Pedernales Peak Inspections

3208 Chisholm Crossing Ln Round Rock, TX 78665

Round Rock New Construction Inspection Report

DATE
September 28, 2026

LICENSE
24681

5	8	15	3	1
Safety Hazard	Major Deficiency	Minor Deficiency	Maintenance Item	Cosmetic

SO

CLIENT
Sydney Okafor
sydney.okafor@example.com
(737) 555-0134

MV

BUYER'S AGENT
Marcus Villareal
marcus.villareal@roundrockhomes.example.c...
(737) 555-0146

GO

PROFESSIONAL INSPECTOR
Grant Ostrowski
grant.ostrowski@pedernalespeakinspections....

Grant Ostrowski

PROPERTY INSPECTION REPORT FORM

Sydney Okafor	September 28, 2026
Name of Client	*Date of Inspection*
3208 Chisholm Crossing Ln, Round Rock, TX 78665	
Address of Inspected Property	
Grant Ostrowski	24681
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).

RESPONSIBILTY 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

Additional Information Provided by Inspector
- Present at inspection: Buyer, buyer's agent, and the builder's site superintendent for the final hour
- Occupancy: New construction, vacant and unfurnished. Every room was fully visible.
- Weather: Sunny (continued — see Additional Information, continued in the attached addendum)

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

ADDITIONAL INFORMATION (CONTINUED)

and dry, about 88 degrees F at the start of the inspection

- Soil condition: Dry at the surface. New sod and fresh mulch beds around the house.
- Front of house faces: North
- Year built and size: Built 2026, about 2,050 square feet, one story (per the builder's listing)
- Utilities: Electric and water on. All-electric home, no gas service.
- Type of inspection: Pre-closing new construction inspection, before the builder's final walkthrough
- Expansive clay soil: Round Rock sits on expansive clay. Keep soil moisture even around the slab.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Use this section for any inspector-provided preamble, methodology, scope notes, or cover-letter content that should print before the TREC verbatim sections.

Present at inspection
Buyer, buyer's agent, and the builder's site superintendent for the final hour

Occupancy
New construction, vacant and unfurnished. Every room was fully visible.

Weather
Sunny and dry, about 88 degrees F at the start of the inspection

Soil condition
Dry at the surface. New sod and fresh mulch beds around the house.

Front of house faces
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Year built and size
Built 2026, about 2,050 square feet, one story (per the builder's listing)

Utilities
Electric and water on. All-electric home, no gas service.

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Pre-closing new construction inspection, before the builder's final walkthrough

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Round Rock sits on expansive clay. Keep soil moisture even around the slab.

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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Type of Foundation(s): Slab on Grade, Post-Tensioned Slab

Comments:

Foundation performance opinion

In the inspector's opinion, the foundation appeared to be performing as intended at the time of the inspection. No visible indicators of adverse movement were seen at the exterior beam, the interior finishes or the door frames, and the floors did not feel unlevel when walked.

Foundation type

The foundation is a post-tensioned concrete slab on grade, as is typical for new homes built on this area's clay soil. About 6 to 10 inches of the exterior beam was visible above grade around most of the house.

Hairline shrinkage crack in garage slab

A hairline crack runs across the garage floor slab. Cracks like this are common in new concrete as it cures and are not, by themselves, a sign of foundation movement. Monitor it, and have it sealed if it opens wider than about 1/16 inch.

PT cables not visible

The post-tension cables are cast inside the slab and cannot be seen. Their placement, tension and the builder's stressing records were not evaluated. Ask the builder for the slab's engineering and stressing documents for your records.

Post-tensioned slab cables and stressed tendons are not visible and were not inspected. Damage to PT cables is outside the scope of a visual inspection.

Interior floors obscured

New carpet, tile and wood-look flooring cover the slab inside the house, so any cracks in the slab below the floor coverings could not be seen.

Floor coverings, furnishings, and stored items limited inspection of interior floor surfaces for level and movement indicators. Only accessible interior areas were evaluated for evidence of foundation movement.

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Opinion of first impression

This is a visual inspection of first impression, made without engineering tools or a floor elevation survey, and it is good for the day of the inspection only. The inspector is not a structural engineer. If a concern comes up later, consult a licensed professional engineer.

Unsealed post-tension cable end

MAJOR DEFICIENCY

One post-tension cable pocket at the left rear corner of the slab was never grouted, so the cable end and its anchor are open to the weather. Exposed steel can rust over time and weaken the anchor. Recommend the builder fill the pocket with non-shrink grout before closing.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

Gutters and downspouts

Gutters with downspouts are installed along the rear roof edge. The front and side roof edges have no gutters, which is common on new homes in this area; water from those edges falls onto the landscape beds.

Site grading

The lot is graded to slope away from the foundation on the front and both sides, with a shallow swale along the rear lot line that carries water toward the street. Apart from the items below, the grade directed surface water away from the house.

Dry conditions at inspection

The soil was dry and no rain had fallen in the days before the inspection, so drainage could not be seen during actual rainfall. Watch how water moves around the house during the first heavy rains.

Heavy rainfall was not present at time of inspection. Drainage performance under storm conditions could not be evaluated.

New sod and fresh fill

The sod, mulch beds and fill soil are newly placed and have not settled. Low spots can form next to the foundation during the first year; add soil where needed so the ground keeps sloping away from the slab.

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Downspouts discharge at the foundation

MINOR DEFICIENCY

Two downspouts at the rear elevation discharge directly at the foundation rather than being extended away from the structure with a splash block or extension. Recommend adding downspout extensions as part of the builder's standard punch-list scope.

Mulch and soil over the weep screed

MAJOR DEFICIENCY

At the front left flower bed, mulch and soil are piled up against the stucco and bury the weep screed along about 6 feet of wall. The weep screed lets water drain out from behind the stucco; when it is buried, water and insects can get into the wall. Recommend the builder lower the bed so there are about 4 inches of clearance below the screed.

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

Types of Roof Covering: Composition Shingles (Architectural)
Viewed From: On Roof
Comments:

Roof covering

The roof is covered with new architectural (laminated) composition shingles installed with the house. The roof was walked. The shingles lay flat and were sealed down, with straight courses and even exposure.

Valleys, ridge and flashing

The valleys are closed-cut shingle valleys. The ridge has a continuous ridge vent under cap shingles. The plumbing vent boots, the drip edge and the step flashing at the walls were in place and looked properly installed where visible, except as noted below.

