



NEW CONSTRUCTION FINAL INSPECTION

6126 Hazel Lake
Conroe, TX 77303



Inspector

Zachary Hernandez

TREC #24019

(866) 484-8318

office@inspectorteam.com



PROPERTY INSPECTION REPORT FORM

Thomas Arnold <i>Name of Client</i>	08/01/2022 9:00 am <i>Date of Inspection</i>
6126 Hazel Lake, Conroe, TX 77303 <i>Address of Inspected Property</i>	
Zachary Hernandez <i>Name of Inspector</i>	TREC #24019 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

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 (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).

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

Type of Building: Single Family

Access provided by: Builder

Occupancy: Vacant

In Attendance: Builder, Buyer

Weather Conditions: Clear

Temperature (approximate): 78 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.

Office Use: Order# 51432

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

General Photos of Interior:



General Photos of Attic:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



General Photos of Structure:



General Photos of Roof Covering:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



A. Foundations

Type of Foundation(s): Slab on Grade

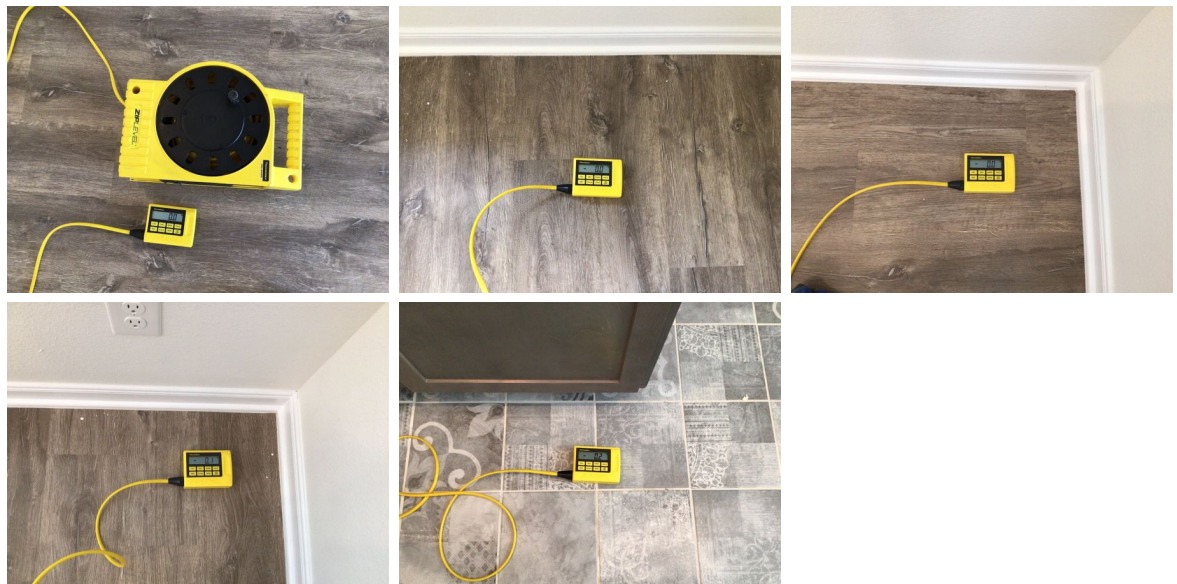
Comments:

Performance Opinion: Functioning as Intended with Some Deficiencies :

Some deficiencies were noted, but they do not appear to be adversely affecting the performance of the foundation, nor do they indicate the need for invasive action. The foundation appeared to be functioning as intended, but the deficiencies listed in the report should be addressed by the builder.

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

Zip level photos:



1: Slab: Exposed Post Tension Cables

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I NI NP D

🔴 Recommendation

Post tension cable(s) exposed along the perimeter of the foundation. Remedy as needed.

Recommendation: Contact your builder.



Rear

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

1: Missing grass

🔴 Recommendation

Remedy as needed.

Recommendation: Contact a qualified professional.



