



Substandard Structure Checklist

***Reference – City of McKinney Texas Code of Ordinances, Chapter 126, Article II, Division 3 Housing and Substandard Building Code**

DATE: 2/7/18
BUILDING INSPECTOR: Jackie Buckett
PROPERTY ADDRESS: 408 E Standifer St

Property Condition: Checked boxes indicate a deficiency

<input type="checkbox"/> High Grass	<input type="checkbox"/> Trash	<input type="checkbox"/> Debris	<input type="checkbox"/> Fencing	<input type="checkbox"/> Abandoned Vehicles	
<input type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	Story:	Number of Units:	
<input type="checkbox"/> Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	<input type="checkbox"/> Vacant	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Posted

“ALL STRUCTURES MUST MEET CURRENT BUILDING CODES”

EXTERIOR WALLS

- X Satisfactory
 Unsatisfactory

Comments: The siding was installed prematurely, I was not able to see if the windows had been properly flashed.

Requirement:

FOUNDATION

- Satisfactory
X Unsatisfactory

Comments: Not visible

Requirement:

ROOF

- Satisfactory
 Unsatisfactory

Comments: Missing shingles on about half of the house and in two areas on the garage

Requirement:

PORCHES

- Satisfactory
 Unsatisfactory

Comments: The front porch appeared to be good.

Requirement:

WINDOWS AND DOORS

- Satisfactory
 Unsatisfactory

Comments: Exterior doors are ok, has a broken window on the east side.

Requirement:

INSIDE WALL / CEILINGS

- Satisfactory
- Unsatisfactory

Comments: The interior of the house appears to be ready for the second round of inspections. (frame , electric rough, plumbing and HVAC)

Requirement:

STEPS

- Satisfactory
- Unsatisfactory

Comments: The steps at the front of the house are too small and the steps for the rear of the house are missing.

Requirement:

FLOORS

- Satisfactory
- Unsatisfactory

Comments: Floors are not finished at this point, but appear to be sound.

Requirement:

PLUMBING

- Satisfactory
 Unsatisfactory

Comments: The plumbing appears to be at the “Top/Out” stage for a house under construction. Rough stage , no fixtures except for the bath tubs.

Requirement:

ELECTRICAL

- Satisfactory
 Unsatisfactory

Comments: The electrical appears to be at the “Electric rough” stage for a house under construction.

Requirement:

MECHANICAL

- Satisfactory
 Unsatisfactory

Comments: The mechanical appears to be at the “Mechanical rough” stage for a house under construction.

Requirement:

ALL STRUCTURES MUST MEET THE FOLLOWING CODES:

2015 International Residential Code
2015 International Building Code
2015 International Energy Conservation Code
2015 International Mechanical Code
2015 International Plumbing Code
2017 National Electrical Code

Inspection Comments and Recommendations:

If the option to rehabilitate is extended, the structure must be brought up to 2015 International Residential codes for Structural, Electrical, Plumbing and Mechanical. All damaged framing shall be replaced. Any deviation from the original plan would require an engineered design. All interior sheathing shall be removed for inspection. Replace any damaged to the roof system including new shingles, decking, and rafters, and properly support. Replace all damaged windows and doors, jambs and sashes. Replace the electrical system with new conductors, devices and fixtures where required. Add AFCI and GFCI receptacles where required by 2015 IRC. Install hard wired smoke detectors with battery back-up. Replace the plumbing system to the city tap with new materials and install code approved plumbing fixtures. Install the water heater to code. Repair or install a code approved primary source of heat.

Other issues not specifically addressed herein may arise during the inspection process. In any case, these issues must meet code requirements notwithstanding.

Jackie Buckett
City of McKinney
Chief Building Inspector
C-214-682-9887
O-972-547-2640
jbuckett@mckinneytexas.org
www.mckinneytexas.org



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City of McKinney, P.O. Box 517, McKinney, TX 75070
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