

Defect Analysis - Item Level Defect Code

01. Grading

- 01 Customer Satisfaction
- 02 Damage
- 03 Defective Material
- 04 Workmanship
- 10 Backfill-Settlement
- 11 Improper Engineering
- 12 Improper Staking
- 13 Swale Concerns

02. Foundation

- 01 Customer Satisfaction
- 02 Damage
- 03 Defective Material
- 04 Workmanship
- 10 Crawl Space
- 11 Water Intrusion

03. Framing

- 01 Customer Satisfaction
- 02 Damage
- 03 Defective Material
- 04 Workmanship
- 10 Squeaks

04. Roofing

- 01 Customer Satisfaction
- 02 Damage
- 03 Defective Material
- 04 Workmanship
- 10 Flashing
- 11 Gutters-Downspouts
- 12 Ventilation
- 13 Water Intrusion

05. Windows-Doors

- 01 Customer Satisfaction
- 02 Damage
- 03 Defective Material
- 04 Workmanship
- 10 Screens
- 11 Water Intrusion

06. Plumbing

- 01 Customer Satisfaction
- 02 Damage
- 03 Defective Material
- 04 Workmanship
- 10 Drain lines
- 11 Fixtures
- 12 Gas Leaks
- 13 Line Obstructions
- 14 Water Leaks

07. HVAC

- 01 Customer Satisfaction
- 02 Damage
- 03 Defective Material
- 04 Workmanship
- 10 Balance
- 11 Fireplace
- 12 HRV System

- 13 Insufficient Cooling
- 14 Insufficient Heating
- 08. Electrical
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
- 09. Low Voltage Systems (Cable, Phone, Data, Security, Intercom)
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
- 10. Insulation
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
 - 10 Missing Material
- 11. Drywall
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
 - 10 Cracks
 - 11 Nail-Screw Pops
- 12. Carpentry (Interior Doors & Trim)
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
- 13. Siding
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
 - 10 Hurricane Shutters
 - 11 Water Intrusion
- 14. Painting
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
 - 10 Exterior Paint
 - 11 Interior Paint
 - 12 Stain
- 15. Cabinets
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
- 16. Countertops
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
 - 10 Ceramic
 - 11 Granite-Stone

- 12 Laminate
- 13 Marble
- 14 Solid
- 17. Masonry-Stucco
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
 - 10 Water Intrusion
- 18. Vinyl
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
- 19. Carpet
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
 - 10 Pull and Retack
- 20. Hardwood
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
- 21. Tile (Floor, Wall)
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
- 22. Bath Accessories
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
- 23. Appliances
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
- 24. Flatwork
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
 - 10 Settlement-Heaving
- 25. Fencing
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
- 26. Landscape
 - 01 Customer Satisfaction
 - 02 Damage
 - 03 Defective Material
 - 04 Workmanship
 - 10 Retaining wall

27. Structural Defects

- 01 Customer Satisfaction
- 02 Damage
- 03 Defective Material
- 04 Workmanship
- 10 Environmental Concerns
- 11 Engineering
- 12 Industrial Hygienist
- 13 Mold-Remediation
- 14 Soil-Movement

28. Natural Disasters

- 10 Fire
- 11 Flooding
- 12 Hail
- 13 Hurricane
- 14 Ice Storm
- 15 Sink Holes-Foundation
- 16 Sink Holes-Landscape
- 17 Sink Holes-Sewer-Water
- 18 Sink Holes-Under Concrete
- 19 Sink Holes-Unlandscaped
- 20 Tornado
- 21 Weather
- 22 Windstorm-Microburst

29. Pools

- 01 Customer Satisfaction
- 02 Damage
- 03 Defective Material
- 04 Workmanship

30. Interior Design

- 01 Customer Satisfaction
- 02 Damage
- 03 Defective Material
- 04 Workmanship