

PROPERTY INSPECTION REPORT

Prepared For: **John Doe**

(Name of Client)

Concerning: **1001 Anywhere Ln. The Woodlands, Tx 77380**

(Address or Other Identification of Inspected Property)

By: **Rodney Sims / Lic# 10271**

(Name and License Number of Inspector)

12/30/2009 / 10:00 AM

(Date / Time)

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.

The TREC Standards of Practice (Sections 535.227-535.231 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 warrantability 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-1.

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 action, 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection and Report by:
(Real Estate Inspection Specialist)



☐ Occupied

☒ Vacant

PRESENT AT INSPECTION: Buyer /

Weather Condition at Time of Inspection

☐ Clear

☒ Overcast/Hazy

☐ Cloudy

☐ Rainy

☐ Snow/Ice

Outside Temperature: Arrival 43° F. Departure: 65° F.

NOTE: Please see the 'SUMMARY OF INSPECTION'
located at the end of this document.

NOTE: Regarding TREC OP-I Form (Hazards and Deficiencies):

Effective 02/01/2009, the Texas Real Estate Commission issued revised Standards of Practice (see the TREC OP-I form) **'mandating' Licensed Home Inspectors to report certain Hazards or Deficiencies**, even though these conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered". Some sections of this report 'may' reflect items which have been flagged as 'D' for 'Deficiency' as a result of this mandate. For further clarification of any of these items, please refer to the text of the TREC OP-I form at the end of this document.

NOTE: Regarding Usage of the 'D - Deficiency' Code:

If the inspector notes a System (report section) as Deficient, it does not necessarily indicate that the 'entire' System is Deficient, but rather that 'at least one' Deficiency was noted for that System.

EXAMPLE: If the 'oven clock' is inoperative, the inspector will specifically note this on the report and, as required by TREC, also (flag) the report section for 'Ranges, Cooktops and Ovens' as Deficient. **(HOWEVER, this DOES NOT imply that the 'ENTIRE' Range, Cooktop and Oven was Deficient,** but rather that 'at least one' Deficiency was noted for this System).

Photo of Subject Property:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS
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A. Foundations**TREC 'Required' Information:**Foundation Type (appeared to be): **Concrete Post-tension Slab**Crawl Space Inspected From: **Not Applicable for a Slab**

NOTE: As required by TREC, the inspector will render a "written opinion" as to the performance of the foundation (as of the date of the inspection). If the client has additional concerns regarding specific components of the foundation system, it is recommended that the client contact a competent professional Structural Engineer.

Comments: (An opinion on performance is mandatory):

-In the opinion of the Inspector, the foundation IS performing the function for which it was intended.

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B. Grading & Drainage

Comments:

-A 'slight' negative grade (grade slopes toward house) was observed on both sides of the front porch. (This is resulting in some slight water ponding)

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C. Roof Covering Materials**TREC 'Required' Information:**Roof Covering (Type): **Composition** Roof Viewed From: **From ground/binoculars**Roof Levels NOT accessed: **ALL (except via binoculars)**Evidence of 'Previous Repairs' to Roof Coverings and Flashings: **No**Evidence of Previous Water Penetration: **No**

Comments:

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D. Roof Structure & Attic**TREC 'Required' Information (Attic):**Attic Viewed From: **Walked deck or safe area** Attic Insulation: **Loose Fill**Approx. Avg. Depth of Insulation: **8"** Approx. Avg. Thickness of Vertical Insulation: **3.5"**Evidence of Previous Water Penetration: **No**

Comments:

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E. Walls (Interior & Exterior)

Comments:

INTERIOR:

-There was a damaged area of drywall in the back of the garage at the lower left of the window.

-On the lower right garage wall, there is an irregular area of drywall which protrudes outward and is not securely nailed to the studs.

