SITE survey. APP

SITE SURVEY REPORT

House Build Checklist

Prepared for	M. and R. Castellano
Date	22 Oct 2026
Site	2418 Cedar Hollow Lane, Leander, TX
Prepared by	J. Whitfield

FORM

House Build Checklist

1. House and project details

Project	2418 Cedar Hollow Lane, Leander, TX: house build checklist (completed example)
Site address	2418 Cedar Hollow Lane, Leander, TX 78641
Owner or client	M. and R. Castellano
Location (GPS)	30.5788, -97.8531
Date of this update	22 Oct 2026
Updated by	J. Whitfield
Recording as	Builder or general contractor
Builder or general contractor	Pecan Ridge Homebuilders LLC
House	Two-story, four-bedroom, wood frame on a post-tensioned slab, attached two-car garage
Building control regime	US: International Residential Code, as adopted locally
Permit or building control reference	Residential building permit BP-26-04412
Approved drawings and revision	Plan set A-1 to A-9 rev 3, structural S-1 to S-4 rev 2
Planned completion	26 Feb 2027

> This is the builder's progress record for the house. It is not building control approval, a certificate of occupancy or a completion certificate. Sizes, specifications and test values come from the approved drawings and your building department or building control body.

2. Pre-construction

Stage status	Complete
Started	18 May 2026
Completed	12 Jun 2026

> US. Under the International Residential Code (section R109.1, as adopted locally), the building official makes the inspections when the permit holder or their agent asks for them, then approves that part of the work or says where it fails to comply. Ask for each inspection in time.

Stage checks

Permit or building control approval in place and its conditions read	Acceptable
Notice of start given to the building department or building control	Acceptable
Approved drawings, specification and engineer details on site, current revisions	Acceptable
Boundaries, setting-out points and levels confirmed from the survey	Acceptable
Ground or soil report on file where the design relies on one	Acceptable
Existing underground services located and marked before any digging	Acceptable
Temporary power, water and site access arranged	Acceptable
Insurance for the works in place (for example builder's risk or contractor's all risks, and liability)	Acceptable
Site set up: fencing, signs, welfare, storage and waste	Acceptable
Issues open at this stage	0
Not checked	0
Stage notes	Geotechnical report on file and used for the slab design. Builder's risk policy started May 15. Temporary power pole set June 4.

3. Foundations

Stage status	Inspected and passed
Started	15 Jun 2026
Completed	17 Jul 2026
Code or building control inspection	Passed
Inspection date	14 Jul 2026
Inspector, reference or notes from the inspection	Foundation inspection approved before the pour, inspector R. Delgado, permit card signed

> US. The foundation inspection is made after piers are set or trenches or basement areas are dug, forms are up and any required reinforcing steel is in place, before concrete is placed (IRC R109.1.1, as adopted locally).

Stage checks

Set-out and levels checked against the drawings before digging	Acceptable
Footings checked before concrete: excavation, forms, reinforcement	Acceptable
Concrete delivery tickets and any test records kept	Acceptable
Under-slab services, membranes and insulation in place before the slab	Acceptable
Foundation walls damp-proofed and drains in place before backfill	Not applicable
Issues open at this stage	0
Not checked	0

Stage photos



Stage notes	Slab on grade, so no foundation walls to waterproof. Tendon stressing record from the post-tension supplier kept with the pour tickets.

4. Frame and structure

Stage status	Complete
Started	27 Jul 2026
Completed	11 Sep 2026
Code or building control inspection	Not booked yet

US. The frame inspection is made after the roof, masonry, all framing, fire stopping, draft stopping and bracing are in place, and after the plumbing, mechanical and electrical rough inspections are approved (IRC R109.1.4). It usually happens after the rough-in stage below.

Stage checks

Frame built to the drawings, any change approved in writing	Acceptable
Trusses, beams and engineered joists to the supplier layout	Acceptable
Connectors, straps, hold-downs and bracing complete	Acceptable
Fire stopping and draft stopping in place	Acceptable
Frame protected from the weather	Acceptable
Issues open at this stage	0
Not checked	0

Stage photos



Stage notes	One change: the owners asked for a wider opening to the study. Header resized by the engineer, letter dated Aug 6 on file. Frame inspection follows the rough-in inspections.

