Pro Texas Home Inspections

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www.protexashomeinspections.com

Helping you make informed, intelligent decisions on the purchase of your new home!

Pro Texas – Protects Us
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 535.227-535.233 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 ACTIONS, 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
The Client, by accepting this Property Inspection Report, or relying upon it in any way, expressly agrees to the Limitations, Departures and Disclaimers attached at the end of this inspection report.

Please read the report in its entirety. Remember this is a cursory limited visual inspection and does not warrant or guarantee all defects to be found. If you have questions or are unclear regarding our findings, please feel free to call before you buy the property.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the report’s content.

This inspection report is made for the sole purpose of assisting the purchaser in developing his or her own opinion of the feasibility of purchasing the inspected property. This report is not intended to be used for determining insurability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

<table>
<thead>
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<th>Inspection Time in:</th>
<th>9:00 AM</th>
<th>Report Completed:</th>
<th>5:00 PM</th>
<th>Property was:</th>
<th>Occupied: ✓</th>
<th>Vacant: ☐</th>
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<tr>
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<td>For Purpose of this Report Front Faces:</td>
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<td>Weather Conditions During Inspection:</td>
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<td>Outside Temperature During Inspection:</td>
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<td>☐ 60 or below</td>
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<td>☐ 90 + degrees</td>
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<td>Approximate Year Structure was Built:</td>
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<td>Parties Present at Inspection:</td>
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<tr>
<td>☑ Buyer</td>
<td>☐ Seller</td>
<td>☑ Buyers Agent</td>
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<tr>
<td>☑ Buyers</td>
<td>☐ Sellers</td>
<td>☐ 1 Yr. Warranty</td>
<td>☐ Other</td>
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</table>
I=Inspected  
NI=Not Inspected  
NP=Not Present  
D=Deficient

I  NI  NP  D  

<table>
<thead>
<tr>
<th>Inspection Item</th>
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<tbody>
<tr>
<td>I. STRUCTURAL SYSTEMS</td>
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<tr>
<td>☑ ☐ ☐ ☑ A. Foundations</td>
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</table>

Type of Foundation(s): Concrete Slab Foundation

Comments:

- In my opinion, the foundation appears to be providing adequate support for the structure based on a limited visible observation today. At this time, I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There were no notable functional problems resulting from foundation movement. The interior and exterior stress indicators showed little effects of movement and I perceived the foundation to contain no significant unlevelness after walking the 1st level floor. This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are ones of apparent conditions and not absolute fact and are only good for the date and time of this inspection.

- One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop) at the north east corner of the house. This is a common condition on concrete slab foundations resulting from the different expansion rates between the foundation and the brick veneer siding. This condition does not adversely affect the performance of the foundation, however, in some cases, some cosmetic improvements may be necessary.
• Post tension cable ends are exposed and need to be properly sealed along the south side of the house. Post tension cables should be cut flush with the foundation edge and sealed against moisture intrusion. Moisture may enter the stranded cable and wick its way further down the cable inside the sheath that surrounds it. When this happens the cable can rust and will eventually fail.

Notice: Highly plastic clay soils, as are typically found in this region, exhibit a great amount of expansion and contraction with varying moisture contents. Because of this fact, watering your foundation is very important and establishing a regular watering program to keep the soil around the foundation at a constant moisture level will help control movement in the soils around and under the foundation. With the probability of this type of expansion and contraction of the soils, slab on grade homes and traditional/modern pier and beams homes will experience some degree of foundation distress. You should expect to see deflection cracks in the exterior brick veneer, interior sheetrock cracks and floor tile cracks.

Notice: The inspection of the foundation may show it to be functioning as intended or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation, but is a visual and cursory observation of the conditions and circumstances at the time of the inspection. The inspector is not an engineer. This inspection is not an engineering report, and should not be considered one. If any cause of concern is noted on this report, or if you wish further evaluation, you should consider an evaluation by a professional engineer.

☑ ☐ ☐ ☑ B. Grading & Drainage Comments:

• Negative site drainage observed on the west side of the house. The general topography of the area is such that it will be difficult to control storm water entirely. During heavy rains the accumulation of storm water on the lot may be unavoidable. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation area. Under today’s building standards, the grade away from the foundation walls should fall a minimum of six-inches (6”) within the first ten feet (10ft.). If adding soil to the perimeter to create positive drainage, remember to keep the soil level about 4 inches BELOW any brick veneer and 6 inches below any wood or composite siding.
- There is evidence of water ponding on the west side of the house and in the flower beds and adjacent to the north gate. Drainage in these areas should be improved to prevent water standing next to the foundation beam.