Left

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: Composition Shingles

Viewed From: Drone

Comments:

Roof Access was limited: Too Steep -

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: Flashing Deficiencies

🔴 Recommendation

Multiple Locations

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D=Deficient

I NI NP D

Unpainted, Lifted, Neoprene boot inverted - Deficiencies with the flashings were present at the time of inspection. Evaluation and remediation is recommended.

Recommendation: Contact your builder.



Unpainted/front



Lifted/front



Boot inverted

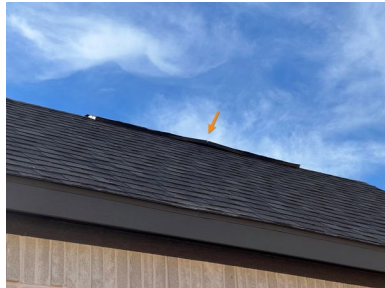
2: Lifted ridge vent

👉 Recommendation

Multiple Locations

Remedy as needed.

Recommendation: Contact a qualified professional.

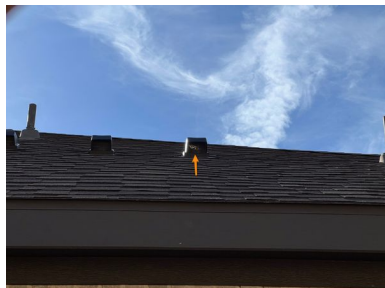


3: Debris inside Vent

👉 Recommendation

Remedy as needed.

Recommendation: Contact a qualified professional.



D. Roof Structure and Attic

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I NI NP D

Viewed From: Decked areas of attic

Approximate Average Depth of Insulation: 14 Inches

Comments:

Attic Access Method: Walk-in closet access

Type of Attic/Roof Ventillation: Ridge and Soffit vents, Gable vent

Type of Insulation Material: Blown Fiberglass

Only accessible areas were entered:

Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

E. Walls (Interior and Exterior)

Comments:

Fresh Paint:

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

1: Exterior: Seal Wall Fixtures

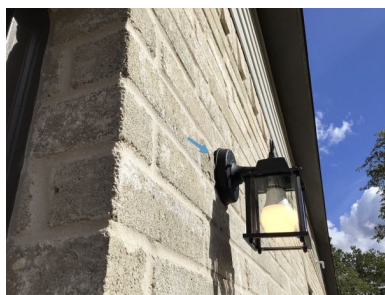
[Incomplete Item/Note](#)

Multiple Locations

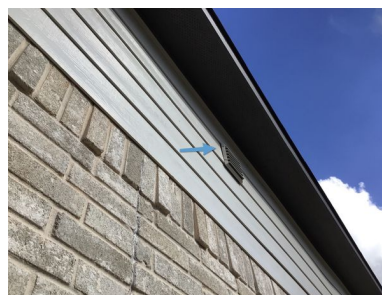
All Exterior Wall Penetrations, Light Fixture(s), Vent Cover(s) - Fixtures/Electrical boxes were not properly sealed. Remedy as needed.

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

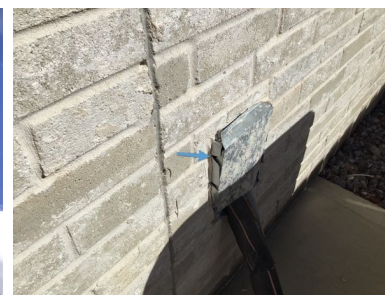
Recommendation: Contact your builder.



Right



Right



Right

2: Exterior- Masonry: Minor Brick Cracks

[Incomplete Item/Note](#)

Multiple Locations

Cosmetic hairline cracks were observed in the masonry siding. Hairline cracks may be a result of thermal expansion of the veneer and/or normal structural movement. Monitoring is recommended.

Recommendation: Contact your builder.

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I NI NP D



Right



Right

3: Exterior- Masonry: Seal Expansion Joints

🔴 Recommendation

Sealant in the expansion joints is missing or has deteriorated. Evaluation and remediation is recommended.

