

PROPERTY INSPECTION REPORT

Pre-Drywall Inspection

Prepared for: _____
(Name of Client)

Concerning: _____, Richmond, Texas 77407
(Address or Other Identification of Inspected Property)

Inspected by: Frankie L. Roberts, TREC License # 20352 08/28/14
(Name and License Number of Inspector) (Date)



_____, Richmond, TX 77407

Codes: I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection 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.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC- licensed inspectors. 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 inspector is NOT required to turn on decommissioned equipment, systems, and utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrant ability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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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, bathrooms, 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 require 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.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

*Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>)*

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR (obtained from customer, HAR or HCAD)

Inspection Type:	<input checked="" type="checkbox"/> Single Family Residence	<input type="checkbox"/> Multi-Family Dwelling	<input type="checkbox"/> Manufactured - Mobile Home	<input type="checkbox"/> Commerical Business
Year Built:	2014 (under construction)	Number of stories:	<input checked="" type="checkbox"/> One	<input type="checkbox"/> Two or more
Garage-Detached	<input type="checkbox"/> 1 car	<input type="checkbox"/> 2 car	<input type="checkbox"/> 3 car	<input type="checkbox"/> None
Garage-Attached	<input type="checkbox"/> 1 car	<input checked="" type="checkbox"/> 2 car	<input type="checkbox"/> 3 car	<input type="checkbox"/> None
Approx. Sq. Ft. (Living Area)	1,497 s/f	<input checked="" type="checkbox"/> 3 Bedrooms:	<input checked="" type="checkbox"/> 2 Full Bath	<input type="checkbox"/> Half Bath
Inspection Period	Start Time: 10:30 AM	End Time: 2:00 PM	<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Occupied



For the purpose of this report and all references within, the direction of the structure faces north. All references to direction within the report will be based on this information. This inspection is not an engineering report, and should not be considered one. If any cause for concern is noted on the report, or if you would like further evaluation, you should consider an evaluation by a licensed engineer.

All opinions, observations or findings (whether listed as "I, NI, NP, or D") in this report are based solely on the date and time of the actual inspection. This report has been paid for and prepared for by the client/clients named above and is not valid without a signed service agreement provided for review at the time of the inspection and is non-transferrable without the written consent of the inspector performing the inspection.

TREC definition of deficiency:

- A condition that, in the inspector's reasonable opinion, adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb, or property as specified by these standards of practice.
- General deficiencies include, but are not limited to, inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.

-Statements in *blue italics* within the report are provided as an FYI and may not require any action.

-Items in red indicate issues/areas of concern inspector observed during the inspection which we recommend homeowner weigh against their own criteria and addressed pre-closing.

INSPECTOR SUMMARY AFTER COMPLETING INSPECTION

The summary below consists of significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report, as the summary alone does not explain all the issues. All repairs should be done by a licensed professional or your builder. I recommend obtaining a copy of all receipts, warranties and permits for the work completed.

Inspection type is a pre-drywall inspection. The structure is under construction without appliances, electricity, or water. The inspection is limited to structure only.

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Structural/ Foundation:

Foundation is a post tension concrete slab. In front west side of slab a piece of wood is connected to slab side. This should be removed before grading and wood is covered up. Concrete slab level readings from center of house origin 0.0 inches.

North East- +0.00 Inches; North West- +0.50 Inches

South East- +0.30 Inches;; South West- +0.10 Inches

Concrete slab has minimum deflection of +/- within 0.5 inches of center of foundation. The foundation was found to be functioning normally at time of inspection.

Fire blocking is always a concern where insulation does not create a fire stop. Recommend construction manager check fire blocking specifications and codes on this structure. Fire blocking is an important fire safety component.

Foundation: Post tension slab

Nail protruding out of concrete slab. This must be cut off.

Structure:

Truss System is used for ceiling joist and rafter system.

One place above hallway will need reattaching or nailing. It has been knocked out or loose.

Electrical:

Most electrical is in place but not attached to electrical power. All electrical is a lateral run underground and will enter garage on west side of structure.

