

SAMPLE INSPECTION REPORT

Frame Phase / Pre-Sheetrock

Manvel, Texas

Brad Leland | TREC License #5229

281-794-9102 | houstonhomeinspector.net



Representative home image. Original inspection photographs appear in the report.

Prepared For: _____
(Name of Client)

Concerning: _____
, Marvel, TX
(Address or Other Identification of Inspected Property)

By: Brad Leland, Lic #5229
(Name and License Number of Inspector) _____ (Date)

(Name, License Number of Sponsoring Inspector)

Page 1 of 16

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: ☒ Buyer ☐ Selling Agent ☐ Listing Agent ☐ Occupant
 Building Status: ☒ Vacant ☐ Owner Occupied ☐ Tenant Occupied ☐ Other
 Weather Conditions: ☐ Fair ☒ Cloudy ☐ Rain 48 F Outside Temp.
 Utilities On: ☐ Yes ☒ No Water ☒ No Electricity ☒ No Gas
 Special Notes: Pre-Sheetrock Frame Phase Inspection

INACCESSIBLE OR OBSTRUCTED AREAS

☐ Sub Flooring ☐ Attic Space is Limited - Viewed from Accessible Areas
☐ Floors Covered ☐ Plumbing Areas - Only Visible Plumbing Inspected
☐ Walls/Ceilings Covered or Freshly Painted ☐ Siding Over Older Existing Siding
☐ Behind/Under Furniture and/or Stored Items ☐ Crawl Space Is Limited - Viewed From Accessible Areas

☒ Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

The inspection report provided by Brad Leland Home Inspections will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless, specifically stated, this report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected.

EXAMPLE

When the inspector inspects the roof of a structure he or she may determine that there are no observable signs of water penetration (leaks) at the time of the inspection and that the roof appears to be functioning as intended. Even if this opinion is expressed, it is possible that the roof has a leak but that the ceilings or walls have been repainted, concealing the evidence. Further, although the roof may be functioning as intended at the time of the inspection, the roof still may need to be replaced in the near future, depending on how long ago it was installed.

IMPORTANT NOTICE

WHENEVER A DEFECT OF ANY KIND IS NOTED IN A SYSTEM OR ASPECT OF THE HOUSE, WE RECOMMEND THAT A QUALIFIED (LICENSED) TECHNICIAN INSPECT AND SERVICE THE ENTIRE SYSTEM. SOMETIMES NOTED DEFECTS ARE SYMPTOMS OF OTHER, SOMETIMES MORE SERIOUS, DEFECTS.

Conditions and Limitations

This inspection report expresses the personal opinion of the inspector and is based on the minimum inspection standards set for by The Texas Real Estate Commission. The purpose of this inspection is to provide an opinion on whether or not the items in this report were functional or are in need of repair or require further evaluation by a qualified or when required licensed person. The scope of this inspection is limited to the present condition of visual items only and does not include the disassembly of any properly or the removal of any object including, but not limited to, furniture, siding, or panels that may be obscuring the inspector's visual observation. This inspection does not cover items or conditions that may be discovered only by invasive methods. This inspection is not intended to be technically exhaustive nor is it intended to reveal all existing or potential defects. Rather, it is intended to reflect a careful but limited visual inspection. The information in this report can reduce, but not eliminate the risks associated with the purchase of this structure. Should you determine you desire a more detailed inspection of any area, you may wish to refer to licensed and/or qualified specialists.

Since all elements undergo a constant rate of change and deterioration, no prediction of future conditions can be made. This report is not to be considered a warranty or guarantee of the adequacy, performance or useful life of an item, component or system.

This inspection and report was prepared for your exclusive use. Use of this report by, or liability to third parties, present or future owners and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and

subsequent owners is at their risk. No warranty or guaranty to third parties, present or future owners and subsequent owners is implied nor should be assumed.

Photos if included in this report are not intended to represent all conditions present. They are a representation of the circumstances visible but not limited to the specific photo. There may be other similar repairs needed.