- The soil line is too high in many of the flower beds. Soil above the foundation line can allow moisture to seep into the structure. It can also be conducive to wood destroying insects. Under today's building standards there should be at least four (4) inches of foundation visible below masonry veneer and six (6) inches of foundation visible below wood veneer.

- The French drain on the west side of the house should be kept clean and clear of debris to allow proper drainage away from the foundation and structure.
C. Roof Covering Materials

Type(s) of Roof Covering: Composition Roofing Material
Viewed From: Viewed from ladder at eaves, with binoculars from ground level and from accessible windows.
Type and Condition of Roofing Fasteners: Galvanized Roofing Nails – Good Condition

Comments:

- The overall condition of the roof and shingles is considered to be good. However, there are a few minor improvements that need to be monitored and corrected for maximum life and effectiveness of the roof.

- High shingle fasteners (staples and/or nails) were observed. When the heat of the sun heats the shingles the fasteners may push through the shingle lying on top of the fastener and cause a hole in the shingle. These should be repaired to prevent moisture intrusion.

- Some buckling and unevenness was observed in the roofing materials in a few locations. This should be monitored, further investigated and repaired as necessary.
D. Roof Structure & Attic

Viewed From: Entered attic and performed a visual inspection
Approximate Average Depth of Insulation: 2 inches of foam on drywall, 14 plus inches loose fill
Approximate Average Thickness of Vertical Insulation: 6 to 8 Batt (Recommended depth of insulation is 10+ inches to achieve a R30 rating.)
Insulation Type: ☑ Loose Fill  ☑ Batt or Blanket  ☑ Foam

Description of Roof Structure:
☑ Rafter Assembly  □ Truss Assembly

Comments:

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks.

The inspection of this roof may show it to be functioning as intended or to have deficiencies that should be addressed. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof.
• All components of the roof structure and attic were found to be in satisfactory condition on the day of the inspection.

☑ ☐ ☐ ☑ E. Walls (Interior & Exterior) Comments:

<table>
<thead>
<tr>
<th>Description of Exterior Cladding:</th>
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<tbody>
<tr>
<td>☑ Wood Type Veneer</td>
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<tr>
<td>☑ Brick Veneer</td>
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<tr>
<td>☑ Stone Masonry Veneer</td>
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<tr>
<td>☐ Fiber Cement Board</td>
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<tr>
<td>☐ Vinyl Siding</td>
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<td>☐ Metal Siding</td>
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<tr>
<td>☐ Stucco</td>
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<tr>
<td>☐ EIFS (Exterior Insulation &amp; Finish System)</td>
</tr>
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</table>

• Exterior Walls & Surfaces

• Mortar cracks were observed on the west side of the house in the stone masonry. This is typically normal cracking which occurs when the mortar cures. This should be monitored for any further movement and repaired if necessary.

• Minor exterior wall cracks above the garage door lintel (the steel beam supporting the brickwork above an opening in the wall) were observed. This condition is not uncommon and should not be cause for alarm.
• Soldier bricks observed to be loose along the south side of the house at a few locations. This is mostly cosmetic as soldier bricks do not support any weight. This should be monitored and repaired as necessary.

• Expansion joint needs to be properly sealed along the south side of the house. Expansion joints are designed to allow movement in the house without the brick veneer cracking. This should be sealed with a flexible caulk and continued movement along this joint is normal.

• Interior Walls & Surfaces

• Typical drywall flaws such as picture holes, scrapes and holes were observed along the south side of the house. This condition is mainly cosmetic in nature and should be repaired.

• Evidence of painting and patching to the interior finish and prior sheetrock repairs were observed along the south side of the house.

• Sheet rock damage was observed in the garage in a few locations. This condition is mainly cosmetic in nature and should be patched.
F. Ceilings & Floors

Comments:

- Minor ceiling sheetrock cracks observed in the upstairs game room. This condition is mainly cosmetic in nature and should be patched.

- Water stains observed on the ceiling in the main floor hallway bathroom. The cause and remedy should be further evaluated and corrected as necessary.