5. Roof and weather-tight

Stage status	Complete
Started	8 Sep 2026
Completed	25 Sep 2026

Stage checks

Roof covering complete, including underlay	Acceptable
Flashings, valleys and roof penetrations sealed	Acceptable
Wall membrane or wrap complete, laps and tapes sealed	Acceptable
Windows and external doors fitted and sealed	Acceptable
Gutters and downpipes connected, or temporary drainage in place	Not checked
What needs doing, or why not checked	Gutters go on after the siding and paint. Covered under external works.
House can be closed and locked	Acceptable
Issues open at this stage	0
Not checked	1

Stage photos



Stage notes	Dried in Sept 25. Shingles, flashing and house wrap complete, windows and front door set and taped.

6. Rough-in services

Stage status	In progress
Started	29 Sep 2026
Code or building control inspection	Not booked yet

> US. The rough inspection of plumbing, mechanical, gas and electrical systems is made before anything is covered or concealed, before fixtures or appliances are set, and before the framing inspection (IRC R109.1.2).

Stage checks

Plumbing and drainage run to the drawings	Acceptable
Electrical, data and low-voltage run to the drawings	Acceptable
Heating, ventilation and air conditioning ducts and pipes in place	Acceptable
Gas pipework in place and tested, where there is gas	Acceptable
Required tests done and recorded	Not checked
What needs doing, or why not checked	Plumbing top-out test set for Oct 27. Electrical rough not finished upstairs.
Positions of outlets, switches and fixtures agreed with the owner	Action needed
What needs doing, or why not checked	Primary bath vanity sconce boxes roughed in for the old mirror. The owners' new mirror is wider, so each box moves 6 in. outward.
Penetrations through fire-rated or airtight layers sealed	Not checked
What needs doing, or why not checked	Fire and air sealing of penetrations once all trades are through.
Issues open at this stage	1
Not checked	2

Stage photos



Stage notes	HVAC rough complete Oct 16. Gas line to the range and water heater in and tested by the plumber Oct 20.

7. Insulation

Stage status	Not started

8. Drywall or plaster

Stage status	Not started

> US. Where fire-resistance-rated construction is required, it is inspected after the wallboard is in place but before joints and fasteners are taped and finished (IRC R109.1.5.1).

9. Finishes

Stage status	Not started

10. External works

Stage status	Not started

11. Final inspections and handover

Stage status	Not started

> US. The final inspection is made after the permitted work is complete and before occupancy (IRC R109.1.6).

12. Progress, actions and sign-off

Stages complete (of 10)	4
Stages inspected and passed	1
Stages in progress	1
First stage not yet complete	Rough-in services
Inspections failed, waiting for re-inspection	0
Inspections booked	0
Issues open across all stages	1
Result	Issues open: resolve before the next stage

Actions 1: Move the two primary bath vanity sconce boxes 6 in. outward to suit the new mirror, and photograph them.

Action	Move the two primary bath vanity sconce boxes 6 in. outward to suit the new mirror, and photograph them.

Priority	Before the next inspection
Who will do it	Brazos Line Electric
Due by	24 Oct 2026
Status	Open

Actions 2: Book the rough-in inspection once the top-out test passes and the upstairs electrical rough is finished.

Action	Book the rough-in inspection once the top-out test passes and the upstairs electrical rough is finished.
Priority	Before cover-up
Who will do it	J. Whitfield
Due by	29 Oct 2026
Status	Open
Actions still open	2
Decision	On track once the listed actions are done
Next check or re-inspection date	28 Oct 2026
Summary for the client	Foundation passed and the house is dried in. Rough-in under way: HVAC and gas done, plumbing test on Oct 27, upstairs electrical to finish. One fix: the primary bath sconce boxes move for the new mirror. Rough-in and then frame inspections to book next.
Builder or project manager name	J. Whitfield
Builder or project manager signature	
Owner or owner's representative name	M. Castellano
Owner or owner's representative signature	

Signing records progress as seen on the day. It does not certify the house or replace the building department or building control inspections.