

HOUSTON INSPECTIONS

Houston Home Inspections, PLLC d/b/a Houston Inspections
713.408.1129 Office
www.houstoninspect.com



INSPECTED FOR

Jane Doe
123 Main Street
Houston, TX 77777

October 24, 2018

CONSTRUCTION / PHASE INSPECTION REPORT

Prepared For: Jane Doe
(Name of Client)

Concerning: 123 Main Street, Houston, TX 77777
(Address or Other Identification of Inspected Property)

By: Chris Stoffer, Lic #20695 10/24/2018
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This construction condition report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspection report may address issues that are code-based or may refer to a particular code; however, does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components.

This construction inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A construction phase inspection helps to reduce some of the risk involved in building a home, but it cannot eliminate all risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.

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. 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: Buyer

Building Status: Vacant

Weather Conditions: Clear, Dry

Ambient Temperature At Time of Inspection: 80 to 90

Wind Conditions (Approximate Speed): 0- 5 MPH

Home Dried In: Yes No

Site Clean on Interior: Yes No

Plans On-Site for Review (R106.3.1): Yes No

This a pre-drywall inspection only, otherwise known as a frame and / or rough in inspection. All items checked on this report are deficiencies that are in need of repairs. Some items were not completely inspected due to the stage of construction during the inspection.

This report was prepared for a buyer or seller in accordance with the client's requirements. The report addresses a single item/component or structure not completed at the time of the inspection. This report is not intended as a substitute for a complete standard final inspection of the property. Standard inspections performed by a license holder and reported on a Commission promulgated report form may contain additional information a buyer should consider in making a decision to purchase.

How To Interpret This Report

Building Codes, Installation Standards, Items Damaged, Non-Functional, or Operating Improperly= Red Text
Items in need of repairs either because they are broken, not functioning, or damaged.

General Comments & Specific Limitations= Black Text

These are general information, limitations, or notices.

I=Inspected

NI=Not Inspected

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation: Slab on Grade Concrete

Performance Opinion:

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance, and I perceived the foundation to contain no significant unlevelness on the first level floors.

Quality of Foundation Finish:

Chips: Yes No

Honey combing at the Grade Beams: Yes None Found / Visible

Protruding Objects at Grade Beams (Nails, Rebar, Wire Mesh): Yes No

Corner Cracking: Yes No

Items Damaged, Non-Functional, or Operating Improperly:

Chips in the foundation grade beam were noted in the garage. Recommend repairs as needed for cosmetic purposes.



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Concrete debris was noted in the kitchen area. Recommend cleaning before the flooring is installed.



B. Grading and Drainage

R. 401.3 Drainage Installed: Yes No

R. 404.1.6 Height Above Finished Grade Proper: Yes No

General Comments:

The existing grade at the slab perimeter is not adequate for shedding water away from the structure(s) on all sides. The ground should slope away from the structure at a rate 6" in the first ten feet. Where lot lines, walls, slopes or other physical barriers prohibit 6" of fall within the first 10', drains or swales should be provided to ensure drainage away from the structure.

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Drone / Interior of the Building

R903 Roof Covering: Proper Installation Roof Jacks Secured
 Proper Pitch for Roofing Material Caps & Collars Installed

R801.3 Roof Drainage: Controlled method of water disposal present from roof Yes No

Specific Limitation:

Some items such as caulking and painted flashing was not complete at this stage of the inspection.

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D. Roof Structures and Attics

R. 802.1 Grading / Labeling: Lumber grade identification marks present on lumber Yes No

R. 802.5.1 Purlins: Sized Correctly Correct Locations Correct Support

R. 802.3 Framing Details: Valley Rafters Supported @ Top/Bottom/Splices
 Not Less in Depth than Face Cut Rafters

M. 1305.1.3 Catwalk & Work Platforms: 24" In Width Continuous to Mechanicals
Un-Obstructed Walkway Less than 20' in Length Proper Thickness
 Work Platforms Proper Sizes 30 x 30

R. 803 Sheathing Roof: "H" Clips Installed Sags or Crowns

R. 806 Ventilation: Adequate for Square Footage of Home

Type of Ventilation: Soffit Ridge Vents Roof Vents Power Ventilator Gable
 Wind Turbines

Items Damaged, Non-Functional, or Operating Improperly:

The right rear front valley rafter is not supported properly according to general framing practices or per the plans on site. The valley rafter should extend farther down to properly rest onto a load bearing support. Recommend consulting the builders engineer for the proper repair needed.



