

# PHASE 2 (PRE-COVER) PROPERTY INSPECTION REPORT

REPORT # SM XX-0816P2P

DATE & TIME OF INSPECTION 08/16/20XX (04:00PM)

A SINGLE FAMILY RESIDENCE AT  
**XXXXX WRENWOOD WAY, HOUSTON, TX 770XX**



**FOR MR. & MRS. ABC JONES (CLIENTS)**



**JITENDRA M. VARMA**, Professional Inspector # 3864



**FORESIGHT**  
ENGINEERING & INSPECTIONS, LLC.

(YOUR PROFESSIONAL **ONE**  ENGINEERING & INSPECTION COMPANY)

**P. O. BOX 271813**

**HOUSTON, TX 77277**

**PHONE (713) 661-9200**

**FAX (713) 669-9200**

**[www.BestInspections.org](http://www.BestInspections.org)**

## CONTENTS

### INSPECTED ITEMS:

(AS CHECKED & AS PRESENT)

☒ GENERAL ☒ STRUCTURAL SYSTEMS ☒ ELECTRICAL SYSTEMS  
☒ HVAC SYSTEMS ☒ PLUMBING SYSTEMS ☐ APPLIANCES

**REAL ESTATE INSPECTION AGREEMENT & CONTRACT (REIAAC)\***

**3 PAGES**

**\*REIAAC IS AN INTEGRAL PART OF THIS INSPECTION REPORT & SHALL BE READ THOROUGHLY, HOWEVER, CLIENTS SIGNATURE IS NOT A REQUISITE TO THE ACCEPTANCE OF THE TERMS & CONDITIONS CONTAINED THEREIN. (Signed previously)**

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**YES, WE DO NEW CONSTRUCTION (PHASED), ELECTRO-MAGNETIC FIELD (EMF), EIFS (ARTIFICIAL STUCCO), THERMAL IMAGING (INFRARED), COMMERCIAL, ENVIRONMENTAL & MANY OTHER INSPECTIONS.**

**➤ PL. CALL US WITH ALL YOUR SPECIFIC NEEDS <**

**WE DO ENGINEERING, FOUNDATION & STRUCTURAL, AND POST-CATASTROPHIC EVALUATION. WE, ALSO, DO TX DEPARTMENT OF INSURANCE INSPECTIONS**

**EXPERIENCE THE DIFFERENCE ➤➤ ☺☺☺ << WE GO THE EXTRA MILE**

## ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

**THE INSPECTION, UPON WHICH THIS REPORT IS BASED, WAS CONDUCTED UNDER THE TEXAS REAL ESTATE COMMISSION'S INSPECTOR'S LICENSE & WAS NOT AN ENGINEERING INSPECTION AND SHALL NOT BE CONSIDERED AS ONE. THIS REPORT IS NOT AN ENGINEERING REPORT AND SHALL NOT BE CONSTRUED AS SUCH.**

**IF ANY CAUSE OF CONCERN IS NOTED IN THIS REPORT, OR THE CLIENT(S) WANTS FURTHER &/OR MORE DETAILED EVALUATION, THE CLIENT(S) SHOULD CONSIDER ENGINEERING EVALUATION BY A LICENSED PROFESSIONAL STRUCTURAL ENGINEER, EXPERIENCED IN RESIDENTIAL DESIGN & CONSTRUCTION, OR BY "FORESIGHT ENGINEERING & INSPECTIONS, LLC" FOR AN ADDITIONAL FEE, AND SUCH AN INSPECTION IS STRONGLY RECOMMENDED.**

**Acceptance of this report confirms your acceptance of all the conditions contained in this report and the enclosed Real Estate Inspection Agreement & Contract (REI/AAC). Recovery for any claim arising from this inspection for whatever cause is strictly limited to the total amount of the fee paid to the inspector or this company by you, our client.**

The purpose of an inspection is to perform a visual (eye ball) inspection, in a limited period of time, of the structural components of the building including those portions of the roof framing and surface readily accessible and visible without moving or the removing any item or object that would obstruct visual observation; & mechanical systems without disassembly of any unit or item inspected; and to express an opinion as to whether, in the sole opinion of the inspector, they are performing satisfactorily or are in need of immediate repair. The main objective of the inspection and of this report is to better appraise you, our client, of the conditions existing at the time of the inspection. Any item not capable of being seen at the time of the inspection that was concealed by objects, vegetation or the finishes of the structure is specifically excluded as being beyond the scope of this inspection. Conditions not readily and visually apparent at the time of the inspection were not considered in reaching the conclusions or rendering the opinions contained in this report. Unexpected repairs could be anticipated.

