

I Inspec Homes

Professional Home Inspector

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Please Call, Text or Email with any Questions



TX

PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: , TX
(Address of Inspected Property)

By: Joe Acevedo, Lic #20294 12/04/2013
(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 535.227-535.233 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

Present at Inspection: ☒ Buyer ☐ Selling Agent ☐ Listing Agent ☐ Occupant
 Building Status: ☐ Vacant ☒ Owner Occupied ☐ Tenant Occupied ☐ Other
 Weather Conditions: ☐ Fair ☒ Cloudy ☐ Rain Temp: _____
 Utilities On: ☒ Yes ☐ No Water ☐ No Electricity ☐ No Gas
 Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

- | | |
|---|---|
| <input type="checkbox"/> Sub Flooring
<input type="checkbox"/> Floors Covered
<input type="checkbox"/> Walls/Ceilings Covered or Freshly Painted
<input type="checkbox"/> Behind/Under Furniture and/or Stored Items | <input type="checkbox"/> Attic Space is Limited - Viewed from Accessible Areas
<input type="checkbox"/> Plumbing Areas - Only Visible Plumbing Inspected
<input type="checkbox"/> Siding Over Older Existing Siding
<input type="checkbox"/> Crawl Space is limited - Viewed From Accessible Areas |
|---|---|
- ☐ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

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

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I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒

A. Foundations

Type of Foundation(s): Slab

Comments: At the time of inspection structural movement was found would recommend to repair/ fill and monitor cracks not allowing to reappear to increase in size or in numbers.

If in the any of the acts mentioned above appear I would recommend to have the foundation further inspected/ evaluated by a Foundation Specialist.

Any trees/heavy foliage closer then 6' to the structure can cause structural damage to the foundation. Would recommend to consult with lawn service company to stop roots from growing under foundation causing further damage.

Signs of Structural Movement or Settling

☒ Cracks in brick, stone, or stucco

☒ Cracks in Parge Coat

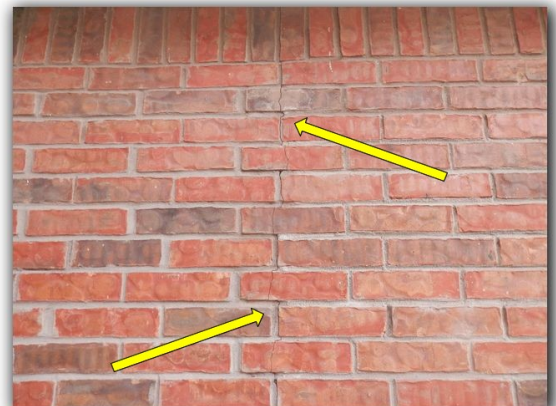
☒ Cracks in wall(s) and / or ceiling

Performance Opinion: (An opinion on performance is mandatory)

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

☒ Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.

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



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☒ ☐ ☐ ☒

B. Grading and Drainage - Comments:

The grading slopes too much away from foundation around the house and condenser along with posts on patio decks. Would recommend to have a lawn specialist to inspect and evaluate to decrease the slope around the house and the decks.

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

☒ Trees/heavy foliage too close to the structure

☒ Planter(s) adjoining the structure

☒ Soil / lot conditions suggest further evaluation by appropriate professional, i.e.. watering program, drains, etc.



☒ ☐ ☐ ☒

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: Edge of Roof

Comments: At the time of inspection I was not able to walk on top of the roof due to steep slope of the roof. Not walking on the roof doe's not allow me to see if there's hail damage or any other problems not visible from the roof edge.

At the time of inspection there was no signs of water leaks/ damage from inside of the attic determining damage to the roof covering.

I would recommend to have all flashing caulked around all opening on the roof to help prevent damage.

At the time of inspection there was no signs of leaks/damage around the sky lights. There known to leak due to such a big opening on the roof would recommend to caulk and monitor as much as possible.

