



Glenco Inspections

Professional Inspections of Real Estate
281-827-0611
14135 Castor Street, Tomball TX 77375

Invoice 4082-230915

Prepared For: Adam Bouchater
Concerning: 8810 Willow Spur Dr.
Inspector Jason Smith

9/15/2023

TREC Professional Inspector 4082

8810 WILLOW SPUR DR. Mechanical Structural Inspection report **\$450.00**



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PROPERTY INSPECTION REPORT

Prepared For: Adam Bouchater

9/15/2023

Concerning: 8810 WILLOW SPUR DR.

Inspector Jason Smith

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PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

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.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

Promulgated by the Texas Real Estate Commission (512) 936-3000 www.trec.texas.gov

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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;
 - lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST)

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Owners disclosure form was not provided at time of inspection.

We Do Not Inspect for lead base paints, which may be found in houses built before 1978. *We do not lift shingles to take a sampling of the fastening of the roof covering material. This will likely void the mfg warranty.* MFG dates given are estimates from the codes on the I.D. plates of the units, no guarantee of accuracy. We Do Not Inspect the following -Lawn sprinklers, Swimming pools and equipment, outbuildings, outdoor cooking equipment, gas lines interior exterior, water wells, septic systems, security systems, fire protection equipment, attic power vents, MOLD or any other indoor outdoor POLLUTANTS or FUNGI, condition of carpet, paint or other cosmetic items. Glenco Home Inspections reports are intended to help potential homebuyers recognize and evaluate the construction details and overall condition of their prospective property. Since many of the structural components of a finished house are hidden, it is important to be able to judge the condition and quality of the building on the basis of the visible clues. The Inspection report reports on only the items listed and only the condition of the items at the time of inspection. **NO REPRESENTATION IS MADE CONCERNING THE FUTURE PERFORMANCE OF ANY ITEM.** This report reflects only those items that are readily or easily observed at the time of inspection. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, insulation, stored items, carpet, ceilings, furnishings is not included in this report. This report is not intended to be technically exhaustive nor is it considered to be a guarantee, home warranty or insurance policy of the future life or failure of the items inspected

- **The home is not tested for trace amount of toxins such drug residue.**



Report Identification: 8810 WILLOW SPUR DR.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspected Items
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): The Concrete foundation appears to be slab on grade

Comments:

We do not inspect under carpet for cracks, it is not unusual to find hairline cracks in the foundation due to settling. No determination regarding the future integrity of this structure is made or inferred. This inspection and report is strictly limited to my observations of the readily visible portions of the all structure, non-visible items are specifically excluded. The presents of geological fault lines and all non visible items are specifically excluded.

- In my opinion the minor distress patterns observed during the inspection were not considered to be in need of leveling. -See walls, ceiling and floors for any signs of structural movement.
- Corner cracks are observed at several locations and are considered common

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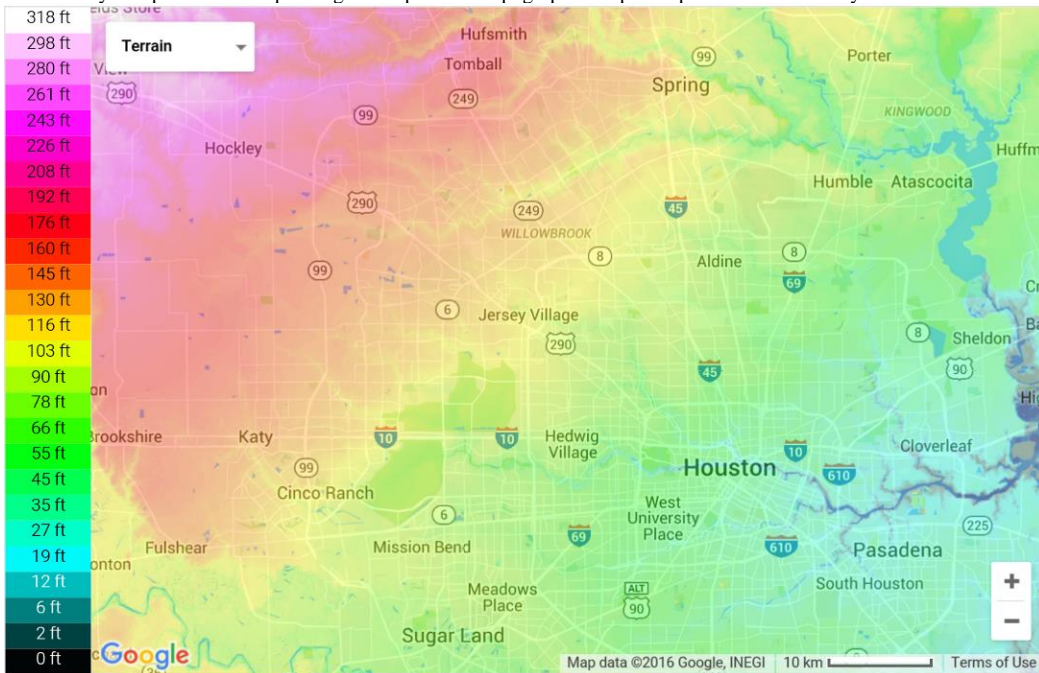
I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D Inspected Items

[x] [] [] [] **B. Grading & Drainage – Comments:**

Topographic map showing elevation-

To view your specific streets please go to <http://en-us.topographic-map.com/places/Harris-County-797535/>



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[x] [] [] [x]C. Roof Covering Materials

Type(s) of Roof Covering: () Flat (x) Composition () Wood Shingle () Modified Bitumen

We do not lift shingles to take a sampling of the fastening of the roof covering material. This will likely void the mfg warranty

Viewed From: roof level ground and under roof in attic

Comments:

- In my opinion, the roof covering is in need of replacement.
 1. At least 18 shingles tabs are missing.
 2. The roof covering shows evidence of hail damage and significant granular wear in areas.



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I	NI	NP	D	Inspected Items
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C. Roof Covering Materials

Type(s) of Roof Covering: () Flat (x) Composition () Wood Shingle () Modified Bitumen

We do not lift shingles to take a sampling of the fastening of the roof covering material. This will likely void the mfg warranty

Viewed From: roof level ground and under roof in attic

Comments:

- Locations of missing shingle tabs.