Any mechanical equipment, if present, was visually inspected. Compliance with codes and/or adequacy of wiring and circuitry is beyond the scope of this inspection and report and is specifically excluded.

It is emphasized that this is a limited visual inspection made in a limited amount of time and that some defects may not be apparent during the time of the inspection. This inspection is **NOT** intended to be an exhaustive evaluation of all the systems and appliances in the structure, nor is it intended to be a total list of defects, existing or potential. Items marked as "inspected" mean that, at a minimum, all parts and components of that section or item listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. Items not noted as "inspected" in the following report are not covered by this report & should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by lack of notation. No comment in a section means that the item was performing the function for which it was intended without the apparent need of immediate repair at the time of inspection. No verbal statements by the inspector are to be considered a part of the inspection or of this report.

We **cannot and do not** represent or warrant that the structural systems, or any of its parts or components, will continue to perform satisfactorily in a manner that will be acceptable to you or that they will continue to perform the function for which they were intended and that **all deficiencies have been found in the structural & mechanical systems**. We **do not represent or warrant that the future life of any item will extend beyond the time of this inspection**. The intention and purpose of the inspection and of this report were to INFORM YOU EXCLUSIVELY of the observations and opinions of the inspector, made on the day and at the time of the inspection, as to the condition and performance of the structural and mechanical systems inspected. Opinions of the inspector are subjective based on his education and experience and should not be considered conclusive. **This inspection and report were prepared for your exclusive use. Use of this report by or liability to third parties, present or future owners and subsequent buyers is specifically excluded and prohibited. Reliance on this report by third parties, present or future owners and subsequent owners is at their peril. No warranties or guaranties to third parties, present owners or future owners are implied or should be assumed.**

Items not specifically noted as "inspected" in the following report are not covered by the report. No verbal statements by the inspector are to be considered a part of the inspection or of this report. It is again emphasized that this is a limited visual inspection made in a limited amount of time. Some defects may not be apparent during the time of the inspection. **THIS IS NOT INTENDED TO BE AN EXHAUSTIVE EVALUATION OF THE STRUCTURE, NOR IS IT INTENDED TO BE A TOTAL LIST OF DEFECTS, EXISTING OR POTENTIAL.** The inspector does not take care, custody or control of the structure at any time.

**The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report.** All photographs taken at the subject property are not included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property. All photos can be furnished via email to you only, as a client, upon a written request and a payment of \$100.00 in certified funds to cover for our time.

**REFERENCES TO THE BUILDING CODES ARE USED SOLELY FOR CLARIFICATION OF THE ITEM NOTED AND DO NOT INTEND TO MEAN THAT A CODE INSPECTION WAS CONDUCTED.**