HVAC:

Systems in place but not powered on. Plumbing lines from AC was verified but not checked functionally because system is not completely installed. Vents look ok but not tested. Could not test vents because of lack of power.

Compressor unit will sit outside on west side of structure.

Plumbing:

The dryer vent pipe is installed correctly with minimum degree bends.

Water enters structure inside east side of garage.

Appliances:

Appliances were not installed at time of drywall inspection. Water meter will be placed on east side of yard next to street.

Natural gas enters on west side of structure.

Garage:

Nothing to test or inspect at this time. Garage should be wired for GFCI circuitry.

Kitchen, bathrooms, and all outside outlets should also be wired for GFCI circuitry.

Bedrooms, den and living area should be wired for ARC Fault circuitry.

All walls are straight and normal.

Attic:

Attic space visually inspected. Work spaces were not verified since not accessible. There should be a walk space to access attack, wiring, vents, air ducting and truss system.

Exterior Sheathing:

Structure was wrapped and sealed. Window sheathing above seals covered. Plastic wrap covered brick space to keep brick sheathing from attaching to brick foundation. Shearing of concrete slab is less prevalent if not completely attached by concrete mortar.

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Windows:

One broken window in back of structure is in need of repair. This window is installed but not fit properly. Too much was used to cover up crack behind widow (see report and picture in report). At this time screens will not be over windows.

Visual check of overall building structure is good and should be released to continue construction if repairs in this report is completed.

I. STRUCTURAL SYSTEMS

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A. Foundations

Comments:

The foundation had already been poured and this was not part of scope of pre-drywall inspection. A visual check of outside perimeter and leveling measurements of inside was performed. Foundation is performing as intended at time of inspection. Digital leveling system used to take measurements.

Issue: Inspector found one nail sticking out of concrete.



There are spider cracks in foundation floors. Most new foundation pours have these small cracks. Kitchen area, bedrooms, and in garage. Foundation is functioning normally.

Kitchen area

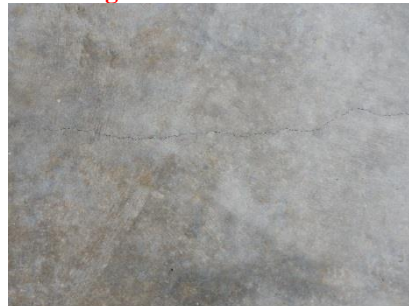


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Bedroom Master



Garage Area



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B. Grading & Drainage & Gutters

Comments:

Structure is in construction phase. Grading is under construction and is not complete. Yard will be graded so water will be drained toward street area and away from structure. This will also be inspected at final inspection.

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Gutter System:

Comments:

Structure is in construction phase. Gutters not present at this time.

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C. Roof Covering Materials

Information Notes: Roof inspections are limited to the visual observation of accessible surfaces. The roof is only inspected from the roof level if it can be performed safely as determined by the inspector and without damaging the roof components. Certain types of damage/poor workmanship (improper fastening, manufacturer defects, etc.) may not be apparent at the time of the inspection; therefore, the inspector cannot guarantee that the roof will be free of leaks/defects, nor can the inspector determine the life expectancy of the roof.

This report is based on the general condition of the roof at the time of the inspection. Keep in mind that roof materials have a limited life and need regular maintenance/repairs. It is the opinion of the inspector that the roof and rain gutters should be kept clear of all debris and monitored on a continual basis to prevent possible future water penetration.

Method of Inspection: Visual inspection with binoculars from level.

Comments:

Roof covering and materials and flashings appeared to be functioning as intended. Structure is in construction phase and roof will be walked at final inspection.

Roofing material: Composite shingle

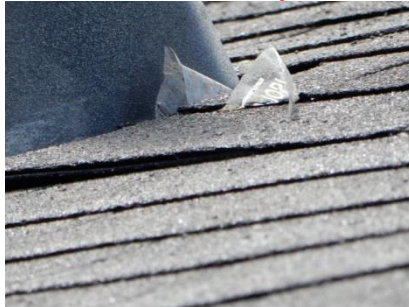
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Issues:

Leftover nails on roof which should be removed and picked up from site.



