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Proposal for Builder Inspections

Khurram Adam
Think Beyond Construction
Monday, September 8, 2025

Dear Mr. Adam,

Thank you for the opportunity to assist with your upcoming projects. My inspections provide independent evaluations of workmanship, functionality, and overall readiness prior to listing. By addressing issues early, you can ensure quality, avoid surprises, and achieve smoother sales at or near asking price.

Scope of Services

Inspections may be performed during construction (such as pre-drywall), near the completion of construction, or at other stages upon request to verify workmanship, functionality of systems, and identify items needing correction before sale. Reports will be developed in a builder-friendly punch-list style, allowing contractors to easily review items, track corrections, and document completion. The final report format will be customized in collaboration with you to best support your workflow and communication with trades. Optional walk-through or follow-up inspections can be performed after repairs are made. At your request, I am also available to conduct a buyer walk-through to explain the home's systems, demonstrating proper operation, and answer questions about care and maintenance.

Standards & Limitations

These inspections are Pre-Listing Builder Inspections performed outside of TREC's transaction requirements. Inspections are based on the general framework of the Texas Real Estate Commission (TREC) Standards of Practice, the InterNACHI Standards of Practice, and generally accepted trade practices in the relevant fields (e.g., HVAC, plumbing, electrical, roofing). References to building codes, when included, are for context only. The authority having jurisdiction (AHJ) has the final word on compliance. Licensed trades (HVAC, electrical, plumbing, etc.) hold the final authority on proper repair methods within their field. My recommendations are professional opinions, not mandates. I do not have the authority to compel a repair or specify the method of repair. Responsibility for the quality and manner of corrections rests solely with the contractors and trades performing the work. **For qualified buyers, inspections include InterNACHI's 90-Day Buy-Back Guarantee at no additional charge.**

For reference:

TREC SOP: <https://www.trec.texas.gov/online-sops>
InterNACHI SOP: <https://www.nachi.org/sop>
Buy Back Guarantee: <https://www.nachi.org/buy>

Report Ownership & Confidentiality

The inspection report is the property of the client who requests and pays for the inspection. I will not distribute the report to third parties without the client's consent, except as required by law. Inspection findings are not public record and will remain confidential unless the client authorizes disclosure. Select observations, photos, or excerpts may be used anonymously for marketing, educational, or training purposes. In such cases, no identifying details about the property, client, or location will be included.

Pricing

- Pre-drywall inspection – \$400 (standalone)
- Final inspection – \$400 (standalone)
- Pre-drywall + Final – \$750 total (a \$50 discount applied to the final when booked after a pre-drywall inspection)
- Repair verification / re-inspection – \$150
- Buyer walk-through / orientation – \$75

Pricing applies to homes up to 3,000 sq ft. Multifamily properties under 3,000 sq ft may be inspected as a single unit. Homes exceeding 3,000 sq ft or containing specialty systems (e.g., elevators, generators, advanced automation) will be quoted separately at custom pricing.

The above pricing reflects a builder partnership rate, adjusted from my standard inspection pricing for individual transactions. These rates apply specifically to pre-listing builder inspections and are not guaranteed for unrelated projects or future transactions. Pricing may be revised in the future based on market conditions or operating costs, with advance notice provided. As part of this arrangement, I can provide joint marketing support — including branded materials and references to the InterNACHI Buy-Back Guarantee — which you may use in listings and promotions to highlight that your homes are independently inspected and backed by a national program.

Terms

Payment due at time of inspection or by prior arrangement. Inspections do not constitute a warranty, guarantee, or insurance policy of future performance, except as may be provided through the InterNACHI 90-Day Buy-Back Guarantee for qualified buyers under the terms of that program. Inspections are visual and non-invasive; I am not responsible for concealed or latent conditions. Final responsibility for construction quality, workmanship, and compliance rests with the builder, contractors, trades, or licensed technicians who performed the work. My role is limited to providing observations and professional opinions. Liability for errors, omissions, or negligence is limited to a refund of the inspection fee paid. This proposal is subject to approval by my insurance provider and may be modified to align with coverage requirements.

I look forward to working with you and your team on these projects. Please let me know if you'd like to schedule inspections for homes that are completed or under construction, or arrange a time to review the reporting format and customization options. A customized reporting template is in progress, and in the meantime inspections may be reported using my current format until the customized version is finalized.

Sincerely,

Ryan The Home Inspector
Ryan Roth – TREC License #25791