



INSPECT360
817-754-0360
office@inspect360.com
<https://inspect360.com>



PRE-DRYWALL

1234 Main St. Colleyville Texas 76034

Buyer Name
07/20/2020 9:00AM



Inspector
Ed Redman
Certified Master Inspector TREC #20373 /
TPCL #0745939
817-754-0360
office@inspect360.com



Agent
Agent Name
555-555-5555
agent@spectora.com

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SUMMARY



BUILDER RECOMMENDATIONS

- ⊖ 3.2.1 Construction Site - Job Site Clean: Jobsite Dirty
- ⊖ 6.1.1 Exterior - Wall Sheathing: Exterior Wall Penetrations
- ⊖ 6.2.1 Exterior - House Wrap & Metal Lath: Missing House Wrap
- ⊖ 6.3.1 Exterior - Sub Fascia & Soffit: Soffit
- ⊖ 6.4.1 Exterior - Windows: Broken Window Glass
- ⊖ 6.7.1 Exterior - Surface Drainage, Retaining Walls & Grading: Silt Fence Down

1: GENERAL INFORMATION

Information

Information: Inspection Date 07/21/2020	Information: Owner/Client Name Mitali Mandlekar	Information: Year of Home 2020
Information: # of Stories 1	Information: Address 3908 Petrus Blvd	Information: City Colleyville
Information: Zip 76034	Information: County Tarrant	

2: INSPECTION DETAILS

Information

General Site Information: Standards of Practice Good TREC, IRC	General Site Information: In Attendance Inspector	General Site Information: Style of Home Single Family 1 Story
General Site Information: Home Faces East	General Site Information: Weather Conditions Cloudy	General Site Information: Outside Temperature 80
General Site Information: Rain in the last 3 Days No	General Site Information: Ground/Soil Surface Conditions Dry	

General Introduction: General Introduction

Introduction: The following numbered and attached pages are your home inspection report. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of TREC. The Standards contain certain and very important limitations, expectations and exclusions to the inspection. A copy is available prior to, during and after the inspection and it is part of the report. This 'Pre-Drywall' inspection report falls outside the requirements and scope of a standard TREC inspection as it does not contain components found in a 'Final/Complete' inspection. This is not a code compliance inspection as the home is subject to various code inspections throughout the building process and must pass those inspections before completion and final approval.

Your Inspector may bring: to your attention and discuss certain Recommended Upgrades of original and functioning installations and assemblies of Systems and Components that you may wish to consider implementing as part of upgrading your home. These Recommended Upgrades may exceed some of the building and construction standards that applied at the time of the original construction of the home. The differences between any such original building and construction standards and current standards do not constitute "deficiencies" in the subject property. Recommended Upgrades should be performed only by Qualified parties in accordance with all applicable industry standards and governmental requirements pertaining to permits, codes, ordinances, and regulations.

Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice."

Use of photos and video: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

What really matters in a home inspection: The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories: 1. Major defects. An example of this would be a significant structural failure. 2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example. 3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damaged caused by termite infestation, for example. 4. Safety hazards. Such as a lack of AFCI/GFCI outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

3: CONSTRUCTION SITE

Information

Trash Dumpster on Site: Job Site Dumpster

A Dumpster was present at the time of inspection.



Address Posted: Job Site Address Posted

The Address and Lot # was visible at the time of inspection.



Foundation Surface Finished Properly: Foundation

Foundation appeared to be properly finished.



Form Boards Removed: Form Boards Removed

Form Boards have been removed.



Builder recommendations

3.2.1 Job Site Clean

JOBSITE DIRTY

The Jobsite was dirty and had extra material laying around.

Recommendation

Contact your builder.



4: ELEVATIONS

Information

2nd Floor: Elevations Good

The Elevations were ok at the time of inspection.

Slab: Elevations Good

The Elevations were ok at the time of inspection.



5: ROOF

Information

Roof Structure 2 X 6 Rafters, OSB	Viewed Roof Covering From Walked roof	Roof Covering type Architectural
Roof-Type Hip, Gable	Roof Pitch 8/12	Sky Light(s) None
Chimney (Exterior) Metal Flue Pipe	Attic Ventilation Off Ridge Vents, Soffit Vents	Attic info Attic access, Pull Down stairs, Light in attic, Storage

Roof Covering: Roof Covering Good

The roof covering was inspected and appears to be in acceptable condition. It is recommended that homeowners practice roof maintenance by keeping the gutters clean, and regularly removing leaves and other debris to allow water to drain effectively from the roof.