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[x] [] [] [x]C. Roof Covering Materials

Type(s) of Roof Covering: () Flat (x) Composition () Wood Shingle () Modified Bitumen

We do not lift shingles to take a sampling of the fastening of the roof covering material. This will likely void the mfg warranty

Viewed From: roof level ground and under roof in attic

Comments:

- Locations of missing shingle tabs.



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[x] [x] **C. Roof Covering Materials**

- Locations of granular wear and hail damage.



- Locations of granular wear and hail damage.



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C. Roof Covering Materials

- Locations of granular wear and hail damage.



- Locations of granular wear and hail damage.



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I	NI	NP	D	Inspected Items
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C. Roof Covering Materials

- Water damage to the decking is observed at the right side slope and due to a roof leak. -A bucket has been placed under the roof leak to capture the water.



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I	NI	NP	D	Inspected Items
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[x]	[]	[]	[x]	C. Roof Covering Materials
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- A roof leak is observed at the left side slope as evident by water damaged decking.



The Standards of Practice adopted by the Texas Real Estate Commission requires that deficiencies be reported in the method of fastening of the roof shingles by a random sampling inspection. It is our opinion that lifting the shingle tabs will break the seal and damage the roof covering integrity. Therefore deficiencies in the method of fastening the shingles will not be determined. This limited visual inspection is not a certification or warranty that the roofing surfaces will not leak. Water penetration resulting from wind-driven rain or severe weather conditions cannot be determined until they happen, are located, and then repaired. On the Gulf Coast, water penetrations around roof vents, flashings, windows and doors are common during wind-blown rain, and not readily detectable. According to the National Association of Home Builders, 90% of all "roof" leaks occur through rusted flashings, exposed nails, roof mounted flue pipes, ventilators or chimney flashings. We recommend that the attic spaces be monitored periodically during heavy rainfall to identify and repair any leakage which may become apparent, especially around the penetrating roof stacks/vents. This inspection does not cover any condition or damage which was not visible on the structure at the time of the inspection but which may be revealed in the course of repair or replacement work.

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D. Roof Structure & Attic

Viewed From: In attic and the exterior

Approximate Average Depth of Insulation: 4-6 Inches

Approximate Average Thickness of Vertical Insulation: 3-4 Inches

Comments: Roof structure is inspected from the attic entry location and near the HVAC systems

Note: Any access doors that are painted sealed, caulked and unable to be easily opened are considered inaccessible (opening the door may cause cosmetic damage).

- The attic ladder does not fully close.



- The attic ladder needs to be insulated to reduce energy cost.

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I	NI	NP	D	Inspected Items
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[x] [] [] [x]E. Walls (Interior & Exterior) – *Comments:*

- Damage to the kitchen window trim and Siding is observed at the back of the house.



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I	NI	NP	D	Inspected Items
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[x] [] [] [x] **E. Walls (Interior & Exterior) – Comments:**

- Minor wood rot is observed to the front lower column's trim.
- Minor wood rot is observed to the siding trim to the right of the front entry.



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[x] [] [] [x]E. Walls (Interior & Exterior) – *Comments:*

- Wood rot to the master bedroom window trim is observed.



- Minor patched sheetrock cracks are observed at several locations.
- Sheetrock is missing to the wall of the garage.



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I	NI	NP	D	Inspected Items
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[x] [] [] [x]E. Walls (Interior & Exterior) – *Comments:*

- Damage to the wall due to the trailer.



- The refrigerant line entrance needs to be sealed.



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I	NI	NP	D	Inspected Items
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F. Ceilings & Floors – *Comments:*

- Water damage (due to a roof leak) and patch is observed to the ceiling of the guest bedroom.



- A water spot in the ceiling of the living room is observed and due to a roof leak.



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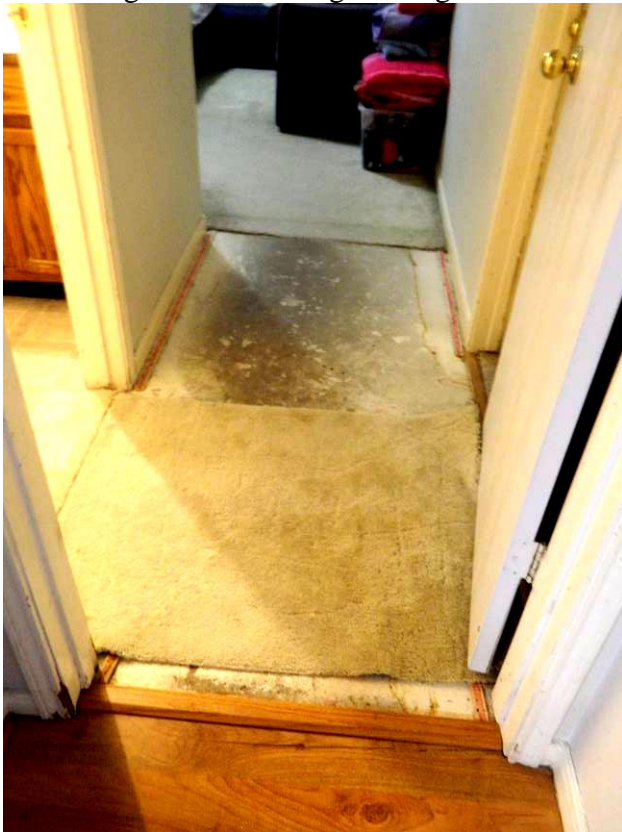
I	NI	NP	D	Inspected Items
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[x] [x]F. Ceilings & Floors – *Comments:*

- Damage to the flooring of the guest bedroom and master bedroom.



- Damage to the flooring of the guest bedroom and master bedroom.



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I	NI	NP	D	Inspected Items
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[x] F. Ceilings & Floors – *Comments:*

- Minor cracks in the sheetrock are observed at various locations.
- The floors are slightly unlevel in areas.
- The baseboard is loose in the study.
- The quarter round is missing in areas.
- Wood flooring is improperly cut and missing saddle trim at the entry to the kitchen.
- The vinyl flooring is coming up at the garage.



