



NEW CONSTRUCTION FINAL INSPECTION REPORT

1009 Staples Ave  
Seabrook, TX 77586



Inspector

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Agent

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The Gee Team

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# PROPERTY INSPECTION REPORT

**Prepared For:** Bert Davis

(Name of Clients)

**Concerning:** 1009 Staples Ave, Seabrook, TX 77586

(Address or Other Identification of Inspected Property)

**By:** Matthew Enright - TREC #23502

(Name and License Number of Inspector)

02/08/2021 2:00 pm

(Date)

Greg Bryan TREC#3608

(Name, License Number of Sponsoring Inspector)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov](http://www.trec.texas.gov).

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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This 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. If is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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.

(<http://www.trec.texas.gov>)

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.

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) 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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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**

*Type of Building:* Single Family

*Access provided by::* Lockbox

*In Attendance:* Buyer

*Weather Conditions:* Clear

*Temperature (approximate):* 65 Fahrenheit (F)

Thank you for choosing Bryan & Bryan Inspections

*Please review the inspection report and let us know if you have any further questions.*

*The Phase 3 (New Construction Final) Inspection is the evaluation of a newly built home that is substantially complete. This report has been prepared for our client in accordance with their requirements, and addresses the condition of the site, structure, and progress of work up to the point of the inspection.*

*This report should be presented to the builder for review, who may determine that a particular item listed as deficient in the report does in fact comply with specifications set forth in the construction documents.*

*The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a PDF version of the full report on the Texas Real Estate Commission's promulgated form, as well as a summary, which may warrant further investigation by the builder. Please review all documents and attachments that were sent to you by the inspector.*

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I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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### I. STRUCTURAL SYSTEMS

*General Photos of Interior:*



*General Photos of Structure:*

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*General Photos of Roof Covering:*



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General Photos of Fireplaces:



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**A. Foundations**

Type of Foundation(s): Stilts/Pilings

Comments:

Performance Opinion: Functioning as Intended:

No deficiencies were noted at the time of inspection. The foundation appeared to be functioning as intended.

Note: The statements included in this report regarding the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted

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**B. Grading and Drainage**

Comments:

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**C. Roof Covering Materials**

Types of Roof Covering: Composition Shingles



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*Viewed From:* Drone

*Roof Access was limited:* Too high -

Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

*Roof fastening not verified:*

The roof fastening method was not verified as determining this may have caused damage to the roofing material.

**1: Shingles Damaged/Torn/Missing**

🔴 Recommendation

Roof shingle material was missing, damaged, or torn in areas.

Recommendation: Contact your builder.



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**2: Flashing: Lifted**

🔴 Recommendation

Flashing sections are lifted. Remedy as needed.

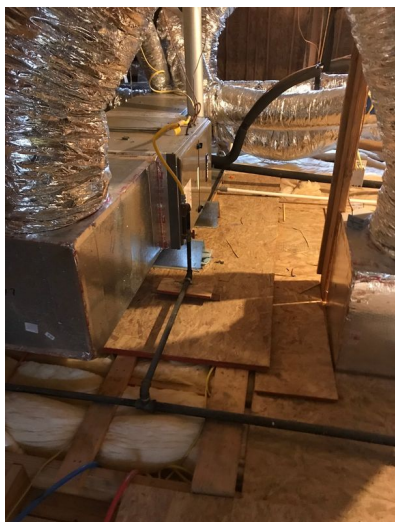
Recommendation: Contact your builder.



**D. Roof Structure and Attic**  
*Viewed From:* Decked areas of attic

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*Approximate Average Depth of Insulation:* 12 Inches

*Comments:*

*Attic Access Method:* Pull down ladder(s)

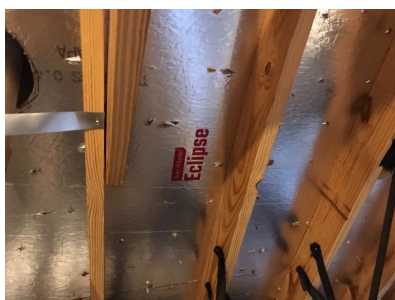
*Type of Attic/Roof Ventillation:* Roof and soffit vents, Gable vent

*Type of Insulation Material:* Batt Fiberglass



*Radiant Barrier is present:*

**Note:** A radiant barrier was installed on the roof decking. This may conceal possible evidence of water penetration and limit evaluation of the decking material.