☒ Exposed or lifting nail heads

☒ Flashing is lifting, ill configured, or missing

☒ Leaves / debris in the gutters and downspouts

☒ Tree branches are too close to the roof structure

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☒ ☐ ☐ ☐

D. Roof Structure and Attic

Viewed From: Entered the Attic

*Approximate Average Depth of Insulation:*12"

*Approximate Average Thickness of Vertical Insulation:*12"

*Comments:*At the time of inspection the roof structure was performing as it should nothing was cut or missing.

At the time of inspection there was no voids of the insulation but can always be improved to help with efficiency.

☒ ☐ ☐ ☒

E. Walls (Interior and Exterior) - Comments:

Interior Walls:

☒ Water stains on walls and/or ceilings in the dining room from a/c unit in the attic. At the time of inspection there was no active leaks found.

Exterior Walls:

Siding Materials: ☒ Brick ☐ Stone ☒ Wood ☐ Wood byproducts ☐ Stucco
☐ Vinyl ☐ Aluminum ☐ Asbestos ☐ Cement Board ☐ Other

At the time of inspection the wall over the garage has a good size crack due to undersized lintel. Would recommend to repair/ fill cracks not allowing to reappear to increase in size or in numbers. If any of the acts mentioned above appear I would recommend to have the wall further inspected and evaluated by a licensed contractor.

At the time of inspection the wall on the side with the large tree has a good size crack due to tree too close to the structure causing damage to the foundation and the wall over that section. I would recommend to have a lawn specialist inspect and evaluate the area to prevent further damage. Some caulking around the windows and doors are needed to prevent water penetration.

There was a sign that the wood siding was put over old siding that I would recommend to keep up with paint and caulk on the wood siding to prevent future damage. There was a bolt near master bath window from moisture penetration would recommend to repair and monitor not allowing to reappear.

I=Inspected

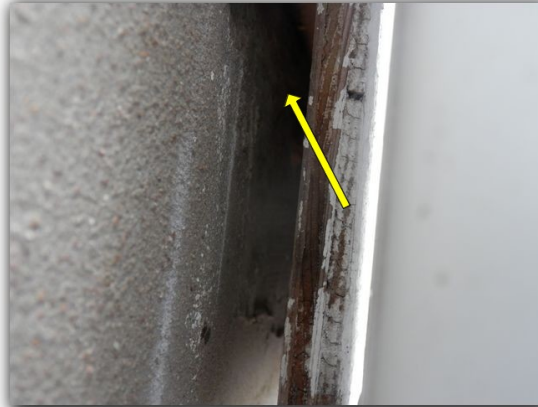
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- ☒ Mortar is separated or missing in some areas
- ☒ Caulking / sealant is separated or missing in some areas
- ☒ Some cracks at the brick, stone, or stucco siding
- ☒ Wood siding is water damaged in some areas



☒ ☐ ☐ ☐

F. Ceilings and Floors - Comments:

At the time of inspection there was no signs of water stains/damage.

☒ ☐ ☐ ☒

G. Doors (Interior and Exterior) - Comments:

Interior Doors

At the time of inspection the interior doors were operating correctly

Exterior Doors

At the time of inspection the 3 French doors had wood rot due to water penetration from lack of caulk and paint would recommend to repair to help prevent further damage.

At the time of inspection the front door had a broken glass that should be repaired to prevent further damage.

