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TREC REI 7-5

1234 Main St. Mckinney , Texas 75071

> Buyer Name 04/14/2021 9:00AM



Inspector
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TREC Professional Inspector license #23929
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Agent Name 555-555-555 agent@spectora.com



# PROPERTY INSPECTION REPORT

Prepared For: Buyer Name

(Name of Client)

Concerning: 1234 Main St. Mckinney Texas 75071

(Address or Other Identification of Inspected Property)

By: Rod Little - TREC Professional Inspector license #23929 04/14/2021 9:00AM

(Name and License Number of Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

(Date)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC- licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. If is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (http://www.trec.texas.gov)

(512) 936-3000

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

### TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

*In Attendance:* Buyer Occupancy: Vacant

Temperature (approximate): 55 Fahrenheit (F)

Weather Conditions: Clear Type of Building: Single Family

House faces: South

I = Inspected NI = Not Inspected

**NP** = **Not Present** 

**D** = **D**eficient

I NI NP D

## I. STRUCTURAL SYSTEMS

□ □ □ A. Foundations

*Type of Foundation(s):* Post tension slab

Comments:

The opinion of the foundation was based on observations made during the inspection. Due to expansive soils in the area, foundations can shift at any time due to changes in moisture and extreme weather conditions. It is imperative that proper soil moisture and drainage be maintained throughout the year. Root barriers should be considered when the foundation is within the drip line of trees. I strongly recommend you consult with a Structural Engineer if you have any concerns for future foundation performance.

Foundation opinion: No signs of significant foundation movement observed at the time of the inspection

☑ ☐ ☐ B. Grading and Drainage

Comments:

□ □ □ C. Roof Covering Materials

Types of Roof Covering: Asphalt Viewed From: Ladder, Binoculars

Comments:

This inspection covers the roof covering, flashings, skylights, and roof penetrations.

If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. Feel free to hire one prior to closing. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes

It is virtually impossible to detect a leak except as it is occurring or by specific water tests which are beyond the scope of our inspection.

Overall roof condition: Average

### 1: Shingles not properly laid or secured

Recommendation

Shingles not properly laid or secured in one or more areas. Could possibly lead to moisture penetration. Recommend consulting with roofer and repair as needed

Recommendation: Contact a qualified professional.



Above back porch hump

Northeast

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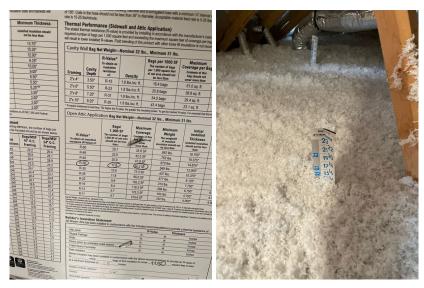
I NI NP D

☑ ☐ ☐ D. Roof Structures & Attics

Viewed From: Attic



Approximate Average Depth of Insulation: 13 Inches



#### Comments:

This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible. Attic space is inspected from accessible areas only and within view from the attic decking if present.

Attic ventilation: exhaust ports

 $\boxtimes$   $\square$   $\boxtimes$  E. Walls (Interior and Exterior)

Comments:

This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

1: Missing weep holes

Recommendation

There were no weepholes observed in the lower course of the masonry veneer in one or more areas of the structure. Under current building standards; there should be open weepholes not less than {3/16"} in diameter on the lower course of the masonry wall and spaced no more than {33"} apart to drain excess water from the interior of the wall voids.

Recommendation: Contact a qualified professional.

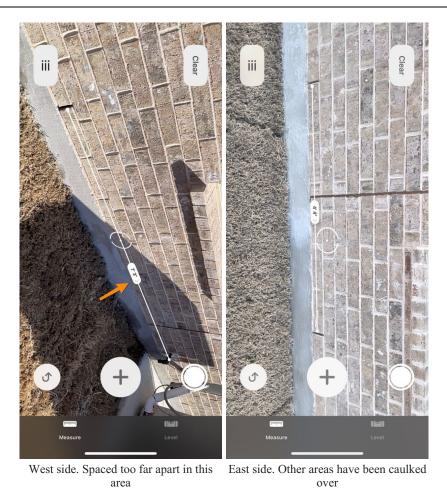
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# I NI NP D



# 2: Openings on interior wall

Recommendation

Openings observed in one or more locations around the interior walls of the home should be sealed.