**1: Insulation: Improper Installation**

**⊖ Recommendation**

Attic insulation was improperly installed. Evaluation and repair by a qualified insulation contractor is recommended.

Recommendation: Contact your builder.

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**E. Walls (Interior and Exterior)**

*Comments:*

*Fresh Paint:*

Fresh paint and new finishes can hide defects from the inspector.

**1: Exterior: Seal Wall Fixtures**

Incomplete Item/Note

All Exterior Wall Penetrations, Electrical Distribution Panel(s), A/C Disconnect Box(es) - Fixtures/Electrical boxes were not properly sealed. Remedy as needed.

**Note:** Modern building practices recommend sealing around components that are mounted on or pass through the exterior wall to limit moisture intrusion.

Recommendation: Contact your builder.



**2: Exterior- Siding: Damage**

Recommendation

There was damage to exterior siding.

Recommendation: Contact your builder.

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Left Side

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### 3: Exterior: PVC Lines Unpainted

🚩 Recommendation

All exterior PVC line should be painted to prevent UV damage and deterioration.

Recommendation: Contact your builder.



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### 4: Exterior: Paint is deteriorated, damaged, or missing

🚩 Recommendation

There were some areas of the exterior siding or trim that needed painting or staining to prevent premature weathering of building materials. Remedy as needed.

Recommendation: Contact your builder.



Right Side

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### 5: Cosmetic Deficiencies in New Home

🚩 Recommendation

multiple locations

Cosmetic deficiencies (dings, dents, missing paint, holes, missing tile, etc.) were observed at various locations around the home. Consult with the builder to ensure cosmetics are addressed at the walk-through.

Recommendation: Contact your builder.

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Living Room



Primary Bedroom



Front Bedroom



Left Front Bedroom

**F. Ceilings and Floors**

*Comments:*

**1: Ceiling: Texture Cracks**

[Incomplete Item/Note](#)

Texturing cracks were observed in vaulted ceiling joints and appear cosmetic in nature. These are not typically caused by structural defects.

Recommendation: Contact your builder.



Living Room Hall

**G. Doors (Interior and Exterior)**

*Comments:*

**1: Exterior Door: Weatherstripping Missing or Damaged**

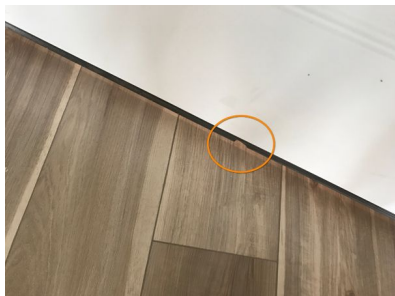
[Recommendation](#)

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Recommendation: Contact your builder.

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Side

**H. Windows**

*Comments:*

**1: Missing/Damaged Screen(s)**

🚫 Recommendation

Throughout

One or more windows are missing a screen or had a damaged screen. Replacement of screens is recommended.

Recommendation: Contact your builder.



Throughout

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**2: Hardware: Missing or Damaged**

🚫 Recommendation

Window hardware was missing or damaged. Remedy as needed.

Recommendation: Contact your builder.



Rear Bedroom

**I. Stairways (Interior and Exterior)**

*Comments:*

**1: Handrails: Doesn't turn into wall**

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**Recommendation**

Stairway handrails does not turn in towards the wall at the upper end

**Note:** This is a safety measure to prevent an individual's clothing from getting caught on the open end of the handrail

Recommendation: Contact your builder.

