



TREC REI 7-5

1234 Main St.
Mckinney , Texas 75071

Buyer Name

05/08/2020 9:00AM



Inspector

Rod Little

TREC Professional Inspector license
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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

(Name and License Number of Inspector)

05/08/2020 9:00AM

(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: Buyer, Selling Agent

Occupancy: Furnished

Style: Other

Temperature (approximate): 80 Fahrenheit (F)

Weather Conditions: Clear

Type of Building: Single Family

House faces: South

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.

Info:

No signs of significant foundation movement observed at the time of the inspection.

1: Corner pop

🔴 Recommendation

Foundation corner cracks and/or pops observed in one or more locations around the exterior of the home. Note: This does not affect the structural integrity of the foundation; sometimes some cosmetic repairs are needed.

Recommendation: Contact a qualified masonry professional.



Northwest corner

☒ ☐ ☐ ☐ B. Grading and Drainage

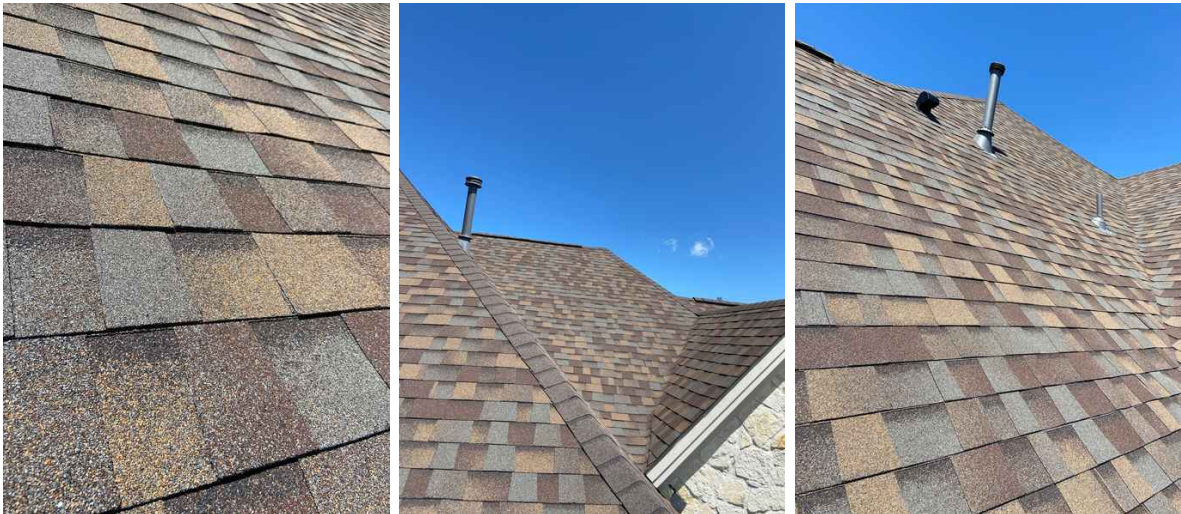
Comments:

Info:

Grading and drainage was found to be performing properly at the time of the inspection. There were no signs of excessive erosion, water ponding or unusual patterns of drainage at the time of the inspection.

☒ ☐ ☐ ☐ C. Roof Covering Materials

Types of Roof Covering: Asphalt



Viewed From: Roof

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: Good

Roof access:
Roof access can be limited by several factors including steep pitch, multiple stories, eaves too high, may cause damage, etc. Other situations may arise where the inspector deems it unsafe to "walk" a roof (unsafe access point, we/winter conditions, etc).

☒ ☐ ☐ ☐

D. Roof Structures & Attics

Viewed From: Attic
Approximate Average Depth of Insulation: 12 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: ridge vents, soffit vents

☒ ☐ ☐ ☒ **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: Cracks - Minor

🟡 Recommendation

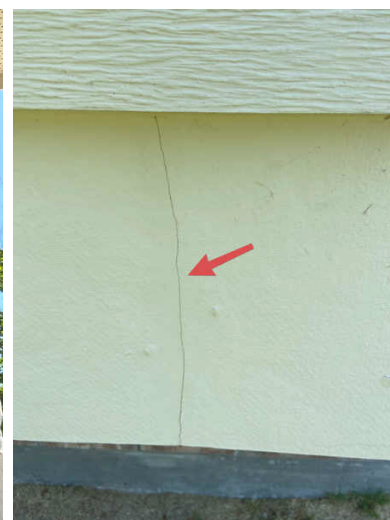
Minor cracking was observed in wall structure in one or more areas. This is common in homes and in this location.



Front entrance



Front of home



West bay window



Around chimney

2: Caulking missing or insufficient

🟡 Recommendation

Caulking missing or insufficient in one or more areas. Recommend caulking to prevent water damage

Recommendation: Contact a handyman or DIY project



Southeast corner

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

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

1: Cracked Tile

🔴 **Recommendation**

Hairline crack in tile in one or more areas. Doesn't appear to be any structural problem.

