

# PROPERTY INSPECTION REPORT

## BUYERS EYE HOME INSPECTION

**Prepared For: Tom Duoto**

(Name of Client)

**Concerning: 15314 State HWY 65 Winnie, Texas 77665**

(Address or Other Identification of Inspected Property)

**By: Kimble Nobles Lic. No. 6139**

**November 25, 2019**

(Name and License Number of Inspector)

(Date)

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](http://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.

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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.

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.

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**All references of item location are from the street facing the home.**

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Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the

**I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiencies**  
**I NI NP D**

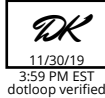
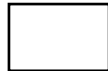
**Inspection Item**

**I. STRUCTURAL SYSTEMS**

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

Comments (An opinion on performance is mandatory)

**Type of foundation: Block and Beam.** After inspection of the crawl space for cracks, leaning piers or the lack of, corresponding cracks in the vinyl siding, level or un-level floors, square and plumb doorjambes or the lack of, wall conditions, and structural condition. In this inspectors "opinion" the foundation may not be functioning as intended for the inspection period. There are several areas of the foundation that appears to have settled. **Deficient.** The crawl space could not be entered. A qualified foundation company should be consulted to inspect, study, and determine if the foundation has an acceptable deflection, and / or make necessary repairs, and re-level the home. This can be corrected simply by re-leveling. As a note the crawl space has dead grass stuck to the block termite shield, seals, and joist. It appears the flood waters from last big storm rose up under the foundation but appears not to have entered the home.



**B. Grading and Drainage**

Comments:

Appears to be functioning as intended for the inspection period. There are several drainage swales that appear to drain to the front ditch.

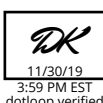
The recommended lot grading is six inches in the first ten feet of adjacent yard with a slab exposure of four to six inches.

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**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)

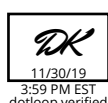
Comments:

Appears to be functioning as intended for the inspection period. A TDI certificate of compliance WPI-8 was issued for the entire re-roof 11/29/2007. The composition shingle roof was inspected by drone. This appears to be a midlife covering. There is some gravel loss and no spider cracking at this time. An average composition shingle covering last approximately 15 to 23 years in the gulf coast area. It appears this covering is aging normally. The method of shingle attachment is unknown. It would require pulling up of a shingle and destroying the adhesive bond. The fascia and soffit material are wood based. As a note the corrugated steel roof of the small garage has been patched. And the large barn corrugated steel roof has several holes in it. **Deficient**. Tree limbs should be cut back at least four feet from any roof covering. **Deficient**.



**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect.) Comments:

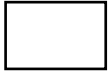
The roof structure appears sound and appears to be functioning as intended for the inspection period. The roof structure was designed for and uses no purlin bracing Typical for much older homes (1952). Today's standard requires a brace purlin be the same size as the supported rafter to prevent deflection of the roof structure. There is some deflection in this structure and would be due to the age of the home. Rafter collars are not present. The attic is insulated (approximately 4 to 6 inches of bat insulation horizontally and appears 4 inches vertically). The attic space is vented by soffit, and wind turbine vents. The soffits are covered with insulation and little or no fresh air is coming into the attic space. **Deficient**.



**E. Walls (Interior and Exterior)**

Comments:

Appears to be functioning as intended for the inspection period. The interior drywall is in good condition. There is some sign of foundation settlement as well as some texture repairs. **Deficient**. There is what appears to be some mildew on the wall behind the hall toilet. **Deficient**. The exterior materials are vinyl siding, and trim. It appears several courses of vinyl has been replaced for unknown reasons.



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**F. Ceilings and Floors**

Comments::

Appears to be functioning as intended for the inspection period. Again there are ceiling repairs and inconsistent texture stomp. The repairs in the front den/living room ceiling are poor quality. The carpet appear in good condition. The sub flooring in several areas is a little soft and appears that it may have come loose from the floor joist due settlement of the foundation.

**G. Doors (Interior and Exterior)**

Comments::

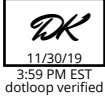
Appears to be functioning as intended for the inspection period. The front left bedroom entry door drags the casing at the top. **Deficient.**



**H. Windows**

Comments::

Appears to be functioning as intended for the inspection period. The home is equipped with single pane glass. The bedroom windows are operational for the inspection period. The bedroom windows may be the only means of emergency egress. Check the windows at least once a year. The guides can be cleaned and lubed with a dry lubricant to keep them operating smoothly. One double pane window was added the to the back right room. The single pane window glazing is beginning to flake away from the glass in several windows. **Deficient.**



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**I NI NP D Inspection Item**

**I. Stairways (Interior and Exterior)**

Comments::

Not Present. As a note make sure that the nuts and bolts are tight when using the attic ladder.

**I. Fireplace/Chimney**

Comments::

Not Present.

**J. Porches, Balconies, Decks, and Carports**

Comments::

Appears to be functioning as intended for the inspection period.

**L. Other**

Comments:

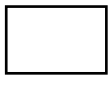
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## II.ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

Comments:

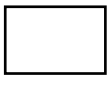
The electrical service panel is a General Electric 200-amp panel with the disconnect located in the panel. An old Square "D" 60-amp sub panel is located in the hallway (this may be the original service panel). Copper wiring, correct breaker and wire sizing are present. Appears to be functioning as intended for the inspection period. AFCI breakers are not installed. **Deficient.** This home was constructed well before this code was established. See note below. The small garage has a sub panel that may be powered by the service panel in the large barn which is in very poor condition. **Deficient.** As a note the large barn has its own electric meter.



ARC-fault (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 are required by the NEC beginning in August of 2008 until present.

**B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection and arc-fault protection where required.): Comments:

The required GFCI protection is not in place and functioning as intended. This home is much older and is not a three wire grounded system (typical of much older homes). **Deficient.** GFCI equipment can not function correctly in a two wire ungrounded system. See note below for the correct location of GFCI protection.



Ground fault circuit protection is now required on all exterior receptacles, receptacles in garages, receptacles serving kitchen counter tops, and receptacles in bathrooms or that are within 6 feet of open water sources.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type and Energy Source: Comments:

An electric central heating system. Appears to be functioning as intended for the inspection period. The heating unit recorded 24-degree differential. Heating and cooling equipment are unpredictable and should have regular preventive check ups by a qualified HVAC technician.

B. Cooling Equipment:

Type and Energy Source: Comments:

An electric 4.0-ton central cooling system. Appears functioning as intended for the inspection period. The cooling unit recorded a 7.8-degree differential. **Deficient.** The unit failed to reach the minimum 16 to 21 degree differential. A qualified HVAC technician should trouble shoot this system and make all necessary repairs. Cooling and heating equipment are unpredictable and should have regular preventive check ups by a qualified HVAC technician.



C. Ducts and Vents

Comments:

Appears to be functioning as intended for the inspection period. This home is equipped with ridged pipe ductwork covered with insulation.



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### IV. PLUMBING SYSTEM

**A. Water Supply System and Fixtures**

Comments:

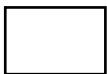
Appears to be functioning as intended for the inspection period. Water pressure appears normal. Not all fixtures operated correctly. The exterior faucets are not equipped with back flow devices. **Deficient**. The home is equipped with plastic CPVC and copper pipe. The location of the water meter is unknown. The location of the main water shut off is unknown. The static water pressure is 48 psig., on the day of inspection. There is low water flow to the hall bathroom sink and no flow to the end of the hall tub. **Deficient**.



**B. Drains, Wastes, Vents**

Comments:

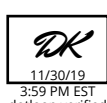
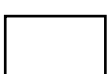
Appears to be functioning as intended for the inspection period. No assessment can be made of the condition of the drains from the home to the pump grinder system. The main four inch vent pipe is venting into the attic space. **Deficient**. It appears all plumbing vents are venting to the attic. **Deficient**.



**C. Water Heating Equipment**

Comments: (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) Energy Source:

Two electric water heaters. One being a thirty gallon and one forty gallon. Both appear functioning as intended for the inspection period. The units recorded a 103 and 108-degree temperatures. **Water temperatures over 125°F can cause severe burns instantly or death from scalds.** Children, the disabled and the elderly are at the highest risk of being scalded. See the instruction manual before setting the temperature on the water heater. Feel the water before bathing or showering. Temperature limiting valves are available. Monitor temperature and adjust water heater thermostat accordingly. Check your owner's manual for information. The unit in the utility room has no safety valve piping. **Deficient**.



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**D. Hydro-Therapy Equipment**  
Comments:  
Not Present.

**V. APPLIANCES**

**A. Dishwasher**  
Comments:  
Not Present.

**B. Food Waste Disposer**  
Comments:  
Not Present.

**C. Range Hood Vent**  
Comments:  
Appears to be functioning as intended for the inspection period. The vent hood is located in the microwave unit and is a return air vent.

**D. Ranges/Ovens/Cooktops**  
Comments:  
Appears to be functioning as intended for the inspection period. The electric oven and cook top operated within limits.

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**E. Microwave Cooking Equipment**

Comments:

Appears to be functioning as intended for the inspection period.

**F. Trash Compactor**

Comments:

Not Present.

**G. Bathroom Exhaust Fans and/or Heaters**

Comments:

Not Present.

**I. Garage Door Operators**

Comments:

Not Present.

**J. Door Bell and Chimes**

Comments:

Appears to be functioning as intended for the inspection period.

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**K. Dryer Vents**

Comments:

Appears to be functioning as intended for the inspection period. Vented to the side.

**VI. OPTIONAL SYSTEMS**

**A. Lawn and Garden Sprinkler System**

Comments:

Not Present.

**B. Swimming Pools, Spas, Hot Tub, and Equipment**

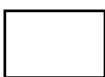
Comments:

Not Present.

**C. Outbuildings**

Comments:

There are two outbuildings. The small garage is in poor condition but easily brought back to life. The large barn and side shelter have several issues. The roof structure in the large barn is water damaged. **Deficient**. The corrugated steel roof is rusted through in several areas. **Deficient**. The side shed roof is growing vegetation. **Deficient**.



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**D. Outdoor Cooking Equipment**  
Comments:  
Not Present.

**E. Gas Supply System**  
Comments:  
Not Present.

**F. Private Water Wells (A coliform analysis is recommended).**  
Comments:  
Not Present.

**G. Private Septic Systems**  
Comments:

A pump/grinder system is present. A septic system can not be visually inspected during a normal home inspection as the components are located under ground. A septic system should be maintained on a regular basis. A septic company should be contacted to perform regularly scheduled preventive maintenance. The septic system received water freely without visible leaks.

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**H. Whole House Vacuum Systems**

Comments:

Not Present.

**L. Other Built-in Appliances**

Comments:

Not Present.

**H. Security Systems**

Comments:

Not Present.

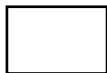
**I. Fire Protection Equipment**

Comments:

Not functioning as intended for the inspection period. Smoke detection appears inadequate. **Deficient.** See note below.

The following should be a guide for the placement of smoke (at a minimum battery powered) detection in the home. (Homes with little or no protection).

**Today's standard for new construction:** Smoke alarms are now required in all bed rooms and adjoining hallways and living space, being connected to house wiring, with battery back-up, and all activating when one activates. **It is also suggested that a carbon monoxide detector be installed in homes equipped with gas appliances.**



## FOUNDATION INFORMATION

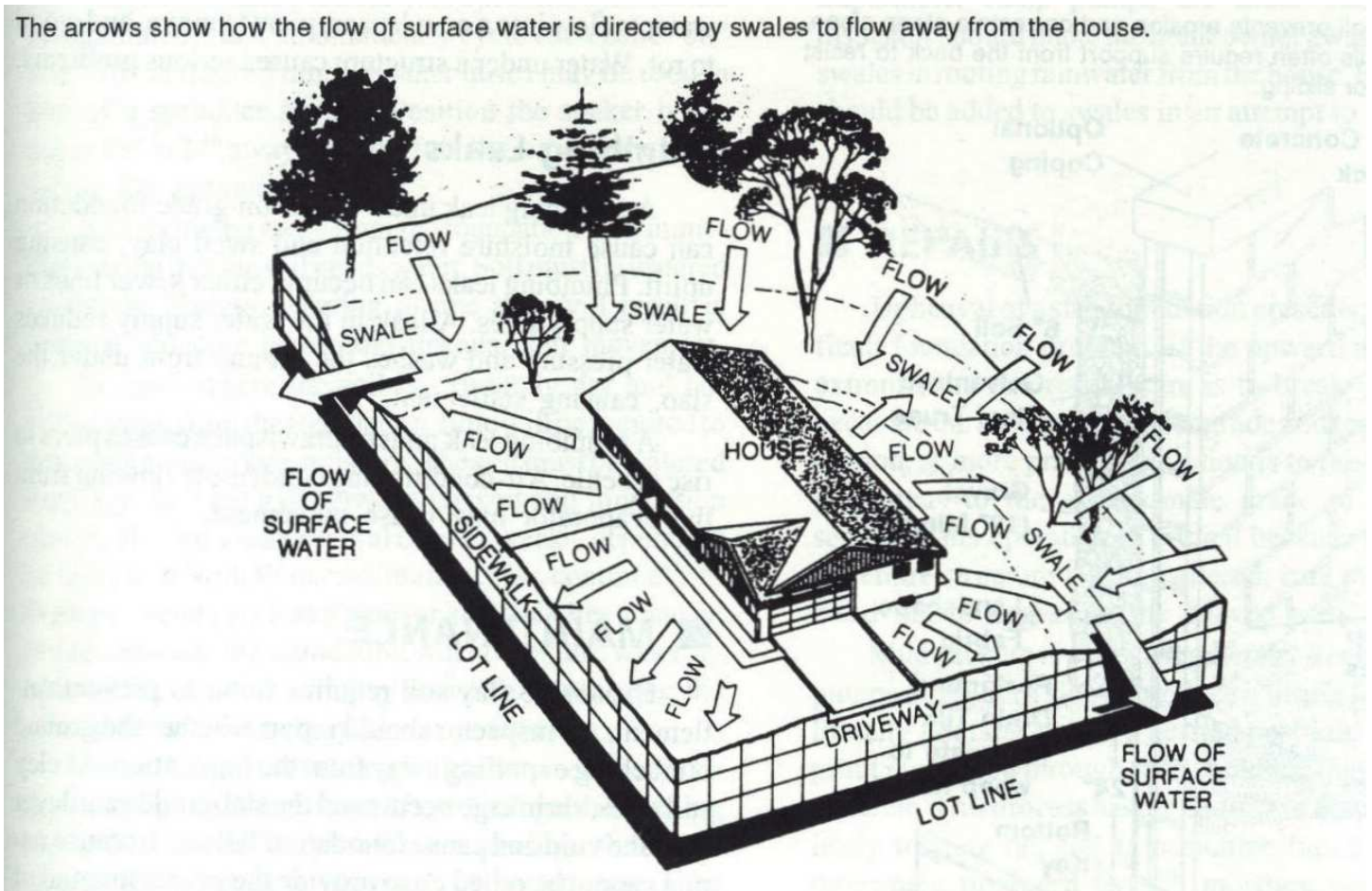
The following evidence and consequences are generally associated with foundation differential movement:

Some foundation cracks and movements that may develop may be caused by thermal stress, loading of the structure and loss and gain of moisture content of framing lumber. It is not uncommon for foundations to reveal some systems of differential movement. At the time of inspection, this inspector may have observed evidences and consequences of differential movement. Unless noted otherwise, these evidences and consequences may not be excessive and do not indicate the immediate presence of significantly deflected foundation or foundation failure. Therefore, if indicated, any discrepancy should be evaluated by a Structural Engineer. Expansive soils that are common in the "Gulf Coast" area can dramatically adversely affect the performance of a foundation. Variations in moisture content produces swelling and shrinkage of the soil which can result in differential heaving and settlement of a foundation. The opinion rendered in this report does not apply to future changing conditions and structural consequences affected by thermal/climatic conditions, moisture or any other conditions that affect foundation movement. Differential movement in the foundation can occur rapidly under certain conditions and the future performance or stability of the foundation cannot be predicted. Transpiration is the removal of soil moisture by vegetation. Trees absorb moisture from surrounding soil under the foundation and cause down warping of structures. Tree branches that spread over the roof indicate that roots will be under the house. It is important to replace the moisture removed by the trees. A tree should not be placed closer than 1 1/2 times it's mature height to a structure. If in-depth information is desired on the foundation, soil stability or any part thereof, a Structural Engineer should be consulted.

Foundation movement may not necessarily be the cause of cracks in the home gypsum board (sheetrock) and brick veneer. Expansion and contraction of the home's framing may cause the following: 1) Horizontal cracking of sheetrock at the inside corners of windows is due to thermal expansion/contraction of the window framing. 2) Cracks in corners of raised ceilings are most commonly the result of thermal expansion/contraction in attic framing. 3) Minor separations in brick/sheetrock connections are commonly due to different expansion/contraction rates of different materials. 4) Cracks in top "soldier brick" rows are commonly caused by framing movement. 5) Foundation corners that chip off are caused from improper removal of foundation wooden form boards or by frictional forces from the movement between the brick veneer and concrete foundation. 6) Minor cracks may appear in brick veneer due to normal structural movement of walls installed without brick expansion joints or at the weak areas of brick walls under windows.

A consistent soil moisture around the foundation is important. The soil under a foundation is always moist. During periods of drought the soil around a foundation will dry and shrink causing the soil to move. Long periods of drought or transpiration by vegetation can draw the moisture from under the foundation causing this soil to move. Movement of the soil under the foundation can cause stress. Watering around the perimeter of the foundation can help eliminate this stress. Water the soil around the foundation to the point that the soil is pressed against it. Watering at least 2 feet away from the foundation is the preferred method.

The arrows show how the flow of surface water is directed by swales to flow away from the house.



### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Any additional information that has been provided with this inspection report and intended to be part of the inspection report should be kept for future reference.

The inspection report is intended to be in compliance with the Standards of Practice for Real Estate Inspectors in the state of Texas. The Inspector is not responsible to exceed these Standards in any way. You may obtain a copy of the Standards of Practice from the Texas Real Estate Commission @ 800-250-8732.

Buyers Eye Home Inspection recommends that professionally trained contractors complete all repairs listed in the inspection report prior to closing. It is possible that in the process of repair, items may be discovered that were not visible or apparent to the inspector.

If you have any problems or concerns with the Inspection Report. Please contact Buyers Eye Home Inspections @ 281-639-4318 as soon as possible.



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**

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05-06-13

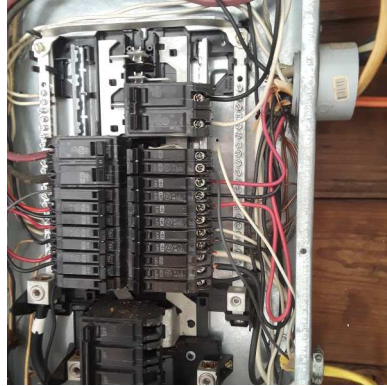


This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC Form No. OP-I



Grass debris under the home.



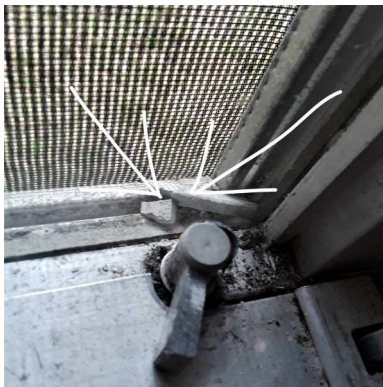
Newer service panel.



Sub panel in the hallway.



Bedroom door dragging.



Window glazing cracking.



Low water flow.



Mildew in bathroom wall.



Vent into attic.

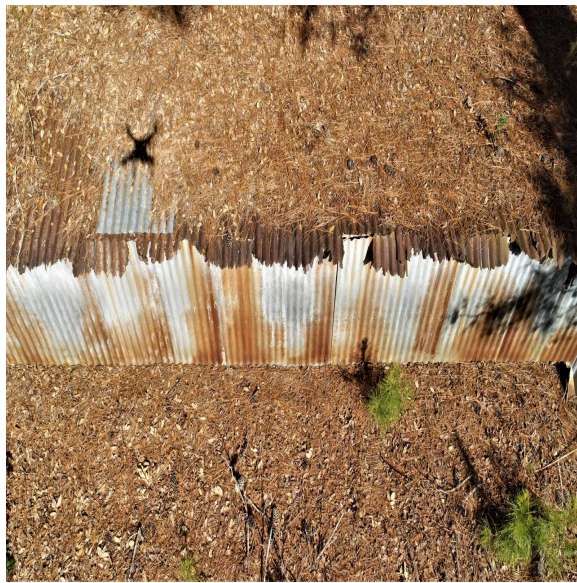


Little gravel loss, no spider cracking.

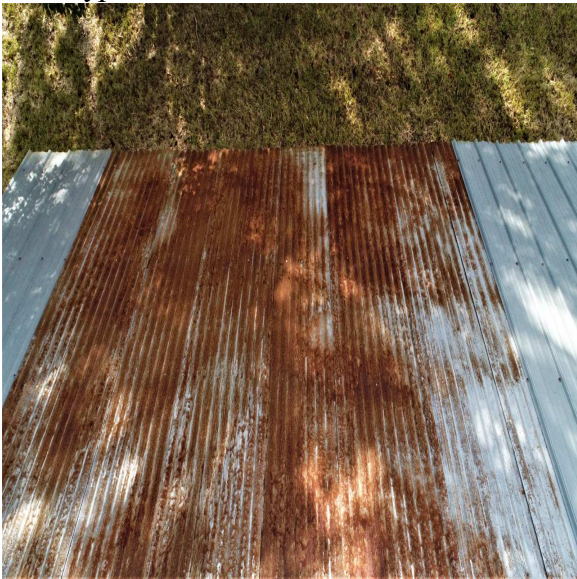




Roof typical.



Big barn, Side shed.



Small garage roof.



Holes in large barn roof.



Water damage in large barn.



Large barn service panel.