

**1234 Main Dr.  
Hometown, Texas**



**THIS PRE DRYWALL INSPECTION REPORT WAS PREPARED FOR**

**MR. & MRS. JAMES SMITH**



## REPORT OVERVIEW

### THE BUILDING IN PERSPECTIVE

This is a "pre drywall" inspection only and is intended to identify issues that may need correction before sheetrock is installed. All code references noted herein refer to the International Residential Code (IRC) 2006 Edition. Applications of the code may vary somewhat based on the jurisdiction in which the home was built.

The framed construction and mechanical "rough in's" of the house were substantially complete. The interior insulation has yet been installed. On the exterior, the roofing, windows and doors have also been substantially completed. The installation of the brick veneer has yet been installed.

Overall, the framed construction of the house is of good quality. The materials and workmanship, where visible, are above average. Repairs may be listed which should be performed by the framing contractor or qualified mechanics.

### THE SCOPE OF THE INSPECTION

This inspection is visual only. A representative sampling of building components are viewed in areas that are accessible at the time of the inspection. Engineering or Architectural services such as calculation of structural capacities, adequacy, or integrity are not part of this inspection. No destructive testing or dismantling of building components, is performed. This report should not be considered a guarantee or warranty of any kind and should be used in lieu of inspections required by local government entities. The purchaser is encouraged to have a full inspection performed once all construction is complete and all utilities are in service and before the closing of escrow.

**(Notice)** This form is promulgated by the Texas Real Estate Commission for use by their licensees during the inspection of existing homes and homes in the resale market. If the house being inspected is new construction, the TREC form is being used only as a convenience, due to its wide use and acceptance, as TREC does not have jurisdiction over new home inspection.

The digital pictures in this report are a random sampling of the conditions or damages in a representative number of areas chosen and should not be considered to show all of the conditions, damages and/or deficiencies observed. There will be some conditions, damages or deficiencies not represented with digital imaging.





(817) 791-8012 Voice - (817) 581-1577 Fax  
abodeinspections@att.net  
www.abodepropertyinspections.com

## PROPERTY INSPECTION REPORT

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**Prepared For:** James Smith  
(Name of Client)

**Concerning:** 1234 Main Dr., Home Town, TX  
(Address of Inspected Property)

**By:** Thomas J Viola, Lic #7940 06/06/2014  
(Name and License Number of Inspector) (Date)

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(Name, License Number and Signature of Sponsoring Inspector, if required)

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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.state.tx.us](http://www.trec.state.tx.us).

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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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## **WEATHER CONDITIONS**

Cloudy weather conditions prevailed at the time of the inspection. The estimated outside temperature was 70 degrees F. Weather conditions leading up to the inspection have been relatively dry for the last two days.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

#### Foundation Type: Slab

Unbonded Pre-stressed Post-Tension Monolithic Slab on Grade.

#### Performance Opinion:

In my opinion, the foundation appears to be providing adequate support for the structure based on a limited visual observation today. At this time, I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There are no notable functional problems resulting from adverse performance of the foundation. The exterior stress indicators showed little effects of movement and I perceived the foundation to contain no significant unlevelness after walking the different floors. The condition of the edge of the slab foundation could not be ascertained in areas where the adjacent decks, patios and porches obscure it.

This inspection is a cursory and visual observation only of the conditions and circumstances present at the time of this inspection. Opinions are based on observations made without sophisticated testing procedures or historical documentations. therefore, the opinions expressed are one of apparent conditions and not absolute fact and are only good for the date and time of this inspection.

**(Note)** All builders obtain an initial foundation elevation survey ("original construction elevation") for new houses. You are strongly urged to obtain a copy of this from your builder so that you have a frame of reference with which to check the foundation in the future for excessive movement.

### B. Grading and Drainage - *Comments:*

#### GRADING & DRAINAGE:

The rough grade lot drainage appears to be sufficient for conducting surface water away from the building. Final grading was not completed at this stage of construction.

### C. Roof Covering Materials

The roof covering is a multi-thickness (dimensional) composition shingle. The flashing and drip edge are correctly installed.

### D. Roof Structure and Attic

#### Roof Structure:

##### DESCRIPTION:

Rafter type: Trusses  Rafters  Other

##### Rafter

size: 2x6 & 2x12      Spacing: 24" O.C.

##### Purlins

size: 2x4 with stiff backs      Purlins support properly spaced: YES

##### Ridge board

size: 2x8

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**Hip Ridge Board**

size: **2x8**

**Ceiling Joists**

size: **2x6** Spacing: **24" O.C.**

**Roof Sheathing**

Thickness: **1/2 " O.S.B. With Radiant Barrier Foil on the underside**

Flashing, felt paper, drip edge in proper locations: **YES**

**Roofing material**

Composition  Wood  Tile  Other

**Flashing**

Is flashing properly installed: **YES**

Is drip flashing, jack flashing, step flashing, & counter flashing properly installed: **YES**

**Attic Ventilation**

Does roof ventilation meet current building standards: **YES**

Are the soffit vents properly installed, insulation shall not block the free air flow? A minimum of 1" space shall be provided between the insulation & roof sheathing at the location of the vent.

