

Superior Inspection



123 Anywhere
Royse City, TX 75189

Superior Inspection

PO Box 1162
Royse City, TX 75189

Phone 972-814-1502
edwardfoust@yahoo.com

TREC 8394

INVOICE

SOLD TO:
Sample Report
TX

INVOICE NUMBER	20230621-01
INVOICE DATE	06/21/2023
LOCATION	123 Anywhere
REALTOR	

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$475.00	\$475.00
6/21/2023	(\$475.00)	(\$475.00)
	SUBTOTAL	\$475.00
	TAX	\$0.00
	TOTAL	\$475.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!



PROPERTY INSPECTION REPORT FORM

Sample Report Name of Client	06/21/2023 Date of Inspection
123 Anywhere, Royse City, TX 75189 Address of Inspected Property	
Devon Bailey Name of Inspector	8394 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.

RESPONSIBILITY 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).

RESPONSIBILITY 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

Present at Inspection:	<input type="checkbox"/> Buyer	<input type="checkbox"/> Buyer's Agent	<input type="checkbox"/> Listing Agent	<input type="checkbox"/> Occupant
Building Status:	<input type="checkbox"/> Vacant	<input checked="" type="checkbox"/> Owner Occupied	<input type="checkbox"/> Tenant Occupied	<input type="checkbox"/> Other
Weather Conditions:	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Cloudy	<input checked="" type="checkbox"/> Rain	45__ Outside Temp.
Utilities On:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No Water	<input type="checkbox"/> No Electricity	<input type="checkbox"/> No Gas
Special Notes:				

INACCESSIBLE OR OBSTRUCTED AREAS

<input type="checkbox"/> Sub Flooring	<input checked="" type="checkbox"/> Attic Space is Limited - Viewed from Accessible Areas
<input checked="" type="checkbox"/> Floors Covered	<input checked="" type="checkbox"/> Plumbing Areas - Only Visible Plumbing lines Inspected
<input checked="" type="checkbox"/> Walls/Ceilings Covered or Freshly Painted	<input type="checkbox"/> Siding Over Older Existing Siding
<input checked="" type="checkbox"/> Behind/Under Furniture and/or Stored Items	<input type="checkbox"/> Crawl Space Is Limited - Viewed From Accessible Areas

NOTE: It is not possible for inspectors to see plumbing lines or connections inside walls and/or under concrete slabs. No plumbing fixtures were operated that may damage walls and/or floors

NOTE: Some electrical connections/splices and or junction boxes may be concealed under the attic insulation. It is not possible for the inspector to view these items.

NOTE: All sections marked with a deficiency check box will require additional attention/review by a qualified tradesman before closing on the home.

Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

Note: Foundation elevation information is not provided to client by the inspector. I suggest if client want this type of information they should hire a Structural Engineer for a full evaluation.

Note: Moisture content in the soil and yard drainage around this homes foundation must be maintained and monitored through-out each year to insure proper soil arrangement.

Note: Some hairline type stress or material shrinkage cracks may be present in veneers, but are not signs of foundation/structural failure and may not be listed in this report.

Signs of Structural Movement or Settling:
Hairline cracks in exterior veneer.

Performance Opinion:

NOTE: Performance opinion is base on property conditions observed on the day of the inspection. The inspector does not use specialized tools to measure foundation drop, If the buyer wants to know actual foundation drop measurements the services a qualified foundation company or structural engineer would be needed.

Note: *Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

- The foundation appears to be performing the function intended
- Structural movement and/or settling noted, however, the foundation is supporting the structure at this time
- Signs of structural movement noted, suggest that an expert in this field be consulted-(Qualified foundation repair co. or structural engineer) for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

B. Grading and Drainage

Comments:

Observed one or more yard, gutter and/or porch drains. Underground drain systems are not inspected.

C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From: Ground with the use of binoculars

Comments:

Overall good condition of roof covering. No visible signs of roof leakage inside the home, no stains.

Moisture stain present in attic framing near the fireplace flue, suggest further evaluation of this area on the roof to ensure no present leakage exists.



D. Roof Structures and Attics

Viewed From: Entered the Attic

Attic framing: Conventional Framing Truss type framing

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Approximate Average Depth of Insulation: 16-20 inches



Insulation:

Type: Batt type Blown-in

Comments:

Attic viewed at pull down stairs in garage and 2nd story pull down stairs in the home. Limited view due to no walk boards, stored items, and HVAC equipment.