Plastic leftover from roof jack installation. Should be removed.



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D. Roof Structure & Attics (if the attic is inaccessible, report the method used to inspect)

Information Notes: The inspection of the roof structure and attic is performed via visual observation of the areas and components which are safely accessible at the time of the inspection.

Attics containing appliances requiring access shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30" high and 22" wide and not more than 20' in length when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring not less than 24" wide. A level service space at least 30" deep and 30" wide shall be present along all sides of the appliance where access is required. A light fixture with a switch at the required passageway opening and a receptacle outlet will be provided near the appliance.

Attic space in a Houston area home is one of the most important areas for insulation. Attic floor insulation should be at least R-19; however, for increased efficiency R-30 is recommended.

The roof rafters should be 2x6 and the Purlin braces should also be 2x6 members.

Method of inspection – Entered first floor area and performed a visual inspection of attic area.

Attic

Type of Roof Covering:	Tech shield
Viewed from:	Bottom floor
Access location:	First floor hallway stairs not installed
Average thickness of vertical insulation:	Structure is in construction phase. This will be inspected at final inspection.

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Type of Insulation:	Not installed
Approximate depth on insulation:	Not installed
Attic ventilation consisted of:	Louvers, fascia ventilation from underside edge of roof.
Attic structure consisted of:	Truss system floating on top of 2x4 plate system. OSB (Oriented Strand Board) in some houses replaces plywood.

Roof Structure/ Attic

Information Notes: The dimension of the working space in the direction of access to panel boards and live parts likely to require examination, adjustment, servicing or maintenance, while energized shall be not less than 36 inches (914 mm) in depth. Distances shall be measured from the energized parts where such parts are exposed or from the enclosure front or opening where such parts are enclosed. In addition to the 36-inch dimension (914 mm), the work space shall not be less than 30 inches (762 mm) wide in front of the electrical equipment and not less than the width of such equipment. If equipment is installed in roof attic.

Comments:

Structure is in construction phase.

Attic structure

Issue: Brace knocked loose between trusses. Truss system.



Truss system and water lines.



Truss system, dryer vent through roof, duct system for HVAC.



Good view of truss system

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E. Walls (Interior & Exterior)

Comments:

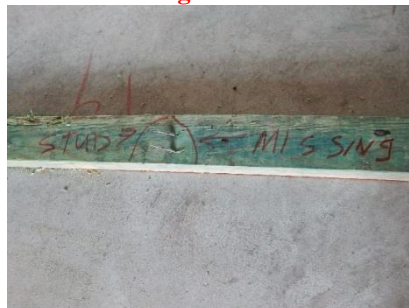
Walls are 2x4 and 2x6 construction.

Issue: Studs missing in master bedroom and living room. Pointed this out to builder and also marked for replacement.

Den Living area



Stud missing master bedroom



		NP	
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F. Ceilings & Floors

Ceilings

Ceilings not installed. Structure is in construction phase

Flooring

Flooring not installed. Structure is in construction phase.

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G. Doors (Interior & Exterior)

Comments:

Doors were not installed. Structure is in construction phase.

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H. Windows

Information Notes: Only a representative number of accessible windows may be checked for operating during the inspection. Failed thermal paned seals in insulated glass windows are not always detectable. In some conditions, the inspector may not be able to detect this condition, particularly if the windows are dirty or it's raining during the inspection. The visual moisture between panes in a failed seal situation may be apparent or not, due to variations in atmospheric conditions. Windows are reported as they are observed at the time of the inspection only.

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Type of Window Framing: Aluminum

Exterior Windows

Issues:

Rear window in master bedroom was broken and is in need of repair. Will be repaired before final inspection.

This window was installed with too much caulking. Either the window was not installed correctly or window facing is incorrect. This window needs reinstalling. See pictures below.