- Nail heads observed to be pushing through the ceiling interior finish. This condition is mainly cosmetic in nature and should be patched.
• Evidence of painting and patching to the ceilings interior finish was observed.
• The upstairs sub-floors observed to squeak when walked over. The cause and remedy should be further evaluated and corrected as necessary. Securing the flooring with screws when replacing the carpets will help eliminate this problem.
• Some cracking of the garage concrete floor finish was observed. This is usually a normal function of the curing of the concrete but the cracks should be monitored for any further movement in the future.

☑️ ☐ ☐ ☑️ G. Doors (Interior & Exterior) Comments:

• Visible evidence of previous water intrusion was observed at and/or around the rear exit door. This should be further investigated and corrected as necessary.

• Door is not latching properly in the laundry room.
• The spring loaded ball latches are damaged on the door in the north east bedroom and are not functioning properly. These should be repaired to allow proper latching of the doors.
H. Windows Comments:

- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation and/or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they lose their seal and are in need of repair. Obviously fogged windows were observed in the living room and in the master bed room.

Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity change. Some windows with lost seals may not be evident at the time of this inspection. Windows are only checked for obvious fogging. If some lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation.

- One or more of the window screens were observed to be damaged at the time of this inspection.

I. Stairways (Interior & Exterior) Comments:

- The lower section of the railing for the stairway is loose and needs to be better secured for safety reasons.

J. Fireplace/Chimney Comments:

- The gas manifold in the fireplace on the rear patio does not appear to have any openings for the gas to be released (no gas flow). Fire place does not appear to have been used and is in new condition.
• The gas logs installed in the rear living area would not light at the time of this inspection. Pilot light was lit but the gas would not come on for ignition of the gas logs system. This should be further investigated and repaired as necessary.

• Gas logs fireplaces in the front living area and the study were functioning properly at the time of this inspection.

• The combustion air vent cover for the fireplace in the study is loose from the exterior wall (just north of the front porch area). This should be further investigated and repaired as necessary.

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

• Minor cracks and/or defects were observed in the driveway. These should be monitored and repaired as necessary.

• Some cracking of the rear patio finish was observed at the time of this inspection. This should be monitored and repaired if necessary.

• The retaining wall along the south side of the house is cracked in a couple of locations. Although very minor at this time, this should be monitored for any further movement as this wall may be a structural component of the property.
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels Comments:

Service Entrance Conductor:  ✔ Copper   ☐ Aluminum
Dual Panel Boxes
Copper Branch Circuit Conductors
Box Rating and/or Main Disconnect Rating: _200_ amps each
Box Location: ___Garage____

- Under current electrical standards arc-fault circuit interrupting devices are required at the following locations; family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. The lack of this protection is a recognized hazard. Homes not equipped with arc-fault circuit interrupting devices are not required to convert to them but doing so protects from electrical fires.
- This system is fully covered by arc fault protectors and all arc fault breakers appear to be properly installed and fully functional at the time of this inspection.
- Electrical PVC conduit was observed to be broken on the east side of the house. This should be further investigated and repaired as necessary.

- The breakers (overcurrent devices) in the panel box are not properly/completely labeled. Without proper labeling it is difficult to know which breakers serve individual circuits in the house.
- Panel box cover plate (dead front) is missing one or more screws.

☑ ☐ ☐ ☑  B. Branch Circuits, Connected Devices, and Fixtures
  Type of Wiring: Copper
  Comments:
  - A ground fault circuit interrupter (GFCI) receptacle located at the northeast exterior corner of the house is inoperative. This circuit and receptacle should be repaired and/or replaced.
Notice: Under current electrical standards GFCI receptacles are required at the following locations; all exterior receptacles, all kitchen counter top receptacles, all bathroom receptacles, wet bar area receptacles, laundry room sink receptacles, garage receptacles and pool equipment receptacles. Older homes not equipped with GFCI plugs are not required to convert to them but doing so protects from electrical shock.

- Open incandescent light bulbs are mounted in the closets. These types of light fixtures are no longer acceptable by national electrical codes and are considered to be extreme fire hazards. Be extremely careful not to allow combustible materials to come in contact with these bulbs or fixtures. Replacement of these fixtures with safer types of fixtures with globes would be advisable.

- Ceiling fan is not properly balanced in the living room.
- The light fixture is inoperative in the garage. (possible burned out bulb)
- Receptacle observed to be loose at the wall mount in the living room (north wall).
- We were unable to determine the operation end of one or more of the switches in the home. Switches which were operated with no function obvious were located in the front entrance. Often extra switches are added for future use of ceiling fans or other commonly installed fixtures.
Smoke Alarms

- There are adequate smoke alarms in place at the time of this inspection (one missing).
- Smoke alarm is missing in the south west bedroom.