Recommendation: Contact your builder.



Right

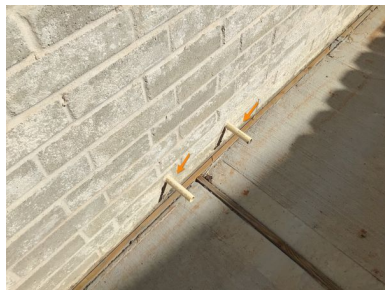
4: Exterior: PVC Lines Unpainted

🔴 Recommendation

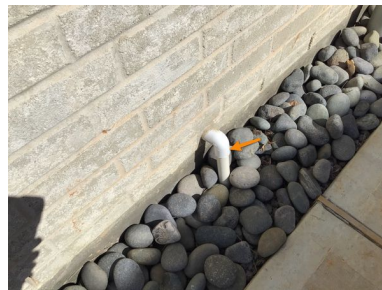
Multiple Locations

All exterior PVC line should be painted to prevent UV damage and deterioration. Evaluation and remediation is recommended.

Recommendation: Contact your builder.



Right



Right

5: Cosmetic Deficiencies in New Home

🔵 Incomplete Item/Note

Cosmetic deficiencies (dings, dents, missing paint, holes, missing tile, etc.) were observed at various locations around the home. Cosmetic deficiencies are outside the scope of this inspection. Consult with the builder to

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I NI NP D

ensure cosmetics are addressed at the walk-through.

Recommendation: Contact your builder.

6: Missing cabinet trim piece

🔴Recommendation

Remedy as needed.

Recommendation: Contact a qualified professional.



Kitchen

F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

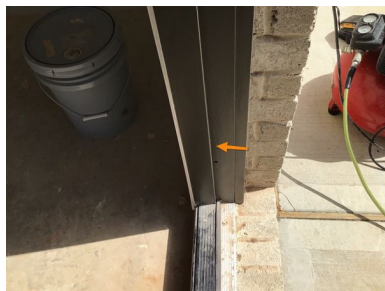
1: Doors: Weatherstripping Missing or Damaged

🔴Recommendation

Multiple Locations

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Evaluation and remediation is recommended.

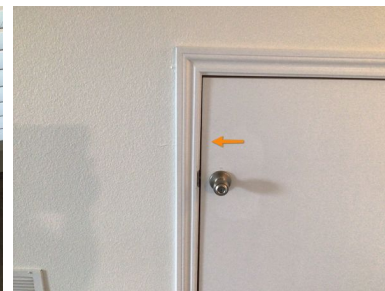
Recommendation: Contact your builder.



Garage exterior door



Left Rear Door



Attic door

2: Doors: Noticeable Gap at Frame

🔴Recommendation

Multiple Locations

Gaps were observed between the door and frame, which could result in energy loss. Evaluation and remediation is recommended.

I=Inspected

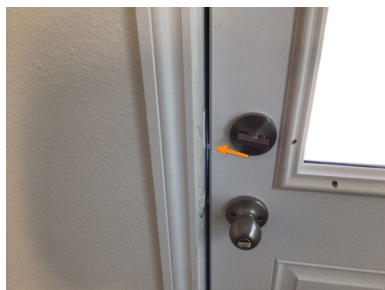
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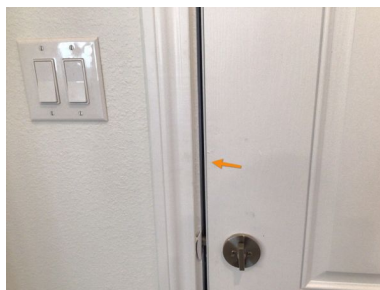
D=Deficient

I NI NP D

Recommendation: Contact your builder.



Right Rear Door



Front Door

3: Door Hardware: Doesn't Latch

🔴Recommendation

Multiple Locations

Door did not latch properly. Evaluation and remediation is recommended.

Recommendation: Contact your builder.