Regardless of the type of shingle used, there are two significant factors with regard to wear: Exposure and Slope. Sunlight is one of the biggest enemies of asphalt roofs and in many areas, the south and west exposures wear out the fastest. The steeper the slope, the longer the shingles will last.

As asphalt shingles wear, they lose their granular covering. The granular material protects the shingles from ultra-violet light. As granules wear off, the shingles dry out and become brittle. They crack, buckle and curl. Shingles wear out first where the granular material is lost. This may be due to heavy foot traffic, abrasion from tree branches, erosion from downspouts discharging onto the roof surface, or manufacturing defects.

For more information on Roof Maintenance click [here](#).



Shingles Straight and Flat: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Shingles Properly Trimmed around Vents: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Roof, Chimney and Skylight Flashing Installed: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Attic Vents Properly Installed: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

6: EXTERIOR

Information

Exterior Entry Doors

Wood, Steel, Insulated glass

Appurtenance

Covered Patio, Covered Porch,
Covered Entry

Exterior Wall Sheathing

Thermoply, Zip System



Wall Sheathing: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

House Wrap & Metal Lath: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Sub Fascia & Soffit: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Windows: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Exterior Doors: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Porches, Patios, Decks, Screened Enclosure and Balconies: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Surface Drainage, Retaining Walls & Grading: General Grading Good

The general grading of the perimeter around the house's foundation appeared to be functional at the time of inspection. Ideally, the grading should slope away from the houses foundation about 6" over the first 10'.

Builder recommendations

6.1.1 Wall Sheathing

EXTERIOR WALL PENETRATIONS

The Pipes/Vents were not taped around the perimeter as per manufacturer requirements. We recommend to inspect and tape.

Recommendation

Contact your builder.



6.2.1 House Wrap & Metal Lath

MISSING HOUSE WRAP

The House Wrap has not been completed. We recommend to inspect and install.

Recommendation

Contact your builder.



6.3.1 Sub Fascia & Soffit

SOFFIT

The soffit at the left side damaged at the time of the inspection.

Recommendation

Contact a qualified professional.



6.4.1 Windows

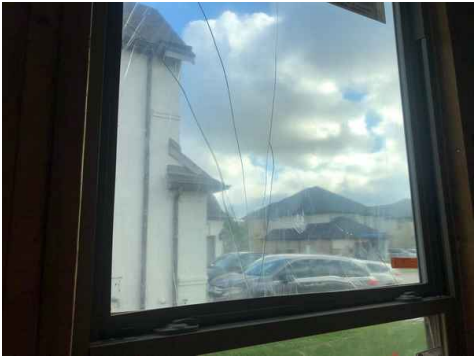
BROKEN WINDOW GLASS

RIGHT SIDE FRONT WINDOW TOP SASH

The Window Pane was damaged at the time of inspection. We recommend to have a Qualified Person to inspect and replace.

Recommendation

Contact a qualified professional.



6.7.1 Surface Drainage, Retaining Walls & Grading

SILT FENCE DOWN

The Silt Fence was done at the time of inspection. We recommend to inspect and repair.

Recommendation

Contact your builder.



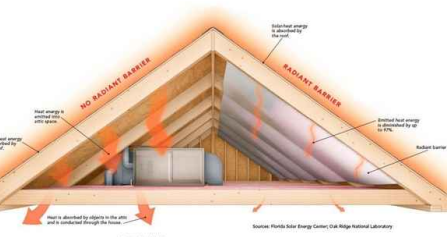
7: FRAMING MEMBERS & STRUCTURE

Information

Ceiling Structure 2X4, 2X6, 2X8, 2X10	Wall Structure 2 X 4 Wood, 2 X 6 Wood, Wood	Floor Structure Slab
Foundation Poured concrete		

Roof Structure: Stick Built
The Roof Structure was stick built with OSB decking. This is for your information.

Roof Structure: Radiant Barrier
You have Engineered Trusses with OSB Sheathing/Radiant Barrier for the attic structure. This is for your information. Radiant Barrier Sheathing is designed to lower a home’s attic temperature. For more information on this product click [here](#).