An audible sound can be heard from one or more of the smoke detectors indicating that the batteries need to be changed. It is recommended that batteries be replaced in all of the smoke detectors at least once a year for reasons of safety.

Notice: Under current building standards, there should be a smoke alarm located in each sleeping area and outside of each separate sleeping area in the immediate vicinity of the sleeping areas, and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics. Under today’s building standards: When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices should be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm should be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑
A. Heating Equipment

Type of System: Central Forced Air Furnace
Energy Source: Gas

Comments:

Upstairs Central Heating System – Energy Source: Gas
Material used for gas branch line: Approved Gas Connector
Is the gas shut-off valve reasonably accessible? ☑ Yes ☐ No

- The heating equipment appears to be functioning as intended and all components appear in satisfactory condition at the time of this inspection.
- The return air temperature was tested at several locations throughout the house at the return air registers. The temperature readings were between 110 and 120 degrees which are within normal operating ranges.

Downstairs Central Heating System – Energy Source: Gas
Material used for gas branch line: Approved Gas Connector
Is the gas shut-off valve reasonably accessible? ☑ Yes ☐ No

- The heating equipment appears to be functioning as intended and all components appear in satisfactory condition at the time of this inspection.
- The return air temperature was tested at several locations throughout the house at the return air registers. The temperature readings were between 110 and 120 degrees which are within normal operating ranges.
**Master Bedroom Central Heating System** – Energy Source: Gas

Material used for gas branch line: Approved Gas Connector

Is the gas shut-off valve reasonably accessible? [✓] Yes [☐] No

- The heating equipment appears to be functioning as intended and all components appear in satisfactory condition at the time of this inspection.
- The return air temperature was tested at several locations throughout the house at the return air registers. The temperature readings were between 110 and 120 degrees which are within normal operating ranges.

**Notice:** In homes with gas-fired appliances and/or wood burning fireplaces, we recommend the installation of Carbon Monoxide Detectors.

- The gas supply flex connector was observed to be passing through the heating unit cabinets. Under current mechanical installation standards, this is no longer an accepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet.
B. Cooling Equipment

Type of System: Central Forced Air System

Comments:

Upstairs Central Cooling System – Energy Source: Electric
Unit Size - 4 ton
Maximum Breaker Size – 40 amps

- The air conditioning unit appears to be cooling as intended and all components appear to be in satisfactory condition at the time of this inspection.
- The temperature differential reading for this unit measured between 18 and 20 degrees.

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

Downstairs Central Cooling System – Energy Source: Electric
Unit Size - 5 ton
Maximum Breaker Size – 60 amps

- The air conditioning unit appears to be cooling as intended and all components appear to be in satisfactory condition at the time of this inspection.
- The temperature differential reading for this unit measured between 17 and 19 degrees.

Master Bedroom Central Cooling System – Energy Source: Electric
Unit Size - 3 ton
Maximum Breaker Size – 40 amps

- The air conditioning unit appears to be cooling as intended and all components appear to be in satisfactory condition at the time of this inspection.
- The temperature differential reading for this unit measured between 21 and 23 degrees.
The Texas Real Estate Commission recommends that the primary condensate drain line that runs off the indoor coils be insulated. By insulating the drain line, this will help prevent moisture from condensing on the exterior of the drain line and dripping onto the attic floors and/or ceilings or other surrounding structure.

The emergency condensate drain pan under the coil housing has a rust build up (master bedroom unit). This indicates that the primary condensation drain line has been clogged in the past and the secondary drain has drained water into the pan. This should be further investigated by a qualified HVAC technician and repaired as necessary.

C. Duct System, Chases, and Vents

All components of the duct system, chases and vents were found to be in satisfactory condition on the day of the inspection.
IV. PLUMBING SYSTEM

Description of Plumbing System:

Water Supply Source: ☑ Public Water Supply
☐ Private Well Supply

Waste Disposal System: ☑ Public Sewer System
☐ Private Sewer System

Waste Lines & Vent Material: ☑ Plastic/
☐ Cast Iron/
☐ Lead
☐ Galvanized/
☐ Copper/
☐ Cannot Determine

☑ ☐ ☐ ☑     A. Water Supply System and Fixtures

Location of water meter: Front Curb
Location of main water supply valve: Front Flower Bed

Static water pressure reading: 70 to 80 lbs. Pressure

Comments:

- The rear exterior water hose bib (faucet) handle is damaged and/or missing and should be repaired for proper operation.
- The washing machine drain, water supply lines, electrical connections, and dryer vent could not be inspected because of the presence of laundry equipment which blocked access to the connections.
- Sprayer head at the kitchen sink was observed to be inoperative.
- Drain stopper is not functioning properly in the master bathroom sink.
- The commode was observed to be loose at the floor mount in the upstairs hallway bathroom.

