

# **Inspection Report**

## **Sample Sample**

Property Address: 2222 SAMPLE McKinney Tx 75071



Integrity H.I. LLC

William M. Graham TREC #20505 6841 Virginia Pkwy. Ste. 103- #178 McKinney, Tx 75071 214-793-4905

## PROPERTY INSPECTION REPORT FORM

Sample Sample	2/21/2022
Name of Client	Date of Inspection
2222 SAMPLE, McKinney, Tx 75071	
Address of Inspected Property	
William M. Graham	TREC #20505
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	TREC License #

#### **PURPOSE OF INSPECTION**

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

#### RESPONSIBILTY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

#### RESPONSIBILTY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note**: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

#### REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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:

Standards of Practice:	In Attendance:	Type of building:
TREC	Customer	Single Family (2 story)
Approximate age of building:	Home Faces:	Temperature:
Pre-Drywall	North	Over 60 (F) = 15.5 (C)
Weather:	Ground/Soil surface condition:	Rain in last 3 days:
Clear	Dry	No
√acant:		
√acant		

NI NP D

#### I. STRUCTURAL SYSTEMS

Pictures in report are used as examples of noted deficiencies but may not reflect all locations or actual number of items. Other areas around home may also be deficient.

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Note: Not all interior floors are visible/accessible as they may be obstructed by floor coverings, furniture, stored items, etc.

Note: Not all interior walls are visible/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc.

Note: Only accessible windows are inspected. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of inspection and no warranty is implied.

The shingle/roof underlayment or moisture barrier is not determined due to access under shingles. It is unknown if underlayment/moisture barrier is present or installed to manufacturer's specifications.

It is unknown if the proper amount of ventilation is used in attic area. A qualified contractor would have to determine if ventilation is adequate.

☑ □ □ ✓ A. Foundations

Type of Foundation(s): Poured concrete

Comments:

- (1) No visible differential movement noted at exterior or interior of home. Slab integrity appears stable and slab appears to be performing as intended on day of inspection. NO instrument measurements were taken.
- (2) FIII needed in concrete.



A. Item 1(Picture)

□ ☑ □ □ B. Grading and Drainage

Comments:

Not completed

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

I NI NP D

☑ 🗌 🗰 C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed From: Ground, Ladder, Walked roof, Attic

Roof Ventilation: Soffit Vents, Passive

Comments:

(1) Caps are not present for exhaust vents and water may enter and cause damage.

I NI NP D



C. Item 1(Picture)



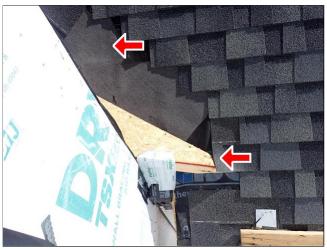
C. Item 2(Picture)



C. Item 3(Picture)

(2) Repairs needed as will leak.

I NI NP D



C. Item 4(Picture)

(3) Underlayment moisture barrier is not present in some places. Repairs needed. Flashing on corners is also not installed properly and should be replaced.



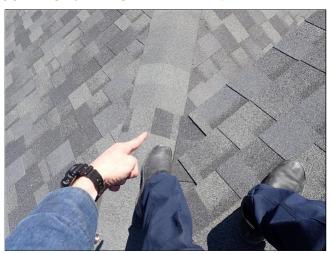
C. Item 5(Picture)



C. Item 6(Picture)

NI NP D

## (4) Wrong style shingle is used for cap.



C. Item 7(Picture)

## ✓ ✓ □ ✓ D. Roof Structures and Attics

Viewed From: Attic, Ground, Ladder, Walked roof

Method used to observe attic: From entry, Walked, Some areas were Inaccessible

Roof Structure: Stick-built, Radiant Barrier Decking

Comments:

(1) Not complete

(2) Fascia should not touch shingles as will cause premature water damage.



D. Item 1(Picture)

## **☑** □ **☑ E.** Walls (Interior and Exterior)

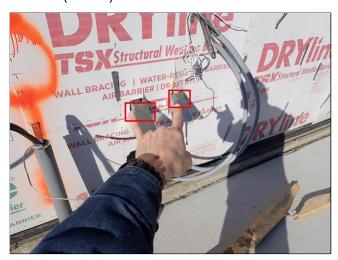
Comments:

(1) Many places wall cladding has holes or damage and needs sealing.

