

Stafford Inspections
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PROPERTY INSPECTION REPORT

(Name of Client)
Client Name

Concerning: 1234 Main Street Any City, TX 75...
(Address or Other Identification of Inspected Property)

By: Don Stafford TREC License #737 8/27/09
(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.

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-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 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

House Orientation (For Purpose Of This Report Front Faces): **North**

Weather Conditions During Inspection: **Cloudy/Light Rain**

Outside temperature during inspection: **81-90** DEGREES

IMPORTANT AGREEMENTS AND LIMITATIONS

1. WHAT WE DO:

- We tell you whether each item we inspect properly performs the function initially intended, or if it is in need of repair.
- We perform our inspection in a good and workmanlike manner. **ALL OTHER WARRANTIES ARE DISCLAIMED**
- If you have a question, please bring it to our attention so we may explain what we observed about the item.

2. WHAT WE DO NOT DO:

- We **DO NOT** make guarantees, warranties, or insure the future performance or condition of any item. One reason we cannot do this is because of the small amount of the inspection fee compared to the value of the property. If you want a warranty, guarantee or insurance policy, you must obtain it from a warranty or insurance company for a much higher price. Please remember that almost every item in any house, except a brand new one, is in used condition and has ordinary wear and tear.
- We **DO NOT** inspect any items, which we cannot see in a normal inspection. For example, we do not move furniture, rugs, paintings, or other furnishings. We do not uncover buried pipes or items. We cannot see items covered by wallpaper, flooring or plants. Repair or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment to inspect component parts. We do suggest that you ask the seller about repairs, covered up items, or previous problem.
- We **DO NOT** inspect for building codes, soil analysis, adequacy of design, capacity, efficiency, size, value, flood plain location, pollution or habitability. Please remember that older houses do not meet the same standards as newer houses, even though, items in both might be performing functions for which they are intended.
- We **DO NOT** allow the inspector to change or add to these printing provisions in any way.
- We **DO NOT** hold ourselves to be engineers or specialists for any particular item. We are a general real estate improvement inspection company. If we report that an item is not performing its intended function, or needs repair, or shows evidence of prior damage, we urge you to have that item examined by a specialist before purchasing the house.
- We **DO NOT** give estimates of the cost to repair any item.

3. WHAT YOU MUST DO:

- If you have any complaint about our inspection, **YOU MUST** notify us in writing within seven days after you discover any problem, and let us reinspect before changing the condition, except in emergencies, of course.
- If we report that an item is in need of immediate repair, is not performing its' intended function or shows past damage and you intend to purchase the property anyway, **YOU FIRST SHOULD** have the item examined by specialist.
- **YOU AGREE** that, to the extent allowed by law, any damages for breach of this contract or report are **LIMITED to the amount of the inspection fee.**
- If you sue on this inspection but do not prevail, **YOU AGREE** to pay our reasonable attorney's fee.
- **YOU REPRESENT** to us that (1) the inspector has not made any oral representation that are different from or in addition to what is written in his report, and (2) you agree to each provision of this report by relying on it in any way, whether or not you sign it.
- **YOU MUST NOT** allow anyone else to use or rely on this report without our prior written consent.
- You acknowledge that we hereby notify you that there is a Real Estate Recovery Fund available, established under Section 23 of the Texas Real Estate License Act for reimbursement of certain aggrieved persons. The Texas Real state Commissions mailing and telephone number is 1101 Camino Lacoste, Austin, Texas 78752, (512) 465-3960.

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION. THIS REPORT IS OUR INVOICE.

INSPECTION FEE: \$??? Cash Check Title Co. Invoice Credit Card

PAID IN FULL

FOUNDATION INFORMATION

Most of the North Texas area soil is expansive type clay. Therefore, proper care of your home's foundation is very important in preserving the integrity of the structure. Clay soils have the ability to expand (when wet) and contract (when dry) at alarming rates. This requires that an EVEN and rather Constant level of moisture be maintained around the ENTIRE house. Defects in foundations occur when the structure does not move as a unit. This could occur when one area around the foundation is continually wet, while other areas remain dry. Listed below are a few suggestions that may be help in your foundation maintenance program

1. Maintain the grading and the beds around the foundation so that it gently slopes AWAY from the structure.
2. If the house has guttering, be sure that all run-off is diverted well away (2-3 feet) from the foundation.
3. The area around the foundation should always be watered evenly around the ENTIRE structure.
4. The best way to ensure even watering is to place **soaker hoses** around the entire perimeter and to water **EVENLY** every time.
5. Do not let water stand next to the foundation.
6. Never allow the soil to dry to the point of cracking or pulling away from the foundation.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete Slab.