Service Warranties are very popular but they may have restrictions under which a claim is covered. Minor deviations from the manufactures installation instructions, which are not normally revealed in a general inspection, may be cause for a denial of claim. Client must not expect these warranty services to cover all of your problems, particularly with aging systems. Pay close attention to the respective warranty documents for coverage limitations.

This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make necessary correction and provide you with a corrected page(s). If you do not understand comments or recommendations for corrective action, call me prior to you inspection deadline or before closing the transaction for clarification.

The following are not within the scope of this inspection:

- Past or present violations or codes, ordinances or manufactures installation instructions.
- Geological stability or ground conditions on side.
- Determination of absolute structural integrity.
- Determination that all safety hazards have been identified.
- Possible presence of or danger from any potentially harmful substance, pollutants, contaminants and environmental hazards, including but not limited to radon gas, lead paint, lead in water, asbestos, mercury, urea formaldehyde, electro-magnetic fields, noise, odor, and toxic or flammable chemicals. The inspector is not responsible for the determination of conditions which may provide harborage or sustenance for bacterial, mold and fungi, the presence of dirt, dust and other air-born particles. The client is urged to contact a competent specialist if identification, information and testing of the above are desired.
- Value of or estimated of repairs on the property. We are not a repair company and are prohibited by a provision of The Texas Real Estate License Act from performing repairs on properties that we inspect. It is recommended that the appropriate qualified and licensed craftsmen be contacted for firm bids to perform desired repairs.
- No determination will be made on the operational capacity, quality, and/or suitability for a particular use of the items inspected.

Report Identification:

, Manvel, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A. Foundations

Type of Foundation: Slab on Grade

Performance Opinion: In my opinion the foundation is performing as it was intended at this time.

Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

☒ ☐ ☐ ☒

B. Grading and Drainage

Comments: The landscaping and finish grading was not complete at the time of the inspection

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☒ ☐ ☐ ☒

C. Roof Covering Materials
Types of Roof Covering: Composition Asphalt Shingles
Viewed From: Accessible Areas

Comments: The lead roof jacks are not sealed over the PVC plumbing drain vent pipes on the north side of the roof which will allow rain water to enter the interior structure. A qualified roofing contractor should be consulted regarding the repair of this condition as well as check the entire roof covering for any other possible defects.

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D. Roof Structures and Attics
Viewed From: Attic Area
Attic Floor - Approximate Average Depth of Insulation: Not Installed
Interior Attic Wall - Approximate Average Depth of Insulation: Not Installed

Comments: One of the mid span rafter supports is incomplete and notably bowed above the upstairs rear southeast bedroom. This brace should be reinforced and straightened.



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☒ ☐ ☐ ☒**E. Walls (Interior and Exterior)**

Comments: The wall framing is not complete for the sheetrock backing inside the small closet off the north side of the kitchen.



It is necessary to provide additional nailing through the wall studs into the supporting headers in several areas. After the wall studs are properly joined/fastened to the supporting headers the remaining gaps should be filled with a heavy duty construction adhesive.



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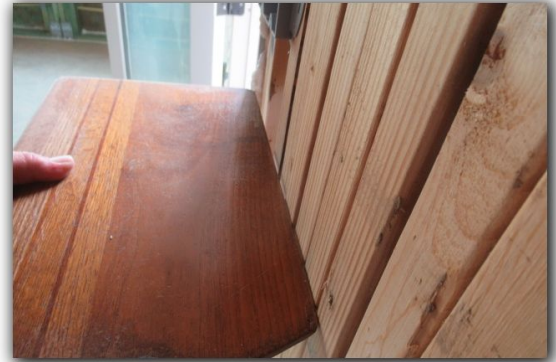
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The moisture barrier on the exterior framework is not complete at the lower roof overhang area net to the front entry. This moisture barrier is important in order to prevent possible water penetration into the structure. This situation should be corrected before the brick work is done.



The wall studs next to the back door are not even/not in line with the adjacent corner wall studs.

