

PREPARED  
INSPECTION

INSPECTION PERFORMED BY

**TEXAS REAL ESTATE**



**INSPECTION SERVICES, INC**

*"The State of Home Inspections"*

**INSPECTOR:**

Jonathan E Lang

TREC 9213

MAC1161/MAT1015

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Houston, TX 77095

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**REPORT INFORMATION**

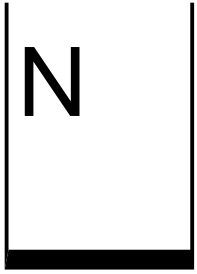
**PREPARED FOR:**

Phased Inspection Client

**PROPERTY ADDRESS:**

Phased Inspection Address, Phased Inspection City, TX 77999





<b>Date:</b> 6/9/2011	<b>Time:</b> 2:08:42 PM	<b>Report ID:</b> 060920110200P
<b>Property:</b> Phased Inspection Address Phased Inspection City TX 77999	<b>Customer:</b> Phased Inspection Client	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any items listed in the report as "Not Inspected" or "Unfinished or Unsatisfactory" suggests to you to obtain a second opinion and or consult with your builder . All costs associated with further inspection fees in getting a second opinion, and any repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be constructed or installed properly.

**Not Inspected (NI)**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Unfinished or Unsatisfactory (UN)** = The comment from the inspector will clearly state whether the construction or installation of item, component or unit is not complete, or if it was **not** constructed or installed in a standard workmanlike practice.

**Age Of Home:**  
New Construction

**Client Is Present:**  
No

**Weather:**  
Cloudy

**Temperature:**  
Over 65

**Rain in last 3 days:**  
No

## 1. Phase Two Guideline

**Phase Two** of the inspection includes a re-inspection of Phase One. Please review the entire report.

### Items

#### 1.0 DESCRIBE THE STAGE OF COMPLETION

**Comments:**

Structure has been dried in. Foundation has been finished out, all cable ends have been sealed. Framing is close to completion. Roof covering has been installed. Windows have been installed. Vapor barrier is complete. Rough in plumbing and electrical have been installed. Acoustical foam has been installed as sealant and fireblock. HVAC and water heaters have been roughed in.

#### 1.1 DESCRIBE THE METHODS USED IN THIS INSPECTION

**Comments:**

This inspection was performed visually. At some areas a level, framing square (right angle) may have been used to check for structural continuity. We did not inspect using a tape measure to determine where walls, floors or stairs are to be located.

#### 1.2 WERE BLUEPRINTS REVIEWED FOR THIS PHASE OF INSPECTION

**Comments:**

No blueprints were available for review.

#### **R106.3.1 Approval of construction documents.**

When the building official issues a permit, the construction documents shall be approved, in writing or by a stamp which states "APPROVED PLANS PER IRC SECTION R106.3.1." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or his or her authorized representative.

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The time spent inspecting the progress of the construction limits the inspector to a visual inspection for workmanlike practices. It does not determine the conformity to the blueprints in regards to dimensions and locations. It cannot prevent shortcuts by sub-contractors that could occur in between inspections and in the absence of the builder. The inspector does not determine whether or not agreed selections of fixtures or materials were used.

## 2. Foundation/Slab and Rough Framing

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

<b>Foundation:</b> Poured concrete	<b>Method used to observe Crawlspace:</b> No crawlspace	<b>Floor Structure:</b> Slab
<b>Wall Structure:</b> 2 X 4 Wood 2 X 6 Wood	<b>Ceiling Structure:</b> 2X10	<b>Roof Structure:</b> Stick-built 2 X 6 Rafters 2 X 8 Rafters Lateral bracing Plywood with Radiant Barrier
<b>Roof-Type:</b> Hip	<b>Method used to observe attic:</b> Walked	<b>Attic info:</b> Pull Down stairs

### Items

#### 2.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES AND DRAINAGE

**Comments:** Inspected

Foundation is finished out. All cables have been stressed, secured and sealed. No structural defects were noted.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3


#### 2.1 SLAB SURFACE AND WORKMANSHIP

**Comments:** Inspected

Slab surface appears nominal. No structural defects were noted.

#### 2.2 WALLS (Structural)

**Comments:** Inspected, Unfinished or Unsatisfactory

-  (1) Flash all window openings, unless fully surrounded by a masonry veneer and capped by a lintel. Some windows have been properly flashed. Some have not. The windows that have not been flashed appear to be those that will be surrounded by a masonry veneer. However, these windows will not be capped by a lintel and will not have masonry veneer over the top of the window. Therefore, since a cement fiber siding material is installed above the window, proper flashing must be installed.

#### R703.8 Flashing.

***Approved corrosion-resistant flashing shall be applied shingle-fashion in such a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish.*** Approved corrosion-resistant flashings shall be installed at all of the following locations:

1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

### R703.3.1 Panel siding.

Joints in wood, hardboard or wood structural panel siding shall be made as follows unless otherwise approved. Vertical joints in panel siding shall occur over framing members, unless wood or wood structural panel sheathing is used, and shall be shiplapped or covered with a batten. **Horizontal joints in panel siding shall be lapped a minimum of 1 inch (25 mm) or shall be shiplapped or shall be flashed with Z-flashing and occur over solid blocking, wood or wood structural panel sheathing.**



2.2 Picture 1



2.2 Picture 2



2.2 Picture 3



2.2 Picture 4



2.2 Picture 5



2.2 Picture 6

- 📍 (2) Anchor bolts needed at left garage wall (two spliced locations) and right side wall (behind guest tub). Upon inspection, it was noted that there are several areas that require proper anchorage. Repair all as required.