Comments: The foundation is in generally Fair condition.

Crawlspace viewed from: Slab foundation. No crawlspace present.

Some gaps were observed at the window openings along the East side of the house. This implies that some movement of the house has occurred, as is typical of most houses given the type of soils in the North Texas area..

The Foundation is in generally fair condition. Common minor cracks were observed in the exterior brick mortar. This implies that some movement has occurred, as is typical of most houses given the type of soils found in the area. Recommend Monitoring or further investigation for possible future repairs.

Slightly greater than anticipated cracking of the brick/mortar was observed at the East and West sides of the house. Although the amount of cracking does not suggest the need for foundation repair, Monitoring of this area is strongly encouraged. Recommend Monitoring for possible future repairs.

Considerable cracking of the slab foundation was observed at the garage. Recommend further examination and repairs as needed.

B. Grading & Drainage

Comments:

GUTTERS AND DOWNSPOUTS

The gutters are missing splash blocks at various locations. Recommend replacement.

GRADING AND DRAINAGE

Standing water at the East and West sides of the house. Recommend swale to move the water away from the standing water areas.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Roofing over wood decking

Viewed From: Roof top.

Comments: Roof Surface is in generally Good condition.

D. Roof Structure & Attic

Viewed From: Interior of Attic

Approximate Average Depth of Insulation: 10-12 inches ±

Approximate Average Thickness of Vertical Insulation: Unknown

Comments: Conventional Wood Framing.

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E. Walls (Interior & Exterior)

Comments: Conventional Wood Framing. Exterior Walls: Brick, Fiber Cement Siding, Wood Trim, Interior Walls: Sheetrock.

EXTERIOR WALLS

Typical minor cracking was observed on the exterior walls of the house in various locations. This implies that some structural movement of the building has occurred, as is typical of most houses. Recommend Cosmetic Repair.

The concrete corners have some cracking in various locations. This is a common condition caused by the lack of a bond break between the concrete and the brick mortar which would allow for the thermal expansion of the brick cladding. Recommend Monitoring and cosmetic repairs.

Repaired wall cracks in the brick/mortar in various locations. These are areas to be monitored for future movement and repointed/repared as needed.

A gap in the sidewall flashing is present at the West side sidewall/roof joint. This may allow water penetration into the building. Recommend Repair.

The Wing walls are somewhat settled relative to the main structure at the front of the house. The wing walls are not normally on the same foundation as the structure and separation is typical and usually cosmetic in nature. Recommend monitoring and repairs as needed.

F. Ceilings & Floors

Comments: Ceilings: Conventional Wood Framing. Ceiling Covering: Sheetrock. Floor Covering: Wood Carpet, Tile.

G. Doors (Interior & Exterior)

Comments:

GARAGE DOORS

The garage door is damaged. Recommend repairs or replacement.

EXTERIOR DOORS

FY. Doors marked do not open were not opened/inspected for operation.

Missing keepers (metal brackets) to secure the fixed double doors. Recommend installing the keepers for additional security.

H. Windows

Comments: Only a sampling of windows will be operated in occupied residences or residences where the blinds are drawn.

The window frames at the East side of the house needs caulking in order to prevent water penetration and damage to the structure. Recommend repairs.

Missing Window Screen(s) on the entire home. The owner should be consulted regarding any screens that may be in storage or replacement may be desirable.

The windows at the front East Bedroom, upstairs bedroom, master bedroom and middle East Bedroom do not close/open well. Recommend Repair. (Blue dot)

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I. Stairways (Interior & Exterior)
Comments:

J. Fireplace/Chimney
Comments: Den, Wood Burning Fireplace with gas available for log lighter or gas logs. Masonry Fireplace and Chimney. Master Bedroom, Wood Burning Fireplace with gas available for log lighter or gas logs. Masonry fireplace and chimney.
 Recommend a metal fireplace chimney cap at both chimneys. A metal chimney cap will help prevent rain from entering the chimney and prevent sparks from exiting the chimney.
 The fireplace in the den shows Significant creosote build up in the firebox/flue. Recommend Cleaning of the flue/firebox for improved safety if the unit is intended to be used as a wood burning fireplace.
Maintenance: The fireplace in the den has some normal cracking in the firebox. Recommend repair and repointing of the mortar in the firebox.