Mostly blown type insulation with some batt at vertical walls in attic.

As stated in previous section, moisture stain at framing near fireplace flue.

Evidence of pest activity in the attic over garage, suggest further review by pest control specialist for abatement, as needed, and prevention.



E. Walls (Interior and Exterior)

Comments:

Interior Walls:

Wall surfaces behind wall coverings-(furnishings, stored items, wallpaper, paneling, cloth

I=Inspected

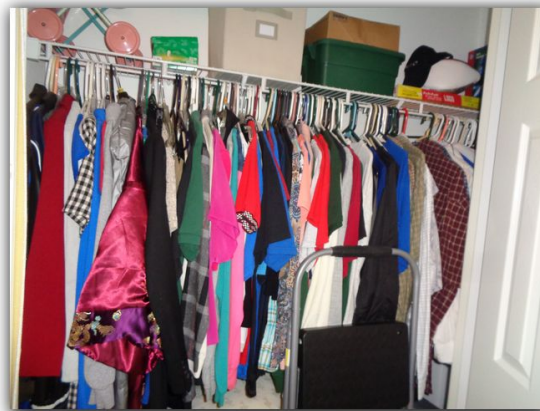
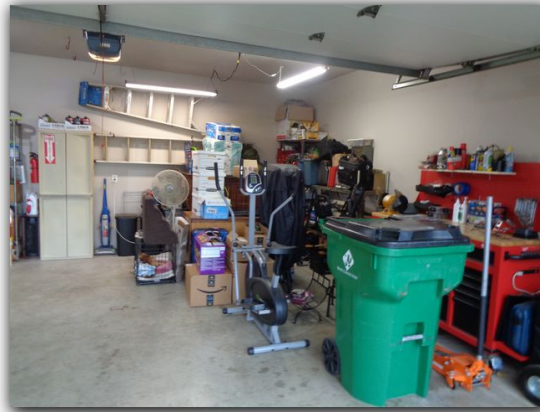
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

coverings etc.) are not visible for inspection.



Hairline cracks and loose tape at garage sheet rock walls, typical in garages.



Exterior Walls

- Type(s): Brick Cement Board Wood Stone
 Vinyl Aluminum Stucco Asbestos

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

One or more areas of siding/trim needs paint/repair. Examples: bottom of trim at dormer



Open caulk joints at one or more locations-(doors, windows, and/or trim boards) at the exterior of the home. This is considered a routine maintenance issue and will need to be re-sealed periodically. Location examples: trim/siding junctions, exterior wall entry points(AC cutoff, electric meter base, AC refrigerant line)



No weep holes present at bottom row of the brick veneer or above windows/doors where needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Weep holes allow water to drain from between the brick veneer and the wood wall structure. **Suggest drilling or cutting weep holes to allow for proper drainage. Examples: above windows with metal lintels**



One or more hairline cracks at brick/mortar. Indicative of general settlement, not excessive at time of inspection.

F. Ceilings and Floors

Comments:

Note: several areas of flooring blocked by stored items, furnishings, etc.

Hairline cracks and/or loose tape at garage sheet rock ceiling. Typical in garages.

G. Doors (Interior and Exterior)

Comments:

Master bedroom entry door drags floor.

Garage Doors

Type of Door(s):

Metal Wood Fiberglass

H. Windows

Comments:

Some windows were blocked by occupant's belongings these windows were not operated.

Location examples: master bedroom, living room, front right corner bedroom

I. Stairways (Interior and Exterior)

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

-

J. Fireplaces and Chimneys

Type of Fireplace: Factory Brick/Stone Free Standing

Wood fireplace Gas log fireplace Gas log lighter Wood burning stove

Comments:

Rear refractory is damaged.



Damper does not stay closed.

-

K. Porches, Balconies, Decks, and Carports

Comments:

Some damage at bottom of rear porch support post.