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I	NI	NP	D	Inspected Items
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[x] [] [] [x]F. Ceilings & Floors – *Comments:*

- Vinyl flooring is water damaged around the guest toilet, master toilet and near the back door. The flooring is coming up in areas.



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[x] [] [] [x]G. Doors (Interior & Exterior) – *Comments:*

- The rear door has wood rot at the bottom and metal flashing in an attempt to repair.



- The garage door should be a self-closing 20-minute fire door.



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I	NI	NP	D	Inspected Items
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G. Doors (Interior & Exterior) – *Comments:*

- The garage door is damaged, dented at the bottom right corner, missing rollers, damage torsion bar wire and off the tracks.



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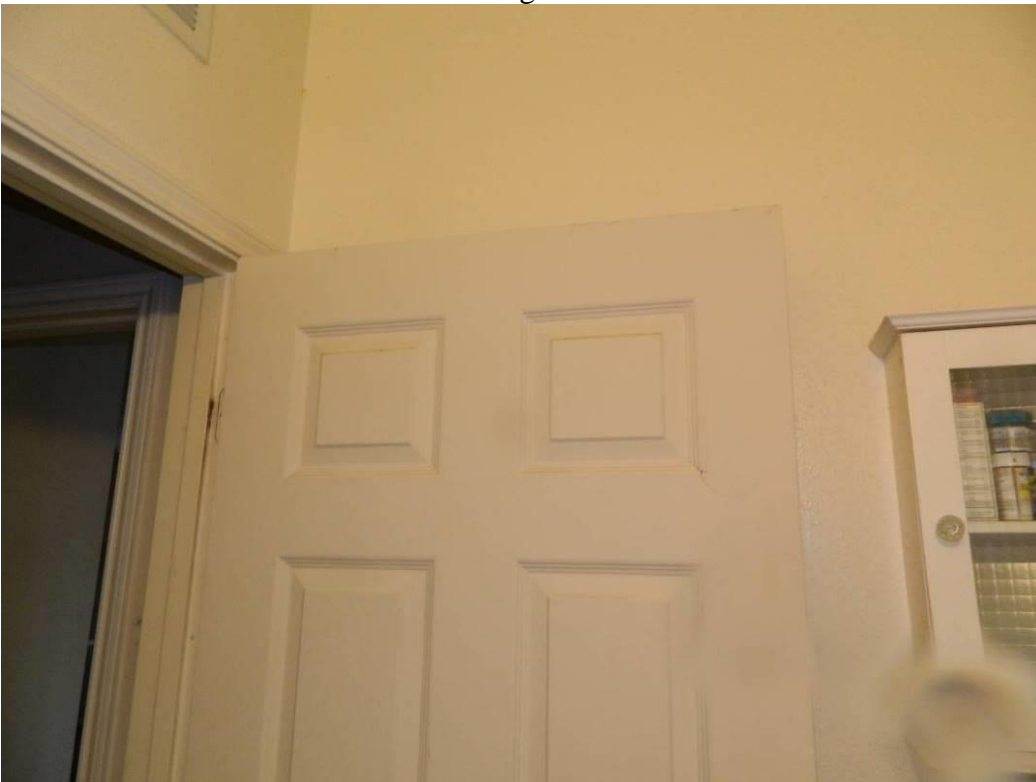
I	NI	NP	D	Inspected Items
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[x] [] [] [x]G. Doors (Interior & Exterior) – *Comments:*

- Wood rot to the rear door, door trim and frame is observed.



- The master bathroom door is damaged/ cracked.



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I	NI	NP	D	Inspected Items
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[x] [] [] [x]G. Doors (Interior & Exterior) – *Comments:*

- The guest bedroom closet door ball stops are missing. -The doors do not stay closed.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows – <i>Comments:</i>
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The home is occupied at the time of the inspection.

I was unable to inspect the operation of some of the windows due to window treatments, personal effects, large, heavy or fragile storage and/or furniture. A limited visual survey of the general condition of accessible windows will be performed and if any deficiencies are observed, they will be listed within the appropriate section.

- At least 4 window screens are damaged.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior & Exterior) – <i>Comments:</i>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Fireplace/Chimney – <i>Comments:</i>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K. Porches, Balconies, Decks, and Carports – <i>Comments:</i>
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- The driveway has several cracks which should be caulked with epoxy.
- Flatwork expansion joints need to be filled in areas.

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I	NI	NP	D	Inspected Items
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[x] [] [] [x] L. Other – *Comments:*

- A kitchen cabinet door is missing, and one is damaged.



- The kitchen plate is missing in the kitchen.

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[x] [] [] [x] L. Other – *Comments:*

- Mirror rot is observed to the master and guest bathroom mirrors.



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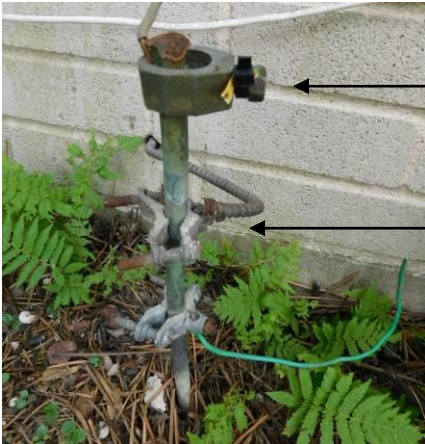
I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspected Items
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II. ELECTRICAL SYSTEMS

[x] [] [] [x] A. Service Entrance and Panels – Comments: 100 Amps - Location Side of the house & Garage
 Service Wire – Aluminum Interior Wiring -Copper

- The electrical system should be equipped with 2 ground rods/devices installed in an approved manner, connected to the ground bus bar through a single wire or parallel wires. In the event 2 ground rods are installed, the ground rods should be spaced a minimum of 6ft apart. (if 25 ohms of resistance or less can be verified, the second ground rod is not required) Only one ground rod was observed.
- The service equipment-grounding electrode (rod) is an incorrect type clamp. An acorn clamp approved for direct contact with soil should be installed.



Correct type clamp

Old type/ incorrect clamp

- The service wires should have anti oxidation grease installed to prevent heating and electricity loss.
- All circuits/ breakers should be clearly labeled to identify the outlets or appliances served by that breaker.
- White insulated wires used as hot wiring should be labeled at both end with black tape.
- Arc fault breakers are needed. Arc fault breakers should be installed in all outlet locations including the family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunroom, recreations rooms, closets, hallways, laundry room or similar rooms, area or areas.



⚠ DANGER
HAZARDOUS VOLTAGE. WILL CAUSE SEVERE INJURY OR DEATH.
Turn OFF power supplying this equipment before working inside.
TENSION DANGEREUSE. PEUT CAUSER DES BLESSURES GRAVES OU LA MORT.
Couper l'alimentation électrique de cet équipement avant d'y effectuer des travaux.
⚠ PELIGRO
VOLTAJE PELIGROSO. CAUSA HERIDAS SEVERAS O MUERTE.
INTERROMPA el suministro de energía que alimenta esta EQUIPO antes de trabajar en el interior del mismo.

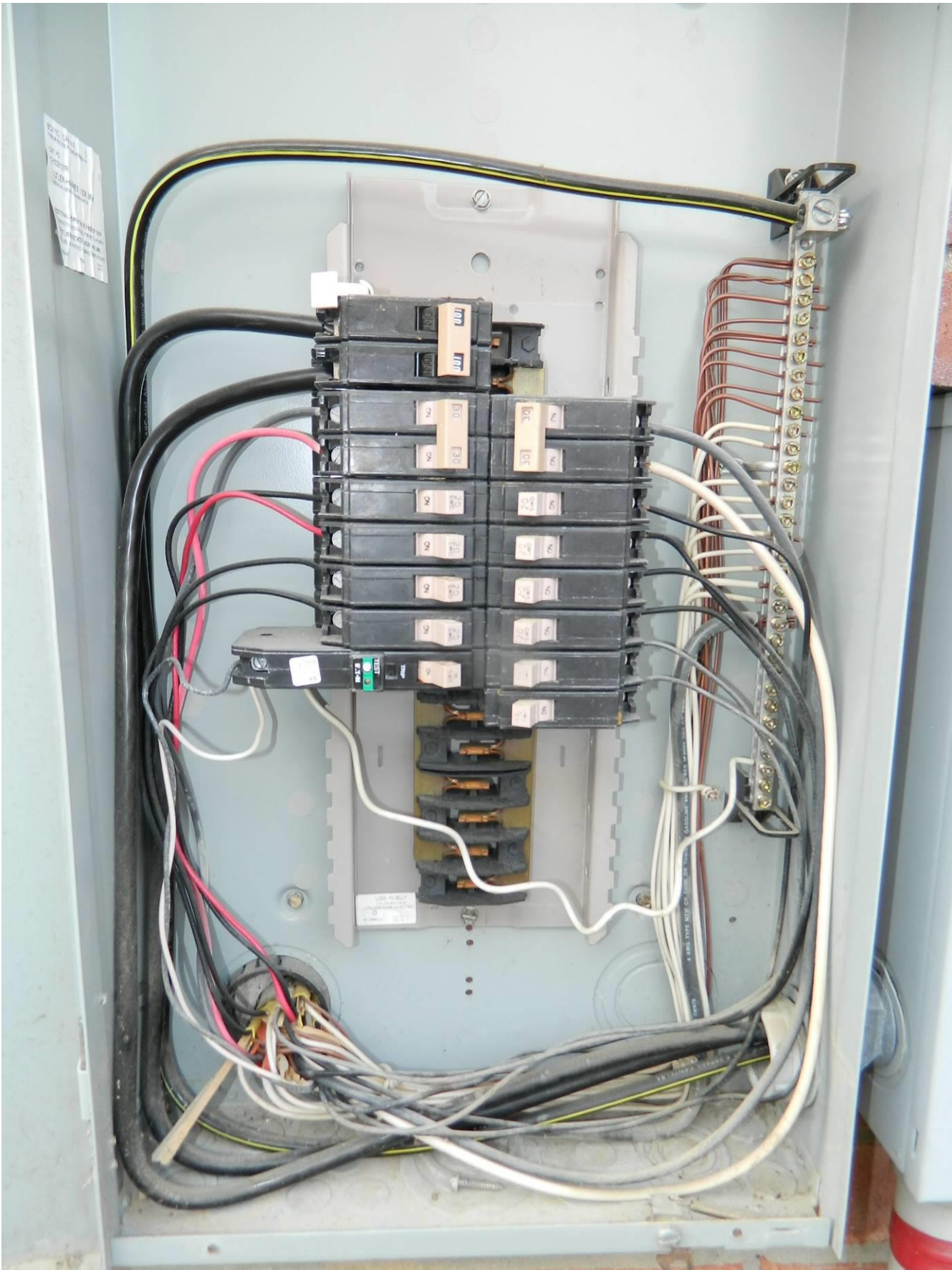
MAIN DISCONNECT INTERRUPTOR PRINCIPAL

SERVICE DISCONNECT INTERRUPTOR DE ACOMETIDA

FURNACE

Kitchen

Kitchen



REI 7-6 (8/9/21)

Report Identification: 8810 WILLOW SPUR DR.**I=Inspected NI=Not Inspected NP=Not Present D=Deficiency**

I	NI	NP	D	Inspected Items
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II. ELECTRICAL SYSTEMS**[x] [] [] [x]B. Branch Circuits, Connected Devices, and Fixtures***Type of Wiring: (x) Copper () Aluminum**Comments:*

- Additional GFCI receptacles are needed. According to today's code, ground fault circuit protection devices were not in all needed locations at receptacles serving all of the refrigerator, disposal and dishwasher location, all garage receptacles (including garage door opener receptacle) and laundry room.
- The light fixture has been removed in the kitchen.
- According to today's code, all exterior receptacles should be in a weather resistant enclosure.
- Receptacle and light switch covers are cracked at several locations.
- Open bulbs in closets should be enclosed by a globe to prevent items from falling against the bulb and catching fire.
- Newer Tamper-Resistant type Receptacles are not installed.

[x] [] [] [x]C. Smoke detectors, Smoke alarms, CO detectors Comments:

- Smoke detectors are missing at most locations. Smoke detectors should be installed in each sleeping area, adjacent hallways, and on each level of the house, including basements. The alarm devices should be interconnected in such a manner that the actuation of one alarm will activate all of the alarms.
- Carbon monoxide detectors should be installed throughout the house. An approved carbon monoxide alarm shall be installed outside each sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel fired appliances are installed and in dwelling units that have attached garages.

REI 7-6 (8/9/21)

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: *Central Forced Air Furnace*

Energy Source: *(x) Gas () Electric*

Comments:



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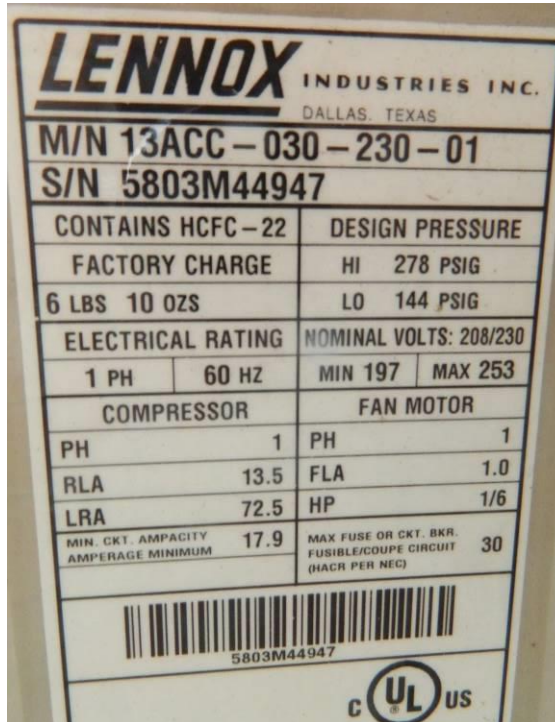
B. Cooling Equipment

Type of System: (x) Split System (x) electric Mfg date:2003 3.5ton Condenser(s):

Most A/C systems are designed for a maximum exterior temp of 95 degrees. When the exterior temp is higher than 95 degrees the A/C is operating past its designed limit and the unit will tend to run continuously in an attempt to remove heat. At best case a 20 degree differential is all that can be expected between interior and exterior temperatures. Systems are supposed to be designed following a manual J load calculation by a state licensed HVAC contractor. Temp differentials below 15 degrees are recommended for repair

Unit 1 Return 74 cool 58

Comments:



- The A/C system was manufactured in 2003 and considered to be past its normal life expectancy.
- The evaporative coil has rust at the sides of the coil which will cause refrigerant leaks. Also, the coil is dirty and needs to be cleaned.
- The primary drain from the evaporative coil should be fully insulated.
- The refrigerant line/ suction line needs to be fully insulated at the condenser to prevent condensation.

Additional Notice from the Inspector: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.

If you are being provided or purchasing a Home Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage.

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

- Several registers have mold growth and need to be cleaned.

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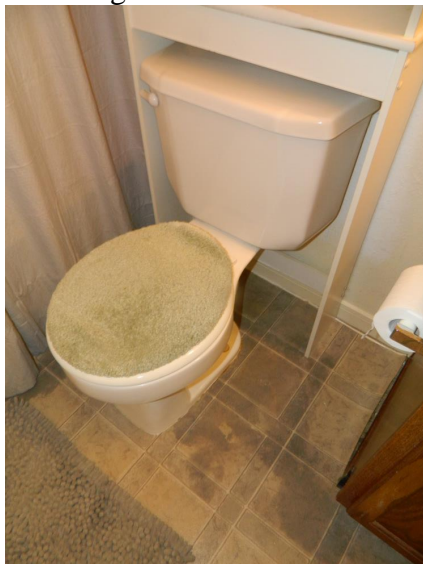
IV. PLUMBING SYSTEM**[x] [] [] [x]A. Water Supply System and Fixtures**Location of water meter: (x) Front yardLocation of main water supply valve: (x) Side of house () inside of the garageStatic water pressure reading: 55 Psi[] Copper [x] CPVC [] Galvanized [] PVC [] PEX

Comments:

- All exterior pipes and pipes in the attic should be insulated to protect from freezing.
- Due to the change in the water treatment of the water in the surrounding Houston areas, I recommend the installation of a water softener to protect the pipes.

[x] [] [] [x]B. Drains, Wastes, and Vents – Comments: () cast Iron (x) PVC Main Cleanout location- Front Yard

- The guest toilet leaks at the base as evident by water damage to the surrounding flooring.



- The guest bathroom sink drain valve is missing.
- The guest bathroom bathtub drain valve is missing.

Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

Report Identification: 8810 WILLOW SPUR DR.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspected Items
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[x]	[]	[]	[x]	C. Water Heating Equipment
-----	-----	-----	-----	----------------------------

*Energy Source: Gas**Capacity: 40 gallons -2013 unit***Comments:***-Due to likelihood of leaks, the pressure relief valve is not tested.*

- No drip leg was noted. A “drip leg” or “sediment-trap” is normally required for gas appliance connections. A sediment trap should be installed on the appliance incoming gas line.



Report Identification: 8810 WILLOW SPUR DR.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspected Items
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment – <i>Comments:</i>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Gas Distribution System and Gas Appliances
-------------------------------------	--------------------------	--------------------------	-------------------------------------	---

Location of meter Side of the house

Type of gas distribution piping material Black Iron Cast iron Galvanized

Comments:

- No bonding (a form of grounding) jumpers on the metal water and gas piping at the water heater was observed. Under current electrical standards, interior metal piping capable of being energized shall be bonded to the service equipment enclosure, the grounded conductor at the service panel, the grounding electrode conductor where of sufficient size, or to one or more grounding electrodes used. In need of repair by a qualified licensed electrician.



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
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Report Identification: 8810 WILLOW SPUR DR.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspected Items
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V. APPLIANCES

A Dishwasher – Comments:

- The unit door gasket is damaged, the unit will leak.
- The button covers are damaged.
- No air gap valve in discharge line off the dishwasher to prevent backflow from the disposer.



B. Food Waste Disposer – Comments:



Report Identification: 8810 WILLOW SPUR DR.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspected Items
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C. Range Exhaust and Exhaust Systems– Comments:

- The unit is noisy.



D. Ranges, Cooktops, and Ovens (x) Electric Oven (x) Gas Cooktop– Comments:

- The oven is inoperable.
- The gas valve is located behind the unit and is not readily accessible.
- No anti tip device to prevent the oven from tipping over if excessive weight is applied to the door.



E. Microwave Oven – Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters – Comments:

- The bathroom exhaust vents should flow through the roof.

Report Identification: 8810 WILLOW SPUR DR.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspected Items
---	----	----	---	-----------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Garage Door Operators – Comments:
-------------------------------------	--------------------------	--------------------------	-------------------------------------	---

Note: Remote control hand-held units were not checked/inspected.

- Missing required safety sticker / decal next to operator button.
- The door is significantly damaged. Unable to test the opener.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust System– Comments:
-------------------------------------	--------------------------	--------------------------	--------------------------	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Other
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TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

8810 WILLOW SPUR DR.

Spring

77375

Inspected Address

City

Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). The warranty should specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

0810 Willow Spur Dr Spring 77375

1A. Inspected Address: Glenco Services, 14099 SPCS Business License Number

1C. Address of Inspection Company: 14135 Castor Street Tomball Texas 77375 281-827-0611

1D. Name of Inspector (Please Print): Jonathan Jason Smith C.A. 0562367 1E. Certified Applicator Technician [checked] (check one)

2. Name of Person Purchasing Inspection: Adam Bouchater Seller [] Agent [] Buyer [] Management Co. [] Other []

3. Owner/Seller: N/A 4. REPORT FORWARDED TO: Title Company or Mortgagee [] Purchaser of Service [] Seller [] Agent [] Buyer []

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service.

5A. House & Garage List structure(s) inspected that may include residence, detached garages and other structures on the property.

5B. Type of Construction: Foundation: Slab [] Pier & Beam [] Pier Type: Basement [] Other: Siding: Wood [] Fiber Cement Board [] Stone [] Stucco [] Other: Roof: Composition [] Wood Shingle [] Metal [] Tile [] Other:

6A. This company has treated or is treating the structure for the following wood destroying insects: Partial [] Spot [] Bait [] Other [] Full [] Limited []

6B. Date of Treatment by Inspecting Company: Common Name of Insect: Name of Pesticide, Bait or Other Method:

This company has a contract or warranty in effect for control of the following wood destroying insects: Yes [] No [] List insects: If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase or sale of this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this real estate transaction.

7A. Inspector (Technician or Certified Applicator Name and License Number): Jonathan Smith 0562367

Others Present: 7B. Apprentices, Technicians, or Certified Applicators Name(s) and Registrations/License Number(s): N/A

8A. Electric Breaker Box [] Water Heater Closet [] Beneath the Kitchen Sink [] 8B. Date Posted: 9-15-2023

9A. Were any areas of the property obstructed or inaccessible? Yes [] No [] (Refer to Part B & C. Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following: Attic [] Insulated areas of attic [] Plumbing Areas [] Planter box abutting structure [] Deck [] Sub Floors [] Slab Joints [] Craw Space [] Soil Grade Too High [] Heavy Foliage [] Eaves [] Weepholes [] Other [] Specify:

10A. Conditions conducive to wood destroying insect infestation: Yes [] No [] (Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to: Debris under or around structure (K) [] Wood to Ground Contact (G) [] Formboards left in place (J) [] Excessive Moisture (L) [] Planter box abutting structure (O) [] Footing too low or soil line too high (L) [] Wood Rot (M) [] Heavy Foliage (N) [] Insufficient ventilation (T) [] Wood Pile in Contact with Structure (Q) [] Wooden Fence in Contact with the Structure (R) [] Other (C) [] Specify: Roof Leak

8810 Willow Spun Ar

Spring

77375

Inspected Address

City

Zip Code

- 11. Inspection Reveals Visible Evidence in or on the structure:
- 11A. Subterranean Termites
- 11B. Drywood Termites
- 11C. Formosan Termites
- 11D. Carpenter Ants
- 11E. Other Wood Destroying Insects

Active Infestation

Yes No

Yes No

Yes No

Yes No

Previous Infestation

Yes No

Yes No

Yes No

Yes No

Previous Treatment

Yes No

Yes No

Yes No

Yes No

Specify:

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

N/A

N/A

11G. Visible evidence of: _____ has been observed in the following areas:

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 11. (Refer to Part G, H, and I, Scope of Inspection) Yes No

12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes No

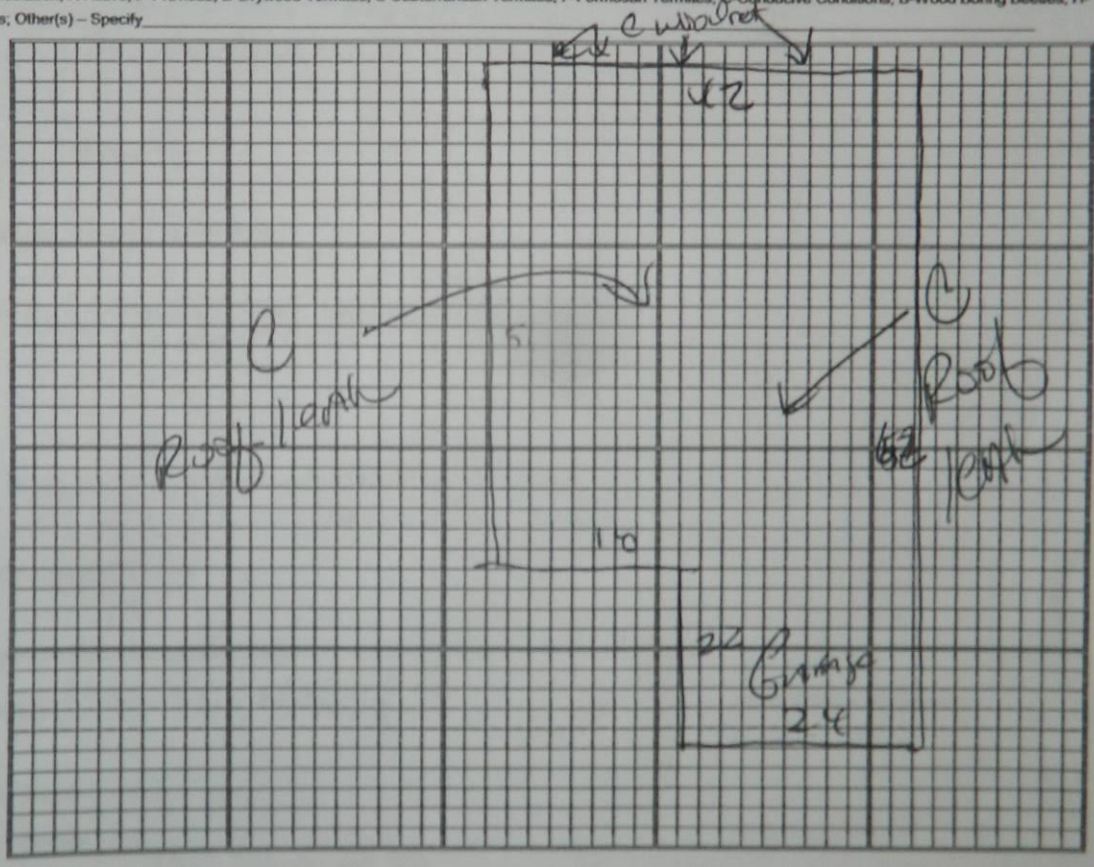
Specify reason:

Roof leak, wood rot

Refer to Scope of Inspection Part J

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E- Evidence of Infestation, A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify



Additional Comments

8810 WILLOW SPUR DR.

Spring

77375

Inspected Address

City

Zip Code

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: _____
Signature of Purchaser of Property or their Designee _____ Date _____

Customer or Designee Not Present

Buyer's Initials

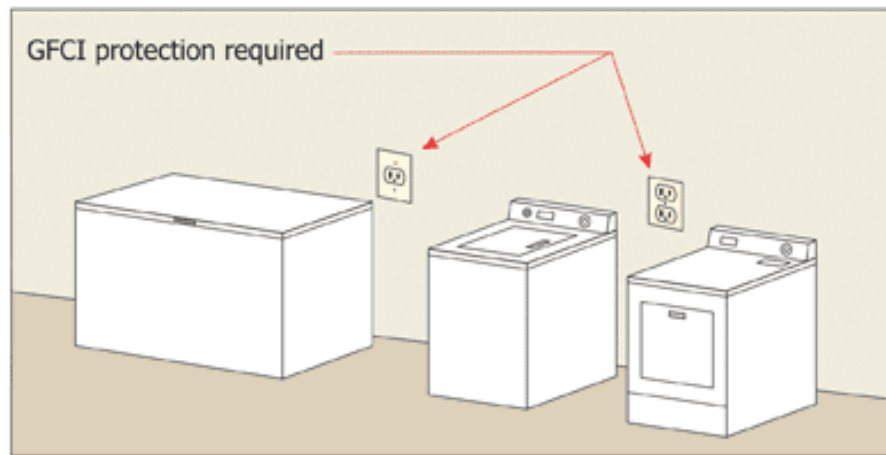
4. 210.8(A)(2) and (A)(5) Dwelling Units

The GFCI protection requirements for receptacles in basements, garages, and accessory buildings have been expanded to all 125-volt, single-phase, 15- and 20-ampere receptacles regardless of accessibility or movability of an appliance from one location to another.

Four exceptions were deleted: the two from 210.8(A)(2) and Nos. 1 and 2 to (A)(5). Additional text added to 210.8(A)(5) indicates that any receptacles installed under the exception to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G). A new FPN refers users to 760.41(B) and 760.121(B) for fire alarm system supply-circuit requirements.

210.8(A)(2) & (A)(5) Exceptions No. 1 and 2 Deleted

All 125-volt, single-phase, 15- and 20-ampere receptacles in dwelling unit **garages, accessory buildings, and basements** are required to have ground-fault circuit-interrupter protection.



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See exception to 210.8(A)(5) for a receptacle for fire alarm or burglar alarm system located in basements.

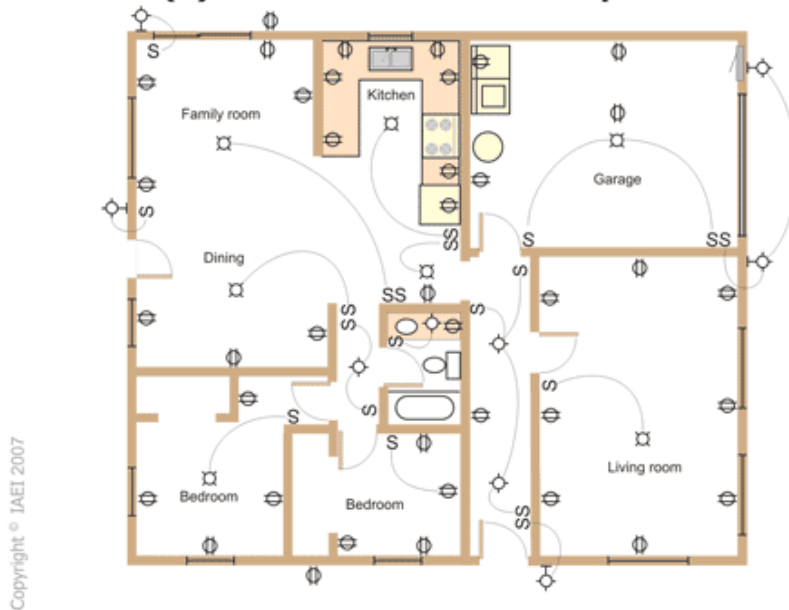
GFCI protection is required for receptacles in basements, accessory buildings, and garages of dwellings unless exempted by remaining exceptions. (from page 57)

210.12(B) Dwelling Units

Combination-type AFCI-protective devices are now required in all dwelling unit rooms, except for kitchens, bathroom, garages, basements, and rooms or areas not specified in this section. This continues the incremental migration to provide whole-house AFCI protection for dwelling units that was the objective of the original proposals in the 1999 NEC development cycle.

This section was revised to include a list of rooms and areas where the serving branch circuits are to be protected by arc-fault circuit-interrupter protection. Essentially, the requirements for this protection are expanded to most areas and rooms in the dwelling unit with the exception of those named above and other areas or rooms not specifically identified in this section. The AFCI-protective devices must be listed combination types.

210.12(B) Arc-Fault Circuit-Interrupter Protection



Locations of AFCI protection in a typical dwelling (from page 64)

6. 250.32(B) and Exception, Grounded Systems

Equipment grounding conductors are required to be installed with all branch circuits and feeders supplying separate buildings or structures. The exception applies to existing premises wiring systems only.

This change should help reduce the number of designs that purposely invite the possibilities of inappropriate neutral-to-ground connections that can and often do happen in later renovations, which is uncontrollable by any NEC rule. Existing installations meeting the requirements of 250.32(B)(2) in previous editions of the NEC would be allowed to remain operational. The restrictive conditions of the new exception [former 250.32(B)(2)] still have to be met and are subject to approval of the applicable authority having jurisdiction.

Equipment grounding conductors in branch circuits and feeders supplying separate buildings (from page 114)

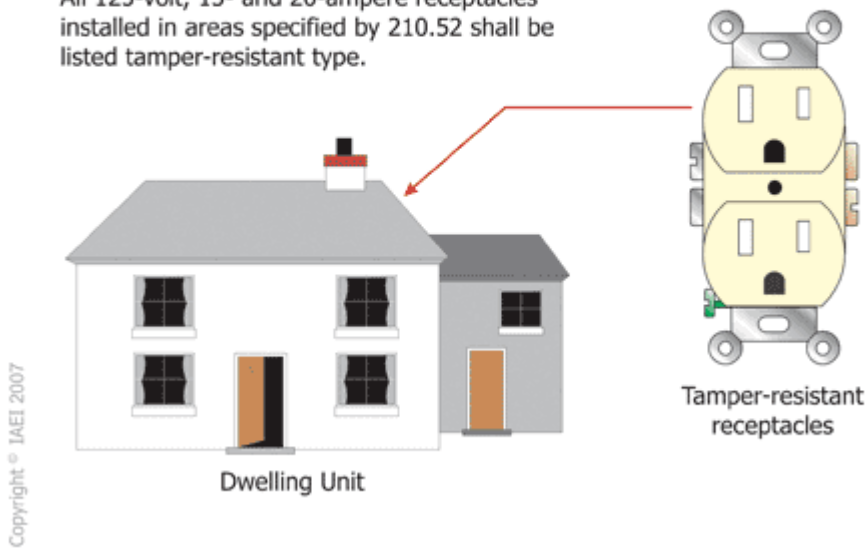
406.11 Tamper-Resistant Receptacles in Dwelling Units

Listed tamper-resistant receptacles are required for 125-volt, 15- and 20-ampere receptacles in dwelling units in areas specified in 210.52.

Substantiation provided by The U.S. Consumer Product Safety Commission's National Electronic Injury Surveillance System indicated that during a 10-year period, from 1991 to 2001, over 24,000 children in the United States were injured when they inserted foreign objects into electrical receptacles. Every year, at least 2,400 children, on average, are injured when tampering with electrical receptacles. The number of injuries is significant and demonstrates the need for more protection.

406.11 Tamper-Resistant Receptacles in Dwelling Units

All 125-volt, 15- and 20-ampere receptacles installed in areas specified by 210.52 shall be listed tamper-resistant type.



Tamper-resistant receptacles in dwelling units (from page 227)



Tamper-resistant receptacle (from page 227)

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 form 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>)

CONSUMER INFORMATION SHEET

The structural pest control industry is regulated by the Texas Department of Agriculture (TDA), Structural Pest Control Service (SPCS), P.O. Box 12847, Austin, TX 78711-2847. TDA licenses the businesses, certified applicators technicians, and registers apprentices who perform structural pest control work. Certified applicators and technicians must pass a written examination in order to receive their licenses.

Pesticides must be registered with the United States Environmental Protection Agency (EPA) and TDA before they may be used in Texas. EPA registration is not a finding of product safety. Pesticides are designed to kill or control pests. Your risk of harm depends upon the degree of your exposure and your individual susceptibility.

Specific health and safety information varies between pesticides and types of exposures and is available on the label information or SDS sheet, which can be supplied to you upon request from the licensed applicator. Take precautions when a treatment has been performed to avoid exposure to vulnerable individuals. Pesticides may be harmful if swallowed, inhaled, or absorbed through the skin. Avoid breathing dust or spray mist and any unnecessary contact with treated surfaces. If you desire specific information on precautions, refer to the pesticide label. The law requires that the application procedures specified on the label be followed.

If you have questions about the application, contact the business or person making the application. If you suspect a violation of the law regarding structural pest control, contact the SPCS. In case of a health emergency, seek immediate medical attention.

Pest Control signs must be posted prior to treatment in many instances. The signs should be posted in an area of common access at least 48 hours prior to treatment. The information sign will allow you to contact someone who can tell you what pesticide is being used.

If you are contracting for pest control services due to a home solicitation, you have the right to cancel the contract within 72 hours. You may exercise this right by notifying the pest control company that you do not wish to receive their service.

For general information on pesticides, contact the National Pesticide Information Center 1-800-858-7378 For information concerning structural pest control laws, contact the Structural Pest Control Service at: 866-918-4481.

For information concerning the formulation and registration of pesticides, contact the TDA pesticide registration at (512) 463-7407 or 800-835-5832.

For non-emergency health information relating to pesticides, contact Texas Department of State Health Services (512) 458-7111.

REQUIRED BY THE TDA STRUCTURAL PEST CONTROL SERVICE

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE
INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT
AND RIGHT-OF-WAY AGENTS AND TIMESHARE INTEREST
PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS
OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER
TO TREC A COMPLAINT FORM IS AVAILABLE ON THE TREC
WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A
BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN
REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES
OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT
TREC AT

TEXAS REAL ESTATE COMMISSION P.O. BOX 12188 AUSTIN,
TEXAS 78711-2188 (512) 936-3000