



PROPERTY INSPECTION REPORT

Prepared For: Thomas Peff
(Name of Client)

Concerning: XXX Drexel Street #1 & #2, McKinney, TX
(Address or Other Identification of Inspected Property)

By: Robert Taylor 3619
(Name and License Number of Inspector) (Date)

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

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Time: 1:00 PM

Weather: Clear Sky

Temp: Avg. 70 degrees F

Realty Co.: Re/Max

Agent: Mark Kale

Structure Type: Duplex

Status: A is vacant, B is occupied

Who Is Present: Tenants in unit B

Directional reference the dwelling faces: North

- Mechanical & Structural
- Pier & Beam
- WDI (Termite)
- Sprinkler
- Pool
- Spa
- Gas Line
- Outbuilding
- Radon

This Is Your Invoice

Fee: \$381.00

Paid By: Credit Card

Received:

Robert W. Taylor

Report Identification: **Error! AutoText entry not defined.**

IMPORTANT - This Report is not valid without the signed, separate, [3 PAGE VISUAL INSPECTION AGREEMENT](#).

FONT HIGHLIGHTING IN THE REPORT - **BOLD** an attempt to identify some areas of importance in the report. **RED** an attempt to flag some important safety issues.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected	NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need of Repair	Inspection Item
I	NI	NP	R	

I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Comments (An opinion on performance is mandatory.):

Type of foundation: Slab-On-Grade

This structure has no visual evidence of any significant movement, shifting or differential settlement at the time of this inspection.

NOTE: This report does not predict future movements, repair potentials or past repair histories. Conditions covered by floor coverings, furniture, and stored items or hidden underground are unknown.

B. Grading & Drainage

Underground drainage systems are not inspected.

Comments:

C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Comments:

Type of roof covering: Composition Shingle

Method of inspection: Walked on roof.

Roof:

Appears to be in good condition, no missing or damaged shingles noted.

D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Comments:

Attic Access Info Unit # A -

Upstairs North center bedroom - Entered attic and performed a visual inspection. Observations made from floored areas.

Attic Access Info Unit # B -

Same location - Upstairs north center bedroom - Entered attic and performed a visual inspection. Observations made from floored areas.

I	NI	NP	R	Inspection Item
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Approximate depth of insulation:

Unit # A - 12 to 13 inches

Unit # B - 10 to 13 inches

Attic Comments:

The insulation specification sheet calls for R30 a minimum depth of 12 inches. The insulation is less than that in some areas, depths vary.

All attics have viewing limitations, tight niches and angles. Dense insulation and/or low roofs & ducting may prevent safe entry beyond decked areas.

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E. Walls (Interior & Exterior)

Comments:

Unit # A -

Exterior Advise seal hole where refrigerant lines from compressor coil penetrate the brick veneer.

Also seal a partial drill bit hole.



Unit # B -

Exterior Advise seal hole where refrigerant lines from compressor coil penetrate the brick veneer.

I	NI	NP	R	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>F. Ceilings & Floors <i>Comments:</i> Unit # A - Good Unit # B - Upstairs master bath caulk vinyl floor to tub.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>G. Doors (Interior & Exterior) <i>Comments:</i> Interior door locks are not checked.</p> <p>Unit # A - Entry closet strike plate realign. ½ bath strike is protruding and in contact with strike plate. House to garage rubbing jamb at top edge lock side. Entry door loose knob. Master closet repair/adjust ball catch.</p> <p>Unit # B - Entry dead bolt does not engage.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>H. Windows <i>Comments:</i> Unit # A - All screens are missing in home including the patio door for a total of 7. Master one window latch does not engage.</p> <p>Unit # B - Same as above all screens are missing. NE bedroom window latch does not engage correctly.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>I. Fireplace/Chimney <i>Comments:</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>J. Porches, Decks and Carports Patio Cover (Attached) <i>Comments:</i></p>

I	NI	NP	R	Inspection Item
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K. Other

Comments:

Unit # A -

Stairways: Stairs treads on the radius can not be less than 6 inches wide at any point. (current design standard).