### READ THIS REPORT IN ITS ENTIRETY

**Present at Inspection:** ☒ Buyer ☐ Buyer's Agent ☐ Contractor ☐ Workers ☐ BUYER'S KINS

**Inspector's arrival time:** 04:00 PM

**Inspector's departure time:** 06:30 PM

**For report orientation purposes the building faces:** ☐ North ☒ South ☐ East ☐ West ☐ Undetermined

**Wind:** ☒ Calm ☐ Breezy ☐ Windy **Weather:** ☐ Clear ☒ Overcast ☐ Light drizzle ☐ Rain ☐ Sleet ☐ Snow/Ice

**Builder Name** XYZ HOMES **Phone #** \_\_\_\_\_ **Site Foreman** \_\_\_\_\_

**STRUCTURE TYPE:**

☒ Three story ☐ Townhouse  
☐ One story ☐ One story ☐ Other \_\_\_\_\_

**Reinforcement:**

☒ Rebar ☐ Post-tensioned cable ☐ Unknown

Foundation perimeter: ☒ Visible ☐ Partially Visible ☐ Not Visible

**FOUNDATION TYPE:**

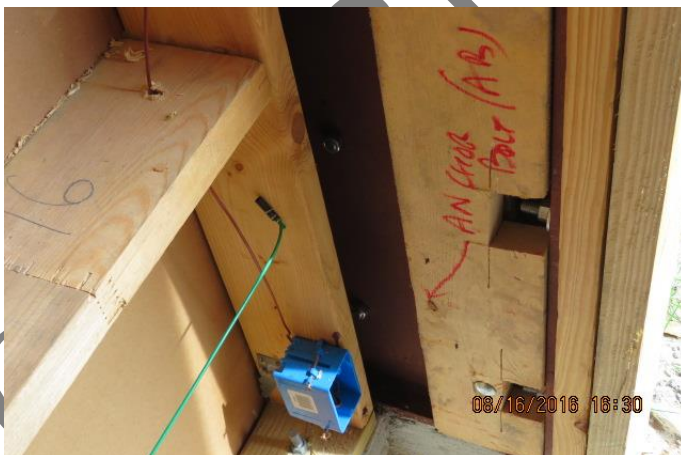
**FEATURES:**

☒ Slab on grade ☐ Basement  
☐ Crawl space ☐ Other: \_\_\_\_\_

Anchorage type seen: ☒ Bolts ☐ Mud strap Anchors ☐ Other (Nailed)

☒ **COMMENTS ON OTHER DEFICIENT SYSTEM/ITEM/CONDITION (D):**

1. Missing anchor bolts in required locations. Anchor bolts were not installed within one foot from sill plate ends, from corners &/or doorways. Such locations marked on nearby lumber. See photos below. Foundation should be checked thoroughly and anchor bolts should be installed within one foot from sill plate ends & not less than 7 dia. of anchor bolts, from corners &/or doorways in such locations. A minimum of 2 anchor bolts are required per sill plate. 1/2" dia. x 10" long expansion bolts may be used where conventional anchor bolts are required. Such locations were marked on lumber. See first row of photos.
2. Missing 2"x2"x1/8" washers on anchor bolts required in wind prone areas.
3. Missing washers on some anchor bolts.
4. Round washers and nuts were over tightened and biting into bottom plates and thus reducing the load carrying capacity of base plates. See second row of photos.

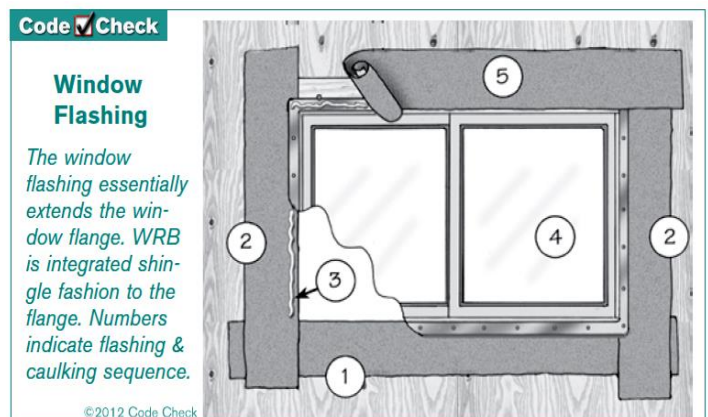
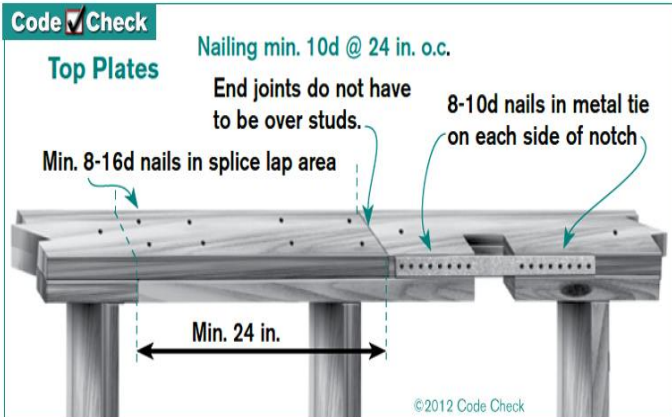
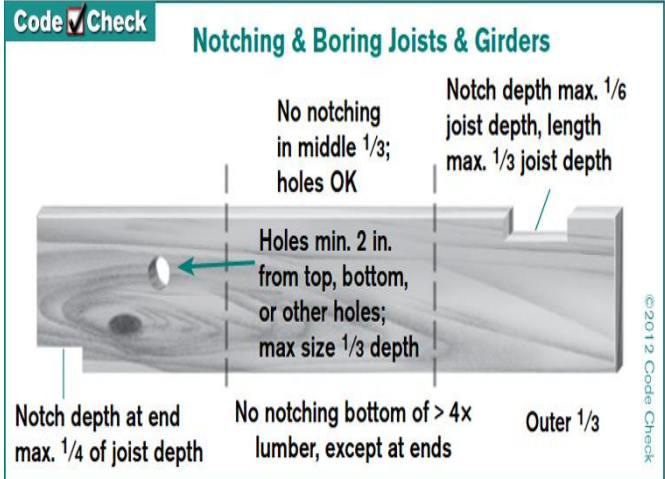
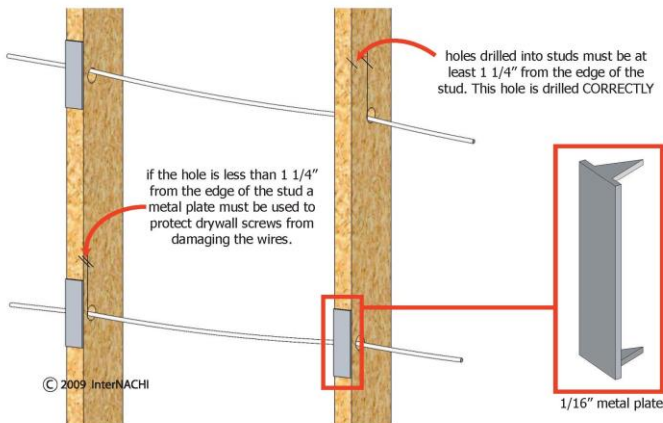