Right French door



Right Rear Bedroom Closet

H. Windows

Comments:

1: Hardware: Missing or Damaged

🔴Recommendation

Window hardware was missing or damaged. Evaluation and remediation is recommended.

Recommendation: Contact your builder.



Breakfast Area

I=Inspected

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I	NI	NP	D
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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

1: Exterior Flooring: Cracked

👉 **Recommendation**

Porch or balcony exterior flooring showed signs of foundation cracking. Evaluation and/or repair by a qualified concrete contractor is recommended.

Recommendation: Contact your builder.



Front

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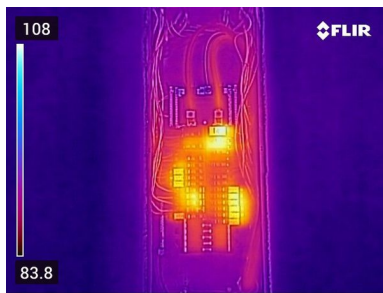
I NI NP D

II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



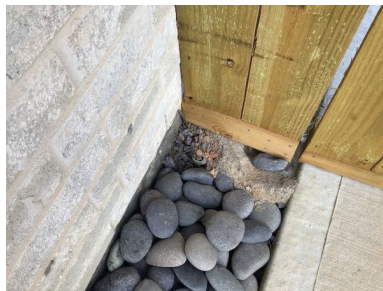
General Infrared Photos of Distribution Panel(s):



General photos of 220V outlets:



General Photos of Grounding Systems:



A. Service Entrance and Panels

Comments:

Main disconnect/service box type and location: Breakers - garage

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I NI NP D

Service entrance cable location: Underground

Service size: 200 Amps

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

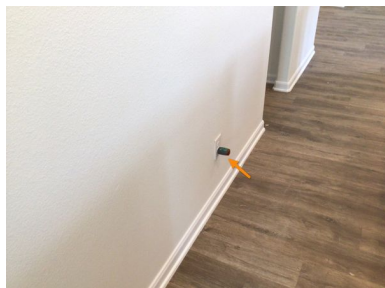
1: Receptacles: No Power

🔴 Recommendation

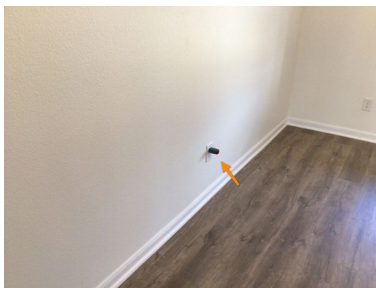
Multiple Locations

Receptacle had no power. Evaluation and remediation is recommended.

Recommendation: Contact your builder.



Kitchen



Multiple Locations in Dining Room



Multiple Locations in Kitchen

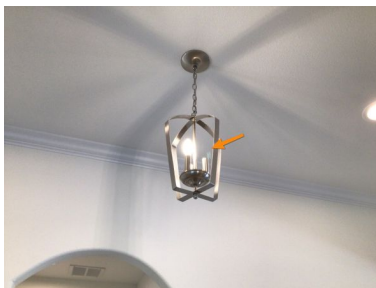
2: Light: Inoperable

🔴 Recommendation

Multiple Locations

One or more light fixtures were not operating at time of inspection. Cause was not determined. Evaluation and remediation is recommended.

Recommendation: Contact your builder.



Entry

C. Other

Comments:

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

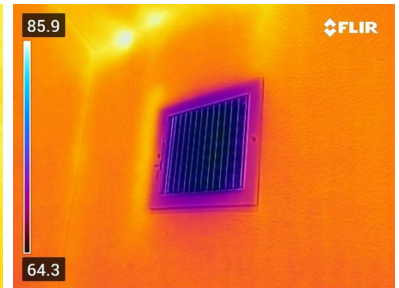
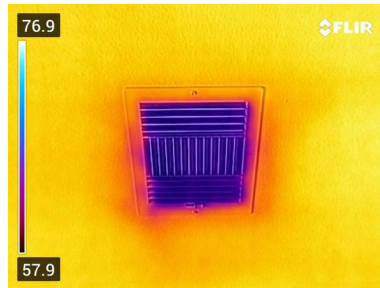
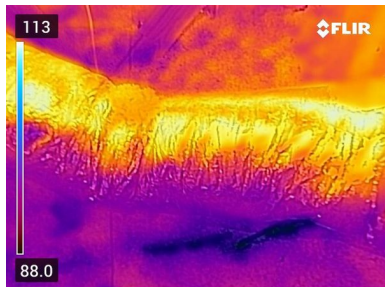
General Photos of HVAC Equipment:



General Photos of Thermostats:



General Infrared Photos of HVAC Equipment:



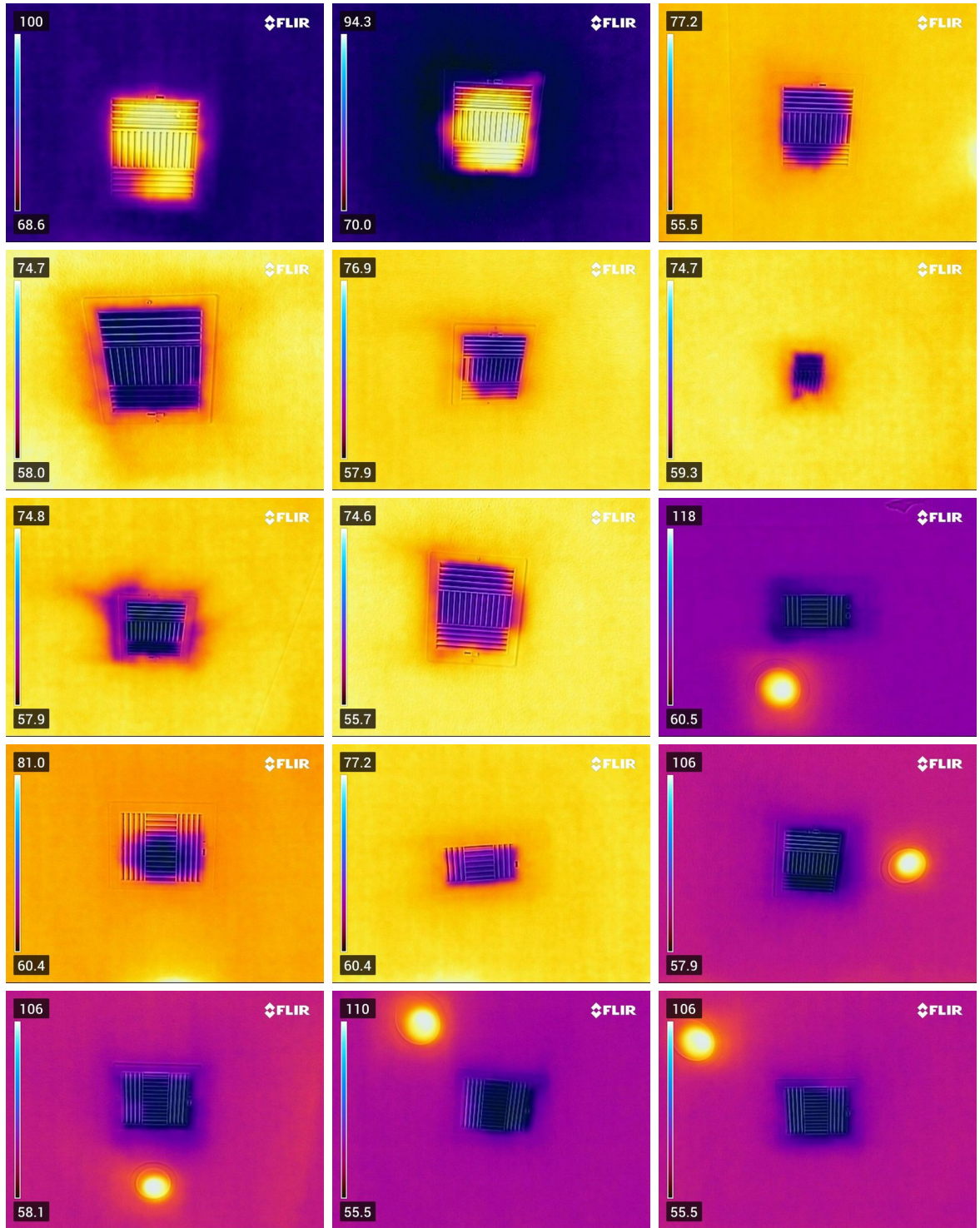
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I NI NP D