K. Porches, Balconies, Decks, and Carports
Comments:

L. Other
Comments:
 The circular driveway at the front of the house has experienced significant settlement. This has allowed standing water to be present during heavy rains. A trip hazard also exists in this location. Recommend Repair.
 Normal/typical cracking of the alley driveway is present. Recommend Monitoring.

I	NI	NP	D	Inspection Item
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Main Power/Cable Entrance Overhead. 200 Amp Main Panel Breaker box with main disconnect is located at the Garage Interior. 200 Amp Main Panel Breaker box with main disconnect is located at the Garage Interior. 100 Amp Sub panel Breaker box(es) are located at the East hall clothes closet.

For residences built after September 2008, The National Electric Code now requires Arc Fault Circuit Interruption protection (AFCI) to be installed for family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. Also GFCI Protection at all garage receptacles. The Texas Real Estate Commission rules and regulations require that the lack of these devices in any of these areas must be noted as deficient. 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.

The primary grounding of the electrical service/system is to the water piping. Current building standards require the service to be grounded to a driven ground rod. Secondary grounding is done to the metal water supply piping. Recommend installing a grounding conductor to a driven ground rod when upgrading the electrical system or for additional safety.

Mismarked or unmarked identification of the breakers on the panel box cover. Recommend having the panel box examined by an electrician and the circuits marked for increased safety and convenience.

The panel box lacks the required anti-oxidant on the Aluminum wire connections in the panel box. Recommend installing this anti-oxidant to prevent corrosion of the wiring in the panel box. Recommend Repair.

A breaker in both panel boxes in the garage will not reset. The circuit should be inspected and repaired as necessary. Some outlets/switches are inoperative, probably due to the tripped breaker.

The house is being served by an older "Federal Pacific" panel box at the East hall clothes closet. Due to the age of the panel box and the problems associated with this type of panel box, it is recommended that the owner of the house consider upgrading this panel box with a more current panel box.

The panel box at the East hall clothes closet is not located in an appropriate location. Current building standards do not allow panel boxes to be placed in this area.

The ground buss bar and the Neutral buss bar should be separated in the subpanel box(es) at the East hall clothes closet. Neutral wires are not allowed to touch the ground buss bar in subpanel boxes. The ground bonding is through the main panel box not the subpanel box(es).

Missing cable clamps to secure the wiring in the panel box at the East hall clothes closet. Recommend Repair to prevent damage to the wiring.

Missing screws to secure the panel box cover at the garage. Recommend installing the missing screws for improved safety.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Only a sampling of outlets can be tested in occupied residences due to storage, furniture and use.

Smoke detectors ARE NOT Present in the Bedrooms. Current building standards require one smoke detector in a hallway leading to sleeping areas, one smoke detector per bedroom, and one smoke detector per floor of the building. Smoke detectors are required to be interconnected.

Outlet(s)/Receptacle(s) are not working at all exterior outlets/receptacles. The outlet(s)/receptacle(s) and circuit should be investigated and/or repaired.

Missing outlet cover plates in the kitchen (refrigerator). Recommend installing the missing cover plates.

Current building standards require that all outlets over kitchen counters including islands be GFCI protected. Recommend installation of these safety devices.

For houses built after September 2008, Current building standards require that all outlets/receptacles in the garage must be GFCI protected. Recommend installation of these safety devices. The Texas Real Estate Commission rules and regulations require that the lack of these devices in this area must be noted as deficient. 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.

The installation of a ground fault circuit interrupter (GFCI) in the garage, within 6 ft. of the wet bar sink and kitchen island is recommended to comply with current building standards and Texas Real Estate Commission requirements. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

The electrical connection for the dryer is a 3-prong 240 volt connection. Current building practices require a 4-prong 240 volt connection. Recommend Replacement.

Dead outlet/receptacle at the game room/garage half bath. Recommend further examination and repair as needed.

Some light fixture bulbs are exposed in closets at the laundry room closet. Recommend covering the bulb(s) with a suitable globe or a fluorescent fixture should be installed for increased safety.

A circuit appears to be not working in the master Bedroom. Receptacles and the ceiling fan are not working. Recommend further examination and repair as needed.

Recessed light fixtures that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated for this application or protected from direct contact with the insulation in the attic. The lights are not rated to be in contact with the insulation. Recommend removing insulation from around these recessed light fixtures or replacing the light fixture.

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

A. Heating Equipment

Type of System: West-Central Gas Forced Air System(s). West-(1978). East-(1999). Living Room-(1999).

Energy Source: Gas

Comments:

The Heating unit(s) at the West side of the house ARE NOT operating correctly.

The West unit pilot would not light/stay lit. Recommend further examination and repair as needed.