Master bedroom Windows



Broken window pane on right side

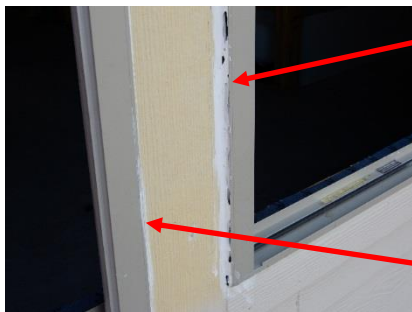


Window frame sitting out too far. Is in need of repair
Window needs reseating.



Window frame should be flush with wall. Is in need of repair.

Right side window is out too far.



Left window fits perfectly.

Right side window should be repaired correctly or window will always leak.

Window Screens:

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Comment:

Window screens not present at time of pre-drywall inspection.
 Screens will be inspected at final inspection.

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I. Stairways (Interior)

Comments:

Interior stairs not present at time of this inspection.

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J. Fireplace/Chimney

Information Notes: The normal use of a fireplace can result in excessive buildup of creosote or a tar like substance. Chimney flue should be cleaned and/or serviced on a regular basis or as specified by the manufacturer.

Type of Fireplace:	Not present at time of this inspection.
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Comments: Chimney was not present for this structure.

Chimney on Roof Flashing

Comments: Not present.

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K. Porches, Balconies, Decks, and Carports

Comments:

Structure is in construction phase. Not all portions of porches were inspected. All will be inspected at time of final inspection.

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L. Other: Driveway / Walkway / Cabinets

Comments:

Driveway and sidewalks are under construction. Driveway and driveway entrance angle was inspected in front of garage.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Information Notes: The inspection of the electrical system is limited to the visible and accessible components at the time of inspection. A major portion of the electrical system is hidden behind walls and ceilings finishes and are not accessible at time of inspection; therefore, no evaluation of performance of these items are given.

When it can be performed safely, as determined by the inspector, the dead front (a panel design and located in the electrical panel to prevent exposure to the live wires within the electrical panel) will be removed to inspect the existing condition of the breakers and conductors as in relation to proper sizing and to determine if there are any signs of overheating / double tapped conductors. A typical electrical system consists of two distinct components: (1) the electrical service entrance and (2) the branch circuits. The service entrance determines the capacity of the electrical power

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available to the home. The electric circuits distribute the power throughout the home. Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners, and electric heating units require 240 volts. General purpose circuits (lighting, outlets, etc) require 120 volts.

Building under construction

Service Entrance:	West side of structure
Brand:	Home is under construction.
Main Breaker Amps Rating:	Home is under construction.
Type of supply wire:	Home is under construction.
Panel Location:	West side of structure in the garage
Panel Rating:	Home is under construction.

Comment: Panel is not wired or connected to electrical lateral line.

Grounding systems:

West side to rebar connection in garage.



Ground from electrical panel to earth ground



Gas pipe ground system. Bonded to input pipe.



ARC Fault Breakers:

Not installed at the time of inspection. The ARC Fault breakers will be installed in breaker panel.

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Wiring above breaker panel



Breaker panel on west side of garage



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B. Branch Circuits, Connected Devices, and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Information Notes: The inspection of the branch circuits is limited to visible and accessible components at the time of inspection. A major portion of the electrical system is hidden behind walls and ceilings finishes and is not accessible at the time of inspection; therefore, no evaluation of performance of these items is given.

GFCI (Ground Fault Circuit Interrupter) is a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit. GFCI required placement: kitchen, bathrooms, and garage.

Receptacle Type:	15 Amp
Type of Wiring:	14 Gauge
Kitchen	Wired; not connected
Bathrooms	Wired; not connected
Garage	Wired; not connected
Den / Living AREA	Wired; not connected
Bedrooms	Wired; not connected

AFCI (Arc Fault Circuit Interrupt) device protection, is required by current building standards for all family rooms, dining rooms, living room, parlors, libraries, dens, bedroom, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors.

