



TREC REI 7-5

1234 Main St.
Mckinney , Texas 75071

Buyer Name

04/14/2021 9:00AM



Inspector
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Agent
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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)

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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. It 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.

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: None

Occupancy: Furnished, Occupied

Temperature (approximate): 72 Fahrenheit (F)

Weather Conditions: Clear

Type of Building: Single Family

House faces: East

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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**

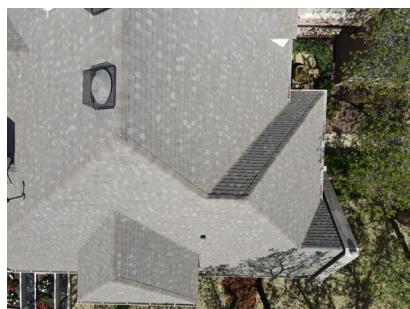
Comments:

- C. Roof Covering Materials**

Types of Roof Covering: Asphalt



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Viewed From: Drone

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: Missing drip edge flashing

Recommendation

Missing roof drip edge flashing on the side of the roof. Recommend qualified roofer for repair.

Recommendation: Contact a qualified roofing professional.

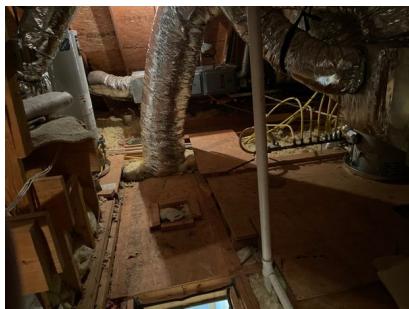


Southeast. Missing drip edge flashing in some areas

D. Roof Structures & Attics

Viewed From: Attic

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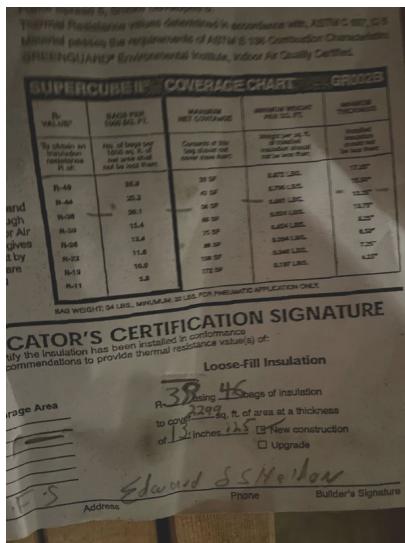


2nd Floor entry



Garage entry

Approximate Average Depth of Insulation: 11 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, soffit vents

1: Insulation on door frame recommended

➡ Recommendation

The attic door frame needs insulated around for energy efficiency. Recommend adding insulation around door

Recommendation: Contact a handyman or DIY project

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Attic and entrance off bedrooms

 E. Walls (Interior and Exterior)*Comments:*

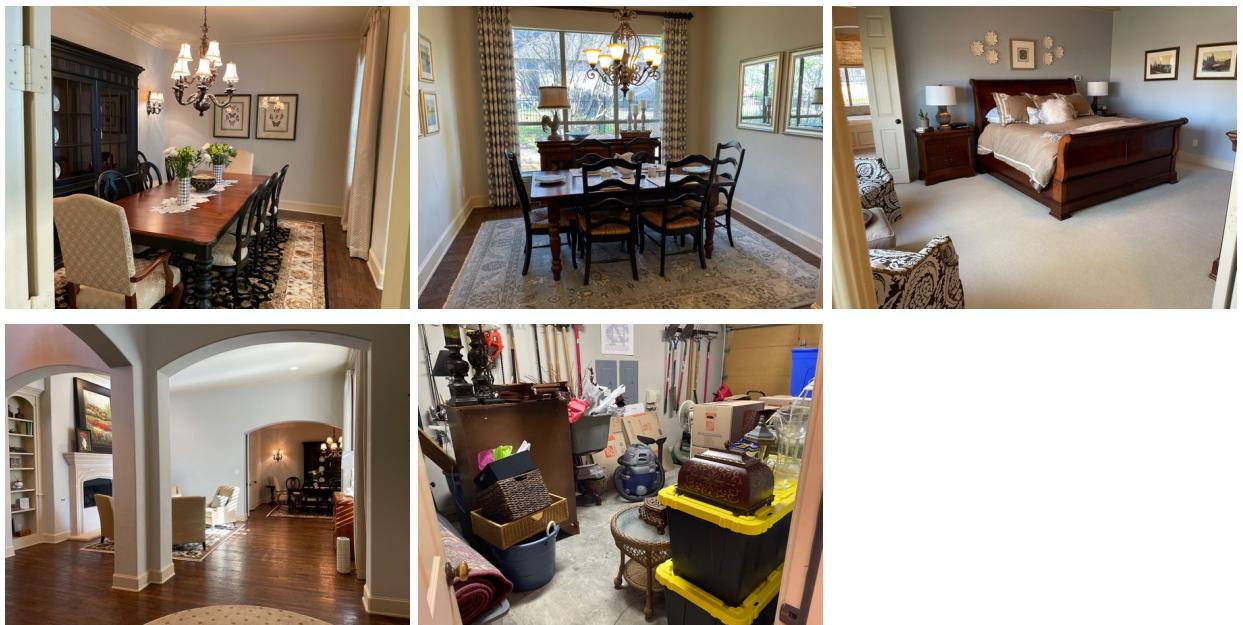
This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Obstructions:

