

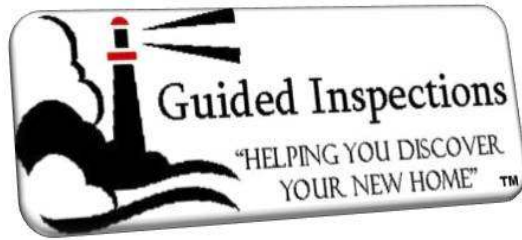
Guided Inspections
618 Buckskin Dr. Round Rock, TX 7868
(512) 786-5526
www.guidedinspections.com



**This Professional Inspection Report Has Been
Prepared Exclusively For:**

Chris & Jessi Cano
215 Avalanche Ave. Georgetown TX 78628

Inspector: Jesse W. Bryant TREC#8511



PROPERTY INSPECTION REPORT

Guided Inspections

618 Buckskin Dr. Round Rock, TX 78681

(512) 786-5526

www.guidedinspections.com jesse@guidedinspections.com

Prepared For: Chris & Jessi Cano (512) 636-7393 messi09@hotmail.com
(Name of Client)

Concerning: 215 Avalanche Ave., Georgetown, TX 78628
(Address or Other Identification of Inspected Property)

By: Jesse W. Bryant TREC#8511 Jan 28, 2011
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.233 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 move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports

Report Identification: 215 Avalanche Ave. Georgetown TX 78628

performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTION, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Real Estate Office: Mars Hill Realty

Agent: Edward Lui

Cost of inspection services: \$280.00 Paid: At Inspection

1. Inspection limitations can be found in the "Inspection Authorization and Service Agreement", and in the Texas Real Estate Commission's (TREC) Standards of Practice for Home Inspectors (viewable here - http://www.guidedinspections.com/files/TREC_Standards_of_Practice_-_FEB09.pdf).
2. This report is good only for the day that it was performed as the condition of a structure and its components can change from one day to the next, especially if the home is currently occupied.
3. This report is intended for the sole use of the person listed on the "Prepared for" line of the page above.
4. If there are any questions or concerns associated with this inspection report, the client agrees to contact the inspector as soon as possible.
5. The inspector reserves the right to make additional comments to the report, if need be, within 24hrs of report delivery by the addition of a report addendum.
6. A full, in depth evaluation (by a qualified professional repair specialist) of any item with an in the "deficiency" column box is strongly recommended before closing to determine if hidden defects, not apparent to the inspector at the time of inspection, are present. Written estimates for all replacement and corrective work should also be obtained prior to closing.
7. Acceptance of this report signifies the buyers understanding of the terms listed above.

Time of Inspection: 1:00pm

Weather Conditions: Sunny Cloudy Rain

Outside Temperature (High): 75°

House: Occupied Not Occupied

Utilities On: Gas Electric Water

Year of Construction: 2006

Purchaser of Inspection: Buyer Seller (Pre-listing inspection) Owner (warranty inspections)

Present At Inspection: Buyer Buyer's Realtor Seller Seller's Realtor Owner (warranty inspections)

Front of house faces: North South East West

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

I	NI	NP	D
---	----	----	---

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on grade

Comments:

The foundation appears to be in generally good condition and adequately supporting the structure at this time. There are currently no visible indications of differential structural movement or foundation damage; such as substantial sheetrock or masonry cracks, out-of-square doors or windows that are binding or stuck, significant sloping of the floors, etc.

Foundation Maintenance Notes:

Most of the soil in the central Texas area is expansive type clay. Therefore, proper care of your home's foundation is very important in preserving the integrity of the structure. Clay soils have the ability to expand (when wet) and contract (when dry) at alarming rates. This requires that an EVEN and rather constant level of moisture be maintained around the ENTIRE home. Defects in foundations can occur when the structure does not move as a unit. This could occur when one area of the soil around the foundation is continually wet, while other areas remain dry. Listed below are a few suggestions that may be help in your foundation maintenance program.