B. Drains, Wastes, and Vents

- All components of the drains, wastes and vent systems were found to be in satisfactory condition on the day of this inspection.

C. Water Heating Equipment

- Dual Water Heaters – Energy Source: Electric
  - Location: _Garage Closet_
  - Approximate Capacity: __50___ Gallons each

- The water heating equipment appears to be functioning as intended at the time of this inspection.
• Temperature and Pressure Relief (TPR) Valve drain lines should not run upwards. The TPR should run gravitationally downwards at all points.

• There is no drain line installed on the water heater emergency drip pan. The pan should be drained by a waste pipe to a suitably located indirect waste receptor or should extend to the exterior of the building and terminate not less than 6 inches and not more than 24 inches above the ground surface. Under current installation standards, the drain line should be a minimum of 1-inch from beginning to end.

• The temperature and pressure relief (TPR) valve serving the water heater was observed to be rusted. This would indicate the valve is not functioning properly and should be replaced for reasons of safety.
• Notice: Manufactures of Temperature and Pressure Relief (TPR) Valves state that the valves should be replaced every two years. If the date code on the TPR valve is over two years old, it is recommended that the TPR valve be replaced for reasons of safety.

Notice: Manufacturers of all Temperature and Pressure Relief (TPR) Valves state that the TPR valve should be replaced every two years. If the date code on the TPR valve is over two years old you are strongly encouraged to replace the TPR valve for reasons of safety. Notice: Water heater closets should not be used for any additional storage of any kind.

☐ ☐ ☐ ☐  D. Hydro-Massage Therapy Equipment  Comments:

• The access to the hydrotherapy plumbing and equipment motor is not readily accessible and inspection of the plumbing supply and drain pipes and electrical equipment lines and motor could not be performed.

V. APPLIANCES

☐ ☐ ☐ ☑  A Dishwasher  Comments:

• The dishwasher lacks an air gap device. Air gaps are now standard equipment to assure a separation between supply and waste water. The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or hose loop be installed in the drain line.

![Dishwasher air gap diagram]
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<th>NP</th>
<th>D</th>
<th>Inspection Item</th>
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</table>
| ☑ |    |    |   | B. Food Waste Disposer | Comments:  
|    |    |    |   | • All components were found to be in satisfactory condition. |
| ☑ |    |    |   | C. Range Exhaust Vent | Comments:  
|    |    |    |   | • All components were found to be in satisfactory condition. |
| ☑ |    |    |   | D. Ranges, Cooktops, and Ovens | Comments:  
|    |    |    |   | • All components were found to be in satisfactory condition. |
| ☑ |    |    |   | E. Microwave Oven | Comments:  
|    |    |    |   | • All components were found to be in satisfactory condition. |
|    | ☑ | ☑ | ☑ | F. Trash Compactor | Comments:  
|    |    |    |   | ☑ | ☑ | ☑ | ☑ | G. Mechanical Exhaust Vents and Bathroom Heaters | Comments:  
|    |    |    |   | • All components were found to be in satisfactory condition. |
H. Garage Door Operator(s) Comments:

- The garage door opener did not automatically reverse under reasonable resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately.

I. Doorbell and Chimes Comments:

- All components were found to be in satisfactory condition.

J. Dryer Vents Comments:

- All components were found to be in satisfactory condition.
VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☑ A. Lawn and Garden Sprinkler Systems Comments:

- All of the sprinkler equipment and associated components are inspected and operated in manual settings only.
- Total Number of Zones: _12_ (If any deficiencies exist, they will be listed below.)
- Sprinkler system equipped with a rain sensor ☑ Yes or ☐ No.
- Sprinkler system equipped with a freeze sensor ☑ Yes or ☐ No.
- All components of the Lawn and Garden sprinkler system were found to be in satisfactory condition on the day of the inspection.