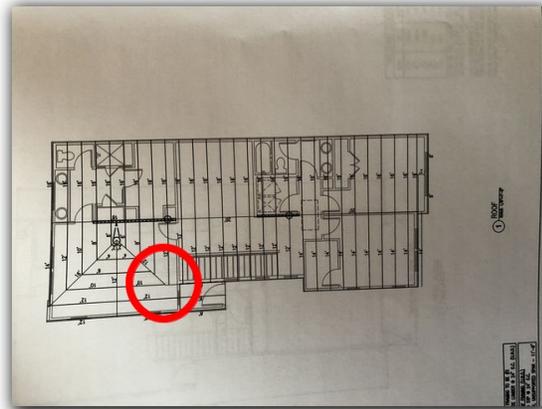
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E. Walls (Interior and Exterior)

R.317 Protection Against Decay: Yes - Treated Lumber Present

R.318 Protection Against Subterranean Termites Present: Yes No

R.403.1.6 Foundation Anchorage: Installed Properly Deficiencies Found

R.602.10.1 Wall Bracing: All Exterior Corners 25' Maximum Interval Between Corners
 Approved Methods Plywood Secured

R.602.3(2) Corners, "T's", & Jacks: Correctly Constructed

R.602.8 Fire blocking: Installed Not Installed at all required locations.

Missing fireblocking found in the following locations:

- Horizontal intervals not exceeding 10'
- **Vertically at the ceiling and floor levels**
- At intersections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- Concealed spaces between stair stringers at the top and bottom of the run.
- **At openings around vents, pipes, ducts, cables, and wires at ceiling and floor level.**
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R.602.6 Boring & Notching of Studs and Plates: Structural Straps @ Overbores
 Structural Boots @ Overbores Straps/Boots Properly Nailed

R.703.8 Flashing: Installed Over Windows/Doors "Z" Flashing Installed

Table R.703.4 Siding, Fascia, Soffit Fastening: Fasteners Overshot Proper Clearance at Roof Covering

R.703 Sheathing Walls: Penetrations Sealed Proper Fastening Loose/Damaged

R.602.3.2 Top Plates: Overlapping Corners End Joints within 24"

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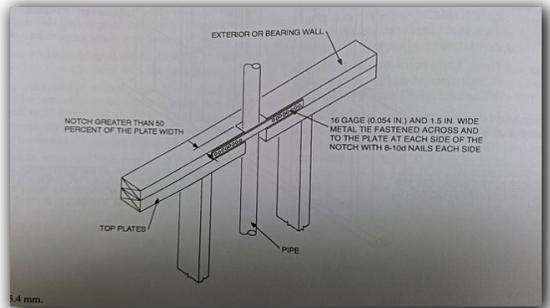
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Items Damaged, Non-Functional, or Operating Improperly:

(R602.6.1) Cut and or notched top plate strap missing nails or nailed improperly.



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(R602.6) Exterior or bearing wall stud notched more than 25% of its width, located at the garage of the building. The stud not double or is not properly repaired.



(R403.1.6) Anchor bolts or straps missing and/or improperly spaced on exterior wall. (At least 6 feet spacing and 12 inches from end of plate.)



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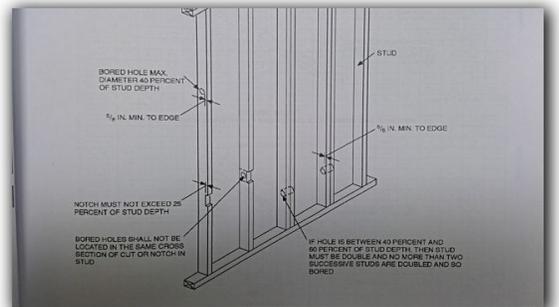
Framing not present for side stairway to half bathroom section. There is no wood present for the drywall to hang to.



Missing stud under the triple ceiling joist. Generally, each joist beam has a stud for support directly below.



(R602.6) Exterior / Bearing wall stud drilled 40% - 60% not double and/or more then 2 successive studs located garage wall of the building.



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(R602.6) Stud drilled more than 60% / within 5/8 inch of stud edge and/or within same section of cut stud located on the second floor guest bathroom of the building..



(R602.6), (R302.11) Fire / draft stopping missing in second floor air chase and garage wall areas of the structure.



Recommend installing shims for wall sheer bracing were gaps are present.



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Recommend bracing the stairway pony wall.



A damaged / broken shear wall brace was found in the upstairs rear section of the home. Recommend repairs.



(R703.3.2) Exterior wall covering not fastened properly to manufactures specifications.



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(R703.2) Water-resistive barrier not installed properly and/or damaged.



