



# Inspection Report

## Sample Report

**Property Address:**  
111 Sample View Drive  
Mckinney Tx 75069



## National Property Inspections

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# PROPERTY INSPECTION REPORT

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**Prepared For:** Sample Report  
\_\_\_\_\_  
(Name of Client)

**Concerning:** 111 Sample View Drive, Mckinney, Tx 75069  
\_\_\_\_\_  
(Address or Other Identification of Inspected Property)

**By:** Earl Lanning Trec#8669 / National Property Inspections 1/13/2012  
\_\_\_\_\_  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us](http://www.trec.state.tx.us).

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 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 warrant ability 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The 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 any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or 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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

**Standards of Practice:**

TREC Texas Real Estate Commission

**In Attendance:**

Customer

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Approximately 1 year

**Temperature:**

Over 100 Degrees

**Weather:**

Clear

**Ground/Soil surface condition:**

Saturated

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

### I. STRUCTURAL SYSTEMS

A. Foundations

**Type of Foundation:** Post Tension


*Comments:*

In my opinion the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed no affects of adverse conditions and I perceived the foundation to contain no significant un-levelness after walking the 1st level floor.

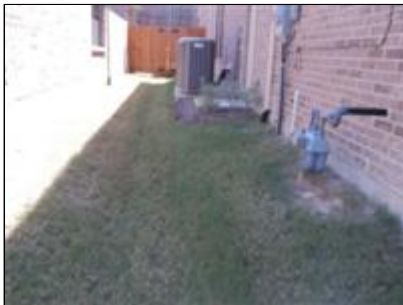


A. Picture 1

B. Grading & Drainage - *Comments:*

 Inspected grading and drainage around home, noted excessive standing water at right front planting bed at main water valve area (Possible Leak ?), this condition can cause foundation issues (movement) in future. Recommend further evaluation and repair by qualified contractor.

Recommend to maintain slight positive grading away from foundation for proper drainage approximately 6 inch drop for 10 feet. Recommend to maintain soil line clearance of 4 - 6 inches from top of foundation. Recommend water to drain 3 - 5 feet away from foundation.



B. Picture 1



B. Picture 2



B. Picture 3



B. Picture 4

C. Roof Covering Materials

**Type (s) of Roof Covering:** 3-Tab shingle

**Viewed roof covering from:** Ladder

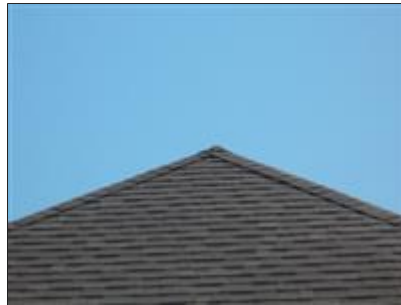
**Roof Ventilation:** Roof Vents, Soffit Vents

*Comments:*

(1) Inspected roof at various areas, roof materials appear to be showing normal signs of wear, noted slight puckering of a few shingles at various areas and slight curling of bottom row of shingles, noted no obvious signs of water penetration at time of inspection. Recommend future and yearly monitoring of all roof level vent stack flashing details for proper sealing around the stack, these areas are known for cracking and deteriorating and allowing moisture penetration in future after lengthy service.



C. Picture 1



C. Picture 2



C. Picture 3



C. Picture 4



C. Picture 5



C. Picture 6



C. Picture 7



C. Picture 8



C. Picture 9

(2) Recommend to maintain caulking around exposed bolts at dish assembly to help prevent water penetration in future.



C. Picture 10

D. Roof Structure & Attic

**Method used to observe attic:** From entry

**Viewed roof structure from:** Attic

**Attic info:** Attic access, Pull Down stairs, Scuttle hole, Light in attic, Solar Barrier/Tech Shield Installed

**Attic Insulation:** Blown

**Approximate Average Depth of Insulation:** 11 inches

**Comments:**

Inspected attic as well as possible from three separate entry accesses approximately 50%, due to lack of access and walking area it was not possible to inspect all areas, due to location and obstructions it is difficult to view all areas of sheathing, vent and stack areas for possible moisture penetration, attic appeared to be performing as designed at time of inspection.