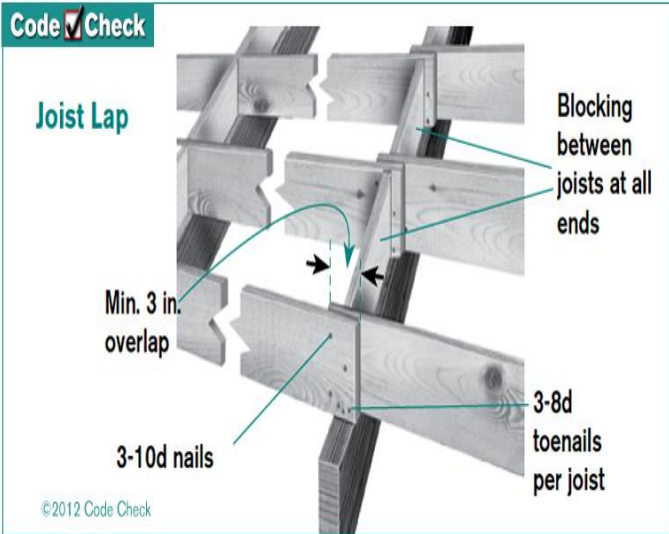


## WALLS & FLOOR DECKING

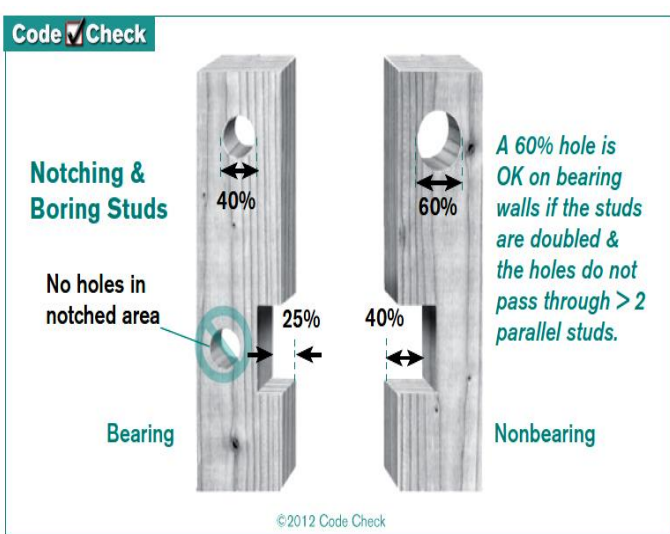
Wires Installed Less Than 1 1/4" From Edge of Stud