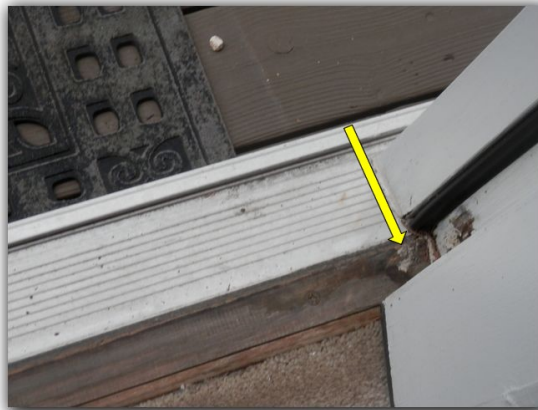
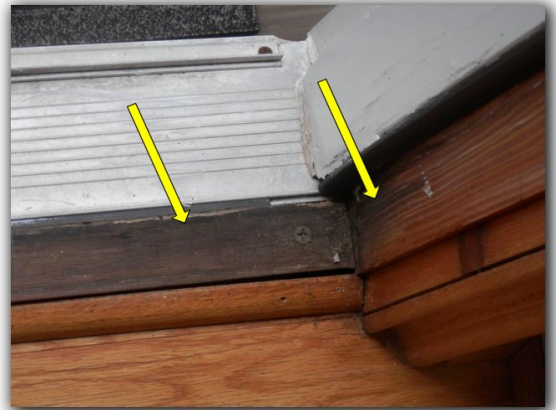
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Garage Doors

Type: ☐ Metal ☐ Wood ☒ Fiberglass ☐ Doors / panels are damaged
At the time of inspection there was a broken glass pane that needs to be repaired



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☒ ☐ ☐ ☐

H. Windows - Comments:

Some of the windows at the time of inspection were not accessible but no broken panes or moisture penetration was found. Would recommend to caulk and paint around all windows and sky lights to prevent water penetration.

☒ Some windows are difficult to open or close due to age of the windows.

☒ Inspection of the windows was limited

☒ ☐ ☐ ☒

I. Stairways (Interior and Exterior) - Comments:

INTERIOR

EXTERIOR

At the time of inspection the stairs on the patio had signs of wood rot that should be replaced or repaired.



☒ ☐ ☐ ☒

J. Fireplace/Chimney - Comments:

Type of Fireplace: ☐ Factory ☒ Masonry ☐ Free Standing

At the time of inspection there was a crack above the hearth and behind the firebox that needs to be repaired. Due to the age of the house would recommend to have a fireplace specialist inspect and clean the fireplace to help prevent a hazard.



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☒ ☐ ☐ ☒

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

At the time of inspection the 1st deck that's connected to the back of the house should have the posts connected to the footings and the deck its self would recommend to have a licensed contractor to repair. The deck its self is sagging in certain areas due to wood rot that needs to be repaired by licensed contractor to prevent further damage or a hazard.

The 2nd deck on the left side of the house behind breakfast area requires rail if the deck is over 30" from the ground to prevent a hazard. There was signs of wood rot that needs to be repaired or replaced by a licensed contractor.

The 3rd deck furthest away from the house requires no openings around the railings to not exceeding 4" which had an opening of 5" that should be repaired to prevent a hazard. There was not enough support with the floor joists which I would recommend to improve or repair to prevent a hazard. The footings for the deck is not supported very well would recommend to have a licensed contractor evaluate to prevent from footing from sliding out from the deck.



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☐ ☐ ☐ ☐

L. Other - Comments:

II. ELECTRICAL SYSTEMS

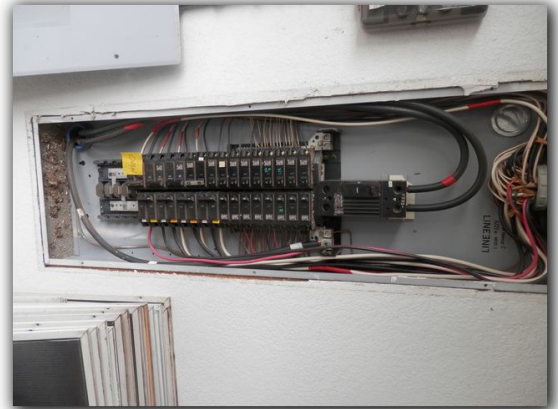
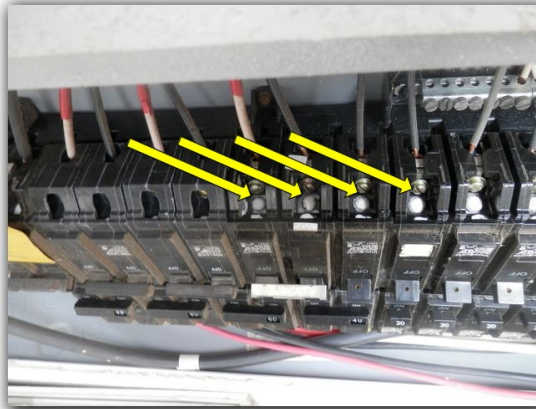
☒ ☐ ☐ ☒

A. Service Entrance and Panels - Comments:

☐ Overhead Service ☒ Underground Service

Main Disconnect Panel

At the time of inspection the electrical system was up to code when the house was built but I have to inspect the system as it was put in today. The entire house should be protected by ark fault breakers and ground fault outlets I would recommend to have a licensed electrician repair or replace system. There is oxidization on serveral breakers that should be evaluated by electrician. At the time of inspection the electrical system was working as it should.



☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: ☒ Copper ☐ Aluminum Conduit _____

Comments: I have to inspect the electrical system as it was put in today the entire house is required to be protected by GFCI's and AFCI's. Would recommend for licensed electrician to repair/replace system. The extension cords are not allowed for a permanent use due to safety hazard. There was an outlet in the attic that needs to be repaired by licensed electrician



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Outlet and Switches

☒ Improper use of extension cords as permanent wiring around the patio

☒ Loose outlets found all around the house needs repair
damaged outlet cover in the attic needs repair

Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Garage:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Basement:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Wet Bar:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Living:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Dining:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Crawlspace:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Laundry:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
A/C Unit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Pool/Spa:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Bedroom:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial				

☒ No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.

Fixtures

At the time of inspection the fixtures were working properly

Smoke and Fire Alarms

At the time of inspection the alarm was working properly

Other Electrical System Components

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Type of System: Central

Energy Source: Heat Pump

Comments: At the time of inspection the heat pump was working as it should would always recommend to replace or clean filters every month and clean out condensation line every couple months



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☒ ☐ ☐ ☒

B. Cooling Equipment

Type of System: Central - Air Conditioner

*Comments:*At the time of inspection the differential was a little below what it should be which is a sign of a coolant pressure problem would recommend to have licensed professional inspect and service. The air handler plenum has a minor leak of air escaping from the system that should be repaired to help with efficiency of the system.

☐ Unit #1:

Supply Air Temp:62 __ °F Return Air Temp: 74 __ °F Temp. Differential:12 __ °F

☒ Temperature differential is not within range of 14-23 degrees Fahrenheit

☒ Condenser unit coil fins damaged / dirty

☒ Air handler plenum is not properly sealed

☒ Lack of GFCI near unit for technician

☒ ☐ ☐ ☒

C. Duct System, Chases, and Vents - *Comments:*

Type of Ducting: ☒ Flex Ducting ☐ Duct Board ☐ Metal

At the time of inspection there was no signs of leaks around the ducting or vents in the attic. The ducting is required to be off of the insulation to help improve the efficiency of the house.

☒ Inadequate support of duct work



IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒

A. Water Supply System and Fixtures

:

☐ Functional Flow Inadequate

*Location of main water supply valve:*front right

Static water pressure reading: 70 ☐ below 40 psi ☐ above 80 psi

☐ Lack of reducing valve over 80 psi

*Comments:*At the time of inspection the water pressure was between 40-80 which it should to help prevent damage to the plumbing and giving efficient pressure

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

Sinks

Comments: At the time of inspection there was no signs of leaks or clogs found at the sinks

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Bathtubs and Showers

Comments: At the time of inspection the shower showed no signs of leaks or water damage but in both bathrooms the grout should be caulked to prevent water penetration into the walls . All faucets needs to be caulked and tightened to help prevent a broken pipe due to the age of the house.

Commodes

Comments:At the time of inspection there was no signs of leaks or non functioning mechanisms _____

Washing Machine Connections

Comments: At the time of inspection there was no signs of corrosion or leaks

Exterior Plumbing

Comments: At the time of inspection there was no signs of leaks but would recommend to caulk and tightened to prevent damage.

☒ Exterior hose bibs do not have back-flow prevention

☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents - *Comments:*

At the time of inspection there was no signs of clogs or leaks.

☒ ☐ ☐ ☒

C. Water Heating Equipment

Energy Source: Electric

Capacity: 40

*Comments:*At the time of inspection the water heater was working properly but did not have very much clearance around unit would recommend for plumber to increase work area around the water heater.

☒ Electrical disconnect missing/inadequate clearance

Water heater Temperature and Pressure Relief Valve

☐ ☒ ☒ ☐

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

V. APPLIANCES

☒ ☐ ☐ ☐

A. Dishwasher - *Comments:*

At the time of inspection the dishwasher was working properly no signs of leaks or excessive vibrations

☒ ☐ ☐ ☒

B. Food Waste Disposer - *Comments:*

At the time of inspection the disposer was working properly had no signs of leaks or excessive vibrations. Romex wire is not allowed to service disposer it should be repaired/replaced by licensed electrician for safety hazard

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☐ ☒ ☒ ☐

C. Range Exhaust Vent - Comments:

☒ ☐ ☐ ☐

D. Ranges, Cooktops, and Ovens - Comments:

Range Type: ☒ Electric ☐ Gas

At the time of inspection the range was not damage and working properly

Oven(s):

Unit #1: ☒ Electric ☐ Gas

At the time of inspection the oven was not damage and working properly

☒ ☐ ☐ ☐

E. Microwave Oven - Comments:

At the time of inspection the microwave was not damage and working properly

☒ ☐ ☐ ☒

F. Trash Compactor - Comments:

At the time of the inspection the compactor was working but had an excessive vibration going on that should be repaired.

☒ Excessive noise and vibration



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☒ ☐ ☐ ☐

G. Mechanical Exhaust Vents and Bathroom Heaters - Comments:

At the time of inspection the exhaust vents were working properly and vented correctly.

☒ ☐ ☐ ☐

H. Garage Door Operator(s) - Comments:

At the time of inspection the garage opener was working properly but the auto reverse needs to be adjusted to prevent a hazard.

☒ Auto reverse does not work - Safety Hazard

☒ ☐ ☐ ☐

I. Doorbell and Chimes - Comments:

At the time of inspection the door bell was working properly and not damage.

☒ ☐ ☐ ☒

J. Dryer Vents - Comments:

At the time of inspection the dryer vents was a little dirty and should be cleaned out for safety



VI.OPTIONAL SYSTEMS

☒ ☐ ☐ ☒

A. Lawn and Garden Sprinkler Systems - Comments:

☒ Surface water leaks

☒ The lack of a rain or freeze sensor

☒ The absence or improper installation of anti-siphon devices and back flow preventer

☒ Deficiencies in water flow or pressure at the zone heads

☐ ☒ ☒ ☐

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

☐ ☒ ☒ ☐

C. Outbuildings - Comments:

☐ ☒ ☒ ☐

D. Outdoor Cooking Equipment

☐ ☒ ☐ ☐

E. Gas Supply Systems - Comments:

☐ ☒ ☒ ☐

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

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☐ ☒ ☒ ☐

G. Private Sewage Disposal (Septic) Systems

☐ ☒ ☒ ☐

H. Whole-House Vacuum Systems - Comments:

☐ ☐ ☐ ☐

I. Other Built-in Appliances - Comments:



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>)