Unit # B -

Stairways: Same as above.

II. ELECTRICAL SYSTEMS

-

A. Service Entrance and Panels

Both Units

Service line is Underground / Panel of: Breakers / Main breaker: 150 AMP

Location: Garage / Type of branch circuit wiring: Copper

Comments:

Panels each have two grounds however I was only able to make out the ufer ground connection at the service line entry. The alternate ground should be labeled check with seller.

Unit # A -

Panel labeling is incomplete.

At the electrical panel there are no, arc-fault circuit breakers pertaining to the bedroom areas (IRC code effective 2003).

Unit # B -

Panel is not labeled.

At the electrical panel there are no, arc-fault circuit breakers pertaining to the bedroom areas (IRC code effective 2003).

I	NI	NP	R	Inspection Item
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B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Comments:

Unit # A -

OUTLET: Open ground at garage ceiling.



FIXTURE: is missing at attic.

SWITCH: exterior patio light switch mounted upside down.

EQUIPMENT DISCONNECT: Loose conduit wires are exposed at exterior disconnect for AC unit.



Unit # B -

FIXTURE: is missing at attic.

I	NI	NP	R	Inspection Item
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Comments:

Unit # A -

Type Forced Central Air/ Energy Source: Electric/ Manufact: Not Identified
Furnace does not turn on from the thermostat control, review with HVAC concern. Breakers off at panel, disconnect off in attic at HVAC equipment, burner cover is not attached, tools in drain pan.



Unit # B -

Type Forced Central Air/ Energy Source: Electric/ Manufact: Not Identified
Electric - operation is normal temperature output is good.

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B. Cooling Equipment

NOTE - Temp differential optimum reading 18 to 20 degrees, 14 & less is deficient.

Comments:

Both Units Advise silicone seal where refrigerant line meets evaporator coil.

Unit # A -

Type Conventional/ Energy Source: Electric / Manufact: Goodman

Whole House Zone. **Inoperable refer to HVAC furnace notes above.**

Condensate Drains: Primary drain is not insulated (TREC guideline not an IRC Building Code).

I	NI	NP	R	Inspection Item
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Evaporator Coil: Refrigerant line in attic needs to be supported every six feet. The wall strap is not supporting the line.



Unit # B –

Type Conventional/ Energy Source: Electric / Manufact: Goodman

Whole House Zone. Temperature differential [20 degrees]. AC system(s) are operational, suction line cold to touch, differential readings are good.

Condensate Drains: Primary drain is not insulated (TREC guideline not an IRC Building Code).

Evaporator Coil: Refrigerant line in attic needs to be supported every six feet. Line is resting on ductwork.

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C. Ducts and Vents

Comments:

Unit # A -

Ductwork Visibility: Observed in attic.

Unit # B -

Ductwork Visibility: Observed in attic.

Ductwork pinched where evaporator refrigerant line rests on top of duct.



I	NI	NP	R	Inspection Item
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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments: Water line behind or concealed by refrigerators are not inspected.
Visible Water Supply Lines Are: Plastic tubing - ask builder for more information about the system as well as location of water shut off valves.

Exterior Faucets - Good

Water Meter - Both meters are located in one box on the driveway. There is an uncovered shut off valve next to the meter box.

Unit # A -

Laundry Dryer Connection Is: Electric

Laundry Washer - need to open the sewer inlet.

Kitchen Sink -
Good

Bathroom Half -
good

Bathroom Master -
Sink - secure and seal sink to countertop.



Bathroom Hall -
Sink - secure and seal sink to counter top. Sink stop adjust to work correctly.

Tub - leaks/sprays at head connection.

Unit # B -

Washer & dryer are connected unable to check utility lines.

Laundry Dryer Connection Is: Electric

Kitchen Sink - Good

Bathroom Half -

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Good

Bathroom Master –

Sink – secure and seal sink to counter top. Hot and cold reversed at mixer valve.

Toilet – tank fills with hot water

Tub – spout and mixer valve mounting are crooked and do not make a good seal.



Bathroom Hall –

Sink – secure and seal sink to counter top. Hot and cold is reversed at the valves.

