

## PROPERTY INSPECTION REPORT



**ADDRESS: #3502 Burlington #5**  
**Inspection prepared for: Conner Bingham**  
**Inspection Date: 02/04/22 Time: 10:00am.-1:00pm.**  
**Age: 1999 Size: 1280 sq. ft.**  
**Weather: 39°F clear**  
**Inspector: Joe Hultman**  
**TREC License #1531**  
**Phone: 281-363-0407**  
**Email: [jhultman50@gmail.com](mailto:jhultman50@gmail.com)**  
**WEB SITE: [www.GHInspect.com](http://www.GHInspect.com)**  
**Vacant**

# Confidential Home Inspection Report



Legend: I = Inspected

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D = Deficient

Report Identification: #3502 Burlington Street #5

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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.
- The 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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

**This is a two story single family town home built 1999. All references to this home are from standing at the front facing the structure. Mold and pollutants are specifically excluded from this inspection. All water penetration concerning this inspection should be further evaluated by a licensed professional. Photo pages are included throughout the report or located at the back pages. These photos are included to provide detail and location of possible or potential deficiencies.**

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**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.**

GH Inspect does not inspect security systems. Your inspector may have an affiliation with a third party service provider ("TPSP") in order to offer you additional value-added services. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including by telephone), and (c) authorize the TPSP to contact you (including by telephone) regarding special home alarm system offers. There is no obligation to purchase their security system if you are not interested.

REI 7-5 (Revised 05/04/2015)

## I. STRUCTURAL SYSTEMS

I NI NP D

A. Foundation

Type of Foundation(s) Slab on grade Conventional

Comments:

The slab on grade foundation appears to be functioning at the time of inspection.

1. Partial Foundation underpinning appears to have been performed on the front of the foundation.



**Note:** Weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can affect the structure allowing differential movement to occur. This inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. This was not a structural engineering survey nor was any specialized

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*testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer or foundation specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.*

I NI NP D

**B. GRADING & DRAINAGE**

Comments:

Appears to be functioning at the time of inspection.

1. High soil grades are present at the rear wall. Lower soil grades four inches below the veneer.



**Note:** *This inspection does not include the efficiency or operation of underground or surface drainage systems, detention/retention ponds, area hydrology or the presence of underground water. Grading and drainage was examined around the foundation perimeter only. Information as to where this property lies in reference to the flood plain is not determined by this inspection.*

I NI NP D

**C. ROOF COVERING MATERIALS**

Type(s) of Roof Covering: unknown

Viewed From: Ground

Comments:

The house roof appears to be functioning at the time of inspection.

1. There was not access to the roof.

**Note:** *This inspection is not meant to determine the remaining life of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of roof covering material, or provide an exhaustive list of previous repairs and locations of water penetrations/leakage. Roof covering life expectancies can vary depending on several factors (i.e. sun, wind, rain, etc.). The visual inspection of the roof covering thus does not preclude the possibility of leakage. The roof covering*

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*will be viewed from the ground if the inspector may damage the roof covering or cannot safely reach or stay on the roof surface.*

I NI NP D D. ROOF STRUCTURE AND ATTIC.

Viewed From: Decked areas

Approximate Average Depth of Insulation: Inches Loose fill fiberglass

Approximate Average Thickness of Vertical Insulation: 3.5 Inches

Comments: There is not an attic on this structure.

**Note:** *It is considered beyond the scope of this inspection and unsafe to enter attics and unfinished spaces where access is less than 22" x 30", head room is less than 30", operate power ventilators, or provide an exhaustive list of locations of water penetrations. Current building code calls for a minimum of R-30 insulation, or 10-12" (more in colder climates). However, a principle of energy efficient building in hot, humid climates such as Houston is to utilize less insulation (R-19/6"-8") with a radiant barrier on the attic ceiling.*

I NI NP D E. Walls (Interior & Exterior) Brick veneer, wood siding and wood trim over wood frame.

Comments:

[The exterior siding veneer appears to be functioning at the time of inspection.](#)

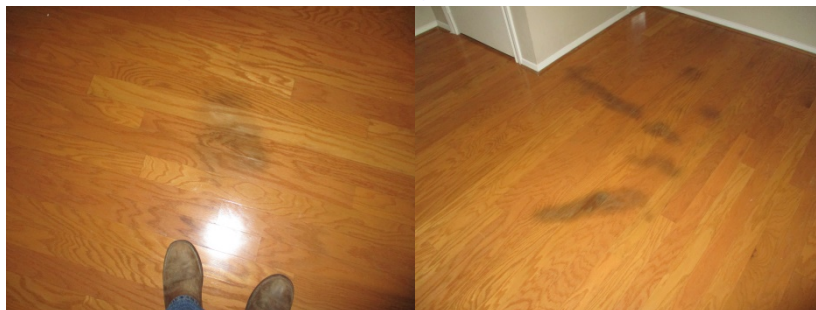
**NOTE:** *Cosmetic defects are not a part of the scope of a T.R.E.C. inspection. However, cosmetic defects are sometimes included as they may be a symptom of conditions that are part of a T.R.E.C. inspection such as leaks and water penetration.*