Furniture and personal items restricting view and access in some areas



I	NI	NP	D
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**1: Cracks - Minor****⊖ Recommendation**

Minor cracking was observed in wall structure in one or more areas. This is a common area to see this as a home settles. Recommend cosmetic repair if desired.



Minor crack front entrance

2: Moderate cracking**⊖ Recommendation**

Moderate cracking observed in the wall structure. This appears to be an indication of soil movement/settlement of the foundation that may need repair now or in the future. Maintaining moisture content during dry seasons is important in preventing further movement. Cracks can also be cosmetically filled and repainted as needed

Recommendation: Contact a qualified professional.

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Front of house mortar crack only



Southeast corner may need repair

 F. Ceilings and Floors*Comments:*

This inspection covers deficiencies of the ceilings, floors and stairways related to structural performance or water penetration.

 G. Doors (Interior and Exterior)*Comments:*

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

 H. Windows*Comments:*

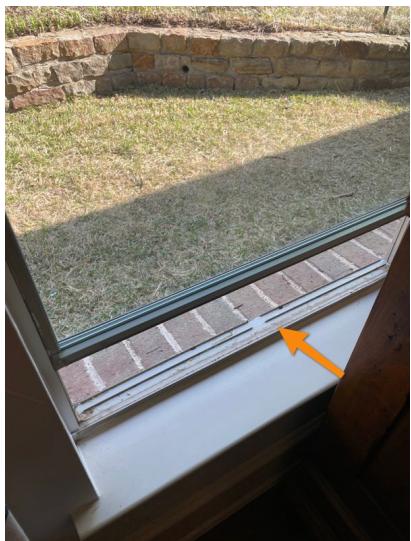
This inspection covers the presence and condition of window and door screens. A visual inspection was conducted for moisture at all visible windows. Due to climate changes windows can lose their seal at any time.

1: Missing Screen(s)**– Recommendation**

One or more windows are missing a screen. Recommend replacement if desired.

Recommendation: Contact a qualified window repair/installation contractor.

I	NI	NP	D
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Most windows do not have screen



Some stored in the garage attic

2: Missing or insufficient caulk**🔧 Maintenance Item**

Need maintenance caulking around one or more windows. Recommend caulking around windows where needed.

Recommendation: Contact a handyman or DIY project



Recommend sealing around windows where needed

3: Voided seal**🔴 Recommendation**

One or more windows throughout home appears to have a voided seal. These can worsen over time when condensation builds up. Individual glass panes can usually be replaced if needed. Windows pictured may not be all inclusive as it is difficult to determine when windows are dirty etc.

Recommendation: Contact a qualified professional.



2nd Floor Living Room

 I. Stairways (Interior and Exterior)*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.



Formal living room

1: Missing damper clamp**⚠ Safety Hazard**

No fireplace flue damper clamp installed. Recommend installing to reduce accidental spillage of carbon monoxide into the living space. This clamp is approximately \$15 and can be easily installed. Note: TREC standards of practice require a damper block be installed on the fireplace flue damper when gas is present to fireplace.