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F. Ceilings and Floors

R. 502 Joist:

Correctly Installed Joist Hangars

R. 502.8 Cutting, drilling, and notching: No Deficiencies Found Deficiencies Found:

R. 502.8.2 Manufactured Wood Products: Layout Plan Available

Deficiencies found in the following:

R. 502.10 Framing of openings:

Doubled at openings greater than 4': Yes No

R. 503.1 Flooring/Decking: Glued Screwed Loose & Damaged

Proper Thickness: Yes No

- Joists Spacing 24" = 11/16" Perpendicular / 3/4" Diagonal
- Joisting Spacing 16" = 5/8"

Table R.502.3.3(1) Cantilevered Joists: Roof Load Floor Load

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Items Damaged, Non-Functional, or Operating Improperly:

Ceiling joist hanger straps missing nails or nailed improperly in several areas throughout the home.



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Ceiling beam joist hanger not present at the joist next to the stairway and garage wall. Recommend installing joist hanger for proper support.



Flooring not level / even on the second floor in the left front bedroom.



G. Doors (Interior and Exterior)

Exterior Doors Installed: Yes No

If Installed Do Doors Operate Properly: Yes No

H. Windows

Windows Installed: Yes No

R. 308.4 Safety Glass Installed Required Locations: Yes No

R. 310.1 Window Egress Proper: Yes No

R. 312 Window Fall Protection Proper : Yes No

R. 318.1 Windows Poly Installed: Yes No

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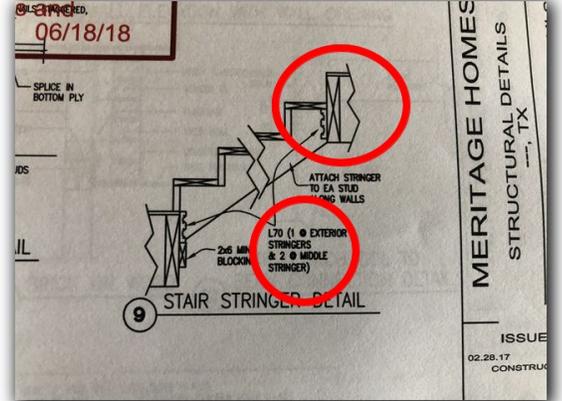
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I. Stairways (Interior and Exterior)

R. 311. 7 Stairways:

Items Damaged, Non-Functional, or Operating Improperly:

Stairway joist hangers not present as stated by the building plans.



Specific Limitation:

The inspector is not required to and will not exhaustively measure every stairway component.

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J. Fireplaces and Chimneys

-
-
-
-

K. Porches, Balconies, Decks, and Carports

-
-
-
-

L. Other

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Type of Service: Underground

Main Service Size:None Present

Location of Main Electrical Panel:Garage



Type of Visible Grounding / Bonding: **Ground Rod Connection**

E. 3608 Ground Rod Present: Yes No Proper Ground Contact (8')

E. 3609.6 Metal Water Lines Grounded Bonded: Yes No N/A

E. 3609.7 Gas Lines Grounded/Bonded: Yes No N/A

Conductors Protected @ Brick Veneers: Yes No N/A

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

E. 3905.3.1 Conductors/Sheathing Installed Min. of 1/4" into Boxes: Yes No

E. 3802.1/3903 Proper Installation: Bends Clothes Closet Light Fixtures

E. 3802 Correctly Protected: Nail Plates

E. 3901 Receptacles Properly Spaced in Home: Rooms Hallways
 Bathroom Countertops Attic

R. 314 / NFPA 72 Smoke Detectors Installations: Yes No

Table E.3802.1 Correctly Secured: Staple Location Every 4.5' within 12" of boxes

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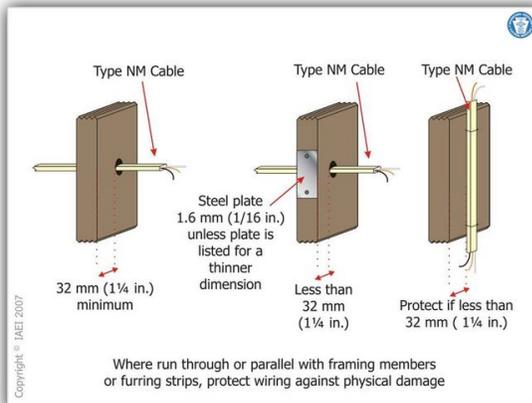
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Items Damaged, Non-Functional, or Operating Improperly:

(E3802.1) Conductor less than 1.25 inches from face of structural member not protected by a shield plate.