1. Maintain the grading and the beds around the foundation so that it gently slopes AWAY from the structure.
2. If the house has guttering, be sure that all run-off is diverted well away (3-5 feet) from the foundation.
3. The area around the foundation should always be watered evenly around the ENTIRE structure.
4. The best way to ensure even watering is to place soaker hoses around the entire perimeter (12"-18" away from the foundation) and to water EVENLY every time.
5. Do not let water stand next to the foundation.
6. Never allow the soil to dry to the point of cracking or pulling away from the foundation.

B. Grading and Drainage - Comments:

- o FYI: Rain gutters are recommended at all roof eaves as a way to control the amount of roof water runoff that is deposited around the foundation. In some cases, this uncontrolled water runoff can cause ponding, erosion or structural damage to the outside walls, doors and/or the foundation over time.

C. Roof Covering Materials

Type(s) of Roof Covering: Fiberglass/Asphalt composition shingle

Viewed From: The roof surface

Comments:

- o There are some slightly damaged shingles on the South slope (worn tab edges). At this time, the damage does not appear to be such that water penetration can occur and no signs of water penetration were noted in the attic. Repairs are recommended as necessary.



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

I	NI	NP	D
---	----	----	---

D. Roof Structure and Attic

Viewed From: All accessible portions of the attic space

Approximate Average Depth of Insulation: 8" to 11" in most areas.

Approximate Average Thickness of Vertical Insulation: Vertical insulation not visible.

Comments:

- Some of the attic stair unit hardware is missing (washers and nuts for some of the step rods) and the lower hinges are bent somewhat, which can cause the stair unit to not be completely stable during use. Repairs are recommended for improved safety



E. Walls (Interior and Exterior) - Comments:

Exterior Walls: Brick and fiber cement siding **Interior Walls:** Sheetrock

- *FYI: Protecting the home from possible water and insect penetration is very important. One way to achieve this is to ensure that all gaps and openings at the siding and brick exterior of the home remain properly sealed and caulked. Plumbing or other wall penetrations, gaps at the siding and brick joints and any visible points of entry should be properly sealed (with the exception of weep holes in the brick). Annual inspection and maintenance is also recommended as caulking/sealant materials can dry out and shrink over time.*



- *FYI: The direct contact between the siding and the wood deck is such that it can promote possible wood destroying insect activity. Annual wood destroying insect inspections are recommended in order to ensure that no activity is occurring. If wood destroying insect activity is noted, treatment options should be explored.*

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

I	NI	NP	D
---	----	----	---

F. Ceilings and Floors - Comments:

Ceilings: Sheetrock

Floors: Carpet, tile and laminate wood flooring

- The installation of the pull-down attic stairs in the garage compromises the fire separation barrier between the garage and the attic. Some type of removable panel, with an approved fire rated material, could be installed on the attic side of the attic stair unit, or the pull down stair assembly could be changed out to a fire rated model.
- Some of the wood transition strips are loose and some are missing (closets). Repairs are recommended in order to prevent potential trip hazards.



G. Doors (Interior and Exterior) - Comments:

- There is evidence of previous water penetration and trim damage at the rear exterior door. This condition commonly occurs when water runoff from the roof splashes onto the door and jamb after impacting to the patio/deck surface. Once guttering or some other type of drainage diverter is installed over the eave over the doorway, it is recommended that the damaged sections of the door jamb material be repaired in order to prevent future water penetration.



- The required fire separation properties of the garage entry door (between the garage and laundry room) have been compromised with the installation of the pet door. The door can either be repaired with the appropriate material or the door can be replaced with the proper door for this location (1-3/8" thick solid wood door, honeycomb steel door or any other 20 minute fire rated door).

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

I	NI	NP	D
---	----	----	---



- The sliding closet door track guides are missing in the Southwest bedroom. The installation of a new track guide at the floor is recommended in order to prevent the doors from swinging or rubbing against each other during use.



