

Inspection Report

John Doe

Property Address:

1234 Masters Cir
Waller Tx 77484



Front of home, street view

Master Home Inspectors of Texas, LLC

Amber Diehl TREC # 26115 TREC # 26115

PROPERTY INSPECTION REPORT FORM

John Doe	10/1/2024
Name of Client	Date of Inspection
1234 Masters Cir, Waller, Tx 77484	
Address of Inspected Property	
Amber Diehl TREC # 26115	TREC # 26115
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance: Vacant (inspector only)	Approximate age of building: Phase 1	Temperature: Over 80 (F) - 85(F)
Weather: Partly cloudy	Ground/Soil surface condition: Dry,	Rain in last 3 days: No

Year Built: 2024
Square Footage: 4300
Rooms:
Property is Vacant
Utilities On: None
People Present at Inspection: Inspector


RESULTS AT A GLANCE

9

 ITEMS INSPECTED


Total number in report.

2

 SUMMARY COMMENTS

Total number in report.

21

 PHOTOS

Total number in report.

1. PHASE ONE GUIDELINE

ITEMS: PHASE ONE GUIDELINE

1.0 DESCRIBE THE STAGE OF COMPLETION

The trenches for the footers, plumbing pipes, vapor barrier, and tension rods/ cables were observed and installed at the time of the inspection. The batter boards and strings used to guide the installation of footers are in place. No electrical components were observed at the time of the inspection. This is for your information.

1.1 DESCRIBE THE METHODS USED IN THIS INSPECTION

This inspection was performed visually. We did not inspect using a tape measure to determine where walls, floors or stairs are to be located. This is for your information.

1.2 WERE BLUEPRINTS REVIEWED FOR THIS PHASE OF INSPECTION

Blue prints and specifications were reviewed by the inspector and time was spent to measure the depths of the footings located on the perimeter of the homes foundation. This is for your information.

1.3 LIST ANY NOTES OR OTHER CONCERNS

Tears and gaps were observed in multiple locations of the foundation's vapor barrier, at the time of the inspection. This is for your information and I recommend speaking with the builder to ensure these locations are properly sealed.

🏠 2. GRADE, DRAINAGE, ELEVATION AND FOOTINGS

👁️ ITEMS: GRADE, DRAINAGE, ELEVATION AND FOOTINGS

2.0 ELEVATION AND GRADE

✅ INSPECTED

The elevation and grade in regards to the home's footprint appears to be adequate at this stage. Although, due to there being multiple dirt piles present, verifying the slope was not possible. This is for your information.



2.0 Item 1 (Picture)
Front of home, grade & elevation



2.0 Item 2 (Picture)
Right of home, grade & elevation

2.1 GRADE DRAINAGE

✅ INSPECTED

Evidence of sloping the ground to divert surface run-off was observed at the time of the inspection. There were many big piles of dirt/sand present and is for you information.



2.1 Item 1 (Picture)
Left side of home. piles of dirt

2.2 FOOTINGS PREPARATION

✅ INSPECTED

I was able to inspect the trenches of footings including the re-bar, vapor barrier, and workmanship. All footings are below the frost-line and appear to be adequate.



2.2 Item 1 (Picture)
Footings, trenches, good

2.3 SLAB PREPARATION

☐ INSPECTED, UNFINISHED OR UNSATISFACTORY

(1) The prep for slab is complete including gravel/dirt/sand, reinforced mesh wire and moisture barrier. However, the vapor barrier did not seem ready for the concrete to be poured. This is for your information and I recommend speaking to the builder to verify if they will be making adjustments to the vapor barriers joints and penetration locations.



2.3 Item 1 (Picture)
Vapor barrier, tears and gaps/
separation



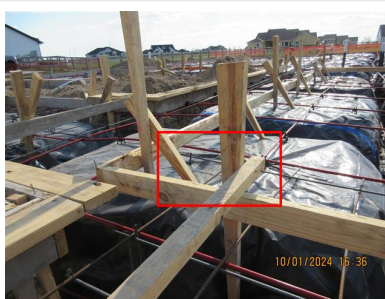
2.3 Item 2 (Picture)
Vapor barrier, tears and gaps/
separation



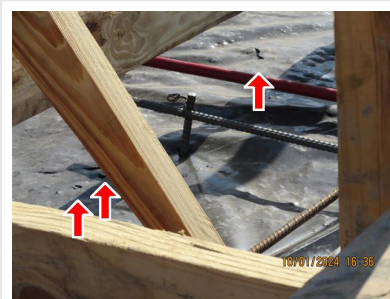
2.3 Item 3 (Picture)
Vapor barrier, tears and gaps/
separation



2.3 Item 4 (Picture)
Vapor barrier, tears and gaps/
separation



2.3 Item 5 (Picture)



2.3 Item 6 (Picture)
Vapor barrier, tears and gaps/
separation



2.3 Item 7 (Picture)
Vapor barrier, tears and gaps/
separation



2.3 Item 8 (Picture)
Vapor barrier, tears and gaps/
separation



2.3 Item 9 (Picture)
Vapor barrier, tears and gaps/
separation



2.3 Item 10 (Picture)
Vapor barrier, tears and gaps/
separation

(2) Debris/ trash was observed in multiple footings trenches, at the time of the inspection. This is for your information and I recommend speaking to the builder and having the debris/ trash removed prior to pouring the slab.



2.3 Item 11 (Picture)
Exterior footing "wall", trash



2.3 Item 12 (Picture)
Exterior footing "wall", trash



2.3 Item 13 (Picture)
Exterior footing "wall", trash



2.3 Item 14 (Picture)
Exterior footing "wall", trash



2.3 Item 15 (Picture)
Exterior footing "wall", trash



2.3 Item 16 (Picture)
Middle of foundation, footing
"wall", trash



2.3 Item 17 (Picture)
Exterior footing "wall", trash