D. Picture 1



D. Picture 2



D. Picture 3



D. Picture 4



D. Picture 5



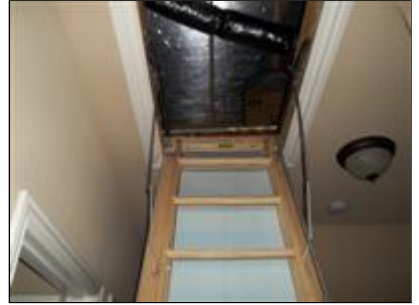
D. Picture 6



D. Picture 7



D. Picture 8



D. Picture 9




D. Picture 10



D. Picture 11

E. Walls (Interior & Exterior) - *Comments:*

 (1) Noted hole at stone mortar at middle left side corner area near front entrance. Recommend sealing all open areas.



E. Picture 1

(2) Recommend to maintain caulking at expansion joints to help reduce water penetration in future.





E. Picture 2

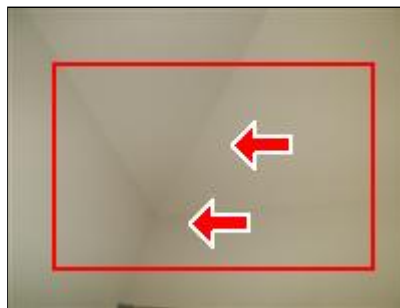
F. Floor

**Floor Structure:** Slab

*Comments:*

G. Ceiling - *Comments:*

Noted texture cracking at attaching screws (nail pops) at left corner of upstairs game room area (These are not structural issues. Recommend repair during paint upgrade.



G. Picture 1

H. Doors (Interior & Exterior) - *Comments:*

(1) Noted open gaps at bottom of garage door frames. Recommend sealing all open areas to eliminate infestation of small animals and insects



H. Picture 1

(2) Recommend to maintain caulking around all exterior door openings including garage door to help prevent water penetration in future.



H. Picture 2



H. Picture 3

(3) Noted left door leading to office hard to latch. Recommend further evaluation and possible adjustment by qualified professional.



H. Picture 4

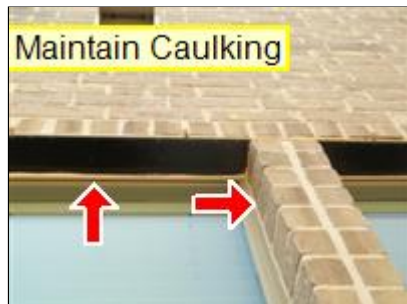
☒ ☐ ☐ ☒ I. Windows - *Comments:*

(1) Noted signs of moisture and standing water at various window sills through out home, including upstairs bedroom windows. Recommend further evaluation and possible repair by qualified contractor.



I. Picture 1

🏠 (2) Recommend to maintain caulking around all exterior windows to help prevent possible water penetration in future.



I. Picture 2



I. Picture 3

J. Stairways (Interior & Exterior) - *Comments:*

Found stairways and railings to be operating as designed at time of inspection.




J. Picture 1

K. Fireplace / Chimney

**Operable Fireplaces:** One

*Comments:*

 Noted lack of damper clamp, when artificial gas logs are installed in a firebox with a damper, the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space. Recommend installing damper clamp assembly. There were gas logs installed in the firebox at the time of this inspection. I was unable to view the floor of the firebox at the time of this inspection. All visual components were found to be in satisfactory condition at time of inspection.



K. Picture 1



K. Picture 2



K. Picture 3

L. Counters/cabinets - *Comments:*

M. Porhces - *Comments:*

Porch area appeared to be operating as designed at time of inspection.



M. Picture 1

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I NI NP D

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N. Balconies - *Comments:*

O. Patios/Decks - *Comments:*

Patio appears to be operating as designed at time of inspection



O. Picture 1

P. Garage Floor/Carports - *Comments:*

Garage floor appears to be operating as designed at time of inspection.