Recommendation: Contact a qualified flooring contractor



Master bathroom shower minor tile crack

☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Comments:

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

1: Door Doesn't Latch Properly

🔴 **Recommendation**

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a qualified handyman.

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North east bedroom closet



Southeast bedroom doesn't completely latch



Southeast bedroom



Southeast bathroom

2: Gap in door/light showing through

🔴 Recommendation

One or more gaps in door could result in energy loss. Recommend handyman or door contractor evaluate and remedy.

Recommendation: Contact a qualified handyman.



Front door

☒ ☐ ☐ ☒ **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: 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.

Recommendation: Contact a qualified professional.



North east bedroom



Southeast bedroom

☐ ☐ ☒ ☐ **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.



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. 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 chimney contractor.



South fireplace

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

Comments:

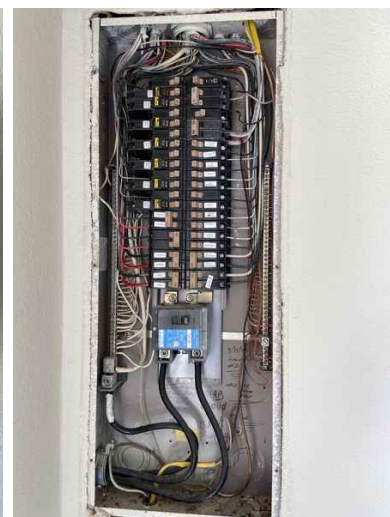
II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ **A. Service Entrance and Panels**

Comments:

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

Location: Garage



Service size amperage: 200

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

Type of Wiring: Copper

Comments:

This inspection covers electrical receptacles, switches and fixtures.

1: Light Inoperable

 [Maintenance Item](#)

One or more lights are not operating throughout home. Recommend replacement of lightbulb. If this doesn't correct issue recommend repair by electrician

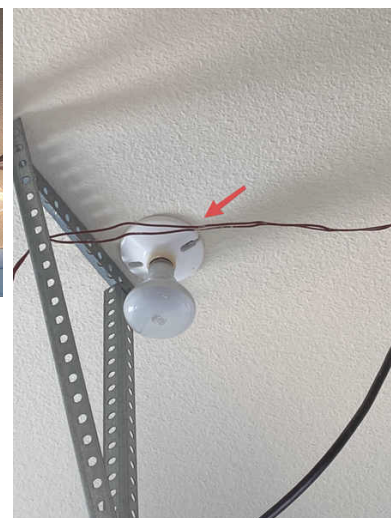
Recommendation: Contact a handyman or DIY project



Northeast bathroom



Southeast bathroom



Side garage

2: No GFCI Protection

 [Recommendation](#)

No GFCI protection present in one or more areas. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.



Laundry room to right of sink

3: Fan out of balance

🔴 Recommendation

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

Recommendation: Contact a qualified professional.



Game room fan

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒

A. Heating Equipment

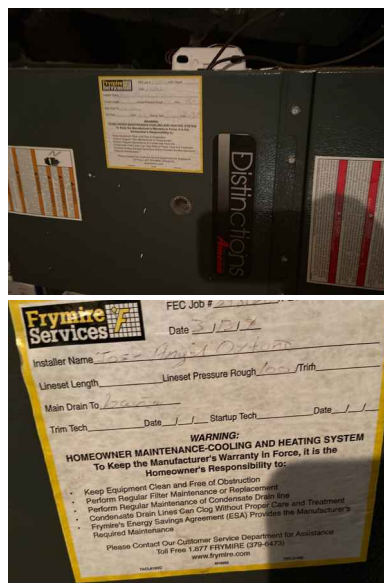
Type of Systems: Gas-Fired Heat

Energy Sources: Gas

Comments:

This inspection covers gas and electrical heating systems.





1: No sediment trap

🔴 Recommendation

No sediment trap installed on the furnace gas line at the time of the inspection. Note: This does not meet current building standards or practice. Recommend repair as needed.

Recommendation: Contact a qualified heating and cooling contractor



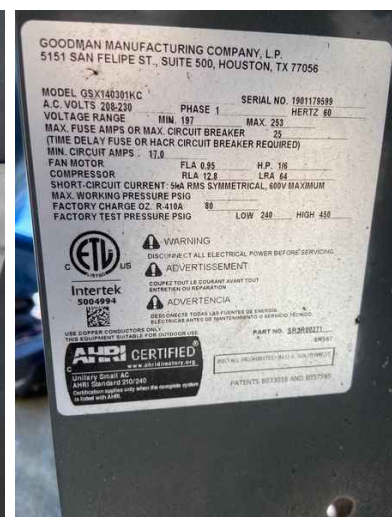
Both units missing

☒ ☐ ☐ ☒ B. Cooling Equipment

Type of Systems: Electric, Central Air Conditioner

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).



1: Corrosion in drain pan

➡ Recommendation

Corrosion observed in the bottom of the AC condensate drain pan(s). Recommend painting with a rust inhibitor or replacement

Recommendation: Contact a handyman or DIY project



East unit

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.

Getting an average of 14 recommend HVAC service and repair

Recommendation: Contact a qualified professional.



Game room



North east bedroom



Living room



Return air office



Master bedroom



Master bedroom return air



Master bathroom



Dining Room

☒ ☐ ☐ ☐ **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

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems, and Fixtures**

Location of Water Meter: Exterior



Location of Main Water Supply Valve : Unable to locate main water supply valve

Static Water Pressure Reading: 65



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.

1: Faucet Leaking

🔴 **Recommendation**

A faucet is leaking. Recommend qualified handyman or plumber evaluate and repair.

[Here is a helpful article](#) in case you DIY.

Recommendation: Contact a qualified plumbing contractor.



Northeast bathroom when shower on



Northeast bathroom



Southeast bathroom

2: Seal/caulking around tub missing or loose

🔴 Recommendation

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.



Northeast bathroom



South east bathroom

☒ ☐ ☐ ☒ B. Drains, Wastes, & Vents

Comments:

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

1: Missing or inoperative drain plug

🔴 Recommendation

Missing or inoperative drain plug in one or more areas. Recommend replacement or repair

Recommendation: Contact a qualified professional.



Northeast bathroom needs drain plug

2: Leak in drain

🔴 Recommendation

Drain pipe leaking in one or more areas recommend repair to prevent water damage

Recommendation: Contact a qualified professional.



Leak in disposal when running

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Gas

Capacity: 100 Gallons



Comments:

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

☒ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment**

Comments:



1: Leak in drain

🔴 Recommendation

Leak in drain observed in one or more areas. Recommend repair by licensed plumber

Recommendation: Contact a qualified professional.



Drain leak

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.



1: Loose seal

🚫 **Recommendation**

Loose seal around oven or warming oven. Recommend to re secure seal.

Recommendation: Contact a qualified professional.



Warming oven

☒ ☐ ☐ ☐ **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: Sensor position

🚫 **Recommendation**

The garage door sensors should be installed within 6" of the finished floor

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Only the end of the dryer vent could be viewed at time of inspection. Cleaning is recommended on move-in and then at regular intervals.

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.



Backflow preventer



Rain sensor



1: Broken Sprinkler

🔴 **Recommendation**

One or more of the sprinkler heads were either damaged and/or missing. Recommend replacement.

Recommendation: Contact a qualified professional.

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Back yard zone nine

2: Sprinkler head adjustment

🔴 Recommendation

One or more heads on the sprinkler system need to be adjusted or replaced with a different head.

Recommendation: Contact a qualified professional.



Spraying on front drive

- ☒ ☐ ☐ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction: Pool



Decking type: Concrete

Interior Finish: Vinyl

Filtration type/treatment : Cartridge

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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)).

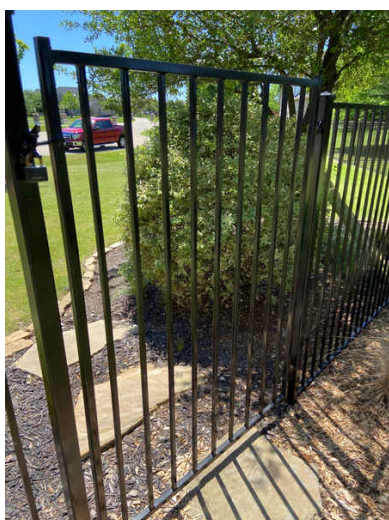
Pool barriers: Perimeter yard fencing

1: Gates not self-latching or self-closing

⚠ Safety Hazard

The perimeter gates that provide access to the pool/spa area should be self-closing and self-latching and open away from the pool area.

Recommendation: Contact a qualified professional.



West gate

2: 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.

☒ ☐ ☐ ☒ **E. Private Sewage Disposal (Septic) Systems**
Type of System: Aerobic



Location of Drain Field: West of home, North of home



West Sprinkler



West sprinkler



North side sprinkler head

1: Ants

➔ **Recommendation**

The ants need to be poisoned and cleared out of the aerator and equipment.

Recommendation: Contact a qualified professional.

2: Recommend pumping tank

🔧 Recommendation

From a visual observation of the septic system it is recommended to pump out the septic tanks. This is also a good time to have the service company perform additional evaluations of the tank integrity that cannot be otherwise performed when there is effluent in the tank.

Recommendation: Contact a qualified septic system contractor.



Sellers disclosure said tank had not been pumped. Cannot observe trash tank but recommend pumping

3: Need disinfectant added

🔧 Maintenance Item

Chlorine tablets for septic system or disinfectant need to be added to the septic system. This is maintenance that is normally done monthly

Recommendation: Contact a qualified professional.



4: Close proximity to swimming pool

🔧 Recommendation

Septic spray field is too close of proximity to the swimming pool. Recommend consulting with septic contractor on head location or adjustments needed

Recommendation: Contact a qualified septic system contractor.