **FI-5 Framing Inspection:** Mortar lines have gaps and voids in multiple areas. This allows possible leak paths. Needs to be sealed.

 **FI-6 Framing Inspection:** Hangers missing under stairs on multiple joists. Needs to be added.

FI-8 Framing Inspection: ROUGH PLUMBING — CORRECTIONS REQUIRED

Corrections are required to the rough plumbing before walls may be closed. Deficiencies observed include: Water line refrigerator outside wall: Piping outside wall in bath.

 **FI-10 Framing Inspection:** Multiple outlets are not sealed properly. Many gap along the bottom. Needs to be resealed.

FI-11 Framing Inspection: ROUGH HVAC — CORRECTIONS REQUIRED

Corrections are required to the rough HVAC before work may be concealed. Deficiencies observed include: compressed duct front office

FI-12 Framing Inspection: PENETRATION SEALING — INCOMPLETE

Penetrations through fire-rated assemblies or fireblocking were not sealed at the time of inspection. All penetrations must be sealed with an approved material before these areas are concealed. Specific locations are documented in the photos below.

IS-1 Installed Systems: WEATHER RESISTIVE BARRIER

Correction is required before siding is installed or completed.

 **IS-2 Installed Systems:** House wrap not secured in all areas. Large sections are not covered. Not complete at this time.

 **IS-4 Installed Systems:** Window sill in study is broken along bottom. This needs repair.

 **IS-5 Installed Systems:** Outlet incorrect position. The outlet for the outside TV on rear porch calls for the outlet to be 12 inches from ceiling. The outlet is 20 inches away. Needs to be moved to meet plans

 **IS-6 Installed Systems:** Compressed duct in front office. This will prevent cooling in the room. Needs to be addressed

Inspector Only Notes

HUTT-1 How to Use This Template: [HOW TO USE THIS TEMPLATE — INSPECTOR GUIDE](#)

This template is designed for Orca Home Inspection phase inspections on new construction projects. There are three inspection phases, each with its own chapter: Foundation, Framing, and Final. Use only the chapter that applies to the phase being inspected on any given visit.

OVERVIEW OF THE CORRECTIONS WORKFLOW

At the bottom of each section you will find a field called “Corrections — Inspector Notes.” This field has two options. Choose the one that fits your workflow for that section:

Option 1 — Corrections required — see parent comment

This drops in a parent comment with a blue title and an open narrative ending with a colon. Use this when you prefer to write your own narrative or when you have photos to attach. After adding the comment, use the photo-caption-to-bullets feature: add your photos, write captions describing each deficiency, then tap the caption-to-bullets button to convert them into a bulleted list automatically. This is the best workflow when deficiencies are unique or need custom language.

Option 2 — Multiple items — see gunnysack

This drops in a gunnysack — a pre-built checklist of the most common deficiencies for that system. Check only the items that apply. Leave everything else unchecked. At the bottom of the list are three period lines — use these to freehand any items not covered by the pre-built options. This is the fastest workflow in the field when deficiencies match common patterns.

MODIFIERS

All correction comments are pre-set to the Repair modifier. You do not need to change this. The modifier communicates the nature of the item to the client — the blue title in the comment communicates what the specific issue is. You do not need to include the word “deficiency” in your comments; the modifier handles that context.

INSPECTION RESULT

At the end of the inspection, navigate to the Inspection Result & Corrections chapter to record the overall result (Pass, Conditional Pass, or Fail), list any items requiring correction, and add re-inspection notes if applicable.

A NOTE ON PHOTOS

For phase inspections, photos are critical. Document every deficiency with at least one photo. For complex or multi-location deficiencies, photograph each location separately. Good photo documentation protects you and gives the contractor clear direction for correction.

The Full Report New Construction Pre Drywall sample

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How to Use This Template

Template Guide

Inspector Guide:

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Phase Inspection Overview

Inspection Information

Phase Being Inspected: ☒ Foundation ☒ Framing

Date of Inspection: 9/16/2026

Weather Conditions: Clear

Inspector: Keith Wilson

Permit & Plans

Plans On Site: ☒ Yes — reviewed

Permit Posted: ☒ Yes

Plans Match Field Conditions: ☒ Yes

Foundation Inspection

Footings

Footing Width: ☒ Meets plan dimensions

Footing Depth : ☒ Unable to verify

Footing Condition: ☒ Honeycombing noted

(FI1-1) Repair: **FOOTING CONDITION**

A deficiency was noted in the footing condition at the time of inspection. Deficiencies observed include:

Evaluation by the engineer of record and correction are required before proceeding.