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Loose granules in the gutter

A small amount of loose shingle granules and a few leaves were in the rear gutter. Some granule shedding is normal for new shingles during their first months and is not a defect.

10

Underlayment not visible

The underlayment, the nailing pattern and the roof decking under the shingles are covered and could not be seen. Nailing was not checked shingle by shingle.

Underlayment, decking, and flashing concealed by the roof covering were not inspected. Hidden defects below the covering surface are outside the scope of a visual inspection.

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Roof age/warranty not verified

The inspector cannot say how long the roof will last or whether it will leak in the future, and did not confirm that the shingle maker's warranty has been registered. Ask the builder for the shingle maker and the warranty papers before closing.

Roof covering age and remaining service life are visual estimates. Manufacturer, installation date, and any transferable wind/hail warranty — significant for Texas storm claims — were not verified from documentation.

Kick-out flashing missing at garage wall — MAJOR DEFICIENCY

No kick-out flashing was installed where the lower roof edge beside the garage gable meets the stucco wall. Without it, roof water runs down the face of the wall and can get behind the stucco, causing hidden damage. Recommend the builder's roofing contractor install kick-out flashing at this spot.

Exposed nails at ridge cap — MINOR DEFICIENCY

Several ridge cap shingles over the rear slope have nail heads left uncovered, and two more exposed nails are next to the rear plumbing vent boot. Exposed nails can rust and let water in at the nail hole. Recommend the builder's roofing contractor seal or cover the exposed nails.

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: Entered Attic
Approximate Average Depth of Insulation: 12–15 inches
Comments:

Attic framing and access

The roof is framed with engineered wood trusses and OSB roof decking. The attic was entered from the pull-down ladder in the garage and walked on the decked path to the air handler; a second access hatch is in the hallway ceiling. No damaged or cut truss members and no water stains were seen.

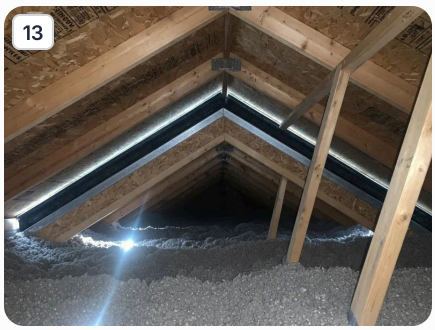
I NI NP D I=Inspected NI=Not Inspected NP=Not Present D=Deficient

Attic insulation

The attic floor has blown-in loose-fill insulation about 12 to 15 inches deep, roughly R-38, spread evenly over the ceilings except as noted below.

Attic ventilation

The attic is vented by soffit vents at the eaves and a continuous ridge vent at the peak, which lets air move from low to high through the attic.



Attic partial access

Low clearance at the eaves, the truss webs and the deep insulation kept the inspector from reaching every part of the attic. The far corners over the bedrooms were viewed from the walkway with a flashlight.

Portions of the attic were not entered due to low clearance, insulation depth, lack of decking, or safety concerns. Only accessible areas were inspected.

Insulation not disturbed

Insulation was not moved to look at the ceiling drywall, wiring or ducts beneath it.

Areas concealed by insulation were not inspected. Insulation was not moved or disturbed during inspection.

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

Attic hatch not insulated

MINOR DEFICIENCY

The attic hatch in the hallway ceiling has no insulation on its top side and no weatherstrip around its edges. Hot attic air can leak into the house through it and raise cooling costs. Recommend the builder insulate and weatherstrip the hatch.

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

Soffit vents blocked by insulation MAJOR DEFICIENCY

At the rear eaves over the primary bedroom, blown insulation is packed against the soffit vents and no baffles were seen in several bays. Blocked soffit vents cut the airflow through the attic, which traps heat and moisture under the roof. Recommend the builder install baffles and pull the insulation back from the vents.

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

Comments:

Exterior walls

The exterior walls are wood-framed with a cement stucco finish and raised trim bands around the windows and the garage door. The stucco was newly finished and painted.

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

Interior walls

The interior walls are painted drywall with a light texture. With no furniture in the house, the walls could be seen in full. Apart from the items below, they were straight and fully finished.

Wall cavities not inspected

The framing, insulation, wiring and plumbing inside the finished walls are covered and were not inspected.

Wall cavities and concealed framing were not inspected. Inspection of walls is limited to visible surface conditions.

No moisture-meter/thermal scan

No thermal imaging or invasive stucco testing was done. Stucco can hide water damage behind its surface; for a full evaluation, consider a stucco inspection by a qualified specialist.

Moisture meters and thermal imaging were not used. Concealed moisture or prior water damage within wall assemblies behind tile, paneling, wallpaper, or fresh paint was not detected.

Drywall nail pops and seam lines

MINOR DEFICIENCY

Minor nail pops and a few short drywall seam lines are visible along the main hallway and above the living room doorway, typical of new-construction framing settling. Cosmetic; recommend touch-up paint as part of the builder's one-year warranty walkthrough.

Hairline stucco cracks at window corners

MINOR DEFICIENCY

Hairline cracks run out from the lower corners of two windows on the right side wall. Small cracks are common as new stucco cures, but they can let water into the wall. Recommend the builder seal the cracks with a matching elastomeric patch.

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Unsealed wall penetrations

MAJOR DEFICIENCY

Open gaps were seen where the air conditioning refrigerant lines, the rear door light fixture and the left side hose bib pass through the stucco. Open gaps let water and insects into the wall. Recommend the builder seal each penetration with an elastomeric sealant.

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

Floors and ceilings

The floors are wood-look flooring in the main living areas, carpet in the bedrooms, and ceramic tile in the bathrooms and laundry room. The ceilings are painted drywall with a light texture. No stains, sags or cracks were seen in the ceilings.

Carpet concealed slab/subfloor

The new carpet and floor coverings hide the concrete slab surface, so the slab under them could not be seen.

Wall-to-wall carpet and pad concealed the slab or subfloor surface beneath. Cracking, staining, prior moisture damage, or transition conditions under the carpet were not inspected.

Floor slope not instrument-measured

The floors were walked to feel for slope, but no floor level survey was made.

Floors were not evaluated with a level or zip-level. Any reported floor slope is a walked, visual impression only and is not a measured elevation survey.