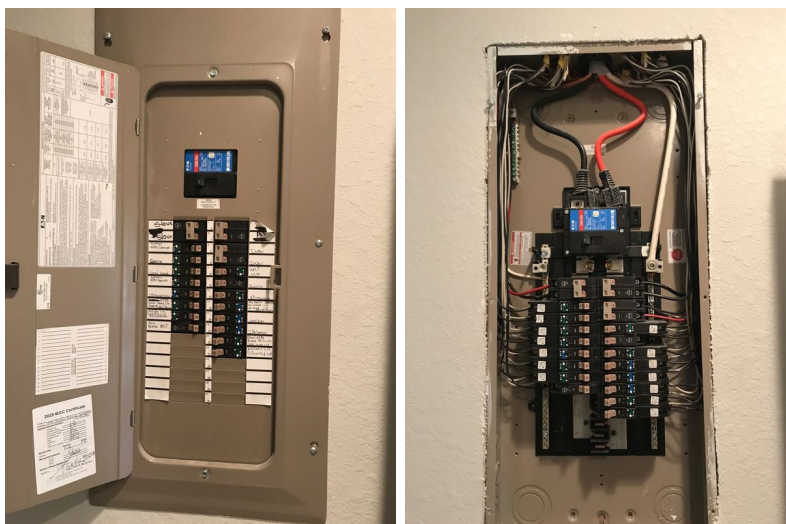


**J. Fireplaces and Chimneys**  
*Comments:*

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

## II. ELECTRICAL SYSTEMS

*General Photos of Distribution Panels:*



*General Infrared Photos of Distribution Panel(s):*

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General photos of 220V outlets:



**A. Service Entrance and Panels**

*Comments:*

*Main disconnect/service box type and location:* Breakers - utility room, Breakers - exterior wall



*Service entrance cable location:* Underground (cable material type not visible)

*Service size:* 150 Amps



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

*Type of Wiring:* Copper

*Comments:*

*No remote present for ceiling fan:*

Ceiling fan was not operated, only visually inspected.

Living Room



Living Room

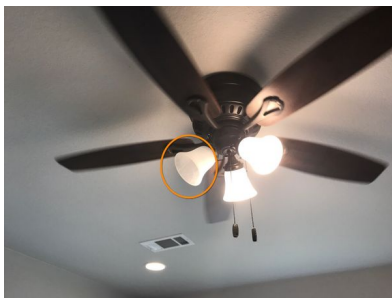
**1: Light: Inoperable**

🔴 Recommendation

Multiple Locations

One or more light fixtures were not operating at time of inspection. Cause was not determined. Remedy as needed.

Recommendation: Contact your builder.



Primary Bedroom



Rear Bedroom

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**2: Wiring: Romex is exposed**

🔴 Recommendation

Romex was exposed and subject to physical damage. Install behind walls or enclose in conduit for safety. Evaluation and/or remediation by a licensed electrician is recommended.

Recommendation: Contact your builder.

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### III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

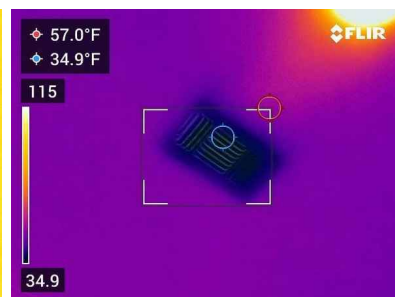
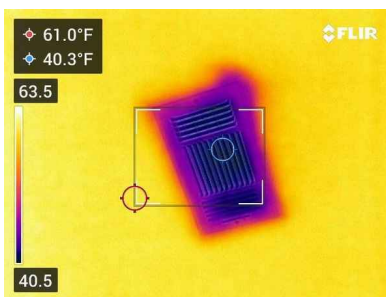
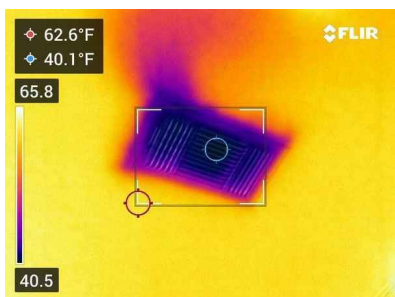
General Photos of HVAC Equipment:



General Photos of Thermostats:

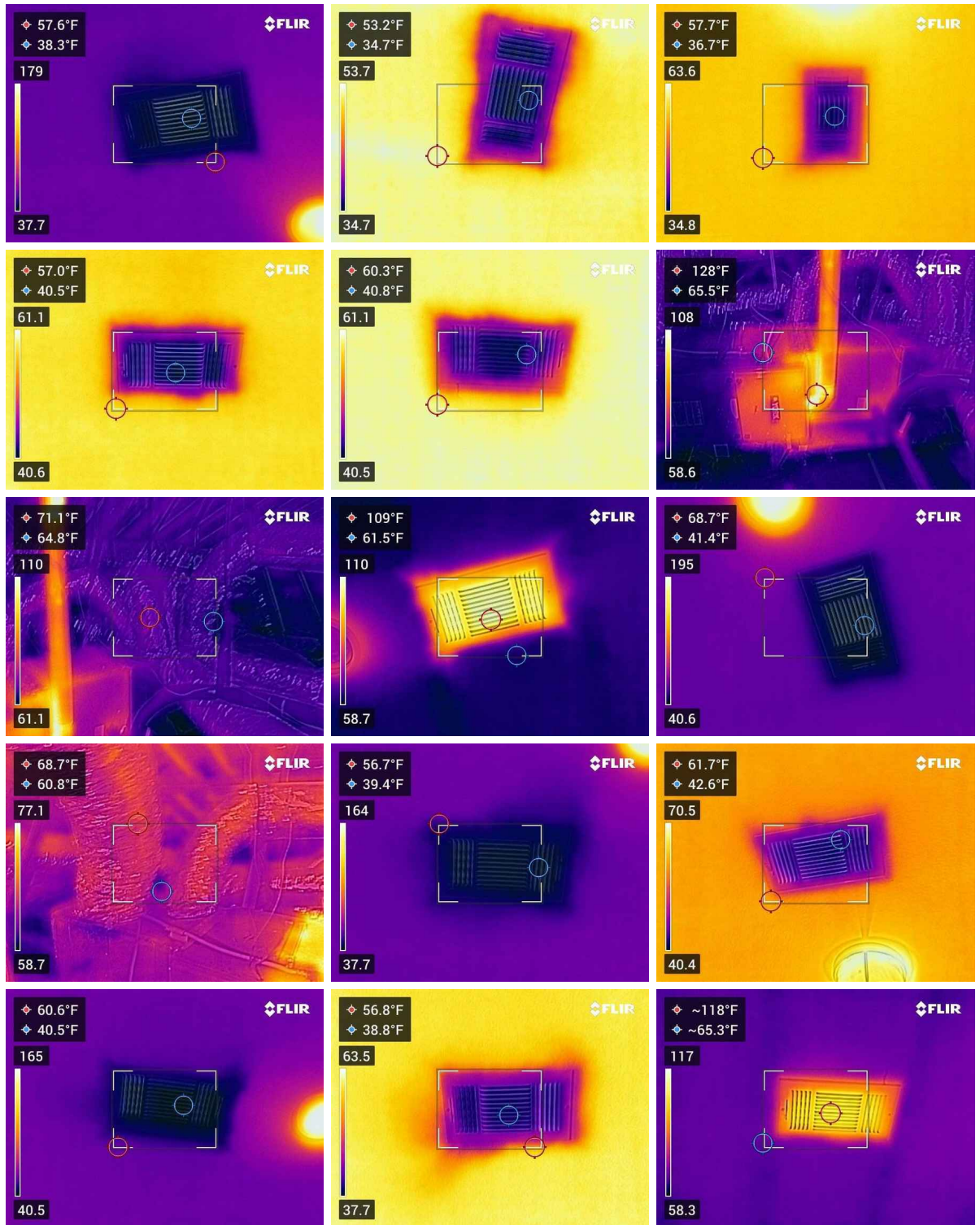


General Infrared Photos of HVAC Equipment:



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**A. Heating Equipment**

*Type of System:* Furnace

*Energy Source:* Gas

*Comments:*

*Heating System was Functioning:*

The heating system was functioning at the time of inspection. Refer to the inspection report for any further recommendations.