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Main service conductor sheathing damaged in the left rear wall. Recommend repairs.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Location of Heater: Attic Closet Other

B. Cooling Equipment

Type of Systems: Central - Evaporative Coolers

Location of System: Attic Mechanical Closet Interior of Home Other

M. 1411.3 Primary A/C Condensate Drain: Routed To Drain Insulated first 10'

M. 1411.3.1 Secondary A/C Condensate Drain: Terminates Conspicuous Location
 Proper Slope

M. 1411.6 Refrigerant Piping Insulated: Yes No

C. Duct Systems, Chases, and Vents

Type of Ducts: Flex Metal Other

Heater Flue Vents Through: Roof Wall

Specific Limitation:

The inspector will not determine the efficiency, adequacy, or capacity of the systems. Nor will the inspector determine the uniformity of the supply ducts or determine types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring. Ductwork, chases, and other components associated with ducts and vents that are concealed and/or not visible were not inspected. In addition, electronic air filters, humidifiers, and germ-killing equipment were not inspected.

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of main water supply valve: Garage



Type of Supply Plumbing: PEX

Leaks: Water Supply System Charged (Air or Water) Gas Gauge Present with Pressure

P.2605 Piping Support: In Walls/Joist/Rafters Catwalk Attic

G.2420.1.3 Shut Off Valves: Heater Water Heater Stovetop/Oven

P.2705.1 Installation: Water Closet Proper Clearance Shower Clearance

Items Damaged, Non-Functional, or Operating Improperly:

(P2603.1) Shield Plate protecting piping through bored holes not nailed. (Cover width of pipe and framing member and extend no less than 2 inches above sole plates and below top plates.)



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B. Drains, Wastes, and Vents

Main Cleanout Location: Rear of Property

Waste Pipe Material: Plastic

P. 3103 Plumbing Vents: Minimum Height Approved Locations

P. 2603 Piping Protected: 2" Below Top Plate 2" Above Sill/Bottom Plates
 Nail Guards

P.2709 Shower Receptors: Lining

P. 3002.3.1/3002.5/3111 Drain/Waste/Vent Pipes: Proper Fall Cleanout @ Laundry
 Cleanout Kitchen Sink

Items Damaged, Non-Functional, or Operating Improperly:

(P2603.1) Piping through bored holes or notches located less than 1.25 inches from edge of member not protected by shield plate.



C. Water Heating Equipment

Energy Sources: Gas - Line Installation Not Complete

Capacity: Not In Place

Locations of Tank: Attic Garage Closet Other

P.2803 T & P Plumbed: Yes No <6" From Grade Proper Dimension of Piping

P. 2801.5 Emergency Drain Pan Plumbed: Yes No Pan Installed

G. 2426.6.6 Water Heater Flue: Correct Termination Above Roof Correct Clearances
 Proper Support

G. 2419.4 Sediment Leg Installed Properly: Yes No

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Items Damaged, Non-Functional, or Operating Improperly:
Electrical conductor not installed / located for the tankless water heater



General Comments:

Water heater not installed at the time of the inspection.

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D. Hydro-Massage Therapy Equipment

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V. APPLIANCES

A. Range Hood and Exhaust Systems

Range hood duct installed Yes No



B. Mechanical Exhaust Vents and Bathroom Heaters

M. 1507.2 Exception. Bathroom Exhaust Vent to Exterior: Yes No N/A

R. 303.4 Exhaust Fans Installed in all Bathrooms: Yes No

C. Garage Door Operators

Wiring Present for Operator: Yes No

D. Dryer Exhaust Systems

M.1502.4.5.1 Dryer Vent Proper Length: Yes No

M.1502.3 Vents Too: Exterior Wall Attic

E. Other

Comments:

Inspection Agreement

I. Scope of Services

- A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. Inspector will attempt to identify major defects and problems with the Property. **However, Client acknowledges that the Inspection Report may not identify all defects or problems.**
- B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.
- C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
1. The item is performing its intended function at the time of the inspection;
 2. The item is in need of repair; or
 3. Further evaluation by an expert is recommended.

II. Inspection Report

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good –faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act (“DTPA”) and agrees that no cause of action exists under the DTPA related to the services provided.** Unless specifically stated, the 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 termites or other 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.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.
- C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTORS IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES'S TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT.

VI. Fee or Other Valuable Consideration Disclosure

Houston Inspections may accept referral fees or other valuable considerations in this real estate transaction and/or pay a portion of the fees received if an outside contractor has been arranged by Houston Inspections to perform a third party inspection. By signing below the client(s) is acknowledging being informed of this arrangement between the Houston Inspections and the third party, and consent to these arrangements. Houston Inspections is not liable for work performed by third party contractors.

VII. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property, or both. **In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.**

VIII. Attorney's Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

IX. Exclusivity

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Representative.