P. Picture 1

Q. Driveways - *Comments:*

Driveway appears to be operating as designed at time of inspection.



Q. Picture 1

R. Walkways - *Comments:*

Walkways appear to be operating as designed at time of inspection.



R. Picture 1

S. Retaining walls - *Comments:*

Retaining wall appears to be operating as designed at time of inspection.



S. Picture 1

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

**Electrical Service Conductors:** Overhead service

**Panel Capacity:** 200 AMP

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** CUTLER HAMMER

*Comments:*

(1) Recommend to maintain caulking at all exterior electrical boxes.



A. Picture 1

(2) Main panel assembly is located in garage and appears to be operating as designed.



A. Picture 2




A. Picture 3

### B. Branch Circuits - Connected Devices, and Fixtures

**Branch wire 15 and 20 AMP:** Copper

**Type of Wiring:** Romex

*Comments:*

 (1) Noted AFCI (arch fault circuit interrupter) outlets located at bedroom areas only. This home does not meet current AFCI (arch fault circuit interrupter) requirements. All 120-Volt, single phase 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuit. **This is an "as built condition" But as per TREC Standards of practice we are required to report this condition as a deficiency. Some items reported as deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1**

C. Smoke Detectors - *Comments:*

All components were found to be in satisfactory condition at time of inspection. Note: Due to location,height or conditions out of control of the inspector,one or more of the smoke alarms/detectors were inaccessible and could not be tested at time of inspection.



C. Picture 1

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

**Type of System (Heating):** Forced Air

**Energy Source:** Gas

**Heat System Brand:** LENNOX

**Number of Heat Systems (excluding wood):** Two

*Comments:*

(1) Performance tested upstairs and downstairs heating systems for approximately 20 minutes systems appear to be approximately 1 year old dated 1-15-2011, noted both upstairs and downstairs system appeared to be operating as designed at time of inspection. Recommend yearly maintenance and service by qualified professional to help keep system at optimum operation.



A. Picture 1



A. Picture 2



A. Picture 3



A. Picture 4



A. Picture 5

(2) Noted lack of condensate drain pan float switch being installed at condensate drain pan assembly, this switch when installed is a safety device shutting system down so drain pan will not overflow in case drain line is plugged or not operating properly and will not allow pan to overflow and cause water damage in attic area. Recommend adding a float switch as a safety precaution. (This is a recommended future upgrade)



A. Picture 6



B. Cooling Equipment

**Type of System (Cooling):** Air conditioner unit

**Central Air Manufacturer:** LENNOX

*Comments:*

(1) Performance tested and visually inspected two cooling systems for approximately 60 minutes, noted downstairs system (Thermostat located at hallway near master bedroom area and condenser unit located at right side of home) (Rear Unit) appeared to be approximate 16 Seer 3 ton unit dated 1-2011, upstairs system (Thermostat located at hallway area and condenser unit located at right side of home) (Front Unit) appeared to be approximately a 16 Seer 3 ton unit dated 1-2011, both units appear to be operating as designed and had approximately 20 degrees differential between delivered air and return air and within TREC recommendations. Recommend yearly maintenance and service by qualified professional to help keep system at optimum operation.



B. Picture 1



B. Picture 2



B. Picture 3

(2) Air conditioning emergency shut offs are located directly behind the outside condenser/coil assemblies which does not meet the clearance requirements of the National Electrical Code or the International Residential Code for today's building standards. "This is an as built condition" Recommend further evaluation by qualified professional.



B. Picture 4

(3) Recommend to maintain caulking around all hose entrances at exterior walls to help reduce water penetration



B. Picture 5

C. Duct System, Chases, and Vents

**Ductwork:** Insulated

**Filter Type:** Disposable

**Filter Size:** 20x25

*Comments:*

Inspected insulated duct system, noted no obvious signs of deterioration or open areas at time of inspection.