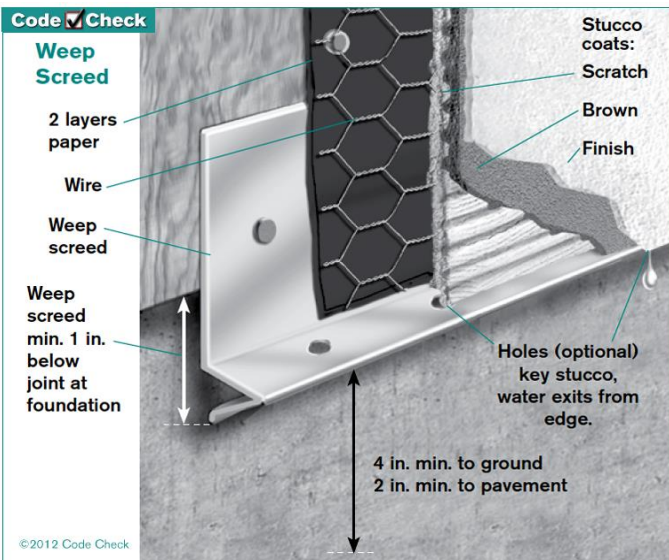
**Code ☒ Check**



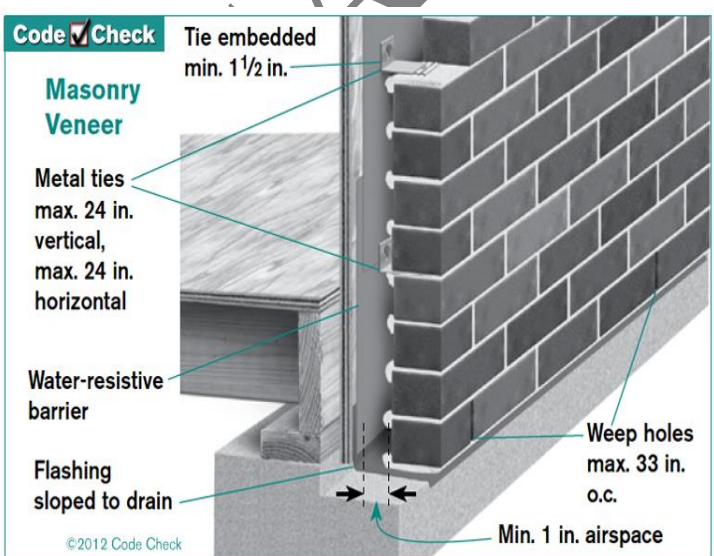
**Code ☒ Check**



**Code ☒ Check**



**Code ☒ Check**



**(NOTE: Problem locations marked on lumber or nearby)**

**FEATURES:**

- Bottom plate pressure preservative treated:** ☒ Yes ☐ No
- Load Bearing wall's top plate double plated with joints offset:** ☒ Yes ☐ No
- Type of exterior wall bracing:** **Structural sheathing** ☒ Yes ☐ No
- 1x4 let-in braces (secured to top plate, bottom plate & intervening studs)** ☐ Yes ☒ No
- Exterior masonry in place at the time of inspection:** ☐ Yes ☒ No

(The maximum vertical distance between ties shall not exceed 24 inches, and the horizontal distance shall not exceed 36 inches)

**NOTES:**

**1. Hurricane strapping for wind was NOT inspected in most areas and sufficiency of it was NOT determined where it**



**was installed from the exterior and covered up with sheathing/wrap.**

☑ **COMMENTS ON OTHER DEFICIENT SYSTEM/ITEM/CONDITION (D):**

1. Flashing was missing over some exterior openings-this is an unsafe condition. Prompt attention is recommended. See first row of photos below.
2. Missing/damaged metal continuity plates where top and bottom plates were cut due to plumbing pipes. Some locations were marked on lumber or pipes. See second and third rows of photos below.
3. Sealant flashing was missing or improperly installed on exterior openings. See second row right illustration above. See fourth row of photos.
4. Unsealed exterior openings. See fifth row of photos.
5. Guest closet opening under stairs was blocked by studs and electrical switch box. See sixth row left photo.
6. A stud was removed to accommodate HVAC duct which was improper. See sixth row right photo.
7. There were several stair studs those were unsecured at top or bottom.
8. There were large holes cut out in the roof decking allowing rain water on the floor decking of third sheathing & floor causing ponding and permitting water to travel down to second floor decking and wall sheathing, and then to 1<sup>st</sup> floor sheathing. This affected structural integrity, load carrying capacity and decay of the decking, framing and the sheathing. See seventh to ninth row of photos.
9. Plumbing access was blocked by wiring. See tenth row left photo.
10. Studs were improperly transferring load on to thin sheathing. See tenth row right photo.
11. Fire blocking was removed in several places. See eleventh row left photo.
12. Hurricane strapping on balcony posts could not be checked as the door to balcony was locked. See eleventh row right photo.
13. Third floor ceiling joists supported on OSB decking. See twelfth row left photo.
14. Drop down ladder joists were not supported on joist hanger. See twelfth row right photo.
15. Fire blocking between floors was not sealed around HVAC ducts and other penetrations.