Recommendation: Contact a qualified professional.



Formal living room

2: Gas port problems**● Recommendation**

The gas valves, bar ports and/or starter bars do not appear to be working as intended. Recommend further evaluation for repair or replacement.

Recommendation: Contact a qualified fireplace contractor.



Living Room. Gas starter is operational but has some damage as well as minor crack in firewall

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K. Porches, Balconies, Decks, and Carports*Comments:***1: Cracks in driveway or patio****● Recommendation**

Cracks in one or more areas on the driveway, walkway or patio. This is a common area to see cracks or damage. Recommend repair if desired

Recommendation: Contact a qualified professional.

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Back patio movement at joint



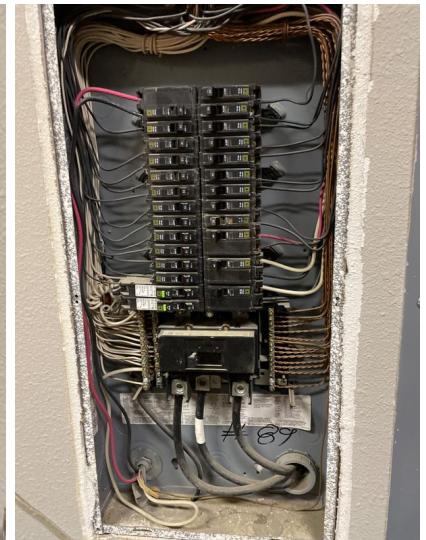
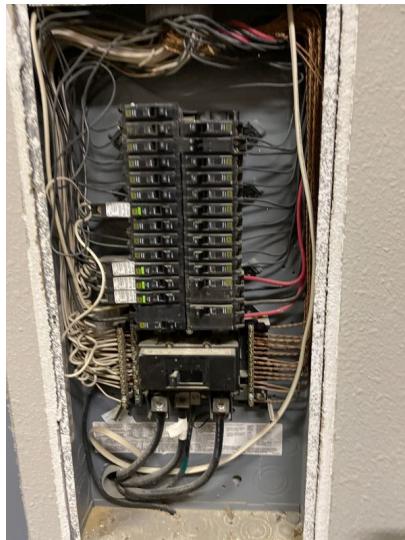
Back patio tile cracks

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

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



Location: Garage

Service size amperage: 300

1: Hot wires not properly labeled

● Recommendation

There are white wires in the panel that should be labeled as hot wires. Recommend correction by properly labeling wire ie. Black electrical tape on end

Recommendation: Contact a qualified electrical contractor.

I	NI	NP	D
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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.

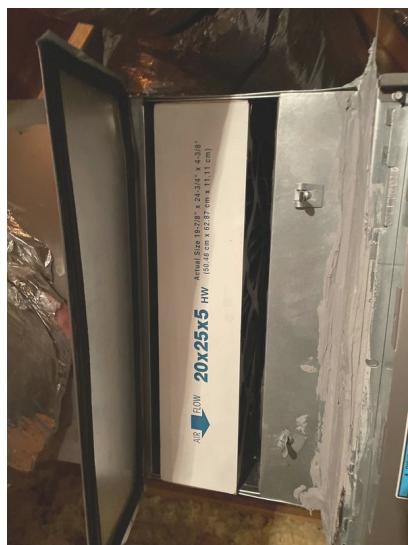
III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Gas-Fired Heat



Downstairs main living area



I NI NP D



Master bedroom unit



Master Bedroom



1st Floor Living Room



2nd Floor Living Room



2nd Floor Bedroom

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: Heating system age**● Recommendation**

The heating system appears to be nearing the end of its serviceable life expectancy and recommend it be further evaluated by a licensed HVAC technician due to age. However heating unit is still operational at this time.

Recommendation: Contact a qualified HVAC professional.