As of 9/1/2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002 generally were not required to have Arc fault protection. However, the current TREC SOP requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

Electrical Fixtures

Comments:

Not installed; structure in construction phase. Wired; not connected

Socket Receptacles

Comments:

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Not installed; structure in construction phase. Wired; not connected

Light Fixtures

Comments:

Not installed; structure in construction phase. Wired; not connected

Smoke Alarms / Carbon Monoxide Detectors / Fire Extinguishers

Information Notes: Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke. The installation of smoke alarm (s) is required inside all bedrooms and in any room designated for the purpose of sleeping and outside within the proximity of the doors to those rooms.

Homeowner should test all alarms and detectors weekly or monthly per manufacturer instructions. The installation of carbon monoxide (CO) detector (s) is required in homes with fuel-fired appliances at every floor elevation and any area where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry and garage, if applicable is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death.

Comments:

Smoke detectors were not present at time of inspection. Structure in construction phase. See above for requirements.

Carbon Monoxide Detector

*Information Notes: As of April 1, 2012, sellers of **OWNER OCCUPIED** single family homes, condos and mobile homes must install carbon monoxide alarms prior to closing. **Homes that have electric heat are not exempt. Homes without attached garages are not exempt.***

The building code (WAC 51-51-0315) requires that an alarm be installed: (1) outside of each separate sleeping area in the immediate vicinity of each bedroom; (2) on each level of the dwelling; and (3) in accordance with the manufacturer's recommendations. The building code also requires that single station carbon monoxide alarms comply with UL 2034. There are no exceptions for properties that do not have fuel-fired appliances or an attached garage. The alarms may be battery operated and can be purchased for as little as \$25 from a variety of sources.

Comments:

Carbon monoxide detectors were not present at time of inspection. Structure in construction phase. See above for requirements.

Fire extinguisher

Comments:

Not installed; structure in construction phase. Recommend fire extinguishers be purchased for the structure.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Information Notes: It is recommended that the heating system / air handler be professionally inspected / cleaned by a licensed technician prior to use and on an annual basis.

The visual inspection of the heating, ventilation and ducting equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the HVAC equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger requires dismantling of the systems and is beyond the scope of a visual inspection.

Information note: We recommend that the heating system be completely serviced before each heating season. Filters should be changed as needed. Checking humidifiers, electric air filters and proper airflow is not included in this inspection. Only the emergency heat is checked on heat pump systems when the outside temperature is above 80 degrees.

Type of Heating System	Central Forced Air Furnace
Energy Source:	Gas
Brand:	Lennox
Manufactured Date:	Not installed; structure is under construction.
Model Number:	Not installed; structure is under construction.
Serial Number:	Not installed; structure is under construction.

Comments:

Unit installed but not wired, structure is under construction.

B. Cooling Equipment

Information Notes: It is recommended that the cooling system be professionally inspected / cleaned by a licensed technician prior to use and on an annual basis. The inspector does not inspect the pressure of system coolant, determine the presence of leaks, program digital-type thermostats or operate setback features on the thermostats. Outside systems should not be tested if outside temperature is below 65 degrees. This could harm compressor or heat exchange.

A variance of 15-20 degrees between the supply and return air is normal and considered to be functioning as intended.

Type of Cooling System – Unit #1:	Central Forced Air System Not installed, structure is under construction.
Energy Source	Electric
Supply Air Temp:	
Return Air Temp:	

Compressor (Outside)

Brand:	Not installed, structure is under construction.
Model #:	Not installed, structure is under construction.
Serial #:	Not installed, structure is under construction.
Mfg. Date:	Not installed, structure is under construction.

Codes: I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency
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Comments:

AC unit was NOT tested and NOT installed.

Return air temperature and supply air temperatures are to be determined.

HVAC unit inside structure is in place but not hooked up. System will need a safety float cutoff switch in drain pan.



	NI		
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C. Duct System, Chases, and Vents

Duct Type:	Flex
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Comments:

Duct System/Chases/Vents:

Duct system, chases, and vents are still under construction.

IV. PLUMBING SYSTEM

		NP	
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A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

The water pressure was not tested. No water to structure at time of inspection.

Water enters east side of garage.



Sinks

Comment:

Sinks are not installed at time of this inspection.

Bathtubs / Showers

Comments:

Showers were not installed at time of this inspection.