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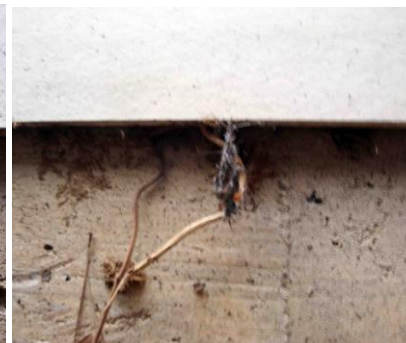
**EXTERIOR:**

-On the front right pillar, the lowest stone on the outer side is detached.

-On the right side of the electric sub-panel, there is a hole in the siding that should be filled.



-On the left side, there is dead vegetation that had grown behind the siding.



-On the upper left side, there is one piece of hardy board that is not secured properly.

-On the left side, there are tree branches in direct contact with the house.

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F. Ceilings & Floors

Comments:

-There is a crack in the drywall in the ceiling of the garage. (The inspector does not consider this structural in nature)

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G. Doors (Interior & Exterior)

Comments:

-Safety Glass was not present as required in the front door.

-The door between the residence and the garage is not 'self closing'. (This is a fire protection requirement)

-On the garage back door, the weather stripping on the bottom of the door is damaged.

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H. Windows

Comments:

-There were damaged window pane 'glazing beads' in several windows (such as in the back den windows, and master bedroom).



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-Safety Glass was not present as required on the windows on each side of the front door.


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I. Stairways (Interior & Exterior)

Comments:

-The fold-down attic staircase does not have the required 'landing area' in the attic.


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J. Fireplace/Chimney

Type: **Direct Draft**

Fuel Source: **Gas log only**

Comments:

NOTE: Fireplace tested and functioned properly.

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K. Porches, Balconies, Decks, and Carports

Comments: *Note: Structural load capabilities were not inspected*

-The small porch behind the rear garage door, has areas where the soil has eroded underneath. (This should be filled in underneath and to the sides to stabilize it)



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☐ ☐ ☒ ☐ L. Other

Comments:

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

(Refer to OP-I form at the end of this document for 'mandatory' TREC 'Inspection Requirements')

Type of wiring: **Copper** Main panel location: **Exterior wall** Panel Condition: **Acceptable**

Comments:

- The aluminum main feeds are not coated with anti-oxidant paste.
- The white wires used as hot wires are not marked as such.
- Some of the breakers are not labeled as required, or not properly labeled.
- None of the required locations in the house were protected by Arc Fault Breakers as is required by current building code. Even though this may have not been required at the time of construction, TREC requires that licensed inspectors flag this condition with a "D" for "Deficiency". For more information, refer to the TREC OP-I Form at the end of this report.
- The grounding wire is completely disconnected from the grounding electrode.



☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures

(Refer to OP-I form at the end of this document for 'mandatory' TREC 'Inspection Requirements')

TREC 'Required' Information:

Type of Wiring: **Copper**

Comments: *Note: Central Smoke Alarms were not tested.*

- None of the receptacles in the garage were GFCI protected as required.
- Light fixtures in the garage do not have the covers or globes as required.
- The bedroom-1 shower light is not functional.
- The bedroom-1 receptacle is controlled by the GFCI receptacle in the guest bathroom. HOWEVER, the guest bath GFCI receptacle will not 'always' reset the bathroom receptacle properly after being tripped.
- The receptacle is not secure on the left side of the entrance hallway.
- The receptacle is not secure on the back wall of the study.
- In the finished room off the garage, the left wall does not have a receptacle as required.
- Several recessed light cans in the attic were NOT RATED for direct contact with

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combustible materials, BUT WERE in contact with combustible insulation. (This is a fire safety requirement) (There was direct contact with the insulation)



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Heating Unit-1:

TREC 'Required' Information:

Type of Heating System: **Furnace** Energy Source: **Gas**

Comments: (Unit-1)

-First floor (primary) (This appeared to be a 'HIGH QUALITY' installation)