Grout incomplete at backsplash and hall bath

MINOR DEFICIENCY

Tile grout at the kitchen backsplash and the hall bathroom floor is incomplete or uneven in several short runs, with a few unsealed joints. Recommend the builder's tile subcontractor complete and seal the grout lines.

Chipped floor tile at laundry doorway

COSMETIC

One floor tile at the laundry room doorway has a chipped edge, likely from construction traffic. Recommend the builder replace the tile.

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

Comments:

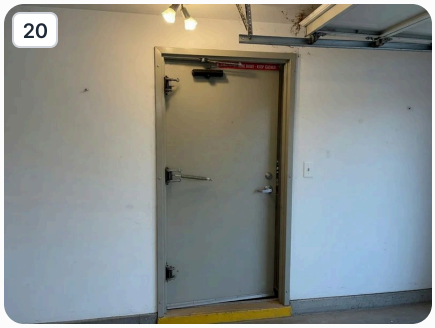
I NI NP D I=Inspected NI=Not Inspected NP=Not Present D=Deficient

Doors

The exterior doors are a fiberglass front entry door and a sliding glass patio door at the rear. The interior doors are hollow-core panel doors. Every door was opened, closed and latched unless noted below.

Garage entry door

The door between the garage and the house is a solid steel door with a self-closing device. It closed and latched on its own when tested, as it should to slow fire and fumes from the garage.



Weatherseal performance not measured

Door weatherstrip was checked by eye. Air leakage around the doors was not measured.

Weatherstripping, thresholds, and door sweeps at exterior doors were observed for presence and visible condition only. Air-infiltration and seal performance were not measured.

Locks not re-keyed

Door locks were checked only for function. Keys often pass through many hands during construction; consider having the exterior locks re-keyed after closing.

Trim gaps and unfilled nail holes

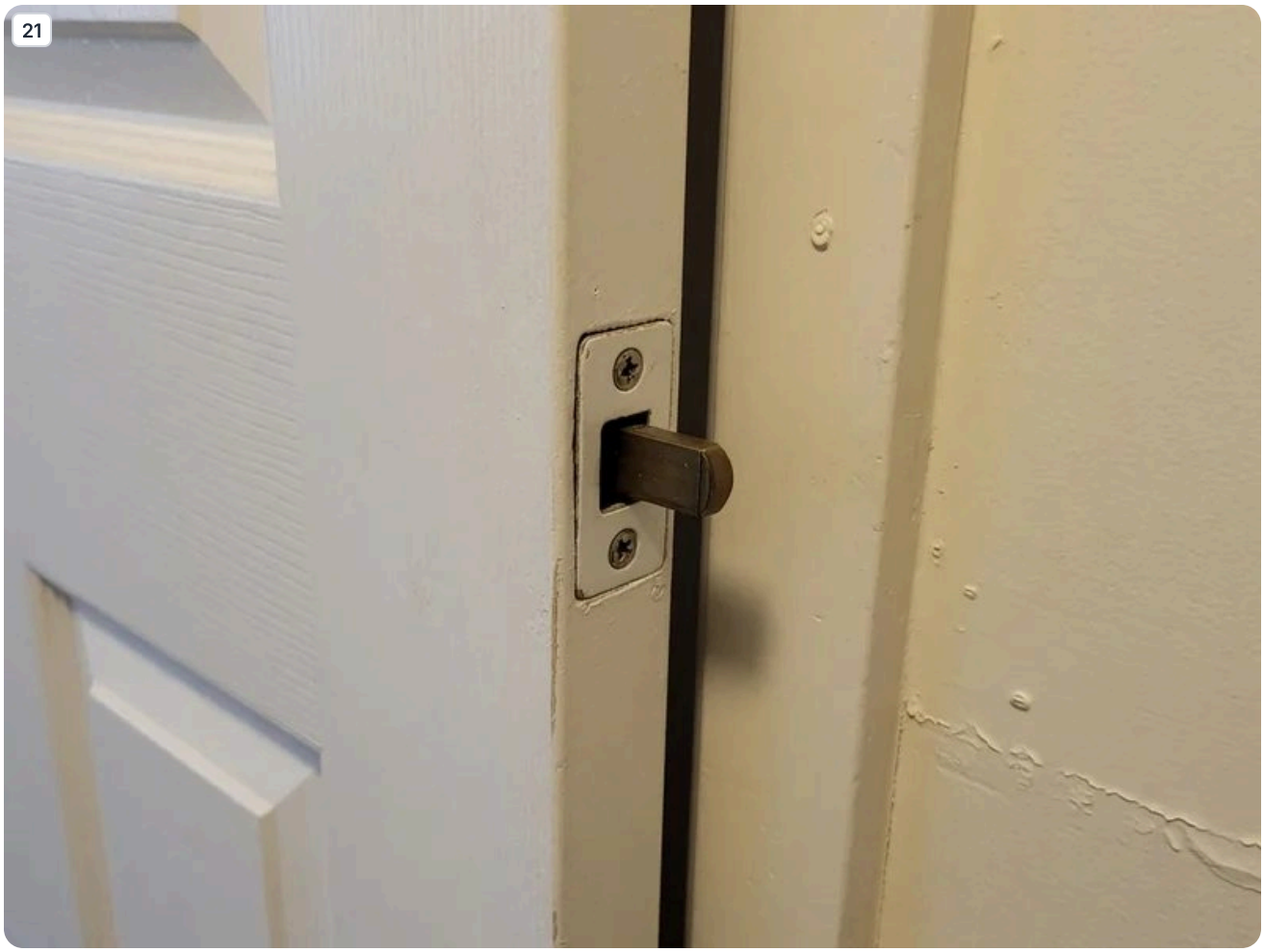
MINOR DEFICIENCY

Interior door and baseboard trim in the secondary bedrooms and hallway has several gaps and unfilled nail holes that were not caulked or painted before move-in. Cosmetic finish item; recommend the builder complete trim finishing.

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

Bedroom door does not latch MINOR DEFICIENCY

The front bedroom door does not latch because the latch bolt sits off the strike plate. Recommend the builder adjust the strike plate or the hinges so the door latches.



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Patio door weatherstrip loose MINOR DEFICIENCY

The weatherstrip at the bottom corner of the sliding patio door is loose and pulled out of its channel. Air and wind-driven rain can get past a loose seal. Recommend the builder reset or replace the weatherstrip.