I	NI	NP	D
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Master Bedroom Unit is Functioning but appears 2005 unit and may need replacement soon

2: CSST piping observed

⚠ Safety Hazard

CSST {Corrugated Stainless Steel Tubing} was observed and this piping is required to be properly grounded and bonded to the electrical system to avoid energized charges caused by indirect lightning strikes. This piping is prone to develop pinholes on an energy strike and cause gas leakage possibly resulting in a fire and/or other catastrophic situation. It is recommended that a licensed electrician be consulted for further evaluation. Additional information can be found at {www.csstsafety.com} sponsored by the National Association of State Fire Marshals

Recommendation: Contact a qualified electrical contractor.



CSST piping for gas observed

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

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

1st Floor



1st Floor 2020



Master Bedroom. Appears 2005 unit



2nd Floor



2nd Floor 2016

Temperature differential:

Temperature differential should be between 16-22 degrees greater than supply air. System met this requirement in one or more areas at time of inspection.

I NI NP D

1st Floor Living Room Supply



1st Floor Living Room



Kitchen



2nd Floor Supply



Theater room



2nd Floor East Bedroom

Type of system: Central air conditioning**1: Corrosion in drain pan****● Recommendation**

Corrosion observed in the bottom of the AC condensate drain pan(s). Recommend painting with a pan sealer. Recommend service of the unit by HVAC professional.

Recommendation: Contact a qualified professional.

I NI NP D



Master Bedroom Unit some corrosion

2: Temperature difference did not meet minimum standard**● Recommendation**

Temperature differential should be between 16-22 degrees greater than supply air. System did not met this requirement at time of inspection. Recommend evaluation by HVAC specialist

(Master bedroom unit 14 degree difference avg. Unit appears to be 2005 and may need replacement soon)

Recommendation: Contact a qualified professional.



Master Bedroom Supply



Master Bedroom



Master Bathroom

I	NI	NP	D
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Appears to be original to the home
appears to use r22 coolant

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

1: Vent not connected

⊖ **Recommendation**

Vent in one or more areas does not appear to be connected to the HVAC system. Recommend evaluation and repair as needed by a qualified professional

Recommendation: Contact a qualified professional.



Hallway/mudroom vent does not appear
to be connected

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front of house near street



Location of Main Water Supply Valve : At meter

Static Water Pressure Reading: 60



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.

1: Seal/caulking around tub missing or loose

Maintenance Item

Seal/caulking around tub or shower missing, loose or inadequate in one or more areas. Recommend caulking to prevent water intrusion

Recommendation: Contact a qualified professional.

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Master Bathroom Shower



2nd Floor Bathroom

B. Drains, Wastes, & Vents

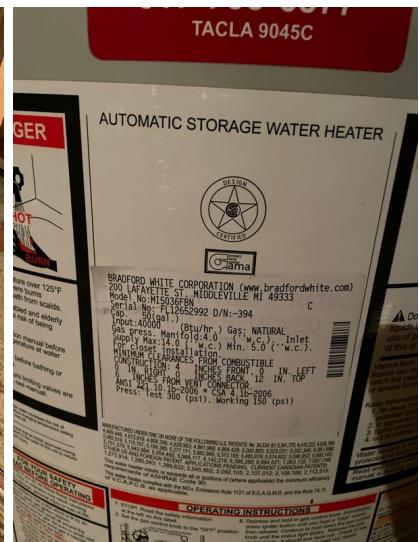
Comments:

This inspection covers the condition of all accessible and visible waste-water and vent pipes.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 100 Gallons



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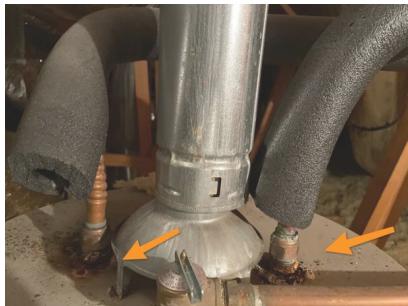
*Comments:*

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

1: Corrosion around pipe or fitting**● Recommendation**

Corrosion around the pipe fitting in one or more areas. Not currently leaking but may become a problem in time

Recommendation: Contact a qualified professional.



South unit

D. Hydro-Massage Therapy Equipment

Comments:**1: Access panel missing****● Recommendation**

It was observed that no access panel{s} were readily available to view the motor and/or equipment lines. This

I	NI	NP	D
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does not meet current building standards recommend correction as needed

Recommendation: Contact a qualified professional.



Master Bathroom. Would need to create an access panel if there was a problem

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.

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.

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.



I NI NP D

E. Microwave Ovens

Comments:

The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door and seals.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The inspection will cover the operation of the unit, observing sound, speed and vibration level.

G. Garage Door Operators

Comments:

The inspection will cover the condition and operation of the garage door and opener.

1: Auto reverse

⚠ Safety Hazard

The garage door did NOT automatically reverse under reasonable resistance. This is a safety hazard to children and pets. Recommend adjusting the pressure sensitivity switch on the back of the garage door opener.

Recommendation: Contact a qualified professional.



Single car garage

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

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Pool, Spa

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

Decking type: Stone

Interior Finish: Plaster/gunite

Filtration type/treatment : Diatomaceous earth



Comments:

Barrier (Fence, Gates, Door Alarms): All pools are required to have a secure boundary to prevent unsupervised persons (children) from accessing the pool. This requirement is as much to protect the pool owner from liability as it is to protect the public. To paraphrase the International Code Council, a fence/gates/structure must provide an uninterrupted barrier around the pool, be at least 48" in height above grade facing the pool, not be easily climbable, and have no gaps greater than 4" wide. The gates need lockable self-closing & self-latching mechanisms installed and must open away from the pool yard to meet the boundary requirement. Adequate gate hardware is inexpensive and can be acquired at most home improvement stores. Fence repairs come in a variety of options to meet the minimum requirements. Fencing companies and "handyman" businesses can provide repair or installation services at varying rates. (Note: The requirements and standards for door/window alarms vary by location (city/county)).

Pool barriers: Perimeter yard fencing, All gates self-closing/self-latching

1: Door alarms not installed

⚠ Safety Hazard

All doors from the home that lead to the pool area should be protected with door alarms unless separate pool fencing is installed.

Recommendation: Contact a qualified professional.

2: Improper bonding

➡ Recommendation

The bonding connection is not tied into the bonding system for the equipment in one or more areas

Recommendation: Contact a qualified professional.



Two motors missing bonding wire

3: Plumbing leak

● Recommendation

Plumbing leak observed at time of inspection in one or more areas. Recommend a qualified professional to repair leak.

Recommendation: Contact a qualified professional.



Minor leak

4: Reseal coping

● Recommendation

The seal between the deck and coping or the coping and pool tile is missing or deteriorating in one or more areas. Recommend resealing to prevent water from leaking behind the pool walls.

Recommendation: Contact a qualified professional.



Openings in some areas

5: Pool/spa blowers

● Recommendation

Pool or spa blower does not appear to be operational recommend evaluation and repair as needed by qualified professional

Recommendation: Contact a qualified professional.



6: Pool light

● Recommendation

One or more lights in the pool is not functioning. Recommend repair or replacement of bulb

Recommendation: Contact a qualified professional.



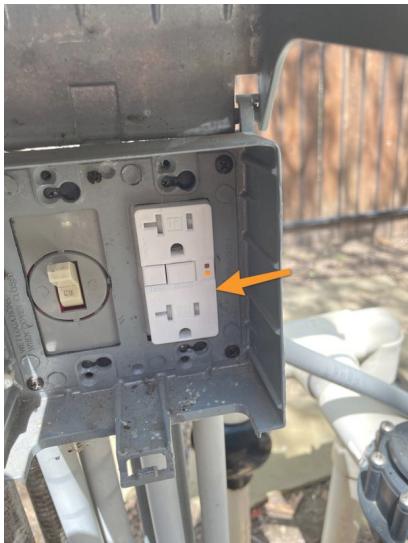
Pool lights did not appear to be functional

7: Damaged/inoperative outlet

● Recommendation

Damaged or inoperative outlet in one or more areas. Recommend evaluation and repair by qualified professional

Recommendation: Contact a qualified professional.



GFCI keeps tripping when reset

VI. OPTIONAL SYSTEMS

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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19 stations

Sprinkler backflow prevention

1: Missing rain or moisture sensor**● Recommendation**

Missing, damaged or unable to find the rain or moisture sensor. Recommend consulting with irrigation system contractor to install or locate and test the sensor.

Recommendation: Contact a qualified professional.



Could not locate and sensor was bypassed