I NI NP D F. CEILINGS AND FLOORS:

Comments:

[Appear to be functioning at the time of inspection.](#)

- [1. Water damaged wood flooring is present at the first floor bedroom.](#)



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I NI NP D G. DOORS (Interior & Exterior)

Comments:

Appear to be functioning at the time of inspection.

1. The master bedroom bath door is ghosting to the open position.
2. Sticking doors are present at the first floor bedroom and closet doors.

I NI NP D H. WINDOWS:

Comments: Single/double pane aluminum/wood/vinyl frame

The windows are functioning at the time of inspection.

Note: Double pane insulated glass has a substantial failure rate due to heat and humidity. The windows can discolor or fog at any time due to the loss of the argon gas between the panes. This creates vacuum allowing moisture to enter.

I NI NP D I. STAIRWAYS:

Comments:

Appear to be functioning at the time of inspection.

I NI NP D J. FIREPLACE/CHIMNEY: None

Comments:

I NI NP D K. PORCHES, BALCONIES, DECKS, AND CARPORTS

Comments:

Appear to be functioning at the time of inspection.

1. Wood rot is present at the second floor balcony ceiling. Repair as needed.



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L. OTHER:

Comments:



## II. ELECTRICAL SYSTEMS

I NI NP D

A. SERVICE ENTRANCE AND PANELS:

Comments:

Appears to be functioning at the time of inspection.

1. The exterior meter and main are not labeled for each unit.

**Note:** It is beyond the scope of the inspection to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; perform voltage drop calculations; determine accuracy of the labeling; operate and verify effectiveness of overcurrent devices.

**Service Entrance Type:**  Above Ground  Below Ground

**Service Entrance Deficiencies:** yes

**Main Panel Enclosure:** Exterior wall

**Main Service Disconnect Installed:** yes

100 amps  125 amps  150 amps  200 amps  None (6 handles max)

Appears to be functioning at the time of inspection.

I NI NP D

B. BRANCH CIRCUITS, CONNECTED DEVICES AND FIXTURES:

Type of wiring: Romex

Copper

Comment:

Appear to be functioning at the time of inspection.

1. Carbon monoxide detectors should be installed at the hallways adjacent to the sleeping areas. This is a safety hazard.
2. Replace all smoke detector batteries due to low battery alarms.



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### III. HEATING, VENTING AND AIR CONDITIONING SYSTEMS

I NI NP D

#### A. HEATING EQUIPMENT:

Type of System: Forced Air unit manufactured: Unknown

Energy Source: Natural Gas

Comments: Filter size: 16x20x1, 7x23x1

Thermostats: 1<sup>st</sup> floor

The system is functioning at the time of inspection.

1. The electric package unit is located on the roof. Roof access was not present for inspection.



I NI NP D

#### B. COOLING EQUIPMENT:

Type of System: Air conditioner unit. ton unit manufactured: Unknown

Comments: The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

Return: Supply: Delta: Degrees

The system should be checked for leaks and serviced by licensed HVAC contractor when warmer weather permits operation prior to closing.



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C. DUCT SYSTEM, CHASES, AND VENTS:

Comments: Insulated Radiant barrier flex supply pipe

Comments: [Appear to be functioning at the time of inspection.](#)

1. [The return air filter is very dirty and needs replaced.](#)

## IV. PLUMBING SYSTEM

I NI NP D

A. WATER SUPPLY SYSTEM AND FIXTURES:

Location of Water Meter: Front yard Water pipe: CPVC/Copper Plastic

Location of Main Water Supply Valve: Exterior front wall

Static Water Pressure Reading: 60 Pounds per square inch.

Comments:



### Two full bathrooms

1. [There is limited plumbing access at the bathroom bathtubs and showers behind the plumbing walls. Plumbing access should be installed at the bathtub plumbing walls.](#)
2. [The first floor hall bathroom bath tub is loose behind the wall and needs repaired.](#)
3. [The hall bathtub/shower diverter is leaking and needs repaired.](#)

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**B. DRAINS, WASTES, AND VENTS:**

Comments:

Appear to be functioning at the time of inspection.