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It is recommended the builder be consulted regarding the repair of the above the items.

☒ ☐ ☐ ☐
F. Ceilings and Floors

Comments: Performing Properly, no defects noted at the time of the inspection.

☒ ☐ ☐ ☐
G. Doors (Interior and Exterior)

Comments: Only the back door is installed at this time. No defects noted.

☒ ☐ ☐ ☐
H. Windows

Comments: No defects noted at this time.

☒ ☐ ☐ ☐
I. Stairways (Interior and Exterior)

Comment: The staircase appears to be properly installed, no defects noted.

☒ ☐ ☐ ☐
J. Fireplaces and Chimneys

Comments: Both of the fireplaces were installed properly at this stage of construction.

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K. Porches, Balconies, Decks, and Carports**Comments:** No defects noted at this time.
☐ ☒ ☒ ☐
L. Other**Comments:** Not present**II. ELECTRICAL SYSTEMS**
☒ ☐ ☐ ☐
A. Service Entrance and Panels**Amp Service Box:** Not determined**Type of Main Service Cables:** Not determined**Location:** Inside Garage**Comments:** Properly installed for this phase of inspection
☒ ☐ ☐ ☒
B. Branch Circuits, Connected Devices, and Fixtures**Type of Wiring:** Copper**Comments:** Multiple switch boxes should be secured on both sides.

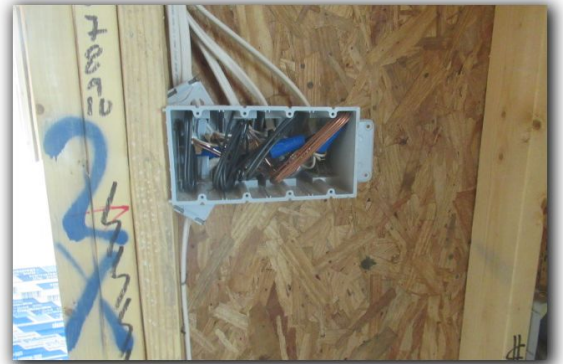
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I NI NP D



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☒ ☐ ☐

A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments: The installation of the heating equipment was not complete.

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B. Cooling Equipment

Type of System: Central - Air Conditioner

Comments: The installation of the cooling equipment was not complete.

☒ ☐ ☐ ☐

C. Duct Systems, Chases, and Vents

Comments: The return and supply vents for the HVAC system in the bedroom, the study and the media room are very close to each other. It is generally accepted that supply vents should be located near the exterior walls for better circulation and efficiency of the system.

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IV. PLUMBING SYSTEM

☒ ☐ ☐ ☐

A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: ☒ Public ☐ Private

Sewer Type: ☒ Public ☐ Private

Location of Water Meter: Not located

Location of Main Water Supply Valve: South side of the home

Static Water Pressure Reading: N/A

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Type of Water Supply Lines: PEX

Comments: Properly installed for this stage of construction.

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B. Drains, Wastes, and Vents

Comments: Properly installed for the stage of construction.

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C. Water Heating Equipment

Energy Source: Gas

Capacity: Tankless

Comments: The water heater was not installed at this stage of construction.

☐ ☒ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments: Not present

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E. Other

Location of Gas Meter: The gas meter was not installed at this time

Comments: The gas lines were pressured up and holding 40 psi.



V. APPLIANCES

☐ ☒ ☒ ☐

A. Dishwashers

Comments: Not installed

☐ ☒ ☒ ☐

B. Food Waste Disposers

Comments: Not installed

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C. Range Hood and Exhaust Systems

Comments: Not installed

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D. Ranges, Cooktops, and Ovens

Comments: Not installed at this stage of construction.

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E. Microwave Ovens

Comments: Not installed

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Appear to be properly installed for this phase of construction.

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G. Garage Door Operators

Comments: Not Present

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H. Dryer Exhaust Systems

Comments: The dryer vent appears to be properly installed at this time.

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I. Other

Comments: Not present