Radiant Sheathing Diagram

Roof Structure: Visual Inspection
Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Ceilings Structure: Visual Inspection
Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Rafter & Joist Spans: Visual Inspection
Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Ridge,Hip & Valley Rafters properly Braced: Visual Inspection
Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Support Hangers Installed on all Required Components: Visual Inspection
Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Attic Access Properly Framed: Visual Inspection
Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Garage Door Opening Properly Sized/Trimmers cut to 45 Degrees at Bottom: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Door/Window Cripples Installed: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Headers Properly Sized & Supported: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Headers & Beams properly Nailed: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Corner Properly Braced: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Perimeter Plates Properly Secured: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Proper Stud Spacing: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Fireblocks & Fire Stops in Place: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

8: PLUMBING

Information

Water Supply For Home Public	Plumbing Water Distribution (Inside Home) CPVC, PEX, PVC	Sewage Disposal Public
Plumbing Waste PVC	Water Heater Power Source Gas (Quick Recovery)	Clean Out Present and Capped: Visible Clean Out The Clean Out was visible and capped. This is for your information.



- All Stub Outs Secure: Visual Inspection**

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.
- Shower Arm Secure: Visual Inspection**

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.
- Pipes Properly Placed Inside Wall: Visual Inspection**

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.
- Nail Guards Properly Installed & Secured: Visual Inspection**

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.
- Drains Have Visible Fall: Visual Inspection**

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.
- Toilet Centered and Secured: Visual Inspection**

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

9: ELECTRICAL

Information

Electrical Service Conductors Below ground, 240/120 Volt, Copper	Electric Panel Manufacturer Eaton/Cutler-Hammer	Branch wire 15 and 20 AMP Copper
Panel Type Circuit breakers	Wiring Methods Romex	Grounding Foundation Rebar Ground (Ufer)

Location of Main and Distribution panels: Electrical Panel Location
The Electrical Panel location.

Meter Box Set and Flashed: Visual Inspection
Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Breaker Panel Set: Visual Inspection
Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Grounding/Bonding Wire Properly Secured: Visual Inspection
Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Electrical Boxes & Wiring Properly Secured: Visual Inspection
Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Proper Wiring for Smoke/Carbon Monoxide Detectors: Visual Inspection
Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Nail Guards Present & Properly Installed: Visual Inspection
Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Security Outlet Set & Pre-Wired Installed: Visual Inspection
Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

10: HEATING AND COOLING

Information

Energy Source Gas	Number of Heat Systems One	Ductwork Insulated
Cooling Equipment Energy Source Electricity	Heat Pump Location Left Side of Home	

Ducting Properly Installed and Sealed: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.



Return Air Duct Not Obstructed and Sealed: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.



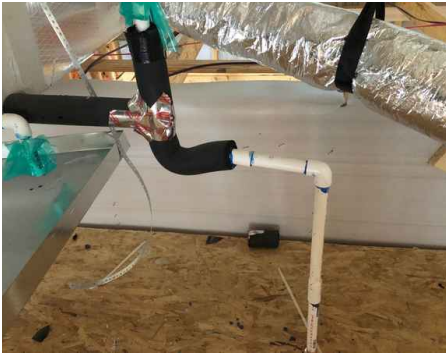
Presence of installed Heat/Cooling source in each room: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.



Condensate Drain Present: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

**Equipment Access Decking Installed(Attic Installation): Visual Inspection**

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

**Sufficient Workspace for Equipment(30 Inches): Visual Inspection**

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.



11: GAS SUPPLY & FIXTURES

Information

Gas Supply

Natural Gas

Gas Lines Installed & Stub Outs Secure: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.



12: VENTING COMPONENTS

Information

Bathroom Vents Installed and Properly Sealed & Terminated: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.



Dryer Vent Installed and Properly Sealed & Terminated: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.



13: INTERIOR

Information

Window Types

Vinyl, Thermal/Insulated, Single-hung, Tilt feature, Fixed



Ceiling Framing: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Walls & Columns Plumb/Bowed: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Stairs, Steps, Landings, Stairways & Handrails: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Interior Door Opening Framed Properly: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Cabinet/Vanity Blocking Installed: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Hardware Blocking Installed: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Tub/Shower Blocking Installed: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Tub, Shower, Fireplace & Plant Shelving Level: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Deadwood Installed: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Termite Treatment: Visually Inspected

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

14: COURTESY PHOTOS

Information

Exterior Photos: Photos

Exterior Photos



Interior Photos: Photos

Interior Photos





STANDARDS OF PRACTICE