Heating Unit-2:

TREC 'Required' Information:

Type of Heating System: **Furnace** Energy Source: **Gas**

Comments: (Unit-2)

-Second floor (This appeared to be a 'HIGH QUALITY' installation)

Heating Unit-3:

TREC 'Required' Information:

Type of Heating System: **Furnace** Energy Source: **Gas**

Comments: (Unit-3)

-First floor (master bedroom) (This appeared to be a 'HIGH QUALITY' installation)

***Note:** Gas furnace heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.*

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B. Cooling Equipment

Cooling Unit-1:

TREC 'Required' Information:

Type of Cooling System: **Conventional**

Cooling Test Results: Return Temp. 61 Supply Temp. 48 Differential 13

Comments: (Unit-1)

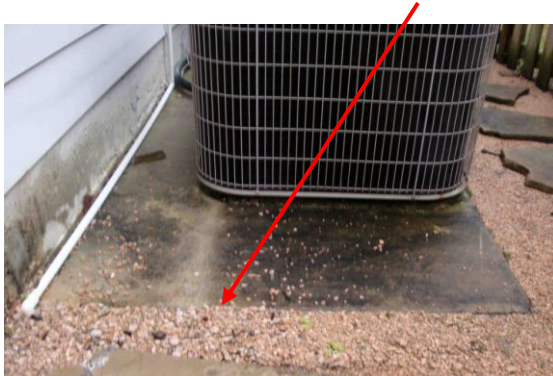
-First floor (primary) (This appeared to be a 'HIGH QUALITY' installation)

-The 'temperature differential' taken inside the house at the return grill and supply registers was 13 degrees. (This is less than the recommended 15-20 degree differential)

-The top of the condenser pad does not have the required vertical clearance above grade.

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Cooling Unit-2:

TREC 'Required' Information:

Type of Cooling System: **Conventional**

Cooling Test Results: Return Temp. 63 Supply Temp. 45 Differential 18

Comments: (Unit-2)

-Second floor (This appeared to be a 'HIGH QUALITY' installation)

Cooling Unit-3:

TREC 'Required' Information:

Type of Cooling System: **Conventional**

Cooling Test Results: Return Temp. 59 Supply Temp. 44 Differential 15

Comments: (Unit-3)

-First floor (master bedroom) (This appeared to be a 'HIGH QUALITY' installation)

NOTE: The cooling differential for Unit-3 is 'marginal'.

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C. Duct System, Chases, and Vents

Comments:

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

TREC 'Required' Information:

Piping Type: **Copper**

Static water pressure reading: **55 PSI**

Location of water meter: **Street**

Location of main water supply valve: **Laundry room**

Comments:

NOTE: The 'old' Kitchen spray nozzle is disconnected because the new one is built into the faucet.

-The second floor Jack & Jill bathroom bathtub faucet works on 'either' Hot or Cold, but nowhere in between. (The 'cartridge' in the faucet may need to be repositioned or replaced)

-The master bath 'right sink' hot water pressure is low when other household water is in use.

-The master bathtub Hot/Cold faucets are on the correct sides, but the Red/Blue color bands are reversed.

-The master bathtub (when filled near the top, to the overflow relief) has a 'tiny' leak in the drain pipe) (The inspector does not consider this significant)

-The commode in the first floor guest bedroom will not flush properly. (It may be just stopped up)

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-Outside Plumbing:

-Some of the outside faucets need to be insulated.

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B. Drains, Wastes, and Vents

Comments:

-In the attic, several of the vents are tied together. HOWEVER, some sections of horizontal connecting pipe incorrectly slope toward the vent at a downward angle, which could cause accumulation of rainwater in the vent system.



Drain → **Vent**

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C. Water Heating Equipment

Water Heater - Unit-1:

TREC 'Required' Information:

Energy Source: **Gas** Capacity: **50-Gal**

Comments: (Unit-1)

NOTE: Manufacture date is 1996.

