



Brad Leland  
Inspections you can Trust

## Pre- Sheetrock Frame Phase Inspection Report

Monday, July 18, 2016



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**Brad Leland Professional Real Estate Inspector**

**INVOICE**

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TREC 5229

**SOLD TO:**

<b>INVOICE NUMBER</b>	SampleReportFrame4800 Sqft
<b>INVOICE DATE</b>	07/18/2016
<b>LOCATION</b>	
<b>REALTOR</b>	

DESCRIPTION	PRICE	AMOUNT
	SUBTOTAL	\$0.00
	TAX	\$0.00
	TOTAL	\$0.00
	<b>BALANCE DUE</b>	<b>\$0.00</b>

**THANK YOU FOR YOUR BUSINESS!**

# Brad Leland Professional Real Estate

## Inspector

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La Porte, TX 77571

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# PROPERTY INSPECTION REPORT

Prepared For: \_\_\_\_\_  
(Name of Client)

Concerning: \_\_\_\_\_  
(Address or Other Identification of Inspected Property)

By: Brad Leland, Lic #5229 07/18/2016  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

## 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](http://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, 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 warrantability 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 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 88 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 you 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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### 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:** Not Complete and there is some standing water around home.



#### C. Roof Covering Materials

**Types of Roof Covering:** Composition Asphalt Shingles

**Viewed From:** Ground Level due to height/slope

**Comments:** The roof jack is missing over the plumbing drain vent pipes above the front upstairs west side bedroom closet which will allow rain water to enter the structure.

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I	NI	NP	D
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There are damaged shingles at the back of the garage roof. These shingles should be replaced.



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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:** The roof structure appears to be performing properly. No defects noted.

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

**Comments:** The moisture barrier on the exterior framework is not complete where the garage roof meets the second story and also at the east wall outside the upstairs rear bedroom. This moisture barrier is important in order to prevent possible water/moisture penetration into the structure.



It is necessary to provide additional nailing through the wall studs into the supporting headers at several of the door and window openings.



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It is necessary to shim/fill the gaps between the wall framing at the supporting headers.



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A protection plate (nail guard) needs to be installed at the bottom plate in the back of the media room to prevent nails/screws from puncturing the HVAC duct.



The trim at the top of the overhead garage door opening is notably not level/not square.



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**F. Ceilings and Floors**

**Comments:** Joist hangers need to be installed on some of the ceiling joists in the garage and in the master bedroom.



Several nails from the second floor sub flooring in the study and in the rear west side bedroom have missed the ceiling joists. It is recommended that these nails be removed as they may cause squeaks in the upstairs floor to develop in the future.

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**G. Doors (Interior and Exterior)**

**Comments:** Not present

**H. Windows**

**Comments:** There was broken glass in one of the windows in the front downstairs west side bedroom and also in the upstairs front west side bedroom closet.

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**I. Stairways (Interior and Exterior)**

**Comment:** The staircase appears to be properly installed with no defects noted for this stage of construction.

**J. Fireplaces and Chimneys**

**Comments:** The fireplace was not installed at the time of the inspection.



**K. Porches, Balconies, Decks, and Carports**

**Comments:** No defects noted.

**L. Other**

**Comments:** Not present

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

**Amp Service Box:** N/A

**Type of Main Service Cables:** N/A

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**Comments:** Properly installed for this phase of inspection

**B. Branch Circuits, Connected Devices, and Fixtures**  
**Type of Wiring:** Copper

**Comments:** The light box for the front entry light has not been installed on the exterior of the home.



There are electrical wires that are not inside of an outlet or junction box on the rear wall of the living room.

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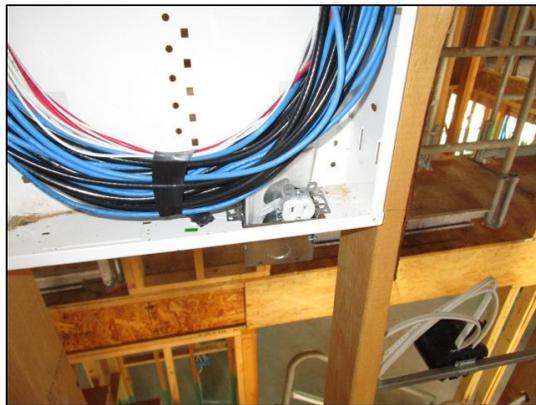
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The rough in wiring for the outlet in the communication box has not been installed in the upstairs front middle bedroom closet.



### 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.

#### 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:** No defects noted at this time.

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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:** Near Street

**Location of Main Water Supply Valve:** Inside Garage

**Static Water Pressure Reading:** N/A

:

**Type of Water Supply Lines:** Modular Manifold Plumbing System



**Comments:** There was no water supply to the home as is necessary in order to check for possible leaks before the installation of the sheetrock and insulation.



**B. Drains, Wastes, and Vents**

**Comments:** A top out test (fill the drain system with water) must be done in order to check for leaks before the installation of the insulation and sheetrock.

It is recommended that there be inspection ports provided for the bathtub/shower units in all of the bathrooms so that it is possible to check for leaks, as well as for service to be performed on

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the plumbing if needed when the home is complete.



**C. Water Heating Equipment**

**Energy Source:** N/A

**Capacity:** N/A

**Comments:** Not present at time of inspection

**D. Hydro-Massage Therapy Equipment**

**Comments:** Not installed at the time of the inspection

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It is necessary that there be an inspection port provided for the whirlpool bathtub so that it is possible to check for leaks and have access to the pump motor when the home is complete. There was no access to this area at the time of the inspection. This does not comply with National Electric Code (Ref. NEC 680-72) Accessibility. "Hydro massage bathtub electrical equipment shall be accessible without damaging the building structure or building finish.

**E. Other**

**Location of Gas Meter:** Not installed

**Comments:** The gas lines are not pressured up with 30 to 40 psi as is necessary to check for leaks in the system.



The rough in gas piping for the fireplace is not complete.

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### V. APPLIANCES

- A. Dishwashers  
**Comments:** Not installed
- B. Food Waste Disposers  
**Comments:** Not installed
- C. Range Hood and Exhaust Systems  
**Comments:** Not installed
- D. Ranges, Cooktops, and Ovens  
**Comments:** Not installed
- E. Microwave Ovens  
**Comments:** Not installed
- F. Mechanical Exhaust Vents and Bathroom Heaters  
**Comments:** Appear to be properly installed for this phase of construction.
- G. Garage Door Operators  
**Comments:** Not Present
- H. Dryer Exhaust Systems  
**Comments:** The dryer vent appears to be properly installed at this time.
- I. Other  
**Comments:** Not present