## ROOF & ATTIC STRUCTURE

### CONSTRUCTION TYPE:

Conventional ☒

Truss system ☒

Combination-Conventional & Truss ☐

☐ Other \_\_\_\_\_



### RAFTERS

Size: ☒ 2X6 ☐ 2X8 ☐ 2X10 Spacing: ☐ 24" c/c ☐ 19.2" c/c ☐ 16" c/c

### PURLINS

Size: ☒ 2X6 ☐ 2X8 Properly spaced: ☒ Yes ☐ No

### Comments:

### ROOFING MATERIAL

Type: ☐ Composition ☐ Aluminum shingle  
☐ Tile ☐ Wood shingle ☒ \_Not installed\_

### ATTIC VENTILATION

Roof ventilation appear to meet building standard: ☐ Yes ☐ Not applicable (foam insulation to be installed later)  
Was the insulation blocking free flow of air at eave/soffit vents are installed(a minimum of 1" space is required between insulation and the roof sheathing at vent locations: ☐ Yes ☐ No ☐ Not applicable

☒ **COMMENTS ON OTHER DEFICIENT SYSTEM/ITEM/CONDITION (D):**

1. Hurricane strapping securing ridge board to rafters could not be verified since the sheathing and tar paper were in place.

## PLUMBING SYSTEMS

### FEATURES:

Location of water meter: ☐ Front ☒ Front left ☐ \_\_\_\_\_ ☒ Not Found

Location of main water supply valve: ☐ Front ☐ Right ☐ Left ☒ Garage ☐ Laundry/Closet ☒ Not Found/Present

Water Distribution supply material: ☒ Pex Type ☐ Copper ☒ Plastic ☐ Other \_\_\_\_\_

Plumbing Ventilation appeared proper: ☒ Yes ☐ No

Roof level vent stacks 6" above roof and painted to protect from UV breakdown: ☐ Yes ☒ No

Water lines secured to studs or ceiling joists to help prevent banging or knocking: ☒ Yes ☐ No

Water lines protected from nail punctures: ☒ Yes ☐ No

☒ **COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):**

1. The vent stacks that penetrated the roof were not protected from UV rays by painting the exterior surface.

## WATER HEATER(S)

### FEATURES:

Heater Type: ☒ Gas ☐ Electric No. of unit(s): 1  
Heating Unit Location: ☒ Attic ☐ Garage ☐ Other \_\_\_\_\_

☒ **COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):**

1. Temperature & pressure relief (TPR) &/or pan drain lines not terminating to within 6" of the ground and not pointing down. P2803.6.1.6 and P2803.6.1.10. See first row left photo.



## MECHANICAL EXHAUST VENTS

### FEATURES:

Bathroom & Utility mechanical exhaust vents terminated to the exterior of house: ☒ Yes ☐ No

☒ **COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):**

1. Backdraft damper was missing on the exhaust vent as required by common industry practice (IRC 1503.1). See photos.
2. Vents unsealed at the wall penetrations. See photos.





## ELECTRICAL

☒ COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):

1. Rebar grounding rod (bonding) in concrete slab can create a safety hazard, since the slabs in this area are isolated from the grounding earth by vapor barriers to prevent moisture infiltration and no more a conductor of electricity, and should be disconnected. An additional grounding should be installed and connected to the main panel.
2. Missing receptacle on master bedroom wall exceeding 24" in width.

## HVAC

Type of Systems: ☒ One zone ☐ Multiple Units ☒ Central 1 ☐ Window ☐ Wall Panel ...  
☒ Central Make: Carrier Approx. Age: ☒ \_\_\_ years ☐ Unknown Type: ☒ Forced air (central/Window)  
Energy Sources: ☒ Gas ☐ Electric ☐ Solar ☐ Solid fuel

☒ COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):

1. Flex ducts were touching and are missing required 1" clearance from other ducts to prevent condensation between ducts that touch.