Toilet – fills with hot water.

Tub – mixer valve trim not secure to the tile wall. It seems that hot and cold are reversed however there is only hot and warm water (no cold).

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B. Drains, Wastes, Vents

Comments:

Visible Sewer Lines Are: PVC & Other

Good

-

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Comments:

Unit # A -

Location: Garage / Energy Source: Electric/ Quantity: 1, 50 gal.

Unit # B -

Location: Garage / Energy Source: Electric/ Quantity: 1, 50 gal.

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D. Hydro-Therapy Equipment

Comments:

I	NI	NP	R	Inspection Item
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V. APPLIANCES

A. Dishwasher

Comments:

The lower panel is not removed for inspection.

Unit # A -

There is no air gap associated with this dishwasher. Air gaps are now standard equipment to assure a separation between supply and waste water.

The discharge line is not looped and/or elevated above connection to sewer beneath kitchen sink.

Unit # B -

Same as unit A

B. Food Waste Disposer

Comments:

Good

C. Range Hood

Comments:

Unit # A -

Is ducted to circulates back to interior of home.

Light is out, missing a bulb

Unit # B -

Vent fan in a box in the living room, has not been installed.

D. Ranges/Ovens/Cooktops

Comments: If present delay timers and self cleaning mode are not tested.

Unit # A -

Electric Range

Oven registered [335] degrees when set to 350F.

Range there is no anti tip device present (code effective 1997).

Needs to be stabilized at feet.

Unit # B -

Electric Range

Oven registered [323] degrees when set to 350F.

Range there is no anti tip device present (code effective 1997).

Needs to be stabilized at feet.

Oven temperature exceeds the acceptable tolerance standards of + or - 25 degrees.

I	NI	NP	R	Inspection Item
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E. Microwave Cooking Equipment
Comments:

F. Trash Compactor
Comments:

G. Bathroom & Laundry Exhaust Fans and/or Heaters
Comments:
 Good

H. Whole House Vacuum Systems
Comments:

I. Garage Door & Automatic Operators
Comments: Does not include the operation of remote control.

No Power Operators, manual operation at this time.

Unit # A -

Door a little bent (minor) where people have stepped on bottom panel to get the door lock to engage.

Unit # B -

Door latch bent but working.

J. Door Bell and Chimes
Comments:
 Good

K. Dryer Vents
Comments: Is limited to the visible components.

L. Other Appliances
Comments:

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers
Comments:

I	NI	NP	R	Inspection Item
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools and Equipment <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Outdoor Cooking Equipment (permanent units only) <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Gas Lines <i>Comments:</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Security Systems <i>Comments:</i> Security systems are not inspected by Aadvanced Inspections Inc. If you have any questions regarding the present system , installing a new system you can contact BRINKS Home Security at 1-800-884-8682. They will review the present system and provide feed back to contacts or sensors not responding free of charge.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Fire Protection Equipment <i>Comments:</i> <u>Smoke detectors</u> in the home are inspected by pushing the test button, they are not tested for sensitivity to heat or smoke. Unit # A - Lower level detector is not responding correctly and may not be interconnected with others in the home. Unit # B - Good. NOTE: Aadvanced Inc. <u>Does Not Inspect</u> 1] Heat Sensors connected to the Security System or 2] Fire Sprinkler Systems.

Report Identification: **Error! AutoText entry not defined.**

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OBSERVATIONS

The following observations about the property, are not considered to be a part of the inspection, but noted for your general information.

GENERAL -

Unit A

Broken cabinet door attachment at the master bath.



½ bath gap in sheetrock along outlet plate.

Unit A & B

Trim plate missing at the refrigerator ice-maker connection.

Bathrooms missing towel bars and TP holders.

LANDSCAPE -

Lawn dying at planter box in driveway between garages.

EXTERIOR -

Siding minor crack lower board at east elevation.

Trim excess black vinyl moisture barrier at east, northeast and northwest corner of home off of the foundation.

Paint trim boards at entry way at both the east and west side.

There are no mail boxes.