

Protecting Houston's Multi-Family Investments



Your eyes and ears in the field—ensuring projects are done right, on time, and on budget.

Protecting Multi-Family Investments—One Project at a Time

At JLK Inspection, we partner with multi-family property owners and managers to protect their investments at every stage of a project. From reviewing contractor scopes to verifying workmanship and confirming final completion, our inspections help prevent costly surprises, reduce liability, and ensure repairs are done right the first time. With clear, photo-rich reporting and a commitment to integrity, we deliver the oversight you need to keep projects on time, on budget, and in compliance.

Property	Project Type	Estimated Savings
300-Unit Community in West Houston	Scope Review + Draw Inspections + Post-Work Verification	\$18,000+
34-Building Complex in Memorial City Area	Multi-Building Roof Replacement Oversight	\$24,000+
400-Unit Property in North Central Houston	Burn Unit Restoration Oversight	\$32,000+
Mid-Rise Community Near the Galleria	Exterior Siding & Paint Project Oversight	\$12,000+
Large Multi-Building Property in North Houston	Patching, sealcoating, crack filling, and full-depth repair	\$9,500+

Total Verified & Estimated Cost Avoidance: \$95,500+

What We Do for Multi-Family Clients

- * Review contractor scopes before approval to catch missing items and prevent costly change orders
- * Perform draw inspections to verify work progress before payment release
- * Inspect workmanship during projects to ensure materials and methods meet industry standards
- * Confirm completed work matches contract specifications before sign-off
- * Provide clear, photo-rich reports that owners and managers can use with contractors

300-Unit Community in West Houston

Project Type: Scope Review • Draw Inspections • Post-Work Verification

Cost Avoidance: \$18,000+

CHALLENGE	SOLUTION	RESULTS
Missing scope details increased the risk of costly change orders	Conducted pre-award scope review to close gaps and set expectations.	\$18,000+ avoided in rework/change orders.
Poor installation practices were observed in early project phases.	Performed mid-project draw inspections to verify installation quality and safety compliance.	Verified contract compliance and workmanship quality.
Unclear contractor expectations created compliance risk.	Completed post-work verification with a photo-rich punch list and final sign-off.	Reduced liability exposure and improved owner confidence.



Improperly Installed Flashing



Holes In New PTO Roof

34-Building Complex in Memorial City Area

Project Type: Multi-Building Roof Replacement Oversight

Cost Avoidance: \$24,000+

CHALLENGE	SOLUTION	RESULTS
Missing flashing details in the contractor's scope increased the leak risk.	Added missing flashing requirements to the scope before work began.	\$24,000+ avoided in potential leak repairs and water damage claims.
Inconsistent nailing patterns and material handling were observed.	Conducted mid-installation inspections to confirm proper techniques and materials.	Improved roof system lifespan through correct installation.
Jobsite debris posed safety hazards to tenants.	Verified cleanup and safety compliance before project closeout.	Reduced tenant risk with documented safety compliance.



Missing Flashing Details



Incorrect Nailing Pattern

400-Unit Property in North Central Houston

Project Type: Burn Unit Restoration Oversight

Cost Avoidance: \$32,000+

CHALLENGE	SOLUTION	RESULTS
Fire-damaged units required complete restoration.	Reviewed the scope to ensure all fire, smoke, and water remediation was included.	\$15,500+ avoided in potential rework and insurance disputes
Risk of hidden smoke damage and moisture intrusion during rebuild.	Inspected key milestones to verify repairs met code and safety standards.	Ensured restored units met safety, code, and habitability standards.
Multiple trades are involved, increasing the chance of scope gaps and miscommunication.	Verified final finishes and indoor air quality before tenant re-occupancy.	Reduced risk of lingering odor, mold growth, or structural issues.



Missing Box Extenders for Outlets



Missing Line Set Flashing

Mid-Rise Community Near the Galleria

Project Type: Exterior Siding & Paint Project Oversight

Cost Avoidance: \$12,000+

CHALLENGE	SOLUTION	RESULTS
Moisture barrier gaps and missing flashing details were discovered during installation.	Inspected and corrected moisture barrier and flashing before siding was installed.	\$12,000+ avoided in water damage repairs and repainting costs.
Risk of premature siding failure due to improper lap direction.	Verified proper lap direction for all siding panels.	Improved building appearance and curb appeal.
Inconsistent paint finish and color matching.	Checked paint application for correct sheen, coverage, and contract color match.	Reduced risk of warranty disputes with documented quality compliance.



Final Product



Poor Paint Coverage

Large Multi-Building Property in North Houston

Project Type: Asphalt Repairs & Seal Coat Oversight

Cost Avoidance: \$9,500+

CHALLENGE	SOLUTION	RESULTS
Missing scope details increased change order risk.	Closed scope gaps before work began.	\$18,000+ avoided in rework/change orders.
Risk of improper repairs leading to premature failure.	Verified quality and safety mid-project.	Full contract compliance achieved.
Contractor's expectations unclear.	Completed final inspection with photo documentation.	Lower liability risk for the owner.



Final Product



Poor Seal Coat Application

Why Multi-Family Clients Choose JLK

Certified Expertise

- CCPIA Commercial Inspector
- InterNACHI Certified Professional Inspector
- EDI 3rd Party Wall Cladding Inspector & Moisture Analyst

Proven Impact

\$95,500+ in verified and estimated cost avoidance, and inspection oversight that consistently prevents costly rework, delays, and disputes

What Sets Us Apart

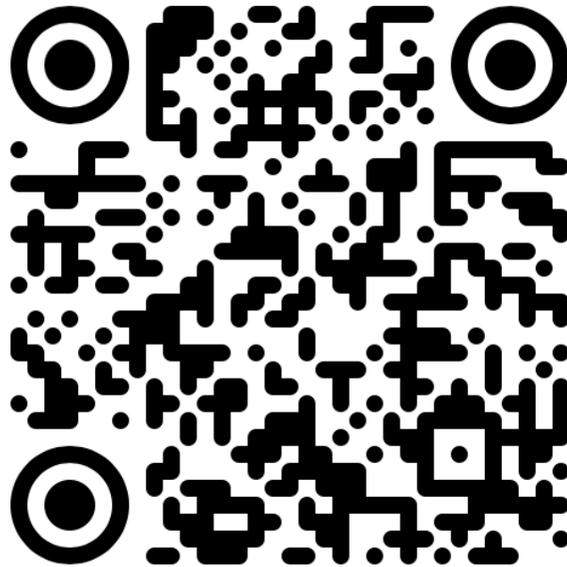
- ✓ **Faith-Based Integrity** – Honesty, accuracy, and commitment to doing what's right
- ✓ **Commercial & Multi-Family Experience** – Specialized knowledge in large-scale property management projects
- ✓ **Clear, Photo-Rich Reports** – Actionable documentation for faster contractor corrections
- ✓ **Proactive Communication** – Consistent updates so you're never left guessing about project status

Our Clients Benefit From

- ✓ Reduced liability and safety risks
- ✓ Protection against unnecessary costs and change orders
- ✓ Extended life of repairs and capital improvements
- ✓ Peace of mind knowing projects meet or exceed contract requirements

LET'S PROTECT YOUR INVESTMENT

Available for ongoing property oversight, project inspections, and contractor compliance checks.



Scan to Schedule
a Consultation

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