 H. Windows - Comments:

- There is a disconnected tension rod at one of the dining room windows. Repairs are recommended in order to allow the window to operate and stay open properly.



- *FYI: Ensure that all security system sensors installed in the lower portions of the window frames are adequately sealed in order to prevent water penetration.*

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

I	NI	NP	D
---	----	----	---

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels - Comments:

There is a 150amp main panel box, with a main disconnect, located at the South exterior and a sub panel box located at the garage interior.

- Although not required when this home was constructed, the lack of Arc-Fault Circuit Interrupter (AFCI) breakers for all living space circuits (family rooms, dining rooms, living rooms, parlors, libraries, dens, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas) is to be marked as “deficient” as per the Texas Real Estate Commission’s (TREC) standards of practice for inspectors. AFCI breakers are electrical devices designed to protect against fires by monitoring the circuit for the presence of dangerous arcing conditions. For more information on AFCI breakers, visit <http://www.guidedinspections.com/files/AFCIPamphlet.pdf> . *NOTE: AFCI breakers are not tested in occupied homes. Testing these devices in occupied homes may potentially damage computers or other sensitive electronic equipment that could be present in the home.*
- There is inadequate clearance at the front and sides of the subpanel box in the garage. All electrical panel boxes should have a 36” deep by 30” wide by 6 ½’ high free area in front of the access. This clearance should be maintained for improved safety.



B. Branch Circuits - Connected Devices and Fixtures

Type of Wiring: Copper

Comments:

- Ground Fault Circuit Interrupter (GFCI) protection is missing at the garage door operator receptacle. Although this protection may not have been required at certain receptacles when the home was constructed (dedicated outlets for fixed appliances), every receptacle in the garage that does not have GFCI protection is to be marked as “deficient” as per the Texas Real Estate Commission’s (TREC) standards of practice for inspectors. GFCI receptacles offer additional protection from shock or electrocution (particularly in potentially wet areas) by monitoring the amount of current flowing from hot to neutral. If there is any imbalance in the flow, the GFCI trips. For more information on GFCI receptacles, visit http://www.guidedinspections.com/files/GFCI_Fact_Sheet.pdf
- The bubble cover for the rear exterior receptacle is missing and should be replaced in order to prevent possible water penetration into the receptacle.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



- There is currently no known switch for the master bathroom exhaust fan. An appropriate switch should be provided so that the fan can be operated as needed.
- Some of the dimmer switches that are being utilized for the lights and ceiling fans may not be necessarily rated or intended for use with the ceiling fans. Ideally, the current dimmer switches should be replaced with dimmer switches that are rated for this use (often will have "fan speed controller" imprinted on the switch). Repairs are recommended for improved safety.

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

I	NI	NP	D
---	----	----	---

III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Split system heat pump - 3 ton unit; 2006

Energy Source: Electric

Comments:

Heating Equipment Model Number: ARUF36421BA (Air handler unit in attic)

Measured heat rise:

<i>Heat pump w/ auxiliary heat:</i>	<i>Return 80.4°</i>	<i>Supply 120°</i>	<i>Δ Temperature 39.6°</i>
<i>Auxiliary heat only</i>	<i>Return 78°</i>	<i>Supply 104.9°</i>	<i>Δ Temperature 26.9°</i>

Based on the measured heat rise temperatures above and the performance of the unit at the time of the inspection, it is my opinion that the heat pump and the auxiliary heat strips are operating sufficiently at this time.

B. Cooling Equipment

Type of System: Split system heat pump - 3 ton unit; 2006

Comments:

Cooling Equipment Model Number: GSH130361AA

Measured temperature differential: Return 72.1° Supply 52.7° Δ Temperature 19.4°

The measured temperature differential between the supply and return air was approximately 19° (the desired temperature differential is somewhere between 15°-22°). This reading is simply a gauge to help