NI NP D



E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)

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

I NI NP D



E. Item 4(Picture)



E. Item 5(Picture)

## (2) Cabinet blocking is needed.



E. Item 6(Picture)

I NI NP D

## (3) Header is NOT level at fridge



E. Item 7(Picture)

(4) Plumbing wall should be insulated do to being in kitchen wall and noise that will occur due to drains.



E. Item 8(Picture)

(5) Wood in shower seat is NOT protected and goes into shower pan. Water damage may occur.

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

I NI NP D



E. Item 9(Picture)

(6) Some sealing needed for penetrations between garage and living areas.

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

I NI NP D



E. Item 10(Picture)



E. Item 11(Picture)



E. Item 12(Picture)

☑ ☑ ☐ ☑ F. Ceilings and Floors

Floor Structure: Slab

I NI NP D

### Comments:

- (1) Not complete
- (2) Gap between header and top plate present and does not give adequate support. Recommend engineer evaluate and recommend repairs.



F. Item 1(Picture)

(3) Sheetrock support needed in corner as one is NOT present and will allow sheetrock to sag and crack.



F. Item 2(Picture)

## **☑** □ **☑ ☑** G. Doors (Interior and Exterior)

### Comments:

Door to toilet should swing out so not to have to straddle toilet to close door.

I NI NP D



G. Item 1(Picture)

☑ □ □ ☑ H. Windows

Comments:

WIndows need sealing tape on tops.

I NI NP D



H. Item 1(Picture)



H. Item 2(Picture)

✓	✓		I.	Stairways (Interior and Exterior)
				Comments:
				Not complete
		✓	J.	Fireplaces and Chimneys
				Comments:
			V	Parahas Palasnias Dasks and C

🗹 🔽 🗌 🖺 K. Porches, Balconies, Decks, and Carports

Comments:

Not complete

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Not all areas of the crawlspace/attic were accessible at the time of inspection due to location of equipment/utilities, decking, and clearances around and under them. Only accessible areas were inspected.

I NINP D

#### II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, living areas, and outside bedrooms within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located and in homes with an attached garage. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices upon moving in to home and monthly thereafter. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death.

Exterior, garage, kitchens, LAUNDRY, and those outlets within 6' of wet areas "sinks" need to be GFCI protected per current TREC standards. Plugs noted are NOT GFCI protected. Recommend repair by electrician.

AFCI protection is not installed in Living Areas. To include every outlet that is NOT GFCI style. As per current TREC standard.

It is recommended that a Carbon Monoxide Detector be installed on each floor of a home that has fossil fuels. "Natural gas or Propane" and or an attached garage.

Current TREC Standards require smoke detectors be installed in all bedrooms, all living spaces, and areas adjoining bedrooms. Recommend adding detectors where needed and testing all detectors upon moving into home for safety.

✓ ✓ A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Copper, 220 volts

Panel Type: Circuit breakers

Comments:

Not complete

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Comments:

(1) Wires that are closer than 1" to face of studs need protective plates. Recommend checking all.

I NINP D



B. Item 1(Picture)



B. Item 2(Picture)

(2) Smoke detector needs to be moved as cannot be any closer than 3' to an HVAC return.



B. Item 3(Picture)

NI NP D

(3) All metal vent stacks should be bonded or grounded per current TREC standard. Some cities may not require.

Examples: Water heaters, HVAC, Fireplace, etc.



B. Item 4(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

I NINP D

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Note: We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 degrees F because of possible damage to the compressor.

Not all ducts were visible or accessible. Only accessible ducts were inspected.

□ □ <b>☑</b> □ A	. Heating Equipmen	t
	Type of Systems:	Forced Air
	<b>Energy Sources:</b>	Natural gas
	Comments:	

□ □ ■ B. Cooling Equipment

Type of Systems: Air conditioner unit

Comments:

☑ □ □ ☑ C. Duct Systems, Chases, and Vents

Ductwork: InsulatedFilter Type: Disposable

Comments:

(1) Duct straps need repair as will hang crooked.



C. Item 1(Picture)

(2) Duct is not installed properly

I NINP D



C. Item 2(Picture)



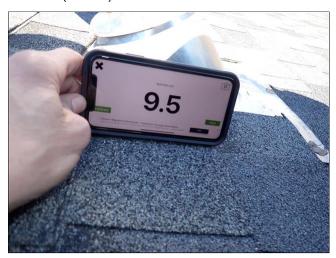
C. Item 3(Picture)

(3) Vent is too short for roof pitch and is a fire hazard. Should be raised to a minimum of 2.5'. Current vent is on 22".

I NI NP D



C. Item 4(Picture)



C. Item 5(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NINP D

#### IV. PLUMBING SYSTEMS

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The pipes and plumbing in walls, in or under concrete slabs, or concealed by personal possessions are not included in this inspection.

Expansion chambers are recommended on closed water systems, systems equiped with water pressure reducers, backflow preventers, and by some municipalities on some water heaters.

☑ □ □ ☑ A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front

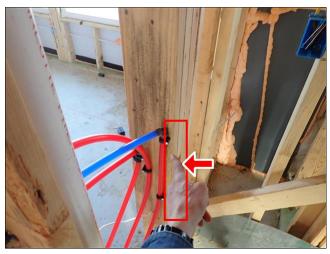
Location of main water supply valve: Front, Garage

Type of supply piping material: PEX

Comments:

Plumbing that is closer than 1" from wall face needs protective plates installed.

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)

☑ □ □ ☑ B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

(1) P Trap needs insulation.

NI NP D



B. Item 1(Picture)

(2) Pan should be sealed as wood is showing around drain.



B. Item 2(Picture)

(3) Plumbing vents are capped in some places and should not be.

I NI NP D



B. Item 3(Picture)

□ □ ☑ □ C. Water Heating Equipment

Energy Sources: Gas

Comments:

□ □ ☑ □ D. Hydro-Massage Therapy Equipment

Comments:

☑ ☑ □ ☑ E. Gas Distribution Systems and Gas Appliances

**Type of gas distribution piping material:** Black Metal, CSST Short lines between Black steel and Appliance

Comments:

- (1) Not all components of gas system are inspected. Only visible and accessible items. We do NOT perform pressure tests on the system.
- (2) Gas line is NOT supported properly in attic as should be every 8'.



E. Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and working during an inspection but then may fail under heavy use. Cast Iron pipes are subject to leaks and root damage and it is unknown if this condition is present. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NINP D

### V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven, and permanently installed refrigerator. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Dishwashers are NOT inspected for quality or ability to clean adequately or for sprayer function.

		bishwashers are the finispected for quality of ability to seath adequately of for sprayer fallocities.
	A.	Dishwashers
		Comments:
	В.	Food Waste Disposers
		Comments:
<b>V V</b> $\square$ $\square$	C.	Range Hood and Exhaust Systems
		Comments:
		Not complete
	D.	Ranges, Cooktops and Ovens
		Comments:
	E.	Microwave Ovens
		Comments:
	F.	Mechanical Exhaust Vents and Bathroom Heaters
		Comments:
		Caps needed on roof. Ducts may have water in them.
	G.	Garage Door Operators
		Comments:
	Н.	Dryer Exhaust Systems
		Comments:
		Only visible and accessible parts of dryer vent were inspected.
	l.	Other
		Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

I = Inspected	NI = Not Inspected NP = Not Present D = Deficient
I NI NP D	
	VI. OPTIONAL SYSTEMS
□ □ <b>☑</b> □ A	Landscape Irrigation (Sprinkler) Systems
	Comments:
□ □ 🗷 □ в	Swimming Pools, Spas, Hot Tubs, and Equipment
	Comments:
□ □ <b>☑</b> □ c	Outbuildings
	Comments:
□ □ <b>☑</b> □ D	Private Water Wells (A coliform analysis is recommended.)
	Comments:
□ □ <b>☑</b> □ E	Private Sewage Disposal Systems
	Comments:
□ □ <b>☑</b> □ F	Other Built-in Appliances
	Comments: