

# WARRANTY INSPECTION

If you did not have your house inspected at the time of construction, I highly recommend that you have a Warranty Inspection conducted by one of Goodspeed Inspection Services, Inc. inspectors prior to the end of the first year of occupancy. Builders generally do not have independent construction inspection during the inspection process or at the completion of the construction. Usually no operation inspections will be completed prior to your moving in the property. It is the norm for our inspectors to be the first to operate kitchen appliances, plumbing fixtures including tub and showers and the heating and air conditioning systems just days before closing.

A Warranty Inspection is conducted just before the end of the first year of occupancy when the One Year Builders Warranty expires. This inspection is intended to uncover or bring to light any visible operational, mechanical or installation defects or imperfections that may exist in the residence that the builder would be responsible for due to lack a proper installation at time of construction.

This comprehensive home inspection covers nearly all of the visually accessible components and systems in the house, including the roof construction and shingles, foundation, electrical system, plumbing system, heat and air conditioning systems, all built-in appliances, all plumbing fixtures, windows and doors, brick veneer and other siding, insulation and roof ventilation, fireplaces, garage, interior walls, ceilings and floors construction, pools, spas and sprinkler systems. All inspections are conducted to the highest standards of the Texas Real Estate Commission and the American Society of Home Inspectors Standards of Practice and Code of Ethics.

If any items of major concern are encountered, we will take digital photographs of the defect to document in the computer generated Warranty Inspection Report. We recommend that you attend the inspection or at the very least are there at the end so that we may discuss any defects found. This is important so that you will be able to tell if the condition was corrected by your builder, we will return to your home if requested to verify repairs at an additional cost.

The comprehensive inspection report usually containing 15 to 30 pages will be delivered to you via email or fax within 24 hours. Pricing for this inspection is based of the total square footage of the house and any additional inspections requested such as pools, spa, lawn sprinkler systems and termite inspections. Please call our office for a quote and scheduling times at 281-403-1010 Monday through Friday 8:00 am to 4:30 pm.