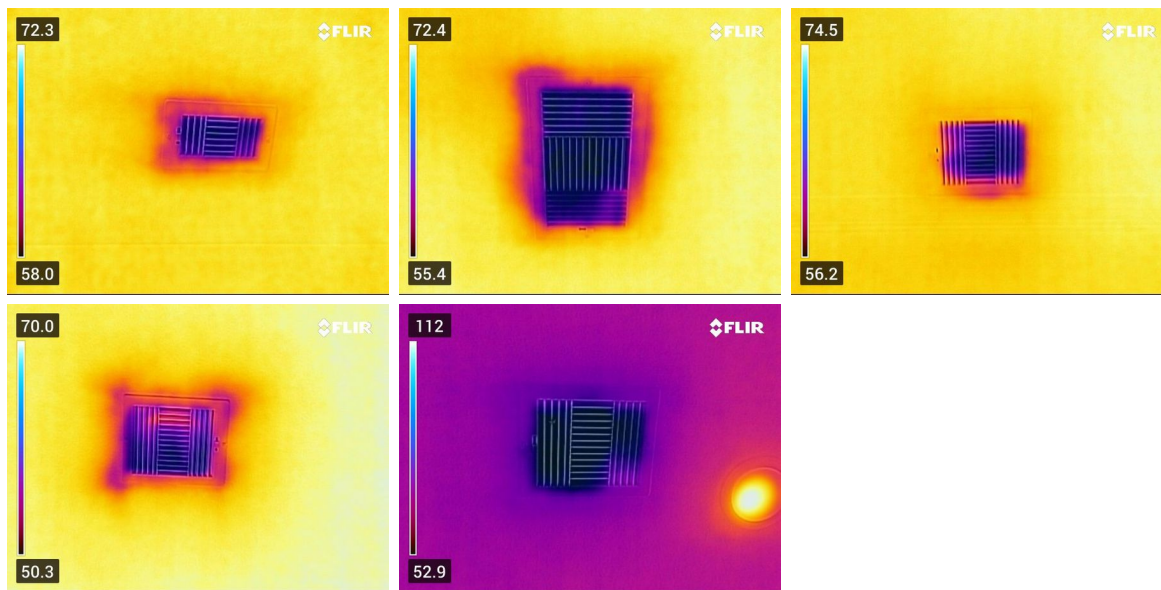
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D=Deficient

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A. Heating Equipment

Type of System: Furnace

Energy Source: Electric

Comments:

Heating System was Functioning:

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

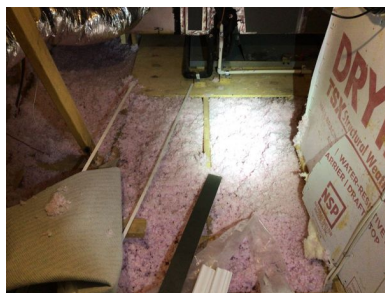
Inspector does not remove furnace/air handler covers:

1: Accessibility: Inadequate Deck/Service Platform

🔴 Recommendation

Inadequate decking or service platform from attic entrance to the HVAC equipment was present. This is necessary for servicing, replacing, or inspecting the unit. Evaluation and remediation is recommended.

Recommendation: Contact your builder.