C. Picture 1



C. Picture 2

### IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

**Water Source:** Public

**Location of water meter:** Front

**Plumbing Water Supply (into home):** Copper

**Plumbing Water Distribution (inside home):** Copper

**Location of main water supply valve:** Front

**Static water pressure reading:** Approximately 70 Pounds/Square Inch

*Comments:*

(1) Noted water pressure within recommended pressure (Maximum 80) pounds per square inch, actual reading approximately 70 pounds per square inch and within standards.



A. Picture 1

(2) Inspected a representative amount of fixtures and flushed all toilets found fixtures and toilets appeared to operate as designed at time of inspection.



A. Picture 2



A. Picture 3



A. Picture 4



A. Picture 5



A. Picture 6



A. Picture 7



A. Picture 8

(3) Recommend to maintain caulking around all water closets to help reduce water penetration in future.



A. Picture 9

(4) Recommend to maintain grout/caulking around all tub and shower areas to help reduce water penetration in future.



A. Picture 10



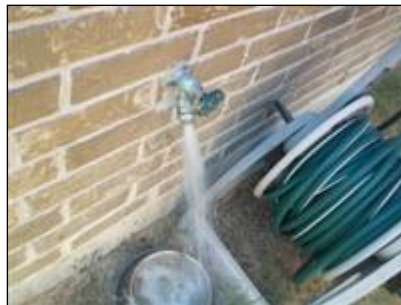
A. Picture 11



A. Picture 12

B. Exterior Fixtures - *Comments:*

Inspected exterior water fixtures, back flow valve installed and appeared operational as designed.



B. Picture 1

C. **Drains, Waste, and Vents**

**Plumbing Waste:** PVC

*Comments:*

Inspected drains and found no leaks at time of inspection and all drains appear to be operating and draining as designed at time of inspection.



C. Picture 1



C. Picture 2



C. Picture 3

D. **Water Heating Equipment**

**Energy Source:** Gas

**Water Heater Manufacturer:** A.O. SMITH

**Water Heater Location:** Upstairs Closet

**Capacity (Water Heater):** (2) 50 Gallon

*Comments:*

(1) Inspected two separate gas water heaters, both water heaters appeared recently replaced dated 10-2011, water heater system appears to be operating as designed at time of inspection.



D. Picture 1

(2) Noted water temperature at 102 degrees and within TREC standards.



D. Picture 2

E. **Hydro-Massage Therapy Equipment - *Comments:***

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**I N I N P D**

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Performance test hydro tub operation, system appeared to be operating as designed at time of inspection and noted GFCI located at lower wall at toilet room area, also noted pump motor access area located at exterior bathroom wall.



E. Picture 1



E. Picture 2



E. Picture 3



E. Picture 4



E. Picture 5

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

## V. APPLIANCES

A. Dishwasher

**Dishwasher Brand:** WHIRLPOOL

*Comments:*

Performance tested dishwasher in normal cycle mode, dishwasher appeared to operate as designed at time of inspection.



A. Picture 1

B. Food Waste Disposer

**Disposer Brand:** IN SINK ERATOR

*Comments:*

Disposal appears to operate as designed at time of inspection.



B. Picture 1

C. Range Exhaust Vent

**Exhaust/Range hood:** WHIRLPOOL

*Comments:*

Range vent and light assembly appeared operational as designed at time of inspection.



C. Picture 1



C. Picture 2

D. Ranges, Cooktops and Ovens

**Range/Oven:** WHIRLPOOL

*Comments:*

(1) Cook top appears to operate as designed at time of inspection.



D. Picture 1

(2) Performance tested oven operation at 350 degrees, oven appears to operate as designed at time of inspection.



D. Picture 2

E. Microwave Oven

**Microwave:** WHIRLPOOL

*Comments:*

Microwave appeared to operate as designed at time of inspection.





E. Picture 1

H. **Mechanical Exhaust Vents and Bathroom Heaters** - *Comments:*

All exhaust fans appeared to operate as designed at time of inspection.



H. Picture 1

I. **Garage Door Operator(s)** - *Comments:*

Garage doors appear to operate as designed and will reverse when met with resistance. Sensors are in place and will reverse the door.