☒ ☐ ☐ ☒ **H. Windows**

Comments:

Windows

The windows are vinyl-framed, double-pane, low-E single-hung units. With the house empty, every window could be reached. They opened, closed and locked as intended, and no fogged glass was seen.

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Safety glass
Safety glass markings were seen on the window beside the hall bath tub and on the glass next to the front door, where safety glass is required.

Window flashing/weeps not visible
The flashing around each window is covered by the stucco and trim bands and could not be seen.

Windows were not removed from their frames. Concealed flashing, weep paths, and rough-opening condition behind the trim and cladding were not inspected.

IGU seal performance variable
A failed double-pane seal can come and go with temperature and humidity. The glass was checked only for visible fogging on the day of the inspection.

Insulated glass unit (IGU) seal performance can vary by temperature and lighting conditions. Failed seals not visible at time of inspection may exist.

Window caulking incomplete MINOR DEFICIENCY

Exterior caulking around several window frames on the front and side elevations is missing or incomplete, leaving small gaps at the frame-to-stucco joint. Recommend the builder complete exterior caulking to prevent water intrusion.

Window screens not installed MAINTENANCE ITEM

Screens were not installed on four of the rear windows at the time of the inspection. Recommend the builder install the missing screens before closing.

☒ ☐ ☐ ☒ **I. Stairways (Interior and Exterior)**
Comments:

Stairways
The house is one story and has no interior stairs. The front entry has three concrete steps up to the porch.

No handrail at the front steps SAFETY HAZARD

The front entry steps (3 risers) have no handrail installed. Given the rise, a graspable handrail is recommended for safety and is required by most current residential codes for stairs of this height. Recommend the builder install a code-compliant handrail before occupancy.

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

No fireplace
No fireplace or chimney is present in this home.

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

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

Front entry porch
The front entry porch is a covered concrete slab under the main roof. No cracks, settlement or water ponding were seen.

Rear patio
The rear patio is a covered concrete slab poured with the foundation. It sloped slightly away from the house, and no cracks or settlement were seen.

Driveway and walkway
The driveway and the front walk are concrete pavers. They were level and even, with no trip edges.

Concealed components not inspected
The patio cover framing is enclosed by the soffit and ceiling finish, so its framing and connections could not be seen.

Concealed framing, fasteners, and footings were not inspected. Inspection is limited to visible conditions.

☐ ☐ ☒ ☐ **L. Other**

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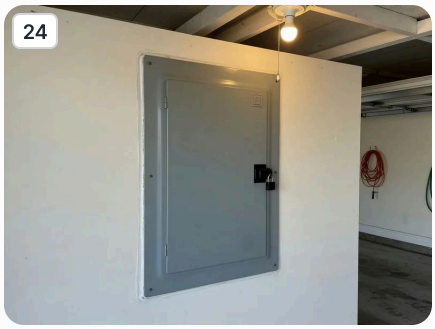
II. ELECTRICAL SYSTEMS

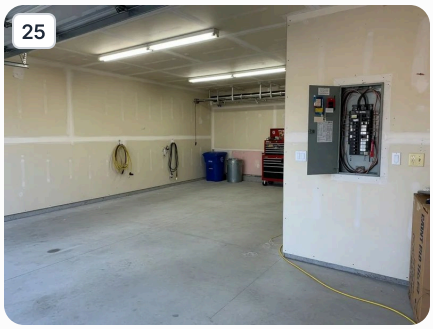
☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

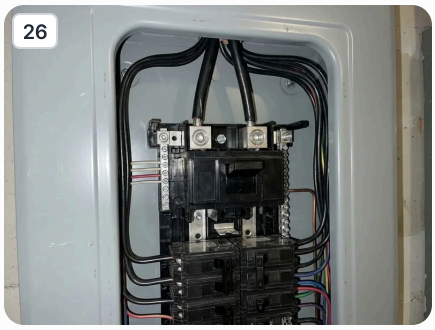
Comments:

Service and panel

An underground service feeds a meter and main disconnect on the right side wall. The 200 amp distribution panel is on the garage wall. The panel was opened and the main breaker, branch wiring and neutral and ground bars were checked with the cover removed.







Arc-fault protection and grounding

Arc-fault (AFCI) breakers protect the living area, bedroom, kitchen and laundry circuits, as current code requires. The grounding conductor connects to a ground rod at the meter. The inside of the panel was clean and dry.

Buried service not inspected

The underground service lines from the street to the meter are buried and could not be inspected.

Buried / concealed service entrance conductors and underground utilities were not inspected.

No thermal scan of panel

No thermal scan of the panel was made. A loose connection that only heats up under heavy load may not show in a visual check.

Infrared/thermal scanning of breakers and bus connections under load was not performed. Latent loose or overheating connections that are not visually evident may therefore go undetected.