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

Type of Construction: In Ground

Comments:

- All of the pool equipment and associated components are inspected and operated in manual settings only.
- The swimming pool, equipment and all components were observed to be in satisfactory condition at the time of this inspection.
- All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. Where the release mechanism is located less than 54 inches from the bottom of the gate, a second release mechanism should be located on the poolside of the gate at least 3 inches below the top of the gate.
Under current standards, all of the homes entry doors that give access to the pool area should be equipped with an audible alarm that can be heard throughout the house, sound continuously for 30-seconds, and be mounted at least 54-inches from the doors threshold. A self-closing and self-latching door device can be used in lieu of the audible alarm system as long as the protection is not less than the audible alarm.

Notice: Pool shell leaks and pool equipment backwash mode is not checked or inspected.

Notice: Evaluations of inline pool chlorinators are outside the scope of this inspection. Anytime there is an inline chlorinator in place, you are strongly encouraged to have the chlorinator fully evaluated by a qualified pool technician prior to closing.

Notice: Diving Boards and/or Slides; U.S. Consumer Product Safety Commission strongly recommends that all diving boards and/or slides be removed from pools for reasons of safety.

Notice: Per Texas Real Estate Commission Standards of Practice “Full evaluation of the integrity of the pools gas heater heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.”

C. Outbuildings Comments:

Out buildings and storage sheds are outside the scope of this inspection and were not inspected.

D. Outdoor Cooking Equipment
   Energy Source: 
   Comments:

E. Gas Supply Systems Comments:

All accessible gas supply lines and gas connections were checked for leaks. No leaks were observed at the time of this inspection.

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

G. Private Sewage Disposal (Septic) Systems
   Comments:
<table>
<thead>
<tr>
<th>I</th>
<th>NI</th>
<th>NP</th>
<th>D</th>
<th>Inspection Item</th>
</tr>
</thead>
</table>

☐ ☐ ☑ ☐  **H. Whole-House Vacuum Systems** Comments:

☐ ☐ ☑ ☐  **I. Other Built-in Appliances** Comments:
The "Report Summary" section is intended to be a tool to assist our clients and their representatives in preparing a repair/update request, if and when applicable. The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and is not a suggested priority repair/update list. The order of repair/update priority is left up to the sole discretion of the client, and the inspector will not be able to assist you in specifying order of importance. There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding them to your repair/update request if and when applicable. We strongly encourage you to read and understand the entire Property Inspection Report prior to completing any repair/update request. This report contains technical information. If you do not understand or are unclear about some of the information contained in the body of this report please call the office to arrange a verbal consultation with the inspector.

MAJOR CONCERNS

SAFETY ISSUES

• The lower section of the railing for the stairway is loose and needs to be better secured for safety reasons.
• Open incandescent light bulbs are mounted in the closets. These types of light fixtures are no longer acceptable by national electrical codes and are considered to be extreme fire hazards. Be extremely careful not to allow combustible materials to come in contact with these bulbs or fixtures. Replacement of these fixtures with safer types of fixtures with globes would be advisable.
• Smoke alarm is missing in the south west bedroom.
• An audible sound can be heard from one or more of the smoke detectors indicating that the batteries need to be changed. It is recommended that batteries be replaced in all of the smoke detectors at least once a year for reasons of safety.
• The garage door opener did not automatically reverse under reasonable resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately.