Codes: I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency
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Toilets:

Comments:

Sinks are not installed at time of this inspection.

Outside Hose Bibs / Anti Siphon Devices

Comments:

Hose bibs are not installed at time of this inspection.

I			
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B. Drains, Wastes, and Vents

Bathrooms

Comments:

All drains **were not operated** but appeared to be vented properly at time of pre-drywall inspection.

Waste

Comments:

Sewage drains **were not operated** at time of pre-drywall inspection.

Washer / Water Supply

Comments:

Washer water supply and drains were not present at time of pre-drywall inspection.

***Informational Notes:** Dryer venting should be the shortest distance possible to get the most efficient dryer operation. International Mechanical Code article 504.6 states that appliance standards for dryer vents should be 25 feet or less of straight line vent between the dryer and the outside opening. For each 45 degree angle in the duct the maximum length should be decreased by 2.5 feet. For each 90 degree angle in the duct the maximum length should be decreased by 5 feet.*

Dryer vent ducts should be rigid metal with a smooth interior. The only part of the venting system that should be flexible is the connecting section between the back of the appliance and the duct opening in the wall

Comment:

Dryer vent installed in utility room and exiting through ceiling.

	NI		
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C. Water Heating Equipment (Must report as “in need of repair” those conditions, Specifically listed as recognized hazards by TREC rules.) – 1 Unit.

Hot Water Heater Energy Source:	
Capacity:	
Location:	Garage
Manufacturer:	
MFG Date	
Model #:	
Serial #:	

Comments:

The water heating equipment was not operational so not inspected at pre-drywall inspection.

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		NP	
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D. Hydro-Massage Therapy Equipment
Comments: Not present at time of inspection.

		NP	
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E. Other
Comments: Not present at time of inspection.

V. APPLIANCES

Appliances were not installed and are not part of pre-drywall inspection. Will be inspected at final pre-closing inspection.

		NP	
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A. Dishwashers
Comments: Not present at time of inspection.

		NP	
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B. Food Waste Disposals
Comments: Not present at time of inspection.

		NP	
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C. Range Hood and Exhaust Systems
Comments: Not present at time of inspection.

		NP	
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D. Ranges, Cook tops and Ovens
Range
 Source: Gas
Comments: Not present at time of inspection.

		NP	
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Oven
 Source: Gas
Comments: Not present at time of inspection.

		NP	
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E. Microwave Ovens
Comments: Not present at time of inspection.

		NP	
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F. Mechanical Exhaust Vents and Bathroom Heaters
Comments: Not present at time of inspection.

		NP	
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G. Garage Door and Operators
Garage Door /Opener
Comments: Not present at time of inspection.

I			
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H. Dryer Exhaust Systems
Comments: Installed and ready to be connected.

		NP	
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I. Other/ Doorbell
Comments: Not present at time of inspection.

VI. OPTIONAL SYSTEMS

		NP	
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A. Landscape Irrigation (Sprinkler) Systems
Comments: Not present at time of inspection.

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		NP	
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B. Swimming Pool, Spa, Hot Tub, and Equipment

Comments: Not present at time of inspection.

		NP	
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C. Outbuildings

Comments: Not present at time of inspection.

		NP	
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D. Private Water Wells (A chloroform analysis is recommended)

Comments: Not present at time of inspection.

		NP	
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E. Private Sewage Disposal (Septic) Systems

Comments: Not present at time of inspection.

		NP	
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F. Other

Comments: Not present at time of inspection.

		NP	
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Whole House Vacuum Systems

Comments: Not present at time of inspection.

		NP	
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Other Built-in Appliances

Comments: Not present at time of inspection.

		NP	
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Outdoor Cooking Equipment

Comments: Not present at time of inspection.

Important Limitations and Disclaimers

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This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be “operable” or “inoperable” at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify Frankie L. Roberts, Inspector, in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to Frankie L. Roberts, Inspector, for all of its attorney’s fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General’s Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date, August 28, 2014.

CLIENT SIGNATURE: _____
Name of Client

INSPECTED BY: _____ Frankie L. Roberts TREC LICENSE # 20352

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