



PROPERTY INSPECTION REPORT

Prepared For: TREC Report Changes
(Name of Client)

Concerning: NA
(Address or Other Identification of Inspected Property)

By: Robert Taylor / 3619 Feb, 1, 2009
(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

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):
Comments:

B. Grading & Drainage *Comments:*

improper or inadequate grading around the foundation (including flatwork);
Comments on Gutters has moved under this heading.

C. Roof Covering Materials

Type(s) of Roof Covering:
Viewed From:
Comments:

fastening of roof covering material, as determined by a random sampling;

D. Roof Structure & Attic

Viewed From:
Approximate Average Depth of Insulation:
Approximate Average Thickness of Insulation:
Comments:

the presence of and approximate average depth of attic insulation and thickness of vertical insulation, when visible; and

E. Walls (Interior & Exterior) *Comments:*

lack of fire separation between the garage and the residence and its attic space.

deficiencies in: claddings; water resistant materials and coatings (i.e. paint);

F. Ceilings & Floors *Comments:*

G. Doors (Interior & Exterior) *Comments:*

Garage door that does not meet fire rating requirements.

H. Windows *Comments:*

I. Stairways (Interior & Exterior) *Comments:*

J. Fireplace/Chimney *Comments:*

□ □ □ □

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

on decks 30 inches or higher above the adjacent grade, spacings between intermediate balusters, spindles, or rails that permit passage of an object greater than four inches in diameter;

deficiencies in visible footings, piers, posts, pilings, beams, joists, decking, water proofing at interfaces, flashing, surface coverings, and attachment points of porches, decks, balconies, and carports; and

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels *Comments:*

the lack of arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas; and

Grounding electrode and connection to same

□ □ □ □

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Comments:

Smoke Alarms (now located in this heading)

deficiencies in smoke alarms that are not connected to a central alarm system; and

the lack of smoke alarms:

(i) in each sleeping room;

(ii) outside each separate sleeping area in the immediate vicinity of the sleeping rooms; and

(iii) on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).

GFCI the lack of ground-fault circuit interrupter protection in all:

(i) bathroom receptacles;

(ii) garage receptacles; to all appliance, garage door operator, sprinkler, All outlets

(iii) outdoor receptacles;

(iv) crawl space receptacles;

(v) unfinished basement receptacles;

(vi) kitchen countertop receptacles; and

laundry, utility, and wet bar sink receptacles located within 6 feet of the outside edge of a laundry, utility, or wet bar sink;

improper use of extension cords;

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System:

Energy Source:

Comments:

B. Cooling Equipment

Type of System:

Comments:

inadequate cooling as demonstrated by its performance in the reasonable judgment of the inspector;

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

Deficiencies in

improper or inadequate clearance from the earth; and

the location of return air openings; and

FYI - not required to operate electric attic roof vents

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter:

Location of main water supply valve:

Static water pressure reading: psi pressure and or other comments

Comments:

the lack of dielectric unions, when applicable; (i.e. water heater connection)

the lack of back-flow devices, anti-siphon devices, or air gaps at the flow end of fixtures;

water pressure below 40 psi or above 80 psi static;

the lack of a pressure reducing valve when the water pressure exceeds 80 PSI;

the lack of an expansion tank at the water heater(s) when a pressure reducing valve is in place at the water supply line/system; and

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

C. Water Heating Equipment

Energy Source:

Capacity: size of tank

Comments:

if applicable, the lack of a pan and drain system and the improper termination of the pan drain line;

D. Hydro-Massage Therapy Equipment *Comments:*

inaccessible pump(s) or motor(s);

V. APPLIANCES

A. Dishwasher *Comments:*

B. Food Waste Disposer *Comments:*

C. Range Exhaust Vent *Comments:*

D. Ranges, Cooktops, and Ovens *Comments:*

E. Microwave Oven *Comments:*

F. Trash Compactor *Comments:*

G. Mechanical Exhaust Vents and Bathroom Heaters *Comments:*

a gas heater that is not vented to the exterior of the structure; and

H. Garage Door Operator(s) *Comments:*

I. Doorbell and Chimes *Comments:*

J. Dryer Vents *Comments:*

VI. OPTIONAL SYSTEMS

A. **Lawn and Garden Sprinkler Systems** *Comments:*

the lack of a rain or freeze sensor;

B. **Swimming Pools, Spas, Hot Tubs, and Equipment** *Comments:*

C. **Outbuildings** *Comments:*

D. **Outdoor Cooking Equipment** *Comments:*

E. **Gas Supply Systems** *Comments:*

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

Has Moved to Optional Systems.

I. **Other Built-in Appliances** *Comments:*

EXAMPLE:

Refrigerator -

Music / Intercom -

Ice-Maker -

Wine Chiller -

Bar Refrigerator -

Warming Drawer -

Hot Water Dispenser -

Other -