Recommend to maintain and lubricate railing and wheel assemblies to help prolong life expectancy and quiet operation.



I. Picture 1



I. Picture 2



I. Picture 3



I. Picture 4

J. **Doorbell and Chimes** - *Comments:*

Door bell operated as designed at time of inspection

K. **Dryer Vents** - *Comments:*

Limited visual access to dryer vent available (due to design).

VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler System - *Comments:*

Performance tested sprinkler system, noted poor spray at left front corner of driveway zone #9. Recommend further evaluation and possible cleaning/repair by qualified professional. Also recommend periodic monitoring for complete and consistent coverage and minimal over spray on home exterior areas.



A. Picture 1



A. Picture 2



A. Picture 3



A. Picture 4



A. Picture 5



A. Picture 6



A. Picture 7



A. Picture 8



A. Picture 9

B. Fences/Gates - *Comments:*

Noted right side fence at rear of yard leaning and fence post coming loose. Recommend further evaluation and repair by qualified professional.



B. Picture 1

c. **Alarm System - Comments:**

We do not evaluate or perform alarm testing.



C. Picture 1

# General Summary



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Customer  
Sample Report

Address  
111 Sample View Drive  
Mckinney Tx 75069

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## I. STRUCTURAL SYSTEMS

### B. Grading & Drainage

#### Inspected, Deficiency



Inspected grading and drainage around home, noted excessive standing water at right front planting bed at main water valve area (Possible Leak ?), this condition can cause foundation issues (movement) in future. Recommend further evaluation and repair by qualified contractor.

Recommend to maintain slight positive grading away from foundation for proper drainage approximately 6 inch drop for 10 feet. Recommend to maintain soil line clearance of 4 - 6 inches from top of foundation. Recommend water to drain 3 - 5 feet away from foundation.

### E. Walls (Interior & Exterior)

#### Inspected, Deficiency




(1) Noted hole at stone mortar at middle left side corner area near front entrance. Recommend sealing all open areas.

### I. Windows


## I. STRUCTURAL SYSTEMS

### Inspected, Deficiency

-  (2) Recommend to maintain caulking around all exterior windows to help prevent possible water penetration in future.

### K. Fireplace / Chimney


#### Inspected, Deficiency

-  Noted lack of damper clamp,when artificial gas logs are installed in a firebox with a damper,the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space.Recommend installing damper clamp assembly.There were gas logs installed in the firebox at the time of this inspection. I was unable to view the floor of the firebox at the time of this inspection. All visual components were found to be in satisfactory condition at time of inspection.

## II. ELECTRICAL SYSTEMS

### B. Branch Circuits - Connected Devices, and Fixtures

#### Inspected, Deficiency

-  (1) Noted AFCI (arch fault circuit interrupter) outlets located at bedroom areas only. This home does not meet current AFCI (arch fault circuit interrupter)requirements. All 120-Volt,single phase 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family rooms,dining rooms,living rooms, parlors, libraries,dens,bedrooms,sun rooms,recreation rooms, closets, hallways,or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter,combination type,installed to provide protection of the branch circuit. **This is an "as built condition" But as per TREC Standards of practice we are required to report this condition as a deficiency. Some items reported as deficient may be considered upgrades to the property. For more information,refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1**

## V. APPLIANCES

### C. Range Exhaust Vent


#### Inspected, Deficiency

-  Range vent and light assembly appeared operational as designed at time of inspection.

## VI. OPTIONAL SYSTEMS


### A. Lawn and Garden Sprinkler System

#### Inspected, Deficiency

-  Performance tested sprinkler system,noted poor spray at left front corner of driveway zone #9.Recommend further evaluation and possible cleaning/repair by qualified professional. Also recommend periodic monitoring for complete and consistent coverage and minimal over spray on home exterior areas.

### B. Fences/Gates

#### Inspected, Deficiency

-  Noted right side fence at rear of yard leaning and fence post coming loose. Recommend further evaluation and repair by qualified professional.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component

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that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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