



Date Submitted: 04-17-2025 04:29 PM
Submitted By: ctillman@exteriorinspections.com

Envelope Construction Progress Inspection

Project Information

Date/Time	04-17-2025
Street Address	14915 Clover Meadow Ln
City	Montgomery
State	Texas
Zip Code	77316
Builder	Tri Pointe Homes
Superintendent Name	Bart Mills
Superintendent Email Address	bart.mills@tripointehomes.com
Superintendent Attendance	Not Present
Inspection Type	Final
Is this project a re-inspection?	No
Inspection Iteration	1st
Report Information	This report was prepared for a builder or other entity in accordance with the builder's requirements. The report is not intended as a substitute for an inspection of the property by an inspector of the buyer's choice. Standard inspections performed by a Texas Real Estate Commission licensee and reported on Texas Real Estate Commission promulgated report forms may contain additional information a buyer should consider in making a decision to purchase.

F_System Information

Cladding Systems:	Stucco/Adhered Masonry Siding Brick/Masonry
Stucco System Finish:	Acrylic
Stucco Trim Type:	Expanded Polystyrene (EPS)

F_Note:

Site Access or System Conditions	Not all system areas accessible for inspection.
-	Ensure 90% of the structures dead weight load is installed prior to stucco application. (ie. Gypsum wall board and/or roof covering installed and loaded on structure.)

F_System Deficiencies:

-	Gaps, voids, unbonded or missing sealant at windows.
-	Gaps, voids, unbonded or missing sealant at doors.
-	Gaps, voids, unbonded or missing sealant at system penetrations.
-	Gaps, voids, unbonded or missing sealant at roof flashing.
-	Gaps, voids, unbonded or missing sealant at transitions to dissimilar materials.
-	Missing, damaged, insufficient or improperly installed flashing at roof or balcony.

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-	Gutter downspouts improperly discharge directly onto structure or roof covering. Ensure that downspouts direct water away from structure and roof.
-	Incomplete mesh and base coat and/or exposed expanded polystyrene (EPS) trim termination.
-	Missing or insufficient counter flashing or sealant condition observed at masonry to roof transitions.

F_Additional Inspector Comments:

-	Ensure areas to receive tile or pavers maintain minimum of 2 inches of clearance to the bottom edge of stucco system.
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F_Site Photo

Site Photo	
Photo Description	Elevation

F_Site Photo (1)

Site Photo	
Photo Description	Elevation

F_Site Photo (2)

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Site Photo	
Photo Description	Wall
Condition	General Observation
General Observation	Sealant at system material transitions.

F_Site Photo (3)

Site Photo	
Photo Description	Roof
Condition	General Observation
General Observation	Sealant at eave to wall (kickout) or diverter flashing.

F_Site Photo (4)

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Site Photo	
Photo Description	Roof
Condition	Action Item
Action Item	Gutter downspouts improperly discharge directly onto structure or roof covering. Ensure that downspouts direct water away from structure and roof.

F_Site Photo (5)

Site Photo	
Photo Description	Door
Condition	Action Item
Action Item	Missing, insufficient or improperly installed sealant at doors or windows. Ensure sealant is properly toolled, bonded and free of gaps or voids.

F_Site Photo (6)

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Site Photo	
Photo Description	Door
Condition	General Observation
General Observation	Weep holes above lintels are present and appear open and unobstructed.

F_Site Photo (7)

Site Photo	
Photo Description	Door
Condition	General Observation
General Observation	Sealant at doors or windows. Ensure sealant is properly tooled, bonded and free of gaps or voids and weep holes are open and unobstructed.

F_Site Photo (8)

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Site Photo	
Photo Description	Penetration
Condition	General Observation
General Observation	Sealant at system penetrations.

F_Site Photo (9)

Site Photo	
Photo Description	Wall
Condition	General Observation
General Observation	Clearance of cladding system to finished hard surfaces.

F_Site Photo (10)

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Site Photo	
Photo Description	Termination
Condition	Action Item
Action Item	Incomplete mesh and base coat and/or exposed expanded polystyrene (EPS) trim termination.

F_Site Photo (11)

Site Photo	
Photo Description	Door
Condition	General Observation
General Observation	Sealant at doors or windows. Ensure sealant is properly tooled, bonded and free of gaps or voids and weep holes are open and unobstructed.

F_Site Photo (12)

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Site Photo	
Photo Description	Roof
Condition	General Observation
General Observation	Clearance of cladding system to roof system.

F_Site Photo (13)

Site Photo	
Photo Description	Window
Condition	Action Item
Action Item	Missing, insufficient or improperly installed sealant at doors or windows. Ensure sealant is properly tooled, bonded and free of gaps or voids.

F_Site Photo (14)

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Site Photo	
Photo Description	Elevation

F_Site Photo (15)

Site Photo	
Photo Description	Roof
Condition	Action Item
Action Item	<p>Missing, insufficient or improperly installed sealant at system material transitions.</p> <p>Missing, insufficient or improperly installed sealant at eave to wall (kickout) or diverter flashing.</p>

F_Site Photo (16)

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Site Photo	
Photo Description	Window
Condition	General Observation
General Observation	Weep holes at window sills appear open and unobstructed.

F_Site Photo (17)

Site Photo	
Photo Description	Window
Condition	General Observation
General Observation	Sealant at doors or windows. Ensure sealant is properly tooled, bonded and free of gaps or voids and weep holes are open and unobstructed.

F_Site Photo (18)

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Site Photo	
Photo Description	Wall
Condition	General Observation
General Observation	Clearance of cladding system to finished grade.

F_Site Photo (19)

Site Photo	
Photo Description	Roof
Condition	General Observation
General Observation	Sealant at eave to wall (kickout) or diverter flashing.

F_Site Photo (20)

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Site Photo	
Photo Description	Penetration
Condition	General Observation
General Observation	Sealant at system penetrations.

F_Site Photo (21)

Site Photo	
Photo Description	Penetration
Condition	Action Item
Action Item	Missing, insufficient or improperly installed sealant at system penetrations. System penetrations should be sealed and/or fasteners embedded in sealant.

F_Site Photo (22)

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Site Photo	
Photo Description	Window
Condition	Action Item
Action Item	Missing, insufficient or improperly installed sealant at doors or windows. Ensure sealant is properly toolled, bonded and free of gaps or voids.

F_Site Photo (23)

Site Photo	
Photo Description	Wall
Condition	General Observation
General Observation	Finish coverage.

F_Site Photo (24)

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Site Photo	
Photo Description	Penetration
Condition	Action Item
Action Item	Missing, insufficient or improperly installed sealant at system penetrations. System penetrations should be sealed and/or fasteners embedded in sealant.

F_Site Photo (25)

Site Photo	
Photo Description	Elevation

F_Site Photo (26)

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Site Photo	
Photo Description	Elevation

F_Site Photo (27)

Site Photo	
Photo Description	Window
Condition	Action Item
Action Item	Missing, insufficient or improperly installed sealant at doors or windows. Ensure sealant is properly tooled, bonded and free of gaps or voids.

F_Site Photo (28)

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Site Photo	
Photo Description	Window
Condition	Action Item
Action Item	Missing, insufficient or improperly installed sealant at doors or windows. Ensure sealant is properly tooled, bonded and free of gaps or voids.

F_Site Photo (29)

Site Photo	
Photo Description	Door
Condition	General Observation
General Observation	Sealant at doors or windows. Ensure sealant is properly tooled, bonded and free of gaps or voids and weep holes are open and unobstructed.

F_Site Photo (30)

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Site Photo	
Photo Description	Penetration
Condition	General Observation
General Observation	Sealant at system penetrations.

F_Site Photo (31)

Site Photo	
Photo Description	Window
Condition	Action Item
Action Item	Missing, insufficient or improperly installed sealant at doors or windows. Ensure sealant is properly tooled, bonded and free of gaps or voids.

F_Site Photo (32)

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Site Photo	
Photo Description	Roof
Condition	Action Item
Action Item	Missing, insufficient or improperly installed sealant at roof flashing or counter-flashing at masonry.

F_Site Photo (33)

Site Photo	
Photo Description	Roof
Condition	Action Item
Action Item	Missing flashing at roof or balcony.

F_Site Photo (34)

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Site Photo	
Photo Description	Wall
Condition	Action Item
Action Item	Missing, insufficient or improperly installed sealant at system material transitions.

F_Site Photo (35)

Site Photo	
Photo Description	Elevation

F_Site Photo (36)

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Site Photo	
Photo Description	Wall
Condition	Action Item
Action Item	Not all system areas accessible for inspection.

F_Site Photo (37)

Site Photo	
Photo Description	Wall
Condition	General Observation
General Observation	Finish coverage.

F_Site Photo (38)

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Site Photo	
Photo Description	Wall
Condition	General Observation
General Observation	Weep holes at are present and appear open and unobstructed at foundation.

F_Site Photo (39)

Site Photo	
Photo Description	Window
Condition	Action Item
Action Item	Missing, insufficient or improperly installed sealant at doors or windows. Ensure sealant is properly toolled, bonded and free of gaps or voids.

F_Site Photo (40)

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Site Photo	
Photo Description	Window
Condition	General Observation
General Observation	Weep holes above lintels are present and appear open and unobstructed.

F_Site Photo (41)

Site Photo	
Photo Description	Wall
Condition	General Observation
General Observation	Sealant at masonry expansion joint.

F_Site Photo (42)

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Site Photo	
Photo Description	Roof
Condition	Action Item
Action Item	Missing, insufficient or improperly installed sealant at eave to wall (kickout) or diverter flashing.

F_Site Photo (43)

Site Photo	
Photo Description	Penetration
Condition	General Observation
General Observation	Sealant at system penetrations.

F_Site Photo (44)

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Site Photo	
Photo Description	Roof
Condition	General Observation
General Observation	Sealant at roof flashing or counter-flashing at masonry.

F_Site Photo (45)

Site Photo	
Photo Description	Roof
Condition	General Observation
General Observation	Clearance of cladding system to roof system.

F_Site Photo (46)

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Site Photo	
Photo Description	Penetration
Condition	General Observation
General Observation	Sealant at system penetrations.

F_Site Photo (47)

Site Photo	
Photo Description	Penetration
Condition	General Observation
General Observation	Sealant at system penetrations.

Review Status and Acknowledgment

Review Status	Call for re-inspection
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Acknowledgment	I certify that I have physically evaluated the above structure to the best of my knowledge and ability, that I have no interest, present or prospective in the same, and that I have reported conditions observed to be at variance with good construction methods and standards. This report is not intended to specify or be inclusive of each and every occurrence of like or similar deficiencies noted. Builders and contractors are responsible for checking all similar construction details and correcting all deficiencies. This evaluation does not constitute any type of guarantee or warranty, expressed or implied, on the structure. Acknowledged
	04-17-2025 04:26 PM
Inspector	Chase Tillman
Inspector Phone Number	281-238-5384