**Soffit venting & baffles were installed at the stage of this inspection.**



E. **Walls (Interior and Exterior) - Comments:**

**WALLS:**

**DESCRIPTION:**

Interior Walls Finish(es): **Not installed at this stage of construction**

Exterior Wall Finish(es): **Not installed at this stage of construction**

Exterior Wall Structure: **Wood Frame**

Anchorage Type: **5/8" Anchor bolts-washers and nuts approx. every 3 feet**

**Several of the anchor bolts on the south and west exterior wall plates were missing washers & nuts.**



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- Is the bottom sill plate pressure treated **YES**
- Exterior wall double platted & joints offset **YES**
- Non-Bearing wall size **2x4** Spacing **16" O.C.**
- Do drilling and notching of non-bearing walls meet requirements **YES**
- Bearing wall size **2x6"** Spacing **16" O.C.**
- Do notching & boring of load bearing walls meet requirements: **YES**
- Are windows and doors framed with Jack Stud & Trimmer's **YES**
- Lintels properly installed over doors & windows: **Not installed at this stage of construction**
- Exterior masonry in place at the time of the inspection **Not installed at this stage of construction**

F. Ceilings and Floors - *Comments:*

**CEILING & FLOORS:**

**DESCRIPTION:**

Ceiling Finish(es): **Not installed at this stage of construction**

Floor Surfaces: **First floor slab on grade, second floor is O.S.B. over TJI Truss joices.**



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G. Doors (Interior and Exterior) - *Comments:*

**Interior Doors:**

Not installed at this stage of construction.

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**Exterior Doors:**

Not installed at this stage of construction.

-

**Garage Doors:**

Type of Door(s):  Metal  Wood  Fiberglass

Not installed at this stage of construction.

H. Windows - *Comments:*

**WINDOWS:**

**DESCRIPTION:**

Window Type: **Single Hung & Stationary**

Glazing Type: **Thermal Pane filled with Argon Gas**



I. Stairways (Interior and Exterior) - *Comments:*

All components relating to the rough in stairways were in acceptable condition at the time of this inspection.

J. Fireplace/Chimney - *Comments:*

**FIREPLACE/CHIMNEY:**

**DESCRIPTION:**

The home has a pre-fabricated insert fireplace with a gas assembly & refractive panels. The gas lighter in the fireplace will be controlled by a valve near the hearth.

**(Note)** This is a gas fired appliance, installation of a carbon monoxide (CO) detector near the bedrooms is advised for added safety.

K. Porches, Balconies, Decks, and Carports - *Comments:*

L. Other - *Comments:*

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I NI NP D

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels - *Comments:*

#### **ELECTRICAL:**

##### **DESCRIPTION:**

Size Of Electrical Service: **120/240 Volt Main Service**

Service Entrance Wires: **Underground**

Main Distribution Panel: **Circuit Breakers**

Panel Location: **Garage**

Main Disconnect Type(s): **Not installed at this stage of construction**

Service Ground: **Copper**

### B. Branch Circuits, Connected Devices, and Fixtures

#### **BRANCH CONNECTIONS:**

##### **DESCRIPTION:**

Type Of Branch Circuit Wiring: **Copper**

Ground Fault Circuit Interrupter Protection: **None Installed at this stage of construction.**

Smoke Detectors: **None installed at this stage of construction**

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A. Heating Equipment

#### **H.V.A.C. (Heating)**

##### **DESCRIPTION:**

1. Heating Type: **Zoned Gas Number of units: (2)** Location: **Attic**

2.

3. Attic Mounted: Walkway decked to unit(s) (Minimum 22" wide) **YES**

4.

5. Attic Mounted: 30" work clearance on the control side: **YES**

6.

7. Attic Mounted: Service Light & Receptacle: **Not installed at this stage of construction**

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I	NI	NP	D
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**B. Cooling Equipment**

**H.V.A.C. (Cooling)**

Cooling Type: **Zoned**

Location Of Condenser: **Not installed at this stage of construction**

Size Of Condenser: **N/A**

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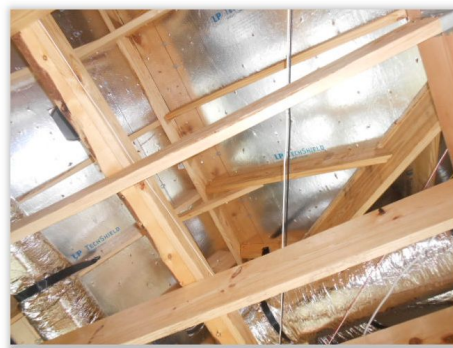
**C. Duct System, Chases, and Vents - Comments:**

**DUCTS:  
DESCRIPTION:**

Type Of Duct: **Flex**

Duct Work Properly Supported Every 4 Feet: **YES**

Mastic Installed At Plenum/Duct Collar: **YES**



**IV. PLUMBING SYSTEM**

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**A. Water Supply System and Fixtures**

**PLUMBING  
DESCRIPTION;**

1. Water supply Source: **Public Water Supply**

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- 2. Waste: **Public Sewer System**
- 3.
- 4. Water Distribution Material: **Pex (cross-linked polyethylene)**
- 5.
- 6. Proper plumbing venting: **YES**
- 7.
- 8. Are roof level vent stacks painted to help protect from UV breakdown: **No, not at this stage of construction**
- 9.
- 10. Water lines properly secured to the studs to help prevent knocking: **YES**
- 11.
- 12. Water lines properly protected from nail punctures: **YES**

**B. Drains, Wastes, and Vents - Comments:**

**C. Water Heating Equipment**

**WATER HEATER  
DESCRIPTION:**

- 1. Type: Number of units: **Not installed at this stage of construction**
- 2.
- 3. Size:
- 4.
- 5. Location:

**D. Hydro-Massage Therapy Equipment - Comments:**

**V. APPLIANCES**

**A. Dishwasher - Comments:**

**B. Food Waste Disposer - Comments:**

**C. Range Exhaust Vent - Comments:**

**D. Ranges, Cooktops, and Ovens - Comments:**

**E. Microwave Oven - Comments:**

**F. Trash Compactor - Comments:**

**G. Mechanical Exhaust Vents and Bathroom Heaters - Comments:**

**H. Garage Door Operator(s) - Comments:**

**I. Doorbell and Chimes - Comments:**

**J. Dryer Vents - Comments:**