-

L. Other

Comments:

II. ELECTRICAL SYSTEMS

-

A. Service Entrance and Panels

Comments:

200 amp main rated panel located in garage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

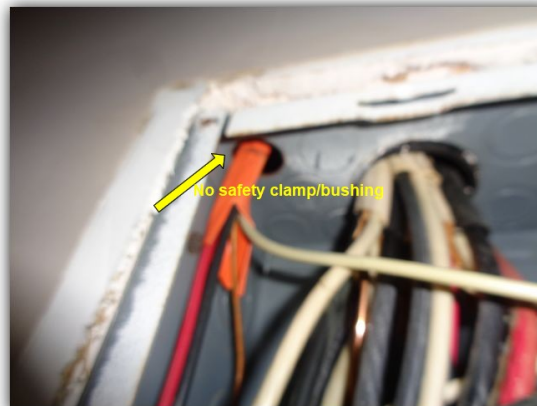
Copper service entrance wiring. Copper branch wiring.
Driven ground rod located at meter base. Cold water ground at water heater.
Over current protection via circuit breakers.

Arc-fault circuit interrupters are not present-(Common for homes built before 2005). Note a section of the current NEC-(National electrical code) is attached.

2008 National electrical code-(NEC 210.12)- Dwellings units: All 120-volt, single phase, 15- and 20-Amp. circuits supplying outlets in a dwelling unit if family rooms, dining rooms, living rooms, parlors, libraries, dens, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type-(Protects against series and parallel type arcs) installed to provide protection of the branch circuits.

No safety clamps or protective bushings where the circuits entry the service panel. The conductors can become damaged on the sharp metal edges of the service panel. Suggest having clamps or protective bushings installed to protect the conductors.

The metal deadfront cover rests on electrical conductors that serve the receptacle that is directly below the panel, safety hazard.



There is no visible surge protection device (SPD) at or adjacent to the service equipment. No whole home surge protection at main service panel as required by today's standards. As of 2020 new and/or updated panels require whole home surge protection. Suggest checking local codes.

Suggest further review and repair, as needed, by licensed electrician.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper
Comments:

Outlet and Switches

Note: some receptacles blocked by furnishings and/or stored items, not visible for inspection.

Damaged cover plate in attic near access.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Note: extension cord plugged into receptacle near attic access, unsure what this is supplying power to, suggest ask seller.



Note: plugs in the home are not tamper resistant type. Per today's building standards all plugs 5.5 ft above or closer to the floor should be. Common for home this age not to have tamper resistant type. This is for child safety. After market safety devices can be installed for safety.

Ground Fault Circuit Interrupt (GFCI) Safety Protection

- | | | | | | | | |
|-------------|---|--|---|------------|---|--|---|
| Kitchen: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A | Bathrooms: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| Exterior: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A | Garage: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A |
| Jetted tub: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A | Wet Bar: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |
| A/C Unit: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A | Pool/Spa: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |

No GFCI protection at one or more locations. This is considered a recognized safety hazard and in need of repair-(**It is common for older homes to not have GFCI protection**).

Electrical Fixtures

Flood lights outside garage did not come on, may be on sensor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Smoke and Fire Alarms

Smoke/fire alarms are present in all required areas-(All bedroom and adjacent hallways and on each story of the home).

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Heat Pump

Comments:

2 units. Filters located at ceiling. Thermostats returned to heat and 71 degrees at conclusion of inspection, as these were the pre inspection settings.

Furnaces located in attic.

Heat temperatures were between 100 and 120 degrees. This would be considered satisfactory by today's standards.

B. Cooling Equipment

Type of Systems: Central

Comments:

Two units. Per labels at exterior units manufacture dates: 2016 and 2020

Temperature differential is within range of (14 to 22 degrees Fahrenheit). **This is considered satisfactory.**

NOTE: The inspector does not measure refrigerant charge for HVAC equipment. This would require specialized tools/gauges and a licensed HVAC technician.

The evaporator coil(s) was not visible for inspection.

One or more of the a/c evaporator coil safety pans are rusted. Recommend replacement of rusted drain pans by an HVAC Co., also recommend having drain lines checked to make sure they are not stopped up. Examples: unit towards the front of the attic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



C. Duct Systems, Chases, and Vents

Comments:

Type of Ducts: Flex Ducts Metal Ducts with insulation wrap

D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of the home by the road

Location of main water supply valve: By the water meter

Static water pressure reading: 52

Type of supply piping material: copper

Comments:

Water Source: Public Private **Sewer Type:** Public Private

Sinks:

One or more areas of corrosion noted at the angle stop valves/supply line fittings under the sink(s). Possible future water leak. **Location example: kitchen, 1/2 bathroom**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Master bathroom right sink drain stop is inoperable.