REPAIR ITEMS

• Post tension cable ends are exposed and need to be properly sealed along the south side of the house. Post tension cables should be cut flush with the foundation edge and sealed against moisture intrusion. Moisture may enter the stranded cable and wick its way further down the cable inside the sheath that surrounds it. When this happens the cable can rust and will eventually fail.
• There is evidence of water ponding on the west side of the house and in the flower beds and adjacent to the north gate. Drainage in these areas should be improved to prevent water standing next to the foundation beam.
• The soil line is too high in many of the flower beds. Soil above the foundation line can allow moisture to seep into the structure. It can also be conducive to wood destroying insects. Under today’s building standards there should be at least four (4) inches of foundation visible below masonry veneer and six (6) inches of foundation visible below wood veneer.
• High shingle fasteners (staples and/or nails) were observed. When the heat of the sun heats the shingles the fasteners may push through the shingle lying on top of the fastener and cause a hole in the shingle. These should be repaired to prevent moisture intrusion.
• Some buckling and unevenness was observed in the roofing materials in a few locations. This should be monitored, further investigated and repaired as necessary.
• Expansion joint needs to be properly sealed along the south side of the house. Expansion joints are designed to allow movement in the house without the brick veneer cracking. This should be sealed with a flexible caulk and continued movement along this joint is normal.
• Typical drywall flaws such as picture holes, scrapes and holes were observed along the south side of the house. This condition is mainly cosmetic in nature and should be repaired.
• Sheet rock damage was observed in the garage in a few locations. This condition is mainly cosmetic in nature and should be patched.
• Minor ceiling sheetrock cracks observed in the upstairs game room. This condition is mainly cosmetic in nature and should be patched.
• Water stains observed on the ceiling in the main floor hallway bathroom. The cause and remedy should be further evaluated and corrected as necessary.
• Nail heads observed to be pushing through the ceiling interior finish. This condition is mainly cosmetic in nature and should be patched.
• The upstairs sub-floors observed to squeak when walked over. The cause and remedy should be further evaluated and corrected as necessary. Securing the flooring with screws when replacing the carpets will help eliminate this problem.
• Visible evidence of previous water intrusion was observed at and/or around the rear exit door. This should be further investigated and corrected as necessary.
• Door is not latching properly in the laundry room.
• The spring loaded ball latches are damaged on the door in the north east bedroom and are not functioning properly. These should be repaired to allow proper latching of the doors.
• One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation and/or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they lose their seal and are in need of repair. Obviously fogged windows were observed in the living room and in the master bed room.
• One or more of the window screens were observed to be damaged at the time of this inspection.
• The gas manifold in the fireplace on the rear patio does not appear to have any openings for the gas to be released (no gas flow). Fire place does not appear to have been used and is in new condition.
• The gas logs installed in the rear living area would not light at the time of this inspection. Pilot light was lit but the gas would not come on for ignition of the gas logs system. This should be further investigated and repaired as necessary.
• The combustion air vent cover for the fireplace in the study is loose from the exterior wall (just north of the front porch area). This should be further investigated and repaired as necessary.
• Electrical PVC conduit was observed to be broken on the east side of the house. This should be further investigated and repaired as necessary.
• The breakers (overcurrent devices) in the panel box are not properly/completely labeled. Without proper labeling it is difficult to know which breakers serve individual circuits in the house.
• Panel box cover plate (dead front) is missing one or more screws.
• A ground fault circuit interrupter (GFCI) receptacle located at the northeast exterior corner of the house is inoperative. This circuit and receptacle should be repaired and/or replaced.
• Ceiling fan is not properly balanced in the living room.
<table>
<thead>
<tr>
<th>Inspection Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>The light fixture is inoperative in the garage. (possible burned out bulb)</td>
</tr>
<tr>
<td>Receptacle observed to be loose at the wall mount in the living room (north wall).</td>
</tr>
<tr>
<td>The gas supply flex connector was observed to be passing through the heating unit cabinets. Under current mechanical installation standards, this is no longer an accepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet.</td>
</tr>
<tr>
<td>The Texas Real Estate Commission recommends that the primary condensate drain line that runs off the indoor coils be insulated. By insulating the drain line, this will help prevent moisture from condensing on the exterior of the drain line and dripping onto the attic floors and/or ceilings or other surrounding structure.</td>
</tr>
<tr>
<td>The emergency condensate drain pan under the coil housing has a rust build up (master bedroom unit). This indicates that the primary condensation drain line has been clogged in the past and the secondary drain has drained water into the pan. This should be further investigated by a qualified HVAC technician and repaired as necessary.</td>
</tr>
<tr>
<td>The rear exterior water hose bib (faucet) handle is damaged and/or missing and should be repaired for proper operation.</td>
</tr>
<tr>
<td>Sprayer head at the kitchen sink was observed to be inoperative.</td>
</tr>
<tr>
<td>Drain stopper is not functioning properly in the master bathroom sink.</td>
</tr>
<tr>
<td>The commode was observed to be loose at the floor mount in the upstairs hallway bathroom.</td>
</tr>
<tr>
<td>Temperature and Pressure Relief (TPR) Valve drain lines should not run upwards. The TPR should run gravitationally downwards at all points.</td>
</tr>
<tr>
<td>There is no drain line installed on the water heater emergency drip pan. The pan should be drained by an waste pipe to a suitably located indirect waste receptor or should extend to the exterior of the building and terminate not less than 6 inches and not more than 24 inches above the ground surface. Under current installation standards, the drain line should be a minimum of 1-inch from beginning to end.</td>
</tr>
<tr>
<td>The temperature and pressure relief (TPR) valve serving the water heater was observed to be rusted. This would indicate the valve is not functioning properly and should be replaced for reasons of safety.</td>
</tr>
<tr>
<td>The dishwasher lacks an air gap device. Air gaps are now standard equipment to assure a separation between supply and waste water. The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or hose loop be installed in the drain line.</td>
</tr>
</tbody>
</table>

**ITEMS TO MONITOR**

- One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop) at the north east corner of the house. This is a common condition on concrete slab foundations resulting from the different expansion rates between the foundation and the brick veneer siding. This condition does not adversely affect the performance of the foundation, however, in some cases, some cosmetic improvements may be necessary.
- Negative site drainage observed on the west side of the house. The general topography of the area is such that it will be difficult to control storm water entirely. During heavy rains the
accumulation of storm water on the lot may be unavoidable. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation area. Under today's building standards, the grade away from the foundation walls should fall a minimum of six-inches (6") within the first ten feet (10ft.). If adding soil to the perimeter to create positive drainage, remember to keep the soil level about 4 inches BELOW any brick veneer and 6 inches below any wood or composite siding.

- The French drain on the west side of the house should be kept clean and clear of debris to allow proper drainage away from the foundation and structure.
- Mortar cracks were observed on the west side of the house in the stone masonry. This is typically normal cracking which occurs when the mortar cures. This should be monitored for any further movement and repaired if necessary.
- Minor exterior wall cracks above the garage door lintel (the steel beam supporting the brickwork above an opening in the wall) were observed. This condition is not uncommon and should not be cause for alarm.
- Soldier bricks observed to be loose along the south side of the house at a few locations. This is mostly cosmetic as soldier bricks do not support any weight. This should be monitored and repaired as necessary.
- Some cracking of the garage concrete floor finish was observed. This is usually a normal function of the curing of the concrete but the cracks should be monitored for any further movement in the future.
- Minor cracks and/or defects were observed in the driveway. These should be monitored and repaired as necessary.
- Some cracking of the rear patio finish was observed at the time of this inspection. This should be monitored and repaired if necessary.
- The retaining wall along the south side of the house is cracked in a couple of locations. Although very minor at this time, this should be monitored for any further movement as this wall may be a structural component of the property.
Pro Texas Home Inspections

INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector’s professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.

B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.

C. The inspector may indicate one of the following opinions of the Inspector regarding a particular item:
   1. The item is performing its intended function at the time of the inspection;
   2. The item is in need of replacement or repair; or
   3. Further evaluation by an expert is recommended.

II. Inspection Report

A. The Inspection Report provided by the Inspector will contain the Inspector’s professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector’s opinions and should not be construed as statements of fact or factual representations concerning the Property. By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.

C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, pool systems and components, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, expressed or implied, as to any of the following:
   1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
   2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
   3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
   4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. Digital Imaging: Any and all digital images or digital photographs which are taken during the course of the inspection become the exclusive property of Pro Texas Home Inspections. Client acknowledges and agrees that the photographs may be used in any way deemed necessary by Pro Texas Home Inspections including promotional advertisement, distribution through print, email, online forums, web site content and any other media available.

V. Your inspector may have an affiliation with a third party service provider ("TPSP") in order to offer you additional value-added services. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including by telephone), and (c) authorize the TPSP to contact you (including by telephone) regarding special home alarm system offers.
VI. LIMITATION OF LIABILITY

By signing this Agreement, Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector’s services. Client acknowledges being given the opportunity to have this Agreement reviewed by counsel of his or her own choosing and further acknowledges the opportunity of hiring a different Inspector to perform the Inspection. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

VII. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector’s expense) to re-inspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (“AAA”) pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VIII. Attorney’s Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party’s reasonable and necessary attorneys’ fees and costs incurred by that party.

IX. Exclusivity

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THE ATTACHED DOCUMENTS, IF ANY; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

Signature: Our Special Client Date: Date of Inspection
Inspector: Richard Taylor TREC # 8703 Date: Date of Inspection
Property Address: 1234 Any Street

Dallas/Fort Worth, Texas 76000

Fee $_________ Paid in Full
Due upon completion of inspection
The inspection report can not be released until payment is made in full.
This page serves as your receipt.
Thank you!
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)