B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

The cooling system was functioning:

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NP=Not Present

D=Deficient

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

Temperature difference (delta) - First Floor: 20°

Temperature difference (delta) - Second Floor: 20°

No access to internal coils:

There was no removable panel cover to provide viewing access to the internal evaporator coils.

C. Duct Systems, Chases, and Vents

Comments:

Inspector does not access return chases in ceilings:

D. Other

Comments:

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NI=Not Inspected

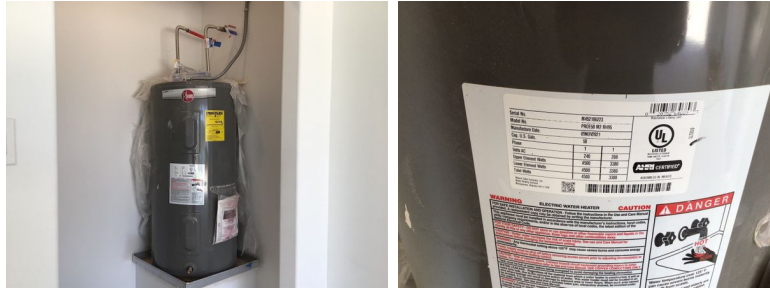
NP=Not Present

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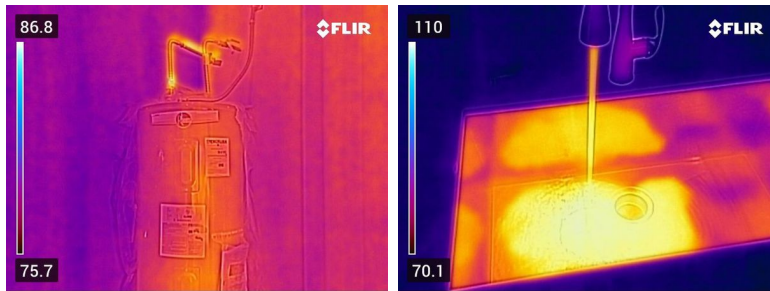
I NI NP D

IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:



General Infrared Photos of Water Heating Equipment:



General Photos of Plumbing Fixtures:



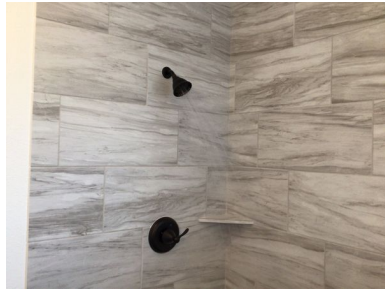
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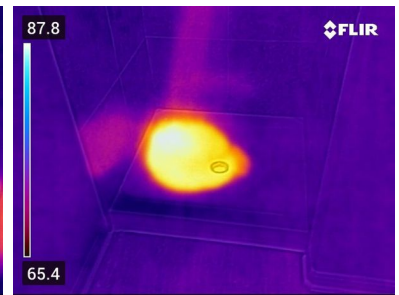
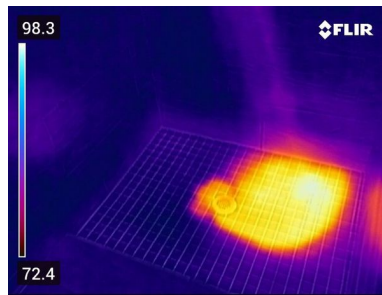
NP=Not Present

D=Deficient

I NI NP D



General Photos of Drain Lines:



A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: Front yard near street



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Location of main water supply valve: Exterior Wall - Right Side



Comments:

Static Water Pressure Reading: 40



Type of Supply Piping Material: PEX

No Plumbing Access:

There was not an access panel at one or more bathrooms to observe bath drain lines.

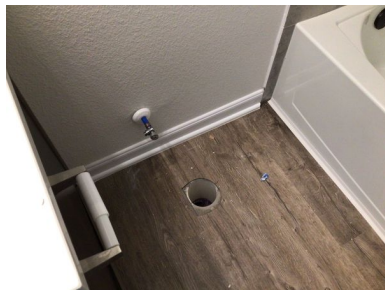
Sink install not complete:

Left side of primary bathroom



Toilet install not complete:

Right hall Bathroom



1: Fixtures: Poor Flow/Water Pressure

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I	NI	NP	D
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🚫 Recommendation

Evaluation and remediation is recommended.