Footing Location / Layout: ☒ Consistent with plans

Foundation Walls

Foundation Wall Type: ☒ Poured concrete

Anchor Bolts & Sill Plate

Anchor Bolt Spacing: ☒ Meets IRC R403.1.6 (6' max, 12" from corners) ☒ Acceptable

Anchor Bolt Embedment: ☒ Adequate (7" min per IRC)

Sill Plate Material: ☒ Pressure treated — correct

Sill Plate Condition: ☒ Satisfactory

☆ **(FI1-2) Inspection Notes:** Anchor Bolts verified for location and satisfactory condition.



Reinforcement (Rebar)

- Rebar Size:** ☒ Unable to verify
- Rebar Spacing:** ☒ Unable to verify
- Rebar Clearance / Cover:** ☒ Unable to verify

Framing Inspection

Concrete Floor Systems (Slab-on-Grade)

- Slab Thickness:** ☒ Unable to verify
- Vapor Barrier / Vapor Retarder:** ☒ N/A
- Slab Reinforcement (Wire Mesh / Rebar):** ☒ Wire mesh present
- Control / Expansion Joints:** ☒ Present — properly spaced
- Slab Surface Condition:** ☒ Cracking noted
- Concrete Floor Corrections — Inspector Notes:** ☐ Corrections required — see parent comment
- ☐ Multiple items — see gunnysack

🔧 **(FI-1) Repair:** Cracking noted in slab. One crack was larger than normal. Recommend sealing prior to completion.

Wall Framing

Stud Size / Spacing: ☒ Block (1st Level) ☒ Frame 2nd Level (2x4 @ 16" o.c. or 2x6 @ 24" o.c.)

Wall Plumb / Alignment: ☒ Plumb and aligned

Double Top Plate: ☒ Present — lapped at corners per IRC R602.3.2

🔧 **(FI-2) Repair:** Cripples under front window and dining room window cut short. Recommend repair prior to sheetrock.



🔧 **(FI-3) Repair:** Exterior starter block has overhang. The starter block is overhanging by 3/4 inch. Per plans, this needs to be field corrected by adding concrete in open blocks. See Plans

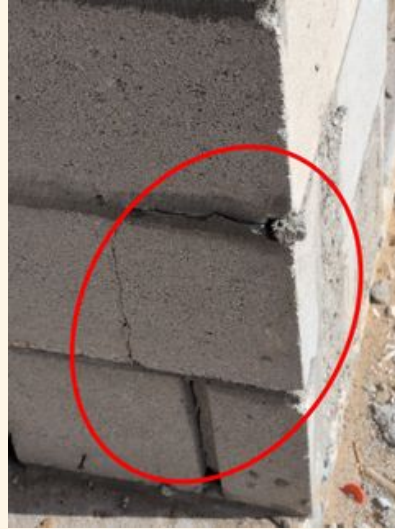


🔧 **(FI-4) Repair:** Threshold rear door is cracked. Recommend repair.



✂️ **(FI-5) Repair:** Mortar lines have gaps and voids in multiple areas. This allows possible leak paths. Needs to be sealed.





Roof Framing

- Rafter / Truss Size:** ☒ Meets plan specifications
- Rafter Spacing:** ☒ Meets plan specifications
- Ridge Board / Ridge Beam:** ☒ Correct size — properly supported
- Collar Ties / Rafter Ties:** ☒ N/A — trusses used
- Roof Sheathing:** ☒ Correct thickness and grade ☒ Clips / H-clips installed

Headers & Beams

- Header Bearing:** ☒ Adequate jack studs / king studs present
- Beam Size / Span:** ☒ Meets plan specifications
- Beam Bearing / Pocket:** ☒ Adequate bearing — 3" min

Connections & Hardware

- Hold-Downs / Anchor Hardware:** ☒ Installed per plans
- Joist Hangers:** ☒ Missing
- Hurricane / Rafter Ties:** ☒ Simpson Screws

✂ (FI-6) **Repair:** Hangers missing under stairs on multiple joists. Needs to be added.



☆ **(FI-7) Inspection Notes:** Simpson screws noted in 2nd floor application. Recommend maintaining a set of prints to prove existence once wall is closed.



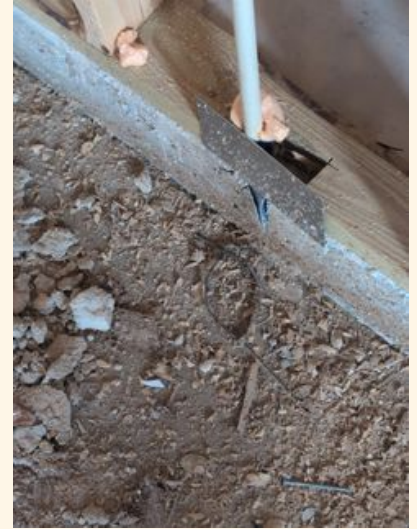
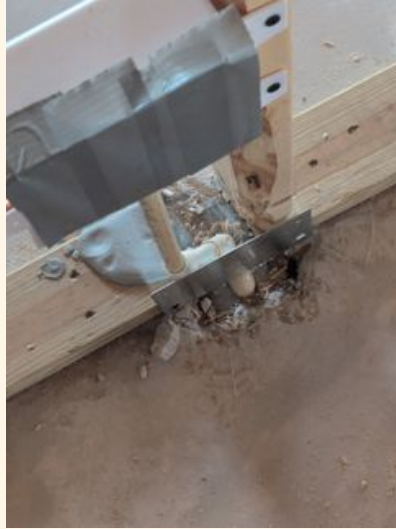
Rough Plumbing