1. The main sewer cleanout was located at the front and rear wall.



*Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known drain problems or there are large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to closing. A Hydrostatic test should also be performed by a licensed plumber.*

I NI NP D

**C. WATER HEATING EQUIPMENT:**

Energy Source: Gas Location: Central boiler not located

Capacity: Unknown

Comments: Manufactured: Unknown

1. The central water heater boiler unit was not located.

I NI NP D

**D. HYDRO-MASSAGE THERAPY EQUIPMENT:**

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Comments:

- 4. There is limited plumbing and pump motor access at the bathroom bathtubs and showers behind the plumbing walls. Plumbing access should be installed at the bathtub plumbing walls.
- 5. The rear bathtub aerators are not functioning and need repaired.



### V. APPLIANCES:

I NI NP D

A. Dishwasher:

Comments:

Appear to be functioning at the time of inspection.



I NI NP D

B. Food Waste Disposer:

Comments: Good

The disposal is functioning at the time of inspection.

I NI NP D

C. Range Hood and Exhaust Systems: Recirculate

Comments: Good

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Appear to be functioning at the time of inspection.  
1. The vent hood lighting is inoperable and needs repaired.

I NI NP D

D. Ranges, Cooktops, and Ovens: Electric Range

Comments: Good

Appear to be functioning at the time of inspection.



I NI NP D

E. Microwave Oven:

Comments:

Appear to be functioning at the time of inspection.



I NI NP D

F. Mechanical Exhaust Vents and Heaters:

Comments: Good

Appear to be functioning at the time of inspection.

I NI NP D

G. Garage Door Operator(s):

Comments: Not Applicable.

I NI NP D

H. Dryer Exhaust Systems

Comments: Good

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Appear to be functioning at the time of inspection.

I NI NP D

I. Other: Doorbell

Comments:

The unit is functioning at the time of inspection.

I NI NP D

I. Other:

Comments:

## VI. OPTIONAL SYSTEMS

I NI NP D

A. Landscape Irrigation (Sprinkler) Systems

Comments:

I NI NP D

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

Type of Construction: Gunite

Comments:

I NI NP D

C. Outbuildings:

Comments: Choose an item.

I NI NP D

D. Private Water Wells: Artesian

Type of Pump: Submersible

Type of Storage Equipment: Pressure Holding tank

Comments:

I NI NP D

E. Private Sewage Disposal System:

Type of System: Aerobic

Location of Drain Field: Unknown

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F. Other:

Comments:

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, unit or component should be considered before you purchase the property. All comments by the inspector should be considered before purchasing this home.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = The item, component or unit is not in this home or building.

**Repair or Replace (D)** = This item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

The address of the property is: #3502 Burlington Street #5

Fee for the home inspection is \$495.00. INSPECTOR acknowledges receiving a deposit of \$495.00 from CLIENT.

THIS AGREEMENT made on 02/04/21\* by and between \*GH Inspect\* (Hereinafter “INSPECTOR”) and the undersigned (hereinafter “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,

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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:

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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



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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.

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

Joe Hultman  
FOR INSPECTOR

Conner Bingham  
CLIENT OR REPRESENTATIVE

05-04-15

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;

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- 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.
- The lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

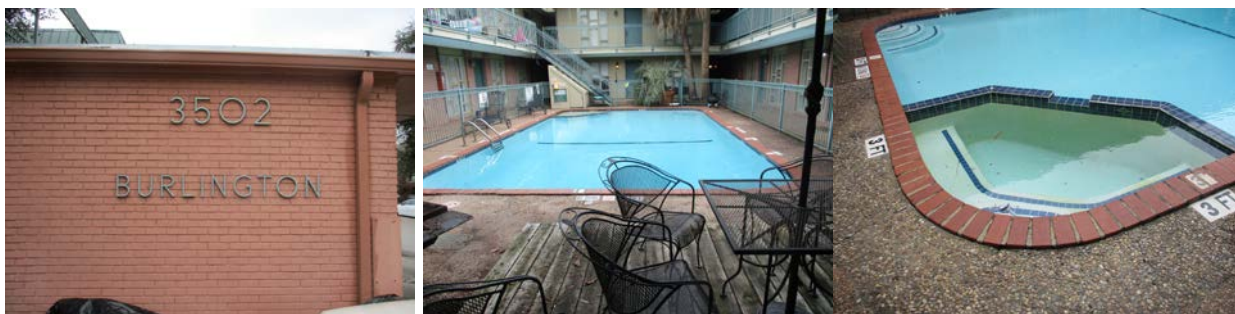
To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

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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>)

TREC Form No. OP-I



Inground pool and hot tub not inspected.