Recommendation: Contact your builder.



Right Hall Bathroom (cold side)

2: Shower: Missing/Deteriorated Caulking or Grout

🚫 Recommendation

Multiple Locations

Evaluation and remediation is recommended.

Recommendation: Contact your builder.



Left Hall Bathroom



Primary Bathroom



Right Hall Bathroom

3: Tub: Caulk Damaged/Missing

🚫 Recommendation

Evaluation and remediation is recommended.

Recommendation: Contact your builder.

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I	NI	NP	D
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Primary Bathroom

4: Missing insulation around main water line

🔴 Recommendation

Remedy as needed.

Recommendation: Contact a qualified professional.



Right

- B. Drains, Wastes, and Vents**
Type of Drain Piping Material: PVC
Comments:

1: Drain piping: Clean-out cap damaged/missing

🔴 Recommendation

Evaluation and remediation is recommended.

Recommendation: Contact your builder.



Front Left

- C. Water Heating Equipment**
Energy Source: Electric

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I NI NP D

Capacity: 50 Gallons

Comments:

Location: Garage

Inspector Does Not Test TPR Valve or Open/Remove Burner Covers:

The inspector does not test TPR valves or remove the burner compartment covers due to safety reasons and risk of damage to the property.

1: Tank: Insulation/debris in pan

🚩Recommendation

Evaluation and remediation is recommended.

Recommendation: Contact your builder.

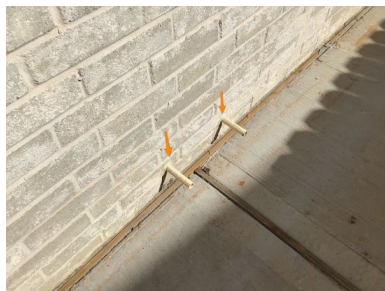


2: TPR Valve: Discharge tube poor termination

🚩Recommendation

Water heater TPR discharge tube did not point towards the ground. The discharge tube should point towards the ground to prevent scalding injuries or damage to property. Evaluation and remediation is recommended.

Recommendation: Contact your builder.



D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Not Present

Type of Gas Distribution Piping Material: Not present

Comments:

F. Other

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

General Photos of Dishwasher(s):



General Photos of Food Waste Disposer(s):



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



General Photos of Garage Door Operator(s):



General Photos of Dryer Exhaust System(s):

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A. Dishwashers

Comments:

Dishwasher power install not complete:



B. Food Waste Disposers

Comments:

Disposal powered install not completed:



C. Range Hood and Exhaust Systems

Comments:

Exhaust Hood Type: Vented

Range hood installation not complete:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens
Comments:
Range/Oven Energy Source: Electric

E. Microwave Ovens
Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

G. Garage Door Operators
Comments:

H. Dryer Exhaust Systems
Comments:

I. Other
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Irrigation System Equipment Photos:



Control Location: Garage



Rain sensor: Not present/Not located

Shut Off Location: At backflow prevention device

Vacuum Breaker/Backflow Preventer: Installed



Zone Location: Entire perimeter of home

Comments:

Tested in Manual Mode Only:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Inspection and operation of irrigation (sprinkler) systems under the scope of this inspection is limited to "manual mode" only. Timers and other functions are not operated.

1: No visible rain sensor

🔴 Recommendation

Rain/moisture sensor is not visible/could not be located. These are required water-conservation devices. Evaluation and remediation is recommended.

Recommendation: Contact your builder.

2: Missing insulation for backflow

🔴 Recommendation

Remedy as needed.

Recommendation: Contact a qualified professional.



Right

3: Missing control panel cover

🔴 Recommendation

Remedy as needed.

Recommendation: Contact a qualified professional.