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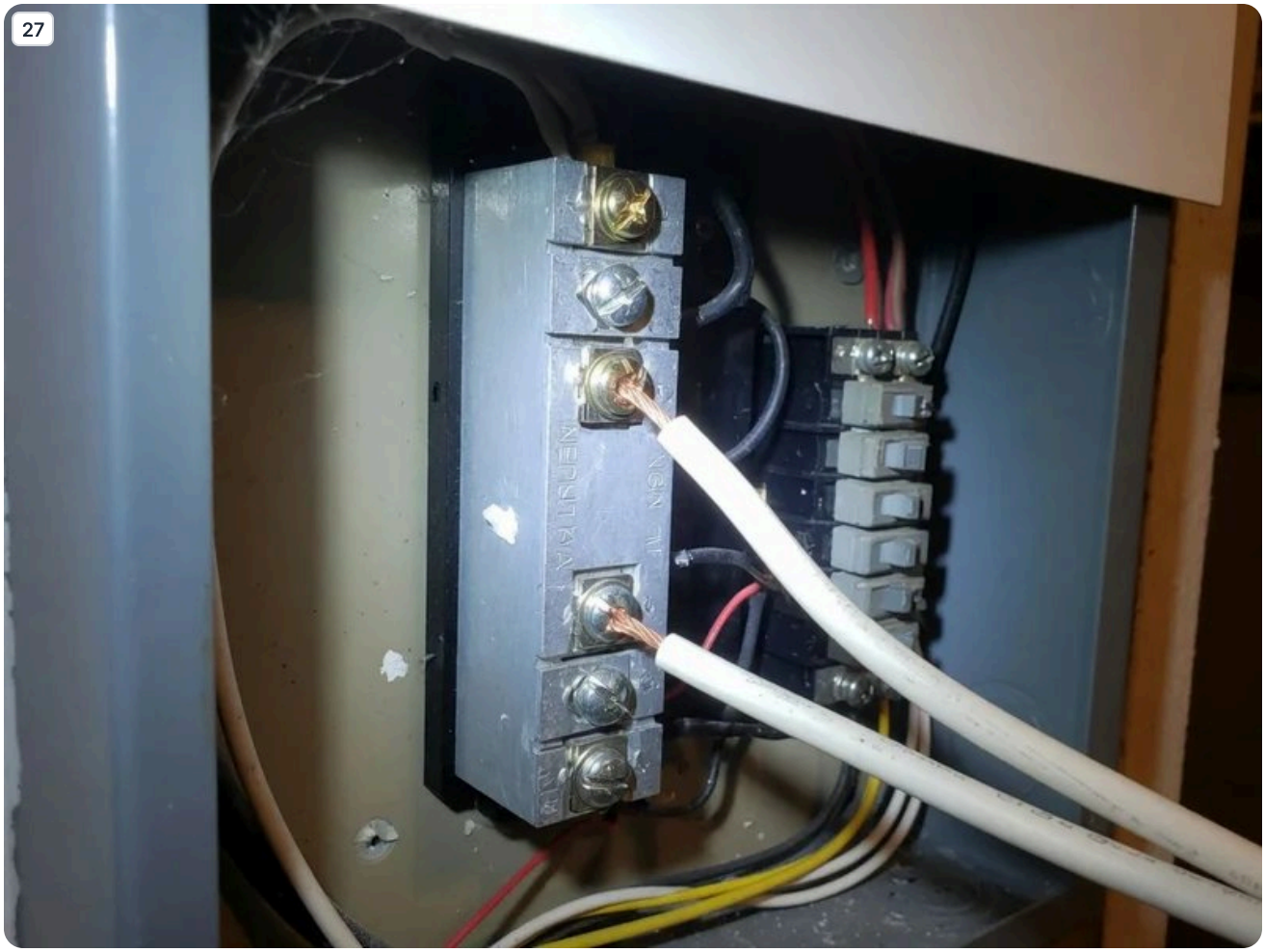
Two neutrals under one screw

MAJOR DEFICIENCY

In the garage panel, two neutral wires share one terminal screw on the neutral bar. Each neutral should have its own terminal so one loose screw cannot affect two circuits. Recommend the builder's licensed electrician correct this.



Panel directory incomplete

MINOR DEFICIENCY

Several breakers in the garage panel are not labeled, and two labels are written in faint pencil. A clear directory lets you shut off the right circuit quickly. Recommend the builder's electrician complete the panel directory.

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

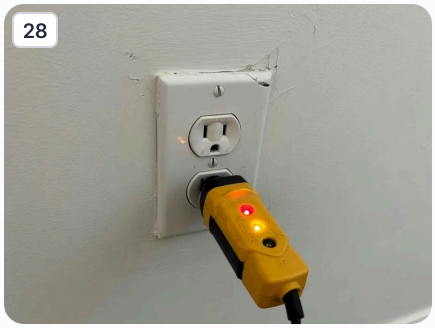
☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper, Non-Metallic Sheathed Cable (Romex)

Comments:

Receptacles, switches and fixtures

The branch wiring is copper non-metallic cable. Every accessible receptacle was tested and showed correct wiring, and the receptacles are the tamper-resistant type. Light fixtures, switches and ceiling fans worked.



GFCI locations

GFCI protection was found and tested at the kitchen counters, both bathrooms, the laundry and the exterior receptacles. The reset buttons are at the kitchen counter by the sink and in the hall bath.

Low-voltage out of scope

The doorbell camera, network, cable and security prewiring are low-voltage systems outside the scope of this inspection.

Low-voltage systems (alarm, network, audio, doorbell, landscape lighting) are not within the scope of this inspection.

Concealed wiring not inspected

Wiring inside walls, ceilings and under attic insulation is covered and was not inspected.

Concealed wiring in walls and ceilings was not inspected. Wiring is inspected only at visible / accessible locations.

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

Garage receptacles lack working GFCI

SAFETY HAZARD

The garage receptacles did not have working GFCI protection. The GFCI receptacle at the garage workbench wall did not trip when tested, so it and the other garage receptacles on that circuit were not protected. Recommend the builder's electrician correct the GFCI protection at this location.

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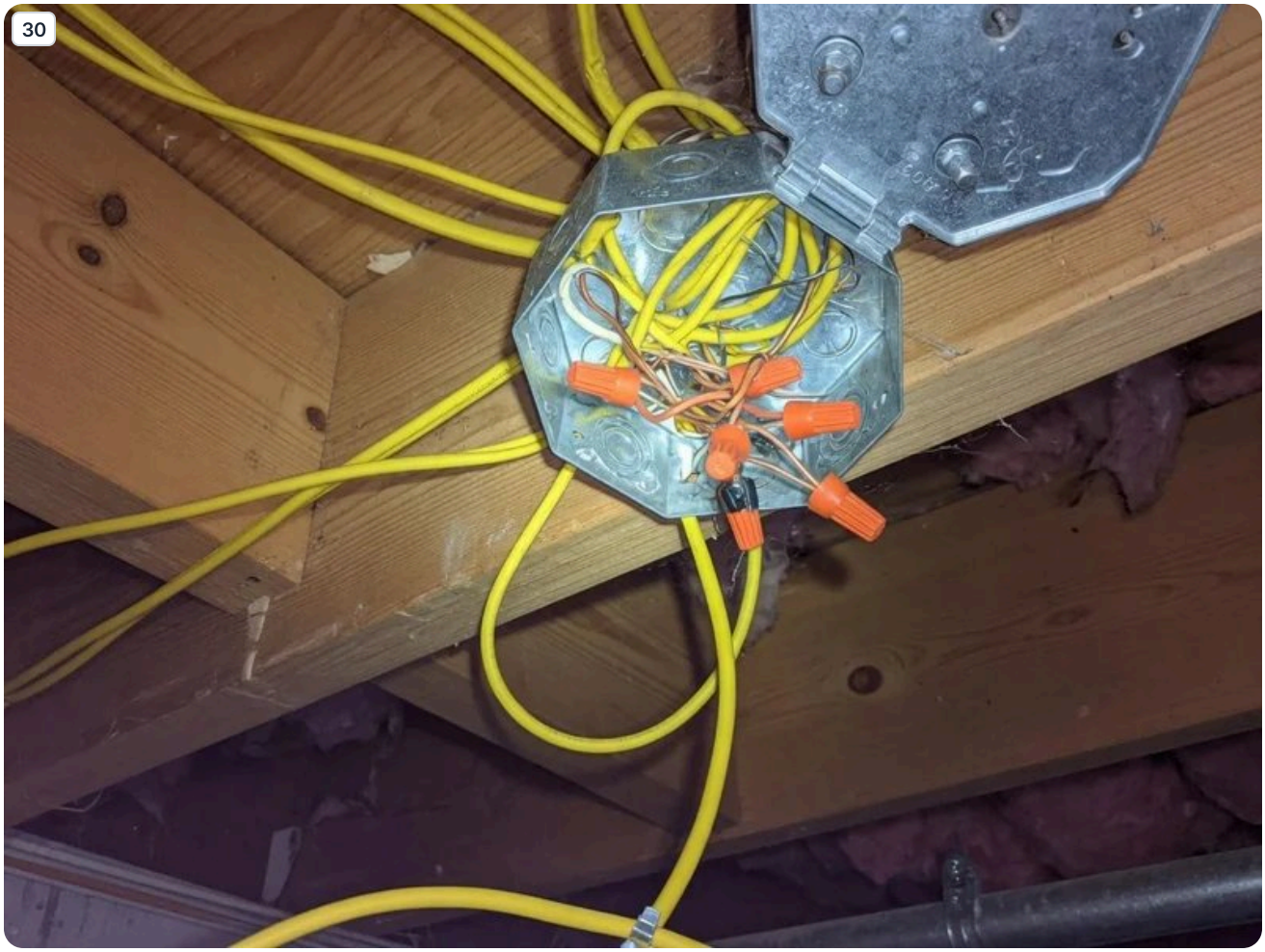
I NI NP D I=Inspected NI=Not Inspected NP=Not Present D=Deficient

Open junction box in the attic MAJOR DEFICIENCY

A junction box in the attic near the hallway hatch has no cover, leaving its wire splices exposed. Open splices can be touched or damaged and are a shock and fire risk. Recommend the builder's licensed electrician install a cover.



☐ ☐ ☒ ☐ **C. Other**

☒ ☐ ☐ ☐ **D. Smoke and Carbon Monoxide Detectors**

Comments:

Smoke alarms

Hardwired smoke alarms with battery backup are installed in each bedroom and in the hallway outside the bedrooms. They sounded when tested and are interconnected, so one alarm sets off the others.

Carbon monoxide alarm

The home is all-electric with no fuel-burning appliances. Because the garage is attached, a combination smoke and carbon monoxide alarm is installed in the hallway.

Test-button only

The alarms were tested with their test buttons only. The button checks the horn and power, not whether the sensor will detect real smoke or gas.

Detector functionality was verified using the test button only. Sensor sensitivity to actual smoke / CO was not tested.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

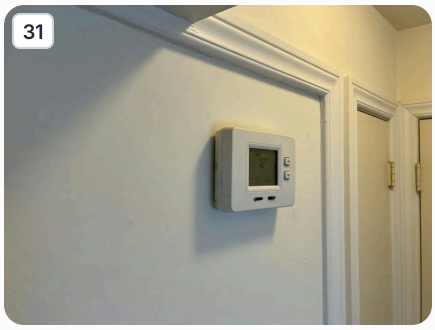
Type of Systems: Heat Pump (Central)
Energy Sources: Electric
Comments:

Heating system

Heat comes from an electric heat pump split system, with the air handler in the attic and electric strip heat as backup. The equipment was made in 2026. The system was run in heat mode and delivered warm air at every register.

Thermostat

A programmable thermostat is in the hallway. It controlled both the heating and the cooling.



Operation testing only

The heating was run only with the normal thermostat controls. The indoor coil, the strip heat elements and the inside of the air handler were not taken apart or inspected.

Heating equipment was operated using normal controls only. Inspector does not perform load calculations, refrigerant tests, or combustion analysis.

Weather limitations

It was about 88 degrees F outside, so the heat pump was run in heat mode only long enough to confirm warm air.

Outdoor temperatures during inspection may limit heating system testing if conditions could damage equipment.

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Air filter loaded with construction dust MAINTENANCE ITEM

The return air filter in the hallway is already loaded with drywall and construction dust. A clogged filter cuts airflow and lets dust into the new ducts and coil. Recommend replacing the filter at closing and again soon after move-in.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Heat Pump (Central)

Comments:

Cooling system

Cooling comes from a 3 ton heat pump condenser on a pad in the left side yard, made in 2026, using R-454B refrigerant. The breaker size matched the condenser's data plate.

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Temperature difference
The supply air measured about 18 degrees F cooler than the return air, inside the normal range of about 15 to 20 degrees F. The system cooled as intended.

Air handler drain pan
The air handler in the attic sits in a secondary drain pan with a float shutoff switch. The pan was clean and dry.

Refrigerant charge not measured
Gauges were not attached, so the refrigerant charge was not measured.

Refrigerant charge, line pressures, and the system's SEER rating were not measured. A supply/return temperature differential, where taken, is the only performance indicator reported.

Concealed lines not inspected
The refrigerant lines inside the walls and under the attic insulation were not visible.

Concealed refrigerant lines and condensate drain lines were not inspected.

Condensate line ends at the foundation MINOR DEFICIENCY

The primary condensate drain line ends right next to the slab on the left side of the house, so the water soaks the soil at the foundation. Steady wetting of clay soil in one spot can lead to uneven soil movement. Recommend the builder's HVAC contractor extend the line so it discharges away from the foundation.

☒ ☐ ☐ ☒ **C. Duct Systems, Chases, and Vents**

Comments:

Duct system
The supply and return ducts are insulated flexible ducts in the attic, hung on straps and fed from a sealed sheet-metal plenum at the air handler. Airflow was felt at every supply register except as noted below.

Leakage rates not measured
No duct leakage test was done.