As is not uncommon for homes of this age and location, the Heating system at the West side of the house is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Consideration should be given to budgeting for a new more efficient unit.

Recommend having the heat exchanger for the furnace at the West side of the house checked for a possible hidden crack due to the age of the unit.

B. Cooling Equipment

Type of System:

East-2-ton Condenser. (1996). 11-12 SEER.

Living room-Unknown Age or Size. The tag is faded or no longer present/legible. (Approximate Age/Size)-3 1/2-ton Condenser. (1993-1996). 10 SEER.

West-Unknown Age or Size. The tag is faded or no longer present/legible. (Approximate Age/Size)-3-ton Condenser. (1990-1993). 10 SEER.

Any Condensing Units manufactured after January 23, 2006 must be rated at a minimum 13 SEER.

Comments:

The Cooling unit(s) ARE operating correctly.

The temperature differential is East Unit-18°. Living Room Unit-17°. West Unit-16°.

The normal temperature differential is 16-22°.

Annual maintenance and service is recommended.

As is not uncommon for homes of this age and location, the air conditioning system at all units is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budgeting for a newer more efficient system would be prudent.

The Air conditioning System main air conditioning condensate drain line appears to be obstructed at the West side and living room units. The auxiliary drain pan has had water in it and/ the auxiliary drain line is running. Cleaning is needed.

As is not uncommon for homes of this age the air conditioning system at the West side unit and Living room unit has an evaporator coil that is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budgeting for a newer more efficient system would be prudent.

C. Duct System, Chases, and Vents

Comments:

Filter size and Location: Living room and East units-(2) 20 x 25 x 4 (1) West unit-16 x 25 x 4 at the units in the attic

I	NI	NP	D	Inspection Item
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IV.PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: Parkway

Location of main water supply valve: Unknown or not present. Unable to locate the house water cut off.

Static water pressure reading: 40-50 psi.

Comments: This inspection does not include buried water lines.

Type of supply piping: Copper.

It is recommended that an anti-siphon device be added to the hose connection(s) at the rear of the house and front porch. Recommend Repair.

The hose connections at the front porch are not frost free type. Consideration should be given to replacing these non-frost free type of hose connections with frost free type which is more resistant to freezing and thaw breaks.

The hose connection(s) have a missing handle at the front porch. Recommend replacement.

The hose connection(s) are not secured well to the exterior walls at the East side exterior of the house. Recommend repair.

Cracked, deteriorated and/or missing shower stall grout and caulk at the front East Shared bath. Recommend Repair.

Cracked, deteriorated and/or missing shower stall grout and caulk at the upstairs bath. Recommend Repair.

B. Drains, Wastes, and Vents

Comments:

Type of sewer/waste piping: PVC

The drain cleanouts are Not present or were not found during the inspection

C. Water Heating Equipment

Energy Source: Gas

Capacity: 50 gallon gas Located in the garage closet. (1999) 50 gallon gas Located in the East hall Closet. (2009)

Comments:

The discharge piping serving the Temperature and Pressure Relief (TPR) Valve at the West side exterior of the house for the water heater should terminate at the exterior with an elbow pointing down and be not more than 6 inches above the floor/exterior grade.

D. Hydro-Massage Therapy Equipment

Comments:

Access to the whirlpool bath pump/motor should be provided (or its whereabouts should be verified with the current owner).

The Jacuzzi/Jetted tub in the master bath would not turn off at the air switch on the tub deck. Recommend further examination and repair as needed.

I	NI	NP	D	Inspection Item
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V. APPLIANCES

A Dishwasher

Comments:

B. Food Waste Disposer

Comments:

C. Range Exhaust Vent

Comments: Ducted.

D. Ranges, Cooktops, and Ovens

Comments: Gas Cooktop and Electric Oven(s).

There is evidence of a gas leak in the vicinity of the gas cooktop. **Recommend immediate repair.**

E. Microwave Oven

Comments:

F. Trash Compactor

Comments:

G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

H. Garage Door Operator(s)

Comments:

The garage door opener is not hooked up to power or is not connected to the track. The unit was not inspected.

The garage door is damaged. Due to the condition of the door and the possibility of damage, the Garage door opener was not inspected.

I. Doorbell and Chimes

Comments:

J. Dryer Vents

Comments: This Company does not inspect dryer vent interiors and covered vents.