Recommendation: Contact a qualified professional.



Large hole underneath sink kitchen

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Comments:

This inspection covers the condition and operation of interior and exterior doors (including the overhead garage doors).

⋈ □ □ ⋈ H. Windows

Comments:

This inspection covers the presence and condition of window and door screens. A visual inspection was conducted for moisture at all visible windows. Due to climate changes windows can loose their seal at any time.

### 1: Rusted lintel

Maintenance Item

Rust observed on lintels above windows or doors in one or more areas. Recommend painting to prevent rust and expansion.

Recommendation: Contact a qualified painting contractor.



East side. Lentil already beginning to rust need to be painted with rust inhibitor paint

### 2: Broken or cracked glass

Recommendation

Broken or cracked glass in one or more windows. Recommend repair

Recommendation: Contact a qualified professional.

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Dining Room

Bedroom

Comments:

All components were found to be performing and in satisfactory condition at the time of the inspection

☑ ☐ ☑ J. Fireplaces and Chimneys

Comments:

This inspection is a visual inspection only and all components of the chimney and chimney flue have not been fully inspected. We recommend that you consult with a Licensed Chimney Sweep Specialist to fully evaluate any fireplace on the property. As a general rule all fireplaces should be serviced once a year and professionally tuned and cleaned.

# 1: Gas fireplace not functioning

Recommendation

Gas fireplace not operating or unable to operate at time of inspection. Recommend servicing by chimney specialist or qualified professional.

Recommendation: Contact a qualified professional.



Installation doesn't appear complete

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NI NP D

☑ ☐ ☑ K. Porches, Balconies, Decks, and Carports

Comments:

# 1: Fence needs repair

Maintenance Item

Fence needs repair in one or more areas.

Recommendation: Contact a qualified professional.



Gate on west side does not open easily needs adjustment to hardware

## 2: Damage to driveway/walkway

Recommendation

General damage on driveway or walkway at time of inspection. Recommend cosmetic repair if desired

Recommendation: Contact a qualified professional.



Lots of scrapes and gouging on driveway

## II. ELECTRICAL SYSTEMS

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I NI NP D

□ □ □ A. Service Entrance and Panels

Comments:

This inspection covers the service entrance wiring, electrical panels and subpanels.

Location: Garage





Service size amperage: 300

☑ ☐ ☑ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

This inspection covers electrical receptacles, switches and fixtures.

Fire alarm info:

- •Recommend any smoke alarms older than 10 years be replaced.
- •Recommend smoke alarms in each sleeping area and in adjacent areas ie hallway and living space on each floor
- •Recommend all of the smoke alarms batteries be changed if applicable at change of ownership and tested.
- •Recommend dual carbon/ smoke alarms be installed on each level.

### 1: Fan out of balance

Maintenance Item

Fan out of balance or noisy in one or more areas. Recommend using fan balancing weights and checking instillation

Recommendation: Contact a qualified professional.

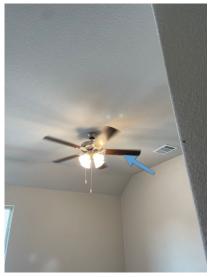
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Northwest Bedroom

# 2: Damaged fixture

Recommendation

One or more fixtures is damaged or missing parts. Recommend repair or replacement.

Recommendation: Contact a qualified professional.



Light fixture front entrance

# 3: Inadequate lighting

Recommendation

Inadequate lighting in one or more areas. Recommend more lighting fixtures to this location if desired Recommendation: Contact a qualified professional.

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I NI NP D



Northwest Bathroom Lighting does not appear sufficient

# III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

 $oxed{oxed}$   $oxed{\Box}$   $oxed{oxed}$  A. Heating Equipment

Type of Systems: Gas-Fired Heat





Energy Sources: Natural Gas

Comments:

This inspection covers gas and electrical heating systems. Recommend a licensed HVAC technician further evaluate and service the unit(s) if there is any concerns before closing.

## 1: Inoperable

Recommendation

Heating element in one or more areas was inoperable at time of inspection. Recommend qualified HVAC professional evaluate & repair/replace as needed

Recommendation: Contact a qualified HVAC professional.