Water Heater - Unit-2:

TREC 'Required' Information:

Energy Source: **Gas** Capacity: **50-Gal**

Comments: (Unit-2)

NOTE: Manufacture date is 1996.

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D. Hydro-Massage Therapy Equipment

Comments:

-The Hydro-Massage Therapy tub is not properly mounted and supported at the base.**V. APPLIANCES**
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A. Dishwasher

Comments:

-The dishwasher is leaking out the front 'a lot'.**-The dishwasher does not seem to be able to complete a cycle and drain by pressing Reset.**

TEST NOTES: When tested 'without any soap', the dishwasher began leaking significantly from the lower left corner. When the dishwasher was tested longer, it began foaming a large amount out from the lower front. After repeated tries, the inspector was unable to force it to complete the cycle and drain, or complete the cycle due to the amount of leakage.

****Recommend servicing the dishwasher.**
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B. Food Waste Disposer

Comments:

☒ ☐ ☐ ☐
C. Range Exhaust Vent

Comments:

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D. Ranges, Cooktops, and OvensRange Source: **Not Present** Cooktop Source: **Gas**Oven Source: **Electric**Oven Temp Test: (Oven set to 350°F) Actual Temp: (Oven-1 **334°F**) (Oven-2 **360°F**)

Comments:

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E. Microwave Oven

Comments:

☐ ☐ ☒ ☐
F. Trash Compactor

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Comments:

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G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

-The mechanical exhaust vent(s) do not exit to the outside air as required.
 (Exiting into a 'soffit' is 'not' allowed)


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H. Garage Door Operator(s)

Comments:

-The garage door 'manual latch' should be disabled when an automatic opener is in use.
 (This is a required fire safety technique)

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I. Doorbell and Chimes

Comments:

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J. Dryer Vents

Comments:

-The dryer vent face plate is completely loose and has no box to mount onto.



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VI. OPTIONAL SYSTEMS
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A. Lawn and Garden Sprinkler Systems

Comments:

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

Comments:

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C. Outbuildings

Comments:

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D. Outdoor Cooking Equipment

Comments:

☒ ☐ ☐ ☐
E. Gas Supply Systems

Comments:

- No 'general' gas line check was done. (most gas system lines are inaccessible)
- The inspector checked for gas 'leaks' at each individual system / appliance.
- (see individual report sections for details)

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

Comments:

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G. Private Sewage Disposal (Septic) Systems

Comments:

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H. Whole House Vacuum Systems

Comments:

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I. Other Built-in Appliances

Comments:

Additional Comments

***** SUMMARY OF INSPECTION *****

I. STRUCTURAL SYSTEMS

B. GRADING & DRAINAGE:

- A 'slight' negative grade (grade slopes toward house) was observed on both sides of the front porch.

E. WALLS (Interior & Exterior):

- There was a damaged area of drywall in the back of the garage at the lower left of the window.
- On the lower right garage wall, there is an irregular area of drywall which protrudes outward and is not securely nailed to the studs.
- On the front right pillar, the lowest stone on the outer side is detached.
- On the right side of the electric sub-panel, there is a hole in the siding that should be filled.
- On the left side, there is dead vegetation that had grown behind the siding.
- On the upper left side, there is one piece of hardy board that is not secured properly.
- On the left side, there are tree branches in direct contact with the house.

F. CEILINGS & FLOORS:

- There is a crack in the drywall in the ceiling of the garage.

G. DOORS (Interior & Exterior):

- Safety Glass was not present as required in the front door.
- The door between the residence and the garage is not 'self closing'.
- On the garage back door, the weather stripping on the bottom of the door is damaged.

H. WINDOWS:

- There were damaged window pane 'glazing beads' in several windows (such as in the back den windows, and master bedroom).
- Safety Glass was not present as required on the windows on each side of the front door.

I. STAIRWAYS (Interior & Exterior):

- The fold-down attic staircase does not have the required 'landing area' in the attic.

K. PORCHES, BALCONIES, DECKS, AND CARPORTS:

- The small porch behind the rear garage door, has areas where the soil has eroded underneath.

II. ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS:

- The aluminum main feeds are not coated with anti-oxidant paste.
- The white wires used as hot wires are not marked as such.
- Some of the breakers are not labeled as required, or not properly labeled.
- None of the required locations in the house were protected by Arc Fault Breakers as is required by current building code.
- The grounding wire is completely disconnected from the grounding electrode.

B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES:

- None of the receptacles in the garage were GFCI protected as required.
- Light fixtures in the garage do not have the covers or globes as required.
- The bedroom-1 shower light is not functional.
- The bedroom-1 receptacle is controlled by the GFCI receptacle in the guest bathroom. HOWEVER, the guest bath GFCI receptacle will not 'always' reset the bathroom receptacle properly after being tripped.
- The receptacle is not secure on the left side of the entrance hallway.
- The receptacle is not secure on the back wall of the study.
- In the finished room off the garage, the left wall does not have a receptacle as required.
- Several recessed light cans in the attic were NOT RATED for direct contact with combustible materials, BUT WERE in contact with combustible insulation.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

Cooling (Unit-1) (First floor primary)

- The 'temperature differential' taken inside the house at the return grill and supply registers was 13 degrees. (This is less than the recommended 15-20 degree differential)
- The top of the condenser pad does not have the required vertical clearance above grade.

IV. PLUMBING SYSTEM

A. WATER SUPPLY SYSTEM, AND FIXTURES:

- The second floor Jack & Jill bathroom bathtub faucet works on 'either' Hot or Cold, but nowhere in between.
- The master bath 'right sink' hot water pressure is low when other household water is in use.
- The master bathtub Hot/Cold faucets are on the correct sides, but the Red/Blue color bands are reversed.
- The master bathtub (when filled near the top, to the overflow relief) has a 'tiny' leak in the drain pipe) (The inspector does not consider this significant)
- The commode in the first floor guest bedroom will not flush properly. (It may be stopped up)
- Some of the outside faucets need to be insulated.

B: Drains, Wastes and Vents:

- In the attic, several of the vents are tied together. HOWEVER, some sections of horizontal connecting pipe incorrectly slope toward the vent at a downward angle, which could cause accumulation of rainwater in the vent system.

D. Hydro-Massage Therapy Equipment:

- The Hydro-Massage Therapy tub is not properly mounted and supported at the base.

V. APPLIANCES

- The dishwasher is leaking out the front 'a lot'.
- The dishwasher does not seem to be able to complete a cycle and drain by pressing Reset.
- The mechanical exhaust vent(s) do not exit to the outside air as required.
- The garage door 'manual latch' should be disabled when an automatic opener is in use.
- The dryer vent face plate is completely loose and has no box to mount onto.



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

10-27-08

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)

TREC Form No. OP-I

This form is available on the TREC website at www.trec.state.tx.us

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify Real Estate Inspection Specialist in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. All items contained or implied in this report are subject to the Pre-Inspection Service Agreement signed by the Client and Real Estate Inspection Specialist. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on the date indicated on this report.

INSPECTED BY: Rodney Sims LICENSE #: 10271

(Real Estate Inspection Specialist)

CELL: 713-829-7732

rodney@rei-specialist.com

www.rei-specialist.com

A message from Rodney Sims:

I thank you for your trust and confidence in Real Estate Inspection Specialist.

I have built my company with the focus on 'serving the client', and providing the highest quality inspections and reports available (anywhere). I go the extra mile to guarantee your satisfaction.

If you are pleased with my service to you, I would appreciate your referral of my company to your friends and colleagues.

Thank you,

Rodney Sims (Owner / Inspector)

Real Estate Inspection Specialist