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**B. Cooling Equipment**

*Type of System:* Central Air Conditioner, Electric

*Comments:*

*The cooling system was functioning:*

The cooling system was functioning at the time of inspection. Refer to the inspection report for any further recommendations.

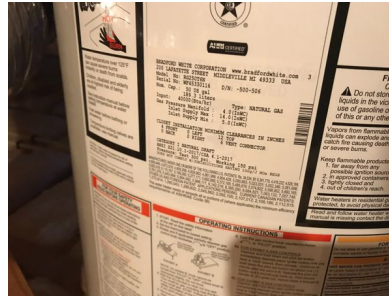
*Temperature difference (delta) - First Floor:* 18°

**C. Duct System, Chases, and Vents**

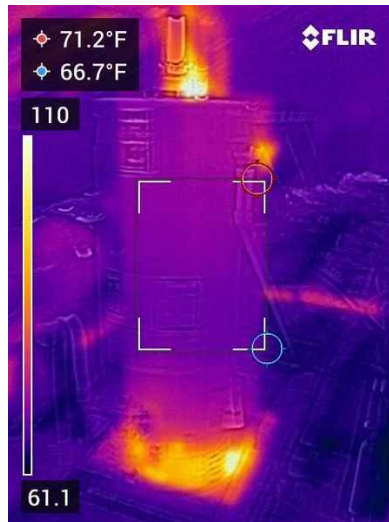
*Comments:*

### IV. PLUMBING SYSTEMS

*General Photos of Water Heating Equipment:*



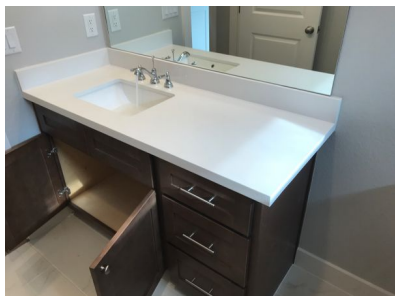
*General Infrared Photos of Water Heating Equipment:*



*General Photos of Plumbing Fixtures:*

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*General Photos of Gas Meter(s):*



*General Photos of Drain Lines:*



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**A. Plumbing Supply, Distribution Systems, and Fixtures**

*Location of water meter:* Front yard near street

*Location of main water supply valve:* Exterior wall

*Static water pressure reading:* 50 psi



*Comments:*

**B. Drains, Wastes, & Vents**

*Comments:*

**C. Water Heating Equipment**

*Energy Source:* Gas

*Capacity:* 50 Gallons

*Comments:*

*Location:* Attic

**D. Hydro-Massage Therapy Equipment**

*Comments:*

## V. APPLIANCES

*General Photos of Dishwasher(s):*

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General Photos of Food Waste Disposer(s):



General Photos of Range Hood/Exhaust System(s):



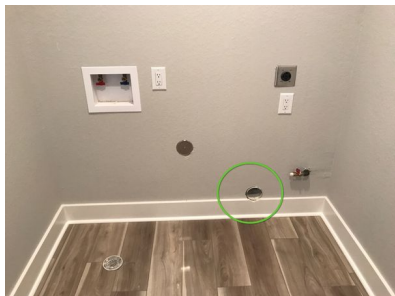
General Photos of Range(s), Cooktop(s), and Oven(s):



General Photos of Dryer Exhaust System(s):

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**A. Dishwashers**  
*Comments:*

**B. Food Waste Disposers**  
*Comments:*

**C. Range Hood and Exhaust Systems**  
*Comments:*  
*Exhaust Hood Type:* Vented

**1: Exhaust Light Out**

🔴 Recommendation

The light did not function at the kitchen exhaust. This may be the result of a bad bulb. Replace and test or remedy as needed.

Recommendation: Contact a qualified professional.



**2: Loose/Damaged Controls**

🔴 Recommendation

The kitchen exhaust had loose/damaged control knobs. Remedy as needed.

Recommendation: Contact a qualified professional.



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



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*Range/Oven Energy Source: Gas*

**E. Microwave Ovens**

*Comments:*



**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Comments:*