Kitchen faucet/sprayer diverter leaks by, water runs from faucet while sprayer is in use.

Bathtubs and Showers:

Upstairs bathroom tub/shower: leak at shower hose connections, tub spout/control needs caulk, water does not as hot as sink in same bathroom possible bad valve, 1 screw at the control knob trim is proud/not driven



Washing Machine Connections:

- Washing machine connected at this time - faucets, drains not tested for proper operation
- Leakage at plumbing connections

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

B. Drains, Wastes, and Vents

Type of drain piping material: PVC
Comments:

All drains operated freely when the functional drain test was performed.

C. Water Heating Equipment

Energy Sources: Electric
Capacity: 50-Gallon unit
Location of unit(s): Garage interior

Comments:

Note: water heater wrapped with insulated blanket, obstructed view.



D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter:
Type of gas distribution piping material:
Comments:

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:
Unit ran through normal cycle with no evidence of leakage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

The dishwasher drain line does not have a drain loop. The drain line for this unit should connect to the underside of the counter top. This will prevent any cross-connection between the drain water and the potable water supply.

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

The range hood is built into the microwave oven unit.

D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Electric Gas

Oven(s) Unit #1: Electric Gas Unit #2: Electric Gas

Unit # 1 tested at 350 degrees 3 Degrees Variance (max 25 degrees)

Unit # 2 tested at 350 degrees 7 Degrees Variance (max 25 degrees)

No anti-tip device installed on unit. An anti-tip device is a safety device used to keep the range/oven unit from tipping over if a child were to climb on the unit.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The bathroom vent fans terminate into the attic. This is not allowed by today's building practices, all vent fans should terminate to the exterior of the home.

G. Garage Door Operators

Comments:

Safety sensor and pressure reverse tested and worked as intended at time of inspection.

H. Dryer Exhaust Systems

Comments:

Note: dryer vents are not tested for blockage, vents require periodic cleaning to ensure they are vented properly, clogged vents may damage dryers and can be hazardous due to heat buildup.

I. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

The sprinkler control panel is located in the garage. All zones operated on manual setting only to perform test. Back-flow protection provided via dual check valve assembly. Rain sensor present at time of inspection.

Appears to be a leak in zone 5 of rear yard between mid yard and building.



Damaged nozzle with erratic spray right side front of home, zone 7.



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

Type of Construction: Gunite - Pebbletec surface

Comments:

At the time of the inspection the pool was full of water and water line appeared to be uniform along the scum tiles that would indicate that the pool is level in the ground. Inspector performs a visual assessment only, no tools are used to detect leaks and no ground is unearthed. Plumbing lines below grade are not inspected. Only excessive leaks are able to be detected, such as, leakage that comes to the surface around the pool.

I=Inspected

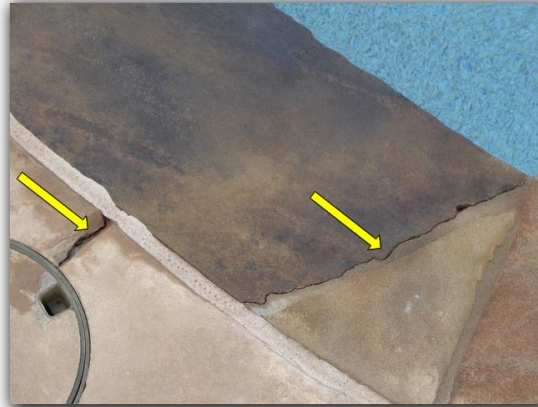
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Crack present in deck near skimmer basket that is close to steps.



C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: N/A

Type of Storage Equipment: N/A

Comments:

E. Private Sewage Disposal Systems

Type of System: Aerobic

Location of Drain Field: spray heads in the furthest rear yard

Comments:

Performance inspection performed on system. All fixtures from home filled and drained to system.

Aerator operated as intended during inspection.

Tank lid removed during inspection. No obvious damage to pump and/or electrical wiring at time of inspection.

Chlorine tube located at tank.

Two spray heads located/actuated during inspection in rear yard. No olfactory noted during operation of spray heads.

Note: Most jurisdictions require regular servicing/inspecting of units by aerobic septic company. Suggest checking local requirements.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



F. Other Built-in Appliances

Comments:

G. Other

Comments: