



HOME INSPECTION REPORT

118 Fieldstone Way

Wilbraham, MA, 01095

This home is generally serviceable, with 1 safety item to review before close.

1 SAFETY

1 MAJOR

7 MAINTENANCE

Summit Home Inspections

Inspected by Sam Stone · June 19, 2026

Report SAMPLE-NEWBUILD · Final report

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Repair Request Summary

A prioritized list to support your conversation with the seller. Items are summarized from the report below; the full report contains the photographs and complete context for each.

● Safety Items to Address

1 item

☐ Unsealed penetration in the garage/dwelling separation

Garage, wall to utility room · 1 photo in report

Builder item: seal the penetration with an approved fire-rated sealant before closing. Verify at the completion walkthrough.

● Major Repairs to Negotiate

1 item

☐ Final grade slopes toward the foundation at the rear patio

Rear elevation at patio · 1 photo in report

Builder item: complete final grading to fall away from the foundation and confirm the swale between lots carries water to the street. Re-check after the first heavy rain and again at the eleven-month warranty walkthrough.

● Recommended Maintenance

7 items

☐ Siding penetrations for utilities not fully sealed

Right elevation, near meter

Builder item: seal both penetrations with an approved exterior sealant.

☐ Downspout extensions not yet installed

All corners

Builder item: install extensions carrying discharge at least six feet from the foundation.

☐ Drywall nail pops and corner-bead cracking — first-year settlement set

Stairwell; primary bedroom ceiling

Document with the builder and repair at the eleven-month warranty walkthrough, after the structure completes its first full seasonal cycle.

☐ **Two interior doors rub their frames**

Bedroom 3; hall bathroom

Builder item: adjust hinges/strikes so both doors close and latch cleanly.

☐ **Insulation baffles missing at four eave bays**

Attic, north eave · 1 photo in report

Builder item: install baffles at the four affected bays and redistribute the insulation.

☐ **AFCI/GFCI protection verified; two cover plates missing**

Basement, two locations

Builder item: install the missing cover plates.

☐ **Supply airflow imbalance at two second-floor rooms**

Bedrooms 3 and 4

Builder item: have the HVAC installer balance the system so all rooms condition evenly.

Prepared from the SightSpec inspection report to support a conversation with the seller. Items are summarized from the report, which contains the full photographs and context. This is not legal advice and does not change the contents of the underlying report.

118 Fieldstone Way

Wilbraham, MA, 01095 · Client: Marcus Webb

EXECUTIVE SUMMARY

This report includes 13 documented findings across 7 examined sections. 2 items may require priority review.

TOTAL FINDINGS

13

SECTIONS EXAMINED

7

PRIORITY REVIEW

2

PHOTOS

3

INSPECTION SNAPSHOT

PROPERTY

118 Fieldstone Way

CLIENT

Marcus Webb

INSPECTION DATE

June 19, 2026

INSPECTOR

Sam Stone

Top findings

Safety Concerns — 1

Unsealed penetration in the garage/dwelling separation · Garage, wall to utility room

Major Defects — 1

Final grade slopes toward the foundation at the rear patio · Rear elevation at patio

Maintenance Items — 7

Siding penetrations for utilities not fully sealed · Right elevation, near meter — Downspout extensions not yet installed · All corners — Drywall nail pops and corner-bead cracking — first-year settlement set · Stairwell; primary bedroom ceiling +4 more

01 Exterior

3 findings

MAJOR DEFECT

Final grade slopes toward the foundation at the rear patio

Location: Rear elevation at patio

Final grading was not complete at the time of inspection: along the rear patio the grade currently directs runoff toward the foundation. New-construction backfill also settles over the first seasons, which will make this worse before it makes it better.

RECOMMENDATION

Builder item: complete final grading to fall away from the foundation and confirm the swale between lots carries water to the street. Re-check after the first heavy rain and again at the eleven-month warranty walkthrough.

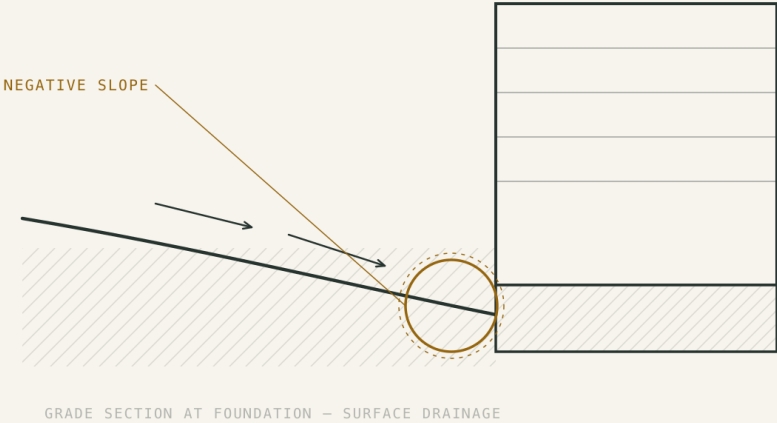


FIG. G-1 Surface grading — slope toward foundation

ILLUSTRATIVE SAMPLE

MAINTENANCE

Siding penetrations for utilities not fully sealed

Location: Right elevation, near meter

Two utility penetrations through the fiber-cement siding lack sealant collars, leaving small gaps into the wall assembly.

RECOMMENDATION

Builder item: seal both penetrations with an approved exterior sealant.



Reference image — not this property

MAINTENANCE

Downspout extensions not yet installed

Location: All corners

Downspouts currently discharge at the foundation; extensions or drains were not yet installed.

RECOMMENDATION

Builder item: install extensions carrying discharge at least six feet from the foundation.