Blocking is not considered, by current standards, to be suitable anchorage. The following areas have blocking in place to bridge two sole plates without the installation of proper anchorage. As required, There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. The following locations require retrofitting

with anchor bolts as needed.

### **R403.1.6 Foundation anchorage.**

When braced wall panels are supported directly on continuous foundations, the wall wood sill plate or cold-formed steel bottom track shall be anchored to the foundation in accordance with this section.

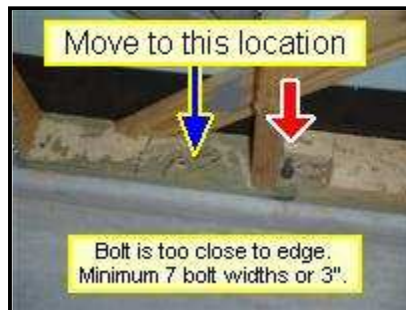
The wood sole plate at exterior walls on monolithic slabs and wood sill plate shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet (1829 mm) on center. **There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section.** In Seismic Design Categories D0, D1 and D2, anchor bolts shall be spaced at 6 feet (1829 mm) on center and located within 12 inches (305 mm) of the ends of each plate section at interior braced wall lines when required by Section R602.10.9 to be supported on a continuous foundation. Bolts shall be at least 1/2 inch (13 mm) in diameter and shall extend a minimum of 7 inches (178 mm) into masonry or concrete. Interior bearing wall sole plates on monolithic slab foundation shall be positively anchored with approved fasteners. A nut and washer shall be tightened on each bolt of the plate. Sills and sole plates shall be protected against decay and termites where required by Sections R319 and R320. Cold-formed steel framing systems shall be fastened to the wood sill plates or anchored directly to the foundation as required in Section R505.3.1 or R603.1.1.

Exceptions:

1. Foundation anchorage, spaced as required to provide equivalent anchorage to 1/2-inch-diameter (13 mm) anchor bolts.
2. Walls 24 inches (610 mm) total length or shorter connecting offset braced wall panels shall be anchored to the foundation with a minimum of one anchor bolt located in the center third of the plate section and shall be attached to adjacent braced wall panels per Figure R602.10.5 at corners.
3. Walls 12 inches (305 mm) total length or shorter connecting offset braced wall panels shall be permitted to be connected to the foundation without anchor bolts. The wall shall be attached to adjacent braced wall panels per Figure R602.10.5 at corners.



2.2 Picture 7



2.2 Picture 8




2.2 Picture 9



2.2 Picture 10



2.2 Picture 11

 (3) Strike plates are needed at the:

1. rear wall at master bedroom(below windows),
2. left wall at living area,
3. Right wall at breakfast area,
4. front wall, left front corner and rear wall at right front bedroom,

Repair as needed to protect electrical conductors from damage.



2.2 Picture 12



2.2 Picture 13



2.2 Picture 14



2.2 Picture 15

### 2.3 CEILINGS (structural)

**Comments:** Inspected

Ceiling structure appears to be properly installed per specifications.

### 2.4 ROOF STRUCTURE AND ATTIC

**Comments:** Inspected

Roof structure appears to be assembled per engineered specifications.

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



### 3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

#### Styles & Materials

**Roof Covering:**  
Composite Shingle

**Viewed roof covering from:**  
Walked roof

**Sky Light(s):**  
None

**Chimney (exterior):**  
Metal Flue Pipe

#### Items

#### 3.0 ROOF COVERINGS

**Comments:** Inspected

Roof covering appears to be properly installed.

**Note:** Several tabs are pulled as a result of shingling installed over hip ridges at the rear of the home. If these tabs do not lay down on their own, adhesives will be needed to prevent damage. Repair as needed.



3.0 Picture 1



3.0 Picture 2



3.0 Picture 3

#### 3.1 FLASHINGS

**Comments:** Inspected

All roof flashing appears to be properly installed.



3.1 Picture 1




3.1 Picture 2



3.1 Picture 3

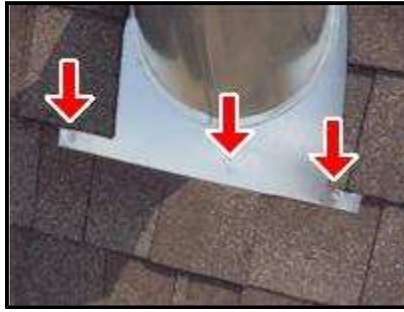
#### 3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected, Unfinished or Unsatisfactory

 Seal all exposed nail heads at flange anchorage. Repair as needed.



3.2 Picture 1



3.2 Picture 2



3.2 Picture 3

### 3.3 ROOFING DRAINAGE SYSTEMS

**Comments:** Not Inspected

Not yet installed.

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Texas Real Estate Inspection Services, Inc

## General Summary



Texas Real Estate Inspection Services, Inc

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 Houston, TX 77095  
 Ph 281-300-9276  
 Fax 832-202-0236  
 TF 866-905-0413

### Customer

Phased Inspection Client

### Address

Phased Inspection Address  
 Phased Inspection City TX 77999

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 2. Foundation/Slab and Rough Framing

### 2.2 WALLS (Structural)

#### Inspected, Unfinished or Unsatisfactory



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## 2. Foundation/Slab and Rough Framing

subsequent drainage.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
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## 2. Foundation/Slab and Rough Framing

Exceptions:

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Repair as needed to protect electrical conductors from damage.

## 3. Roofing

### 3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Inspected, Unfinished or Unsatisfactory**



Seal all exposed nail heads at flange anchorage. Repair as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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