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Heating unit not functional at time of inspection

# $\boxtimes$ $\square$ $\boxtimes$ B. Cooling Equipment

### Comments:

This inspection covers the performance of the cooling systems. The HVAC equipment will not be sized or load calculated for any given property by the inspector. Recommend a licensed HVAC technician further evaluate and service the unit(s) before closing

Type of system: Central air conditioning



### Low Temperature:

The A/C unit was not tested due to low outdoor temperature. This could cause damage the unit under certain conditions when temperatures are below 60 degrees

# 1: Drip pan improper position

Recommendation

The drip pan appeared to be improperly installed and/or not positioned correctly for proper drainage into the overflow line

Recommendation: Contact a qualified HVAC professional.

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NI NP D



Bent and does not appear that it would drain completely

☑ ☐ ☐ C. Duct System, Chases, and Vents

Comments:

This inspection covers the condition and routing of the ducts, vents, fans and filters. Flue systems will also be inspected.

Note: Recommend changing filters after moving into home

# IV. PLUMBING SYSTEMS

 $oxed{\boxtimes} \ \Box \ \Box \ \Delta.$  Plumbing Supply, Distribution Systems, and Fixtures Location of Water Meter: Front of house near street



Location of Main Water Supply Valve: Front of house

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I NI NP D



Static Water Pressure Reading: 55



# Comments:

This inspection covers the type and condition of all accessible and visible water supply components. The inspector will not function test the shut off valves, isolation valves, cut off valves to any plumbing fixtures. Recommended that a licensed electrician inspect gas lines if present for proper bonding.

X	Ш	Ш	Ш	B. Drains, Wastes, & Vents
				Comments:
				This inspection covers the condition of all accessible and visible waste-water and vent pipes.
X				C. Water Heating Equipment
				Energy Sources: Gas
				Capacity: 0 Gallons

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I NI NP D



Comments:

This inspection covers the water heating equipment and its temperature and pressure relief system.

☐ ☐ D. Hydro-Massage Therapy Equipment

Comments:

# V. APPLIANCES

□ □ ■ A. Dishwashers

Comments:

The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

# 1: Dishwasher did not operate

Recommendation

The dishwasher did not operate properly when tested. Recommend repair or replacement.

Recommendation: Contact a qualified professional.



Dishwasher plugged in with power but

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I NI NP D

does not operate

☑ ☐ ☐ B. Food Waste Disposers

Comments:

The inspection covers the splashguard, grinding components, and exterior.

☑ ☐ ☐ C. Range Hood and Exhaust Systems

Comments:

The inspection covers the filter, vent pipe, and switches as well as operate the blower.

1: Lighting

Maintenance Item

One or more of the lights were inoperable or bulbs burned out. Recommend replacement of bulbs as first solution and contact qualified professional for repair if that doesn't remedy.

Recommendation: Contact a qualified professional.



Missing bulb

 $\boxtimes$   $\square$   $\boxtimes$  D. Ranges, Cooktops, and Ovens

Comments:

The inspection of the range / oven / cooktops covers the knobs, elements, drip pans handles, glass panels, lights or light covers, and other parts.



1: Inoperable

Recommendation

Stove and oven are inoperable at time of inspection. Recommend evaluation and repair or replacement as needed by qualified professional.

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NI NP D

Recommendation: Contact a qualified professional.



Not powered

X				E. Microwave Ovens
				Comments:
				The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door and seals.
X				F. Mechanical Exhaust Vents and Bathroom Heaters
				Comments:
				The inspection will cover the operation of the unit, observing sound, speed and vibration level.
X				G. Garage Door Operators
				Comments:
				The inspection will cover the condition and operation of the garage door and opener.
$\times$				H. Dryer Exhaust Systems
				Comments:
				Only the end of the dryer vent could be viewed at time of inspection. When there is a dryer connected at time
				of inspection will not be able to fully evaluate. Cleaning is recommended on move-in and then at regular intervals.
				VI. OPTIONAL SYSTEMS
X	П	П	П	A. Landscape Irrigation (Sprinkler) Systems
			_	Comments:
				The inspection of the sprinkler system will cover operating all zones or stations on the system manually and
				observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of
				the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves, function of the shut off
				valves, isolation valves, or backflow preventers.

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NI NP D



Backflow prevention

Rain sensor