Reference image — not this property

02 Electrical

1 finding

MAINTENANCE

AFCI/GFCI protection verified; two cover plates missing

Location: Basement, two locations

Arc-fault and ground-fault protection tested correctly throughout. Two receptacle cover plates in the unfinished basement are not yet installed.

RECOMMENDATION

Builder item: install the missing cover plates.



Reference image — not this property

June 19, 2026

Inspector: Sam Stone

03 Plumbing

2 findings

MONITOR**All fixtures functional; water heater commissioning verified**

Location: Throughout

Functional flow and drainage verified at every fixture; no leaks observed at accessible connections; the water heater's installation, expansion tank, and TPR discharge are correct.

RECOMMENDATION

No action needed — retained for the record.



Reference image — not this property

MONITOR**Exterior hose bibs not yet tested — supply valved off**

Location: Both exterior hose bibs

Both exterior hose bibs were valved off at interior stops, so they could not be functionally tested.

RECOMMENDATION

Ask the builder to open the supplies and verify both bibs at the completion walkthrough.



Reference image — not this property

04 HVAC

1 finding

MAINTENANCE

Supply airflow imbalance at two second-floor rooms

Location: Bedrooms 3 and 4

During cooling operation, supply airflow at bedrooms 3 and 4 measured noticeably weaker than the rest of the second floor, suggesting dampers need balancing.

RECOMMENDATION

Builder item: have the HVAC installer balance the system so all rooms condition evenly.



Reference image — not this property

05 Interior

3 findings

MAINTENANCE

Drywall nail pops and corner-bead cracking — first-year settlement set

Location: Stairwell; primary bedroom ceiling

Scattered drywall nail pops and one hairline corner-bead crack were noted — ordinary first-year settlement items in new construction, listed here so they enter the builder's warranty record now.

RECOMMENDATION

Document with the builder and repair at the eleven-month warranty walkthrough, after the structure completes its first full seasonal cycle.



Reference image — not this property

MAINTENANCE

Two interior doors rub their frames

Location: Bedroom 3; hall bathroom

Two doors rub at the latch side of their frames and do not latch smoothly.

RECOMMENDATION

Builder item: adjust hinges/strikes so both doors close and latch cleanly.



Reference image — not this property

MONITOR

Window hardware complete and operable throughout

Location: Throughout

All accessible windows opened, closed, locked, and tilted properly; screens are present and undamaged.

RECOMMENDATION

No action needed — retained for the record.



Reference image — not this property

06 Garage

2 findings

SAFETY

Unsealed penetration in the garage/dwelling separation

Location: Garage, wall to utility room

A conduit penetration through the garage-to-dwelling separation wall is not fire-sealed. The separation wall is the assembly that slows a garage fire from reaching the living space, and every penetration through it must be sealed with an approved material.

RECOMMENDATION

Builder item: seal the penetration with an approved fire-rated sealant before closing. Verify at the completion walkthrough.

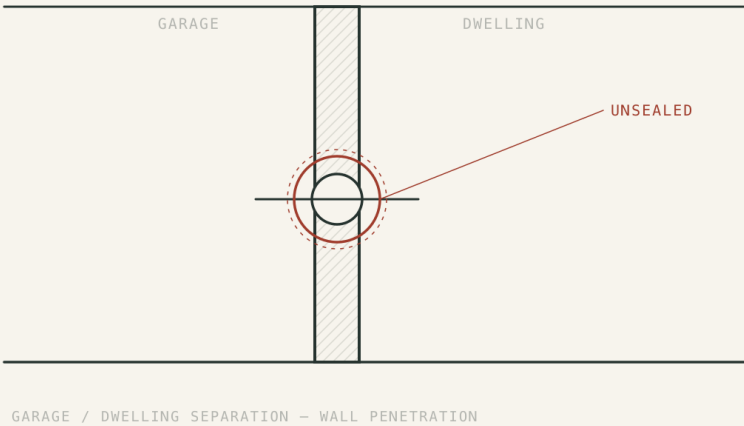


FIG. F-1

Garage separation — unsealed penetration

ILLUSTRATIVE SAMPLE

MONITOR

Overhead door and opener operate correctly

Location: Garage

Both safety-reverse mechanisms functioned properly and the door tracks are plumb and secure.

RECOMMENDATION

No action needed — retained for the record.



Reference image — not this property

07 Attic

1 finding

MAINTENANCE

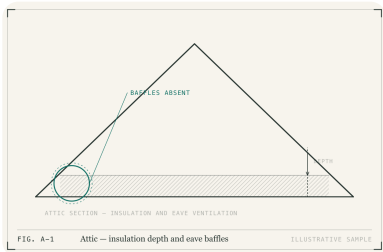
Insulation baffles missing at four eave bays

Location: Attic, north eave

Four eave bays on the north side lack ventilation baffles, and blown insulation is blocking soffit airflow at those bays. The remainder of the attic meets the insulation specification on the builder's certificate.

RECOMMENDATION

Builder item: install baffles at the four affected bays and redistribute the insulation.



SCOPE & LIMITATIONS

7 of 7 accessible systems examined · 1 not applicable to this property.

INSPECTED	
Garage	Inspected
Exterior & Site	Inspected
Interior Finish	Inspected
Attic & Insulation	Inspected
Plumbing	Inspected
Electrical	Inspected
Heating & Cooling	Inspected
NOT APPLICABLE TO THIS PROPERTY	
Landscaping & Irrigation	Not applicable

About this report

Summit Home Inspections · Inspected by Sam Stone

Report SAMPLE-NEWBUILD · Inspected June 19, 2026 · 13 findings · 3 photos

The interactive version of this exact report: <https://sightspec.org/samples/new-construction>

Questions about a finding? Your inspector is the best person to ask — contact details are in the footer of every page.