Duct leakage rates were not measured.

Concealed ducts not inspected
Ducts inside walls and chases and under deep attic insulation were not visible.

Concealed ductwork in walls, ceilings, and floor structures was not inspected.

Disconnected duct boot at bedroom closet MINOR DEFICIENCY

The supply duct boot serving the secondary bedroom closet was found disconnected from the register at one edge, reducing airflow to that room. Recommend resealing/reconnecting the duct at the boot.

☐ ☐ ☒ ☐ **D. Other**

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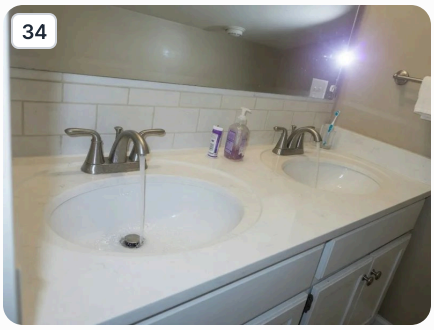
IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: At street / curb
Location of main water supply valve: Garage
Static water pressure reading: 65 PSI
Type of supply piping material: PEX
Comments:

Water supply and fixtures

The water supply is PEX piping with the main shutoff valve in the garage. Static pressure measured 65 psi, within the normal range. Every sink, tub, shower and toilet was run and flushed, with no leaks seen at the fixtures.



Bathrooms

The hall bath has a tub and shower combination, and the primary bath has a separate walk-in shower. The toilets were secure at the floor and refilled normally.

Concealed piping not inspected

Supply piping inside the walls and under the slab is covered and was not inspected.

Concealed supply piping in walls / floors / slab was not inspected. Inspection is limited to visible / accessible piping.

Shutoff valves not exercised

The shutoff valves under the sinks and at the toilets were not turned, to avoid causing leaks.

Fixture and main shutoff valves were not exercised, to avoid disturbing the seals on older valves that may not reseat. Valve function under operation was not confirmed.

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Sink stopper linkage disconnected MAINTENANCE ITEM

The pop-up stopper rod under the hall bath sink is not connected, so the stopper does not open or close. Recommend the builder connect the linkage.

☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**

Type of drain piping material: PVC

Comments:

Drains and vents

The drain, waste and vent piping is PVC. Every fixture drained well, with no backup when nearby fixtures were run at the same time.

Underground drains not inspected

Drain piping under the slab and out to the city sewer is buried and was not inspected.

Underground / concealed drain lines were not inspected. Inspector does not perform sewer scope / camera inspections as part of standard TREC inspection.

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

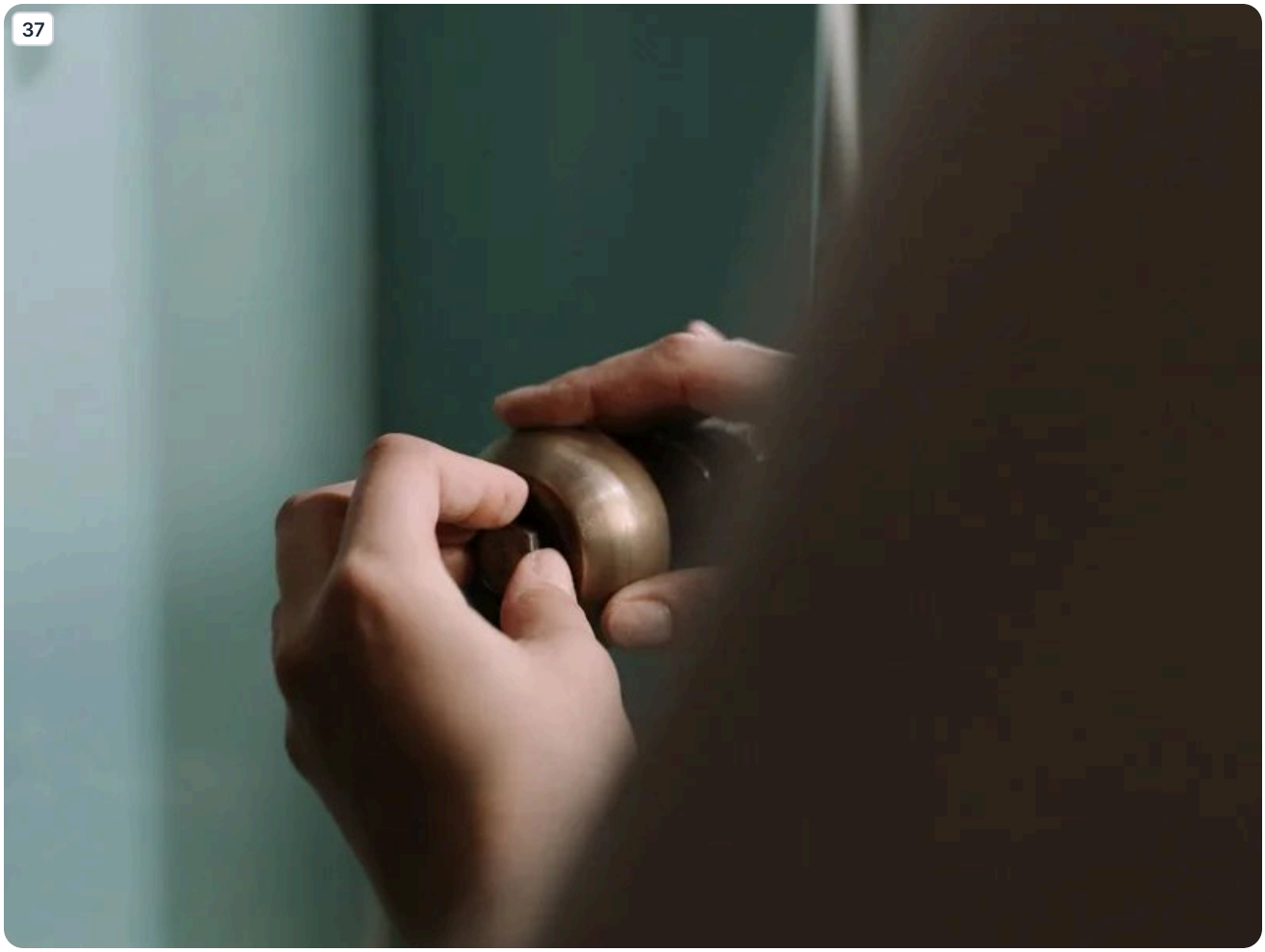
No sewer-scope camera

The sewer line was not camera scoped. On new homes, construction debris can end up in the line; consider a sewer scope by a licensed plumber before closing.