I	NI	NP	D	Inspection Item
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VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems

Comments:

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

Type of Construction:

Comments:

C. Outbuildings

Comments:

D. Gas Supply Systems

Comments: The Gas cut off is located at the Gas Meter at the Alley. The Visible Main Gas Line is BIP (Black Iron Pipe) and Plastic buried pipe. The gas meter check is OK. This inspection does not include buried gas lines.

E. Whole-House Vacuum Systems

Comments:

F. Other Built-in Appliances

Comments:

The bread warmer is working correctly.



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

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, recreations 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)

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PHOTO ADDENDUM



Figure 1 Loose hose connection-East



Figure 2 Cracked mortar/brick-East side

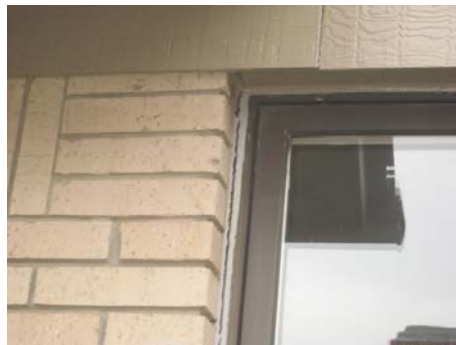


Figure 3 Window gap-East side



Figure 4 Missing gutter downspout splashblock



Figure 5 Missing chimney cap--rear



Figure 6 Damaged garage door

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PHOTO ADDENDUM



Figure 7 Repaired mortar cracks-West side of garage



Figure 8 Repaired mortar cracks-West side of garage



Figure 9 Water heater Temperature pressure relief line-too high-West side ext.



Figure 10 West side auxiliary drain runs when AC runs



Figure 11 Missing sidewall flashing-West side



Figure 12 Missing hose connection handle

I	NI	NP	D	Inspection Item
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PHOTO ADDENDUM

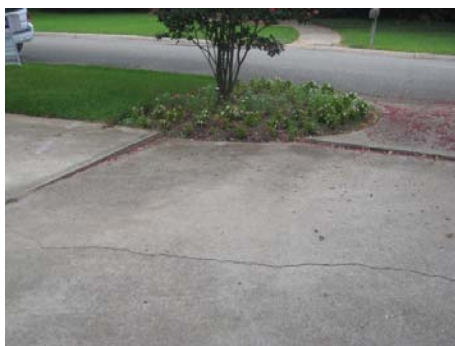


Figure 13 Settled/damaged driveway-front



Figure 14 Missing fireplace chimney cap-front



Figure 15 Missing refrigerator receptacle cover

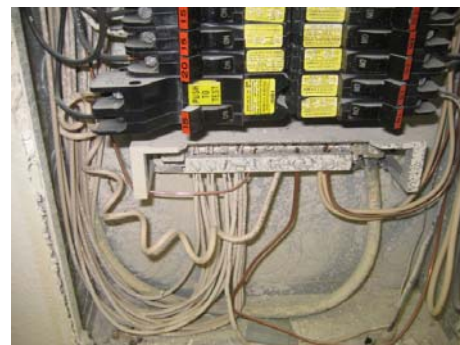


Figure 16 Ground/Neutrals not separated sub box-Hall closet

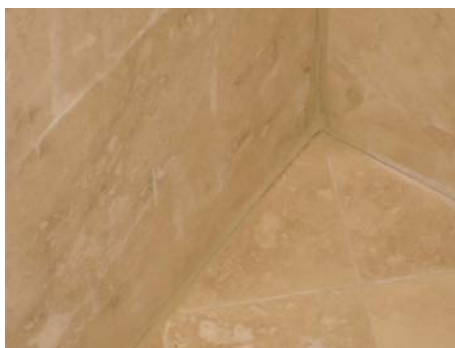


Figure 17 Master bath shower cracked grout

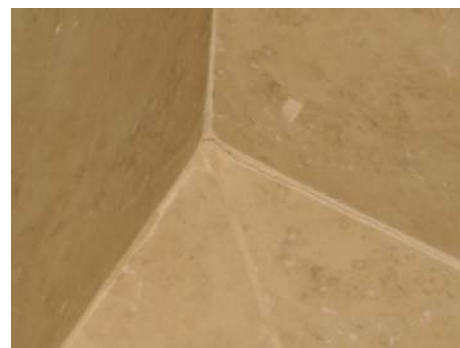


Figure 18 Upstairs shower cracked tile grout

I	NI	NP	D	Inspection Item
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PHOTO ADDENDUM



Figure 19 East AC unit-pan holds water



Figure 20 East AC unit-pan holds water



Figure 21 Recessed lights touching insulation



Figure 22 Recessed lights touching insulation