

Date: 2/18/2020

Morúa Real Estate Inspections, Inc.

713-530-7383



PROPERTY INSPECTION REPORT

Prepared For:

Vaibhav Vaishnav

(Name of Client)

Concerning:

22711 Merrymount Dr., Katy, TX 77450

(Address or Other Identification of Inspected Property)

By:

Juan Carlos Morúa License #5903 2/18/2020

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov.

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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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.

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:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST)

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 require 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.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at inspection: inspector **Building Status:** vacant **House faces:** north **Weather conditions:** fair **Ambient temperature:** 70's **Address numbers illuminated:** No- when numbers are not visible or illuminated, it could pose issue should emergency responders need to locate residence **Utilities on:** water and electricity

PROPERTY DESCRIPTION: The house inspected is considered a single-family dwelling with an attached garage. The substructure is concrete slab on ground. At the time of inspection, the house was vacant. Vacancy period was not determined. The house appears to have recently been remodeled. It appears that the rear portions of the house were added after original construction. It must be noted that when any type of remodeling, repainting or installation of floor covering have been performed, all defects cannot be easily detected. The inspection was performed at approximately 12:30 pm on a fair afternoon with an ambient temperature in the 70's. The items in this report are written considering that the house faces north. Water and sewer services are provided by public systems. These and other items will be discussed in the body of this report. Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544. <http://www.trec.state.tx.us>. REI 7-5 Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments.043H

All commented items should be repaired or addressed to client's satisfaction prior to the expiration of the option period. All information provided in the inspection report is a professional opinion. What repairs will be undertaken, if any, must be discussed and agreed upon between the buyer and the seller before any action is undertaken. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Regardless of whether the side boxes are checked or not, all checked items described in this report will be considered as "Deficiency" by the Inspector in accordance with the TREC Standards of Practice.

All components designated for inspection in accordance with the rules of the Texas Real Estate Commission(TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.

NOTICE: THIS REPORT IS PAID BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT TRANSFERABLE.

Scope of Inspection

The scope of the inspection and the report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report, which may be in need of immediate repair. The inspection will be performed in compliance with the Texas Real Estate Commission's standards of practice, a copy of which is available upon request. The intended use of the inspection report is to assist the client, as the sole intended user of the inspection report, in evaluating and condition of above noted property. The use of the inspection report by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.

Possible Issues outside the Scope of Inspection

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, furnishings, or anything not included in this inspection. The inspection does not include any destructive testing, or dismantling. Client

assumes all the risk for all conditions which are concealed from view at the time of the inspection. Whether concealed or not, the following are outside the scope of the inspection:

- Conditions that are located in concealed or inaccessible portions of the premises, such as items that are underground or contained within fixtures, walls, or within other closed portions of the building, or concealed by furnishings, personal property or vegetation.
- Building code or zoning ordinances
- Geological stability or soil condition
- Structural stability or engineering analysis
- Termites, pests or other wood destroying organism
- Asbestos, radon, formaldehyde, lead, water or air quality
- Electromagnetic radiation or any environmental hazards
- Building value appraisal or cost estimates
- Condition of detached buildings
- Pool or spa bodies and underground piping
- Private water or private sewage systems
- Saunas, steam baths, or fixtures and equipment
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters
- and thermostatic or time clock controls
- Water softener/purifier systems or solar heating systems
- Furnace heat exchangers, freestanding appliances, security alarms and personal property
- Adequacy or efficiency of any system or component
- Prediction of life expectancy of any item
- It was not determined if the property had previously been flooded.

NOTE: Pictures included are only a sample of noted issues.

Mold/Mildew investigations are **NOT** included with this report, it is beyond the scope of this inspection. Although the inspector will look for reference of water intrusion and/or signs indicating the presence of microbial type growth, the inspector cannot see behind surfaces, stored items, walls, etc. and therefore, it is recommended that a professional investigation be obtained.

The home inspection is not a home warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law. Your inspector is a home inspection generalist and is not acting as a licensed engineer. If your inspector recommends consulting other specialized experts, client must do so at client's expense.

I. STRUCTURAL SYSTEMS

I NI NP D

A. Foundations

Type of Foundation(s): concrete slab

Comments:

This inspection is based on a visual observation of accessible and unobstructed areas of the structure at the time of inspection. If for any reason water ponds at any location near the foundation for any extended period, drainage corrections should be made. This report should be used as a baseline against future settlement. Otherwise, the client accepts the foundation on "as is" basis and may need repairs in the future.

FYI: When planting trees, plant a minimum of 15 feet away from the structure to give roots plenty of growth space, without becoming embedded under the slab.

Obstructed Foundation:

Parts of the foundation were not visible due to vegetation, high soil, inaccessibility, or other conditions. There is the possibility that problems were not visible, as concealed defects are not within the scope of the home inspection.

There are trees and tree-like shrubs near the foundation. These trees represent a potential for foundation problems.

Recommendation: Employ the services of a land scape specialist to address issue and create a separation between foliage and foundation for future monitoring of foundation and install a root barrier to help prevent root encroachment under the slab

Foundation Performance Opinion:

Foundation appears to be providing adequate support for the structure at the time of this inspection for locations of foundation visible during inspection.

However, there appears to be evidence that the foundation had settled since original construction.

Signs of structural movement:

Previous Foundation Work

Indications of possible foundation repairs were observed.

Recommendation: Refer to the structural engineer's report, if available, for further information of repairs, warranty and proper maintenance of the foundation.



Walls:

Separation was observed at exterior walls. This could be a possible sign of foundation settlement. This inspection does not address the extent of foundation movement.

Sill plate anchor bolts

At garage, sill plate did not appear to be anchored properly. The horizontal 2x4 at the bottom of the exterior wall that rests on the foundation wall is called the sill plate. The sill plate must be bolted to the foundation wall using anchor bolts so the wall does not move or slide. Spacing of anchor bolts in the sill plate can be no more than 6 feet on center and be within 12 inches of any sill plate joints.

Recommendation: Employ the services of a structure specialist to further investigate and follow suggestions to correct issues.



Recommendations: Weather, drainage, leakage and other adverse factors affect structures and may cause differential movement. Trees and shrubs around foundation can affect soil moisture content and thus the foundation. Experts recommend that trees and shrubs be planted away from foundations, or that good root barriers be

installed to prevent roots from getting under slab. This inspection is based on a visual observation of accessible and unobstructed areas of the structure at the time of inspection. If for any reason water ponds at any location near the foundation for any extended period of time drainage corrections will have to be made. Future performance of the structure is not predicted or warranted. This report should be used as a baseline against future settlement. Otherwise, the client accepts the foundation on "as is" basis and may need repairs in the future. In the event that continued structural movement is noted, the client is advised to consult with a Structural Engineer who can isolate and identify specific causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

I NI NP D

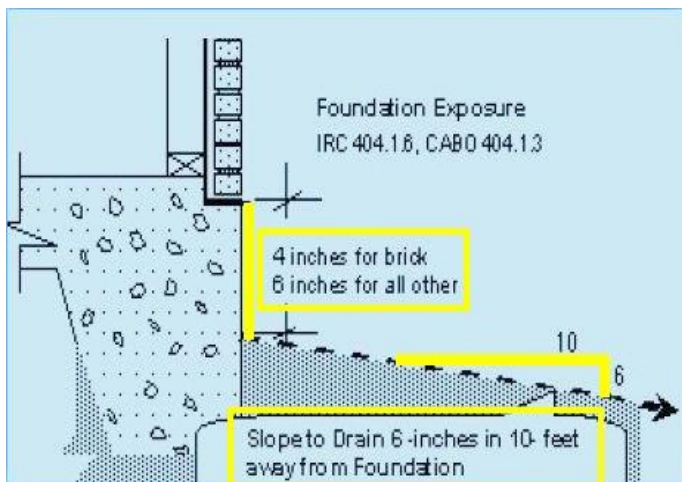
B. Grading and Drainage

Comments:

FYI: Some type of guttering system is recommended all around the house as to create controlled drainage away from the building. Ideally, gutters should terminate away from the structure.

Ground is uneven. Uneven surface will become trip hazard.

Industry standard recommends 4-6 inches of slab exposure around the structure and that the terrain slopes away from the house as to drain surface water off the site.



Recommendations: One of the most conducive conditions for Wood Destroying Insects is elevated soil and mulch levels above the concrete slab in flower beds and surrounding areas. To reduce, but not prevent the infestation of Wood Destroying Insect's it is recommended that the level of all shrub, flower and mulch beds be **lowered/maintained** so that the concrete slab has visibility of 4-6 inches. This will lower the risk of Wood Destroying Insects infestations and the accessibility of other pests, such as spiders, ants, roaches and rodents.

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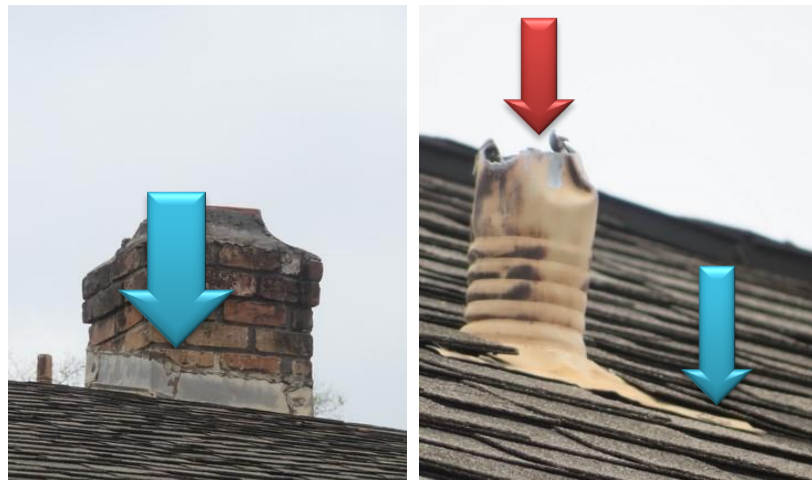
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C. Roof Covering Materials*Type(s) of Roof Coverings:* asphalt laminated shingles*Viewed From:* The roof was inspected from ground level. Portions were not observed per limited visibility.*Comments:*Caulk penetrations (FYI):

Nail heads, flashings and roof penetrations should all be properly sealed to eliminate or reduce chance of rain water from entering and/or damaging the structure.

At vent, jack does not fully encapsulate vent line.

Recommendation: Have all areas sealed with exterior grade caulk. Areas around power lines should be addressed by qualified personal. **This will be an ongoing maintenance issue. Areas around power supply lines should be addressed by a licensed electrician.**

Trim/Siding:

There is not separation between trim/siding and roof junctions and/or flashing was not observed. The absence of flashing or separation between trim and roofing allows moisture to enter and remain behind trim, which leads to wood rot.

Recommendation: Employ the services of a roofing specialist to properly install flashing/create separation as prevent wood decay.



Raised Shingles

Lifted asphalt shingles were observed at the front of the house. Lifted shingles create the possibility for water intrusion into the roofing structure. Lifted shingles are prone to falling off in high winds.



Raised flashing

Lifted flashing/shingles were observed at the rear, by back entry. Lifted flashings/shingles create the possibility for water intrusion into the roofing structure. Flashing/shingles are prone to falling off in high winds.



Deflection:

At rear, it appears that roofing material has deflection and roof appears to slope toward the house.



Tree limb:

Tree limbs were observed to be making contact with roofing material. Tree limbs should be kept trimmed to help prevent damage to the roof.

Recommendation: Trim limbs away from roof/sides of house at a minimum of 4 feet.

Starter Course:

The starter course was observed to be damaged/not extend past edge as to prevent moisture intrusion into roofing/trim area.

Recommendation: Employ the services of a roofing specialist to properly repair/secure or replace shingles as necessary.



Recommendations: FYI: Accumulating water runoff should be directed out and away from the structure. Roof-to-wall flashing requires a properly installed kick-out/ diverter flashing at its termination to ensure that water is directed to the outside. The diverter can vary in its dimensions to accommodate local exposure conditions and specific detailing requirements, as long as it directs water completely away from wall surfaces.

Most leaks occur around penetrations through the roof, such as at a chimney, plumbing vent, exhaust fan or skylight. Flashing and sealant joints around these penetrations can crack, fail and leak. Intersections of roof surfaces with walls are also a common leakage point. Annual inspections and maintenance of the roof, roof penetrations, adjoining siding, and flashing are necessary.

Flashing can be key contributors to water penetration in walls. Without careful installation of flashing components, water has the potential to enter into the wall cavity. Periodically, monitor and reseal flashings as applicable.

Shingles were not lifted or pried up to see if they are fastened correctly. Such action could damage the shingles/coverings. This would be considered invasive/destructive testing and is not in the scope of this inspection. If buyer has concerns about the integrity of roof structure, roof covering or other materials, cost of repairs or life expectancy of current roof, a qualified and competent roofing contractor should be consulted. Roof materials have a limited service life and may have to be spot repaired should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof clear of tree debris, replacing any loose, damaged or missing shingles, and sealing any gaps at flashing materials. Shingles were not manipulated in any way as to observe fastener patterns. Only the components visible from the accessible areas are inspected and reported. Future performance of roof covering is not estimated. Insurability of the roof is not determined under the scope of this report.

I NI NP D

D. Roof Structures and Attics

Viewed From: Service platforms. The entire attic space is not traversed due to low head clearance, unsure footing, appliance or utility component(s) installation and occupant's possessions or to avoid insulation disturbance

Approximate Average Depth of Insulations: 2-8 inches

Comments:

Safety Warning: Attic areas are not typically designed, rated or intended for personal storage. Use of attic for storage could result in property damage and/or personal injury. Placing combustible materials (boxes, clothes, paper goods, etc.) in attic may be considered a recognized safety hazard and not recommended.

Insulation:

Insulation appears to be minimal. For better efficiency, client should consider adding insulation.

Recommendation: Apply additional insulation as to make the attic more energy efficient.

Attic door:

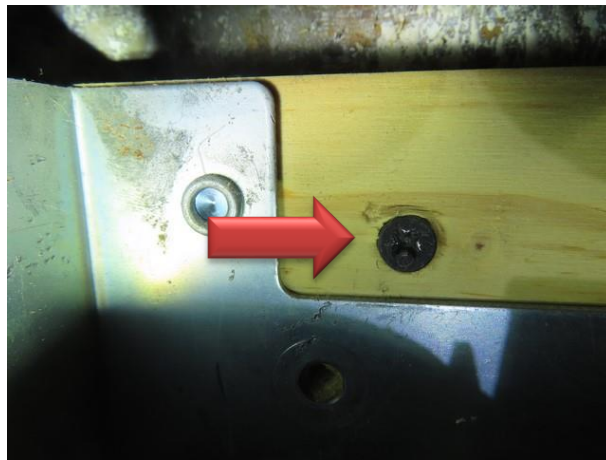
Attic door is not insulated, nor does it have weather stripping.

Recommendation: Fully insulate the attic stairway as well as install weather stripping on door to keep the house more energy efficient.

**Improper fasteners:**

Pull down attic stairs are installed with improper fasteners. Improper fasteners may have reduced shear strength and may not support pull-down ladders weight rating, thus causing a possible hazardous condition. Approved fasteners for attic pull-down stairs are 16d penny nails or ¼" x 3" lag screws.

Recommendation: Install adequate fasteners for safety.

**Attic supports**

Purlins struts were not installed at 4 foot intervals. 2x4 struts and ridge braces exceeding 8 feet length shall be doubled, to prevent deflection

Recommendation: Employ the services of a roofing contractor to evaluate condition and recommend options for repairs/replacement



Fire Stops

At garage walls and ceiling, all penetrations and walls adjacent to living areas should be fire-blocked.

Recommendation: Install and/or sealed sheetrock to prevent gases from garage area from migrating into the remainder of the house and to create fire blocking.



I NI NP D

E. Walls (Interior & Exterior)

Comments: Interior:

Interior walls appear to be functioning as intended.

Exterior:

Wall penetrations (FYI)

All electrical boxes, plumbing penetrations, wall penetrations, dryer vents, condenser line hoods/plates should all be properly sealed to eliminate or reduce chance of rain water, insects or rodents gaining access into home.

Recommendation: Have issues sealed with exterior grade caulk to properly and fully seal all mentioned areas. **This will be an ongoing maintenance issue.**

Siding damage

Siding was observed to be damaged at the rear of the house. Areas are prone to future water infiltration and continued damage.

Recommendation: Have all affected siding replaced, sealed and painted.

Exterior wall cracks:

Cracks observed at brick walls. This could be a sign of foundation settlement. This inspection does not address the extent of possible foundation movement.

Recommendation: Employ the services of a handyman/masonry specialist to correct issue.

Flashing:

Flashing appears to be missing over windows/doors. Missing flashing allows moisture to enter structure between trim and siding, causing structure moisture damage.

I NI NP D **F. Ceiling and Floors*****Comments:***

What appears to be moisture stains were observed at rear bedroom and garage rear addition floor. Moisture intrusion was not determined.

**I NI NP D** **G. Doors (Interior & Exterior)*****Comments: Interior doors:***

Monitor doors for access as they are primary egresses.

Door- Ghost swing:

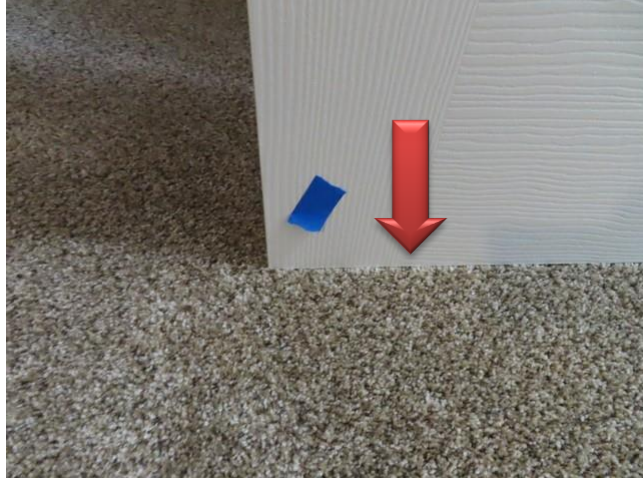
Bedroom door exhibited "ghost swing". Self-closing doors pose safety issue.

Recommendation: Employ the services of a reputable carpenter to correct issue as doors are primary egresses and they should be accessible and operable.

Door out of square:

Door appeared to be out of square at bathroom. Door is making contact with frame
At several locations, doors are making contact with carpet.

Recommendation: Employ the services of a reputable carpenter to re-align door to close properly

***Exterior Doors:*****Weather stripping:**

The weather stripping/lower door seal is damaged at side exit.

Recommendation: Replace weather stripping/seal.

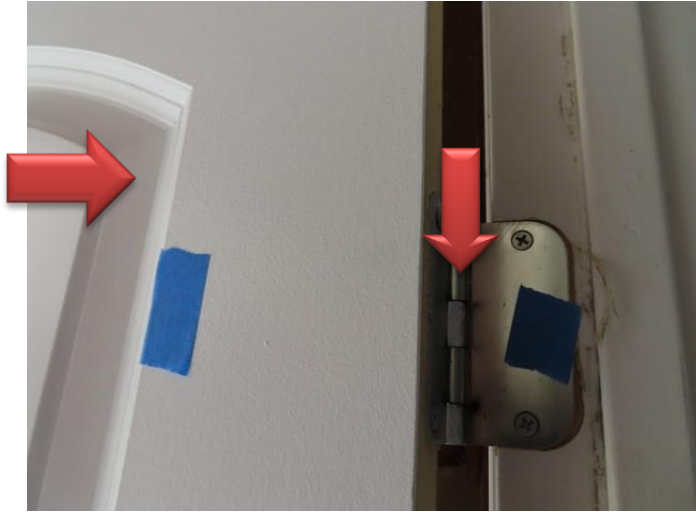
**Door from garage**

Door at garage to main house appears to be too small.

At garage and rear additions, self-closing mechanism on doors between living area and garage do not appear to be present or hinges present do not function as self-closing type.

Garage doors do not appear to be a fire-rated solid door and/or fire rating label was not observed.

Recommendation: Replace or repair door/self-closing hinges for improved safety for occupants.



I NI NP D

H. Windows

Comments:

Windows are a room's secondary egress and they should be accessible and operable.

Storm windows

Storm windows are present. The presence of storm windows creates an obstruction for easy egress in the event of an emergency.

Recommendations: Open windows as to create egress without obstructions

Tempered Glass

Safety glass in hazardous locations. It could not be determined per missing or not observed markings on glass panels to indicate the present of required tempered/safety glass.

High window sills:

Bedroom window sills are over 44 inches from surface. This is a safety concern as easy egress is not present.



Broken glass

Window pane was observed to be broken at rear living room. Defaced window glass can not only be a safety concern but broken glass will also reduce efficiency and security of home.

Recommendation: Have a window specialist evaluate and replace window at affected location.



I NI NP D

I. Stairways (Interior and Exterior)

Comments:
 Not present.

I NI NP D

J. Fireplaces and Chimneys

Comments: Type: Brick/stone - wood burning
 Damper does not remain open.



Caulk/mortar missing:

Mortar/line penetration and/or brick junctions in box appear to be unsealed.

Recommendation: Employ the services of a qualified chimney sweep to seal issues as applicable to keep hot exhaust gases migrating into areas where combustible materials may be present.



Cap

Exterior cap appears to be missing. Opening becomes pest and moisture penetration point.



The fireplace was not inspected for drafting as that is not part of a TREC inspection. The NFPA (National Fire Protection Agency) highly recommends an annual inspection of all chimneys, fireplaces, appliances and vents. They also recommend that an inspection take place upon the transfer of a property, the replacement of an appliance, an operating malfunction or following an external event likely to have caused damage. Our inspection of the fireplace and chimney pipe is limited to the readily visible areas and components, and a visual inspection such as that provided by your inspector is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the chimney pipe and the use of specialized tools and testing procedures such as video cameras, etc., is needed to thoroughly evaluate the fireplace system. If one has not been performed over the past 12 months, further inspection and servicing by a certified chimney sweep is recommended at this time for your safety. Per liability concerns, the chimney was not lighted.

Recommendation: Employ the services of a certified chimney sweep to perform service to the fireplace as maintenance procedure and address issues

I NI NP D

K. Porches, Balconies, Decks, and Carports

Comments:

At rear porch, wall appears to be bowed and supports do not appear to be grounded at flooring.



I NI NP D

L. Other

Comments:

II. ELECTRICAL SYSTEMS

I NI NP D

A. Service Entrance and Panels

Comments:

Note: This inspection does not address electrical design, capacity, and wiring/breaker adequacy. With the exception of the main breaker panel, condenser disconnect box and perhaps a wall receptacle, no other equipment or component covers are removed or opened to check electrical wiring. Attic insulation and shrouds/covers are not removed to determine if fans or fixtures are correctly installed. Only visible electrical components which are interior to or attached to the exterior walls of the home were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the Inspector and are excluded from this inspection. Discrepancies related to the electrical system should be considered as safety hazards.

Underground service lateral is located at the rear of the house.

Meter box is anchored with a strap.

Service supply liquid tight conduit does not fully encase power supply line. Box junction conduit is not sealed. Openings create shock hazard.

Clamp is not properly secured to rod.



Box Type: **GE**

Main breaker is rated 200 amps

AFCI breakers are not present.

Breakers are not labeled.

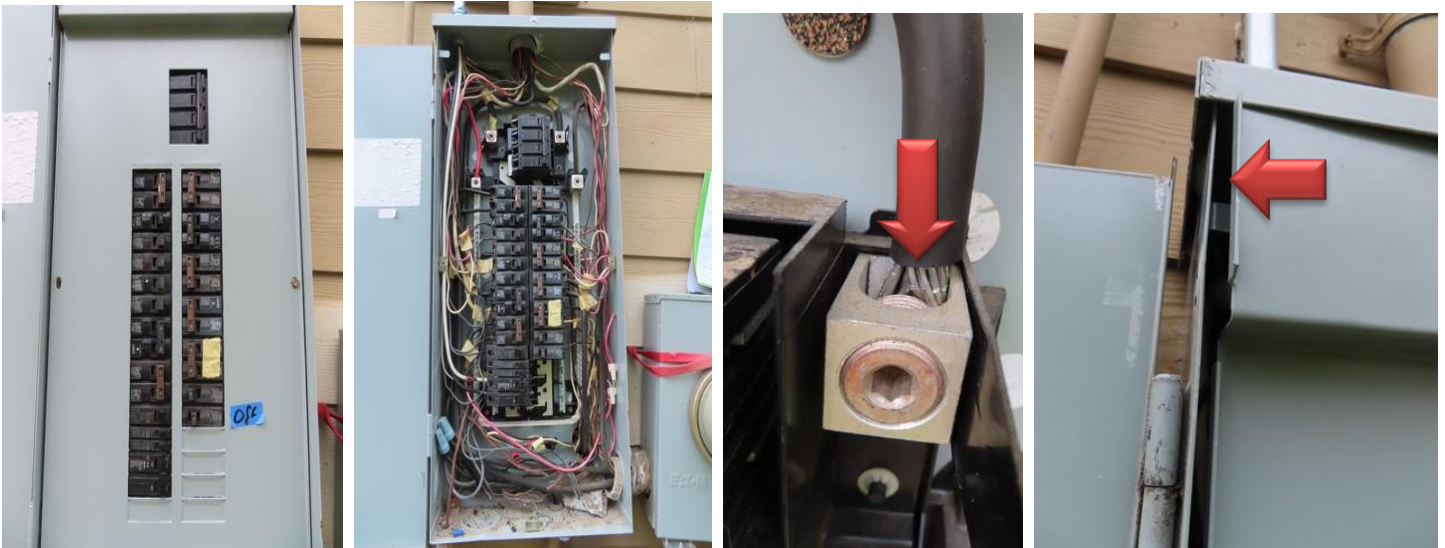
One breaker is in the OFF position. Reason not determined.

There are direct openings into "hot" areas. Whenever there is an opening, it is required to have a cover to protect accidental shock.

MAIN DISCONNECT PANEL: Type of wire-Copper Aluminum

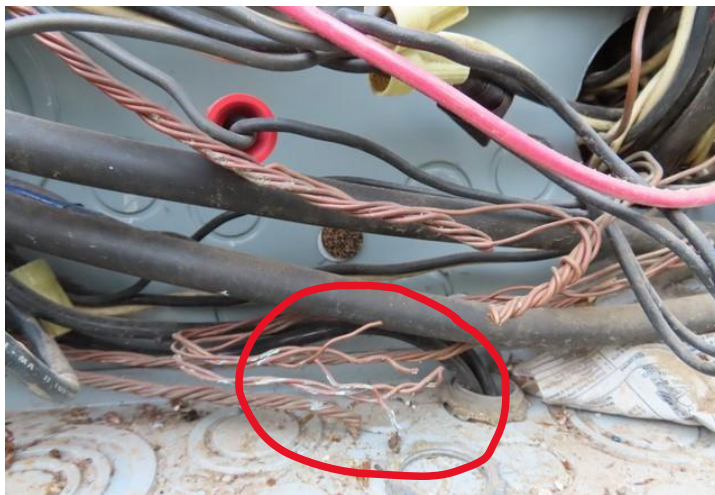
Antioxidant Paste

The main service conductors in the main breaker panel do not appear to have antioxidant paste applied to the aluminum service conductors. Junction can oxidize and causes resistance thus the conductors can get very hot and melt the insulation on conductor(s).



Grounding

Wiring at bottom of box are not connected.



Wires on same bus:

The ground & neutral wires are installed on the same connecting bar. They should be kept separate bars.



Sub-Box

Box is located in the garage.

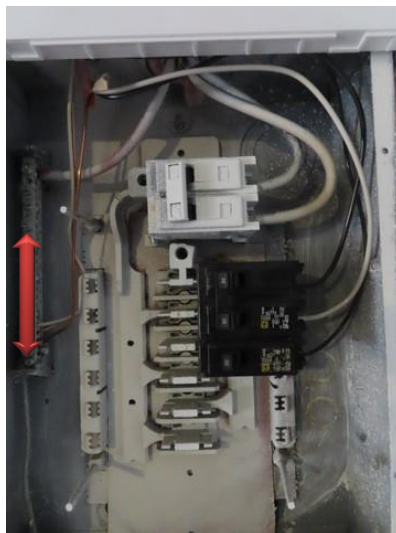
Plastic cover not determined to be adequate for utilized purpose.

Breakers are not labeled.

AFCI breakers are missing.

Wires on same bus:

The ground & neutral wires are installed on the same connecting bar. They should be kept separate bars.



Recommendations: Employ the services of a licensed electrician to address issues as per current safety standards.

I N I N P D

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B. Branch Circuits, Connected Devices, and Fixtures

Type of wiring: Copper and Aluminum- as observed in breaker box

NOTE: Aluminum wiring has exhibited weaknesses and have led to safety issues. For further information, please visit the following link:

<http://www.nachi.org/aluminum-wiring.htm?loadbetadesign=0>

Comments:

Only accessible branch circuits, connected devices and fixtures are addressed. The Inspection does not include: Low voltage systems, telephone wiring, intercoms, sound systems cable-satellite-TV wiring, yard lights, lighting operated by photo cells, motion sensor or timers.

Smoke detectors were not present at bedrooms and adjacent hallways.

Carbon monoxide detectors were not observed, near bedroom entries.

Install sensors as noted above.

FYI: Sensors should be maintained/tested and replaced as per manufacturer specifications.

Doorbell did not function as tested.

Liquid tight conduit:

Exterior light fixture wiring is not fully encased in liquid tight conduit.



Junctions not in box:

Wiring not in junction box at east wall. Wiring is not adequate for service. A dedicated receptacle should be installed at this location. The absence of connection in a box creates possibility for shock hazard.



Wiring/Insulation:

Wiring insulation at attic appears to be damaged. Issue could be a safety hazard.



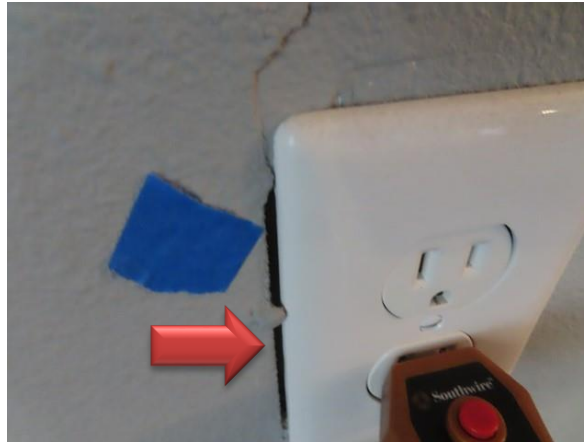
Outlets and switches:

At several locations, receptacles do not have power.

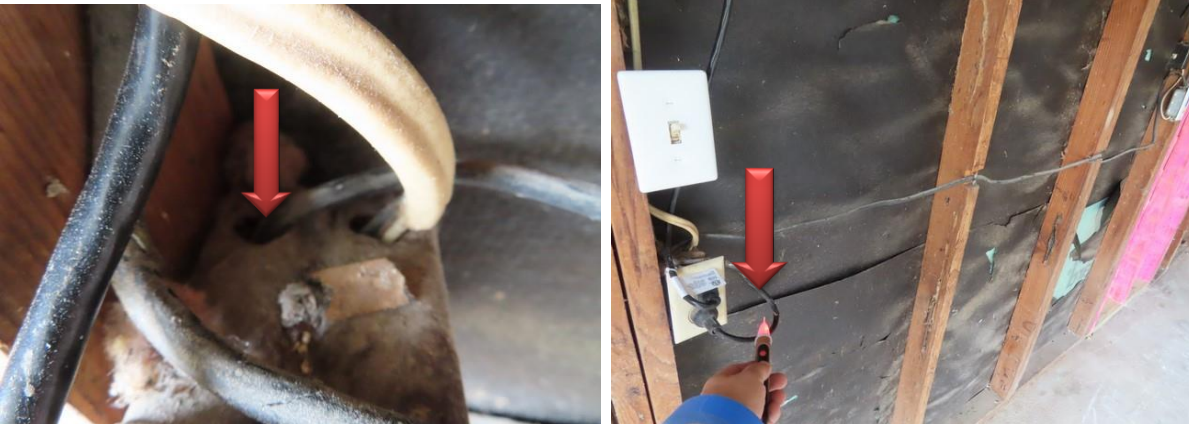


Metal junction boxes were not determined to be bonded.

At several locations (receptacles and light switches), cover plates are too small. There is direct access to "HOT" areas.



At garage, wires are not protected at box penetration. Additional fixtures are improperly connected via extension cord.



Several outlets are not grounded.

At several locations, receptacles exhibited wiring issues.

A sample of locations identified with blue tape.



Loose Receptacles

Receptacles were observed to be loose throughout the home at wall mount. Over time this can cause the electrical connections to become loose. A loose connection then can heat up and fail. A sample of locations identified with blue tape.

Receptacle Spacing

Receptacle spacing is not set to standard. Receptacles need to be installed in a manner that no point measured horizontally along the floor line in any wall space is more than 6 ft. from a receptacle outlet. Receptacles need to be installed on any wall space that is 2 ft. or more in width (including space measured around corners) and unbroken along the floor line by doorways, fireplaces, and similar openings. Extension cords are inherently more prone to failure that can cause fires or shock.

Ground Fault Circuit Interrupters (GFI) Safety Protection System:

GFCI receptacles are to be present at exterior, garage, kitchen counter tops and bathrooms. Although GFCI plugs may not have been required at the time the home was built, it is recommend upgrading the system immediately to include GFCI protection for safety reasons. This is a safety feature designed to terminate power should it detect improper energy flow.

Units are not present at currently required locations.

Exterior light switches not determined to be on GFI circuit.

At kitchen, receptacles did not have power, GFCI not tested.

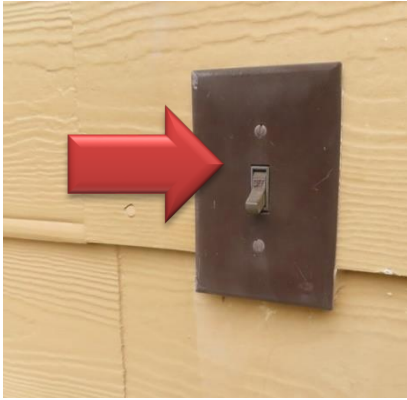
FYI-Units within 6" of sinks should be on GFI circuit.

FYI-Monitor light switches in bathrooms per proximity to shower/tub area.

FYI-GFCI's have a life expectancy. Units should be tested monthly and/or per manufacturer specification.

Weatherproof outlet covers missing

Exterior outlets and light switches are missing waterproof covers. This poses shock hazard.



Electrical light fixtures:

Light Fixtures:

Closet light bulbs do not have bulb covers.

At closet, light fixture is not properly installed.



Investigation of the electrical system is limited to the visible components, the entrance cable, meter box, service panel, outlets and switches, and the visible portions of the wiring. A larger portion of the electrical system is hidden behind walls and ceilings, and, obviously, not all the conditions relating to these unseen areas can be known. Where possible, the cover of the service panel is removed to investigate the conditions in it. While some deficiencies in the system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that are hazardous, can be identified. This inspection does not address electrical design, capacity, and wiring/breaker adequacy. With the exception of the main breaker panel, condenser disconnect box and perhaps a wall receptacle, no other equipment or component covers are removed or opened to check electrical wiring. Attic insulation and shrouds/covers are not removed to determine if fans or fixtures are correctly installed. Only visible electrical components which are interior to or attached to the exterior walls of the home were inspected.

Wiring and all associated components underground, interior to walls, floors and ceilings,

not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the Inspector and are excluded from this inspection. Discrepancies related to the electrical system should be considered as safety hazards.

Recommendations: Employed the services of a licensed electrician to further assess and address issues as per current safety standards.

III. HEATING, VENTING AND AIR CONDITIONING SYSTEMS

I NI NP D

A. Heating Equipment

Type of System: Central Heating System

Energy Source: electric

Comments:

The furnace is located in the attic.

Working disconnects lack inner safety covers. Opening pose shock hazard.

The furnace was working at the time of the inspection.



Hot Air Reading

Hot air reading throughout the house averaged about 116 degrees F. The acceptable minimum temperature is 107 degree reading from air supply vents throughout the house.



Recommendation: Access to the heat exchanger portion of a gas fired furnace requires disassembly and cannot be adequately checked during an external visual inspection. Inspection of the heat exchanger is typically part of a routine seasonal cleaning/inspection of the HVAC system available from HVAC professionals at a nominal cost. It is recommended units receive yearly service to optimize efficiency. Installation of a CO (carbon monoxide) detector is also recommended in homes heated by a natural gas furnace.

I N I N P D

B. Cooling Equipment

Type of System: Split System Central Air Conditioner

Comments:

Unit is located at the east side of the house and sits on an elevated pad.

The AC unit was working at the time of the inspection.

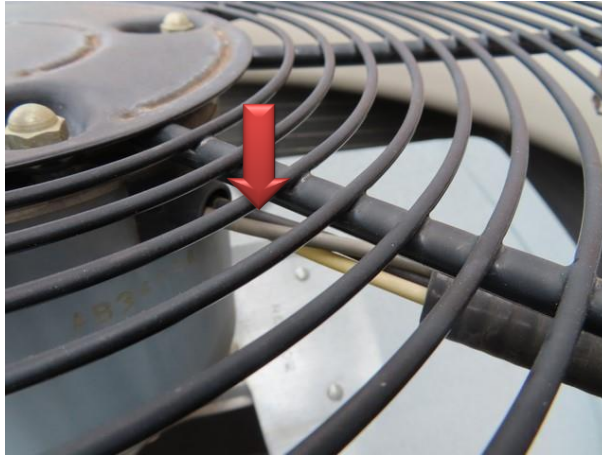
On roof of house, client ought to consider adding a water diverter to keep water from landing and causing water damage to unit.



(example)

Exposed conductor

At top of cabinet, lines are not protected. Insulation can deteriorate and cause cabinet to become electrically charged.

**Temperature Differential**

Register cold air reading is 77 degrees F.

Cold air reading at supply vent is 61degrees F.

Differential temperature is 16 degrees F.

The acceptable differential temperature (temperature at the return minus temperature at the register) **range of the house should be between 14° to 20°F**. When the temperature drop is not within the tolerance levels, it usually indicates that servicing is needed.

**Recommendation:**

Access to the condenser requires disassembly and cannot be adequately checked during an external visual inspection. Inspection of the condenser is typically part of a routine seasonal cleaning/inspection of the HVAC system available from HVAC professionals at a nominal cost. It is recommended units receive yearly service to optimize efficiency.

I NI NP D

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C. Duct Systems, Chases, and Vents

Comments: Choose an item.

The interior of the HVAC duct system was not inspected. We do not inspect for mold and are not qualified to render opinions on any type of environmental or other bio-hazards.

Duct junctions are inappropriately made with DUCT Tape.



Ducts are making contact. When ducts make contact, it creates condensation. This condensation could lead to moisture related issues in your attic space.

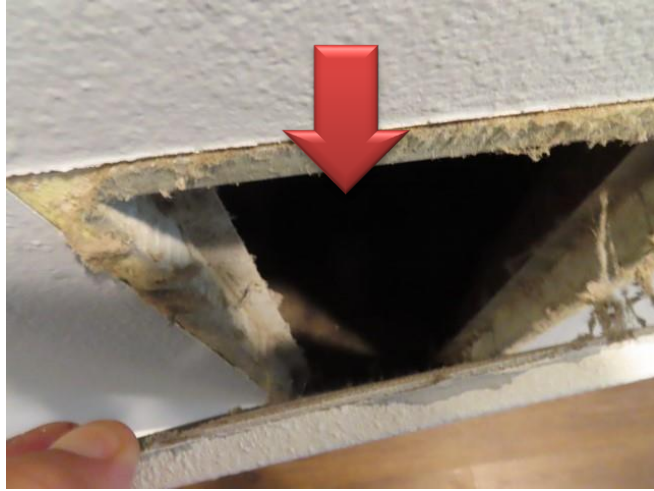
Ductwork is lying on the attic floor. This could cause condensation between the duct work and insulation. The ducts need to be hung from the rafters with straps. Improperly supported ducts produce improper airflow. The ducts should be properly aligned and supported.



Filters

Filters are missing.

Recommendation: Install filters as per manufacturer specifications.



IV. PLUMBING SYSTEM

I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Street

Location of Main Water Supply Valve: exterior east wall

Static Water Pressure Reading: 60-65 PSI (adequate water pressure reading is between 40 and 80 PSI)



Comments: Only visible plumbing components which are interior to or attached to the exterior walls of the home were inspected. Unless otherwise stated below, tubs and sinks are filled and then drained for inspection of leaks at visible plumbing. Plumbing and all associated plumbing components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by this Inspector and are excluded from this inspection. All plumbing repairs noted under "Plumbing System" should be performed by a qualified and licensed Plumbing contractor.

Sinks:

At hallway bath sink, hot and cold feed lines appear to be reversed. Generally, hot line feeds when the handle is turned toward the back of the fixture. This prevents user from becoming scalded.

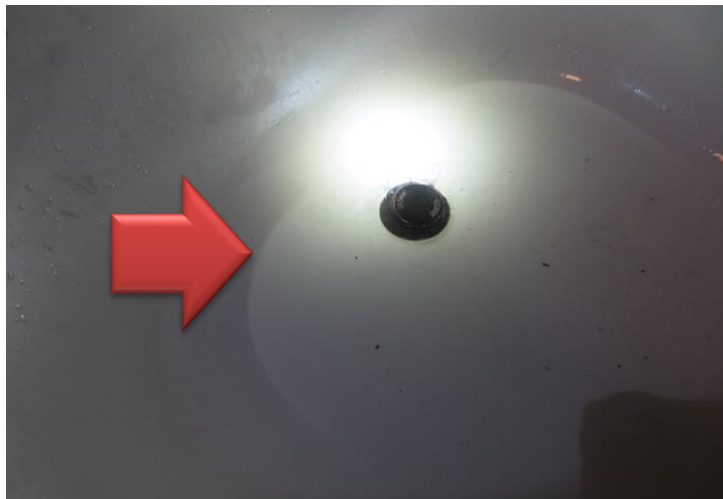
At kitchen and bathroom sinks, drain line configuration appeared to be inappropriate. Corrugated lines are prone to becoming obstructed.



Bathtubs and Showers:

Caulk all fixtures at wall junctions periodically to prevent moisture intrusion into cavity of the house, which can cause water damage. This will be an ongoing maintenance issue.

At master bath, water drainage was observed to be slower than usual, suggesting that an obstruction may exist.



Commodes:

Fixtures functioned as tested.

Loose Toilet Base

The toilet in the hallway bath is loose at the floor. Loose toilet pedestals can ruin the wax seal between the pedestal and the soil pipe, resulting in leaks and often rotting flooring beneath the toilet.



Exterior Plumbing:

Washing machine lines not tested. The use of stainless steel braided clothes washer water supply lines is recommended to reduce chance of water damage.

Exterior lines are not sealed at wall penetrations.

Exterior lines are not insulated. Exterior lines exposed to elements during winter months could freeze and possibly damage lines.

Leakage was noted at east and west water lines/hose bibs.



Exterior hose bibs do not have back flow prevention device.



(example)

I NI NP D

B. Drains, Wastes, and Vents

Comments:

Hydrostatic pressure test of sewer lines is not included.

There are no plumbing access and/or inspection panels behind one or more tubs. Overflow drain or drain gaskets are not checked for leaks.

At west wall, plumbing line is missing cleanout cover. Per stains on line, line could/or could have been obstructed.



I NI NP D

C. Water Heating Equipment

Type: Rheem Energy Source: electric

Capacity: 50 Gallons

Comments:

The water heater was working at the time of inspection.

Unit is located in the garage.



Temperature relief lines/valves.

TP Line:

TP discharge line is present and appears to drain to exterior of the house.

Recommendations: Recommend draining and flushing unit at least once a year to reduce deposits/noise and extend life. T&P Valve was not operated as per TREC rules. The T&P valve is a safety device that releases water from the heater (ideally to the outside of the dwelling) if the temperature of the water, or the pressure in the tank, reaches certain preset levels. T&P valves should be tripped regularly, and replaced per manufacturer's instruction by a qualified and licensed plumber. Repairs should be conducted by licensed plumber to address issues per safety guidelines.

I NI NP D

D. Hydro-Massage Therapy Equipment

Comments:

I NI NP D

E. Other Choose an item.

Comments:

V. APPLIANCES

I NI NP D

A. Dishwashers

Comments:

The unit functioned as tested. The assessment of installed dishwasher units is limited to single cycle operation of the motor and visual check of other readily accessible components.

Rust (FYI):

Periodically check racks for rust. Rust on racks presents health concern.

I NI NP D

 B. Food Waste Disposers*Comments:*

Unit functioned as tested.

I NI NP D

 C. Range Hood and Exhaust Systems*Comments:*

Microwave and vent is one unit.

Appliance functioned as tested.

I NI NP D

 D. Ranges, Cooktops, and Ovens*Comments:**Range Type:* range *Energy Source:* electric

Burners and oven functioned as tested.

Timer and cleaning cycles not checked.

FYI- Monitor combustibles at side of cook top as there is no designated separation between counter top and burners and this poses safety concern.

**Anti-tilt device:**

Anti-tilt device is not present. The absence of the anti-tilt device is a safety hazard.

Install an anti-tilt device so that the oven/stove cannot tilt forward if weight is applied to the opened oven door.

I NI NP D

 E. Microwave Ovens*Comments:*

Microwave and vent is one unit.

Appliance functioned as tested.

I NI NP D

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

Units functioned as tested.

Per obstructions, inspector did not confirm/verify proper venting to exterior of structure.

I NI NP D

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G. Garage Door Operators*Comments:**Door Type:* There is one metal door present.

Door opened as tested manually.

*Mechanical Opener Type: Chamberlain*

Door sensors tripped as tested and door retracted per applied pressure.

Remote controls and auxiliary keypads are not inspected

To avoid damage to doors and openers, disable door locks.

Power Supply

A temporary (extension cord) wiring was used to power the automatic garage door opener. Properly install a dedicated outlet in the vicinity of the automatic garage door opener. All electrical repairs should be performed by a licensed electrician.



Electronic Eye Sensors

Garage door electronic eye sensors have been placed at an improper height at each side of the garage door. The acceptable height for garage door electronic eye sensors is 6 inches from ground level.

Recommendation: Correct issue as applicable per manufacturer's specifications.



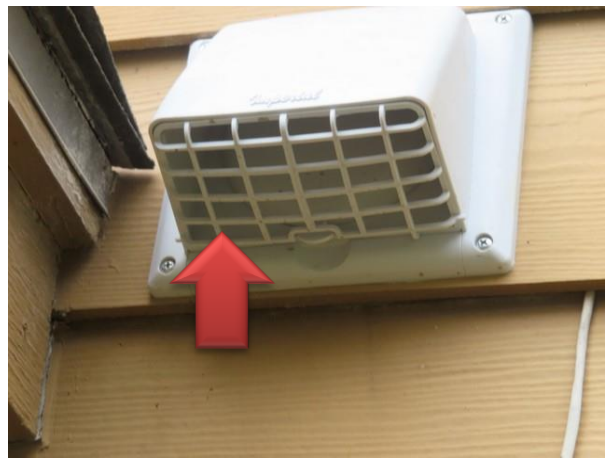
I NI NP D

H. Dryer Exhaust Systems

Comments:

Dryer vent line is ribbed and does not have any slope. Issue will cause debris to become entrapped. Line should be a solid metal line.

Dryer vent line has a mesh exterior cover. This will cause lint to accumulate and conditions becomes a fire hazard.



Recommendations:

The dryer's vent should be cleaned out completely before the new dryer is hooked up. This includes the termination point of the vent system. This material is very flammable. Service lint filters regularly as to maintain line clean of debris which could pose safety hazard.

I NI NP D

I. Other

Comments:

CONCLUSION: This inspection is based on current industry and safety standards. Yet, some of the standards noted may not have been applicable at time of construction. The house appears to be in typical condition of most components. Several items may be checked in need of repair, yet, most can be considered to be of routine maintenance. However, some of the noted items do affect safety and should be considered for correction or repair. Because some of the noted items do affect safety, these recommendations should be addressed by licensed professionals.

THIS AGREEMENT made between Juan C Morúa TREC 5903 (Hereinafter “INSPECTOR”) and the CLIENT, collectively referred to herein as “the parties.” The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller’s disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR’S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney’s fees and expenses and payments arising out of or related to the INSPECTOR’S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in

a separate writing or noted here:

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. **HOLD HARMLESS AGREEMENT:** CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

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.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

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>)