A sewer-scope camera inspection of the building drain and lateral was not performed. Below-grade cast-iron deterioration, bellies, offsets, and root intrusion were not assessed.

Kitchen sink P-trap drip MINOR DEFICIENCY

The kitchen sink P-trap connection was hand-tight only and showed a slow drip under moderate flow during testing. Recommend the plumber tighten and verify the connection.



☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Sources: Electric
Capacity: 50 gallons
Comments:

Water heater

The water heater is a 50 gallon electric tank in the garage, made in 2026. It produced hot water at every fixture.

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

Hot water temperature
Hot water measured about 122 degrees F at the kitchen sink, a safe setting for daily use.

T&P not operated
The temperature and pressure relief valve was not opened, to avoid causing it to leak.

T&P valves are NOT operated during inspection due to risk of valve failure to reseat.

Anode / internal not inspected
The inside of the tank, the heating elements and the anode rod cannot be seen and were not inspected.

Water heater anode rods and internal tank condition are not inspected.

Relief valve drain line missing SAFETY HAZARD

The temperature and pressure relief valve has no drain line attached. If the valve opens, scalding water would spray out at the heater where someone could be standing. Recommend the builder's licensed plumber install a drain line of approved material to an approved location.

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:

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

No hydro-massage tub
No hydro-massage tub is installed in this home.

☐ ☐ ☒ ☐ **E. Gas Distribution Systems and Gas Appliances**
Location of gas meter: Not located
Type of gas distribution piping material: Not Present
Comments:

No gas service
The home is all-electric. No gas meter, gas piping or gas appliances are present.

☐ ☐ ☒ ☐ **F. Other**

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

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:

Dishwasher

The dishwasher ran through a full normal cycle. It filled, washed and drained, with no leaks seen.

Single cycle test

The dishwasher was run for one normal cycle only; other cycles and cleaning results were not tested.

Dishwasher operated through one normal cycle; not all cycle programs were tested.

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

Dishwasher drain hose has no high loop MINOR DEFICIENCY

The dishwasher drain hose lies on the sink cabinet floor with no high loop and no air gap. Without one, dirty sink water can drain back into the dishwasher. Recommend the builder fasten the hose up high under the counter.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

Food waste disposer

The food waste disposer ran with no unusual noise or leaks, and its wiring was secured at the unit.

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Brief operation test
The disposer was run briefly with water only.

Disposer operated briefly; full-load grinding capacity was not tested.

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

Range hood
The range hood over the range vents to the outside. The fan ran at each speed and the light worked.

Concealed ducting not inspected
The hood duct inside the cabinet and wall was not visible.

Exterior termination location and damper were inspected from accessible vantage; concealed ducting was not inspected.

☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens**

Comments:

Range and oven
The range is a freestanding electric range. All four burners heated, and the oven held within about 10 degrees F of a 350 degree setting.

Advanced functions not tested
The self-clean, convection and timer functions were not tested.

Self-clean cycles, timers, probe inputs, and other advanced functions were not tested.

Anti-tip device missing SAFETY HAZARD

No anti-tip bracket was found behind the range. Without it, the range can tip forward if a child stands or leans on the open oven door. Recommend the builder install the anti-tip bracket that comes with the range.

☐ ☐ ☒ ☐ **E. Microwave Ovens**

Comments:

No microwave
No microwave oven is installed. A vented range hood serves the range.

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

Comments:

Exhaust fans

Exhaust fans are installed in both bathrooms and the laundry room, and each ran when switched on. The primary bath fan duct runs to a roof vent cap.

CFM not measured

Fan airflow was checked by feel only and was not measured.

CFM and airflow performance was not measured.

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Hall bath fan duct ends in the attic MAJOR DEFICIENCY

The hall bath exhaust fan duct is not connected to a roof or wall vent cap; it ends loose in the attic. Warm, moist air from showers will blow into the attic, where it can wet the insulation and roof decking. Recommend the builder extend the duct to an exterior vent cap.

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

Garage door opener

The garage has one overhead door with an automatic opener. The door opened and closed smoothly and reversed when it met resistance. The torsion spring and its hardware were in place.

Spring tension not tested

The spring tension and door balance were not adjusted or measured.

Garage door springs are not tested for tension or remaining cycle life.

Safety sensors mounted too high

SAFETY HAZARD

The safety sensors on both sides of the garage door are mounted about 12 inches above the floor. They should be no more than 6 inches high so they can see a small child or pet under the closing door. Recommend the builder lower the sensors and retest the door.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Dryer exhaust

The laundry room has a washer box, a standpipe drain and a dryer vent connection in the wall. The dryer duct runs through the attic to a roof vent cap, and the cap's flap opened and closed freely.

Dryer not inspected

No washer or dryer was installed. The dryer duct was checked where visible, but its airflow with a dryer running could not be tested.

Dryer itself is not inspected; only the exhaust ducting and termination.

☐ ☐ ☒ ☐ **I. Other**

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

VI. OPTIONAL SYSTEMS

☐ ☐ ☒ ☐ **A. Landscape Irrigation (Sprinkler) Systems**
Comments:

No sprinkler system
No lawn sprinkler system was installed at the time of the inspection. Ask the builder whether one is planned; if one is added later, have it inspected.

☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction: Other — Not present — no swimming pool, spa, or hot tub on the property

☐ ☐ ☒ ☐ **C. Outbuildings**

☐ ☐ ☒ ☐ **D. Private Water Wells (A coliform analysis is recommended.)**
Type of Pump: Not Visible
Type of Storage Equipment: Not Visible

☐ ☐ ☒ ☐ **E. Private Sewage Disposal Systems**
Type of System: Other — Not present — property is on city sewer service
Location of Drain Field: Not determined

☐ ☐ ☒ ☐ **F. Other Built-in Appliances**

☐ ☐ ☒ ☐ **G. Other**

INSPECTOR ACKNOWLEDGMENT

INSPECTOR SIGNATURE

Grant Ostrowski

DATE SIGNED

September 28, 2026

PRINTED NAME

Grant Ostrowski

TREC LICENSE #

24681