Drain, Waste & Vent (DWV) Rough-In: ☒ Satisfactory

Supply Pipe Rough-In: ☒ Deficiency noted — see comments

✂️ **(FI-8) Repair: ROUGH PLUMBING — CORRECTIONS REQUIRED**

Corrections are required to the rough plumbing before walls may be closed. Deficiencies observed include: Water line refrigerator outside wall: Piping outside wall in bath.



- Pipe Support / Spacing:** ☒ Adequate
- Pressure Test Completed:** ☒ Yes — passed
- Stub outs:** ☒ Not complete

☆ (FI-9) **Inspection Notes:** Stub outs in process but not complete.



Rough Electrical

- Wiring Method:** ☒ NM cable (Romex)
- Wire Routing / Protection:** ☒ Not yet installed
- Notching & Boring Compliance:** ☒ Meets IRC E3802
- Panel / Service Rough-In:** ☒ Not inspected this phase

✂ (FI-10) **Repair:** Multiple outlets are not sealed properly. Many gap along the bottom. Needs to be resealed.



Rough HVAC

Duct Rough-In: ☒ Deficiency noted — see comments

✂ (FI-11) **Repair:** **ROUGH HVAC — CORRECTIONS REQUIRED**

Corrections are required to the rough HVAC before work may be concealed. Deficiencies observed include: compressed duct front office



Duct Size / Layout: ☒ Consistent with plans

Duct Supports: ☒ Adequate

Combustion Air / Flue Rough-In: ☒ Not yet installed

Fireblocking & Draftstopping

Penetration Sealing: ☒ Unsealed penetrations noted

(FI-12) Repair: **PENETRATION SEALING — INCOMPLETE**

Penetrations through fire-rated assemblies or fireblocking were not sealed at the time of inspection. All penetrations must be sealed with an approved material before these areas are concealed. Specific locations are documented in the photos below.

Sheathing & Nailing

Wall Sheathing Type / Thickness: ☒ Meets plan specifications

Wall Sheathing Nailing Pattern: ☒ Meets IRC Table R602.3(1)

Shear Wall Nailing: ☒ Meets plan specifications

Installed Systems

Exterior Finish

Siding / Cladding Type: ☒ Stucco

Weather Resistive Barrier (WRB): ☒ Missing at locations

(IS-1) Repair: **WEATHER RESISTIVE BARRIER**

Correction is required before siding is installed or completed.

Flashing at Windows / Doors: ☒ Satisfactory

Trim / Soffit / Fascia: ☒ Not yet installed

House Wrap: ☒ Not complete

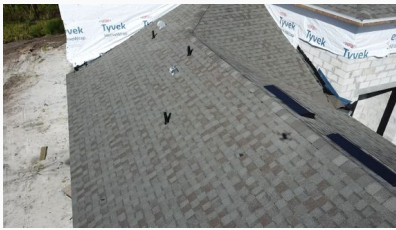
 (IS-2) Repair: House wrap not secured in all areas. Large sections are not covered. Not complete at this time.



Roofing

- Roofing Material:** ☒ Asphalt shingles
- Roofing Condition:** ☒ Satisfactory
- Underlayment:** ☒ Unable to verify
- Flashing — Valleys / Penetrations:** ☒ Satisfactory
- Ridge / Hip Cap:** ☒ Satisfactory
- Roof Condition:** ☒ Installed

Roof Photos



Windows & Doors

- Window Installation:** ☒ Satisfactory
- Exterior Door Installation:** ☒ Not complete

 **(IS-4) Repair:** Window sill in study is broken along bottom. This needs repair.



Interior Finish

- Drywall / Finish Condition:** ☒ Not yet installed
- Garage / Dwelling Separation Wall:** ☒ Not complete
- Interior Stairs:** ☒ In process

Electrical

- Branch Circuit Wiring:** ☒ Not complete
- GFCI Protection:** ☒ Not complete
- Grounding / Bonding:** ☒ Noted but not complete
- Outlets / Switches / Devices:** ☒ Not complete

🔧 **(IS-5) Repair:** Outlet incorrect position. The outlet for the outside TV on rear porch calls for the outlet to be 12 inches from ceiling. The outlet is 20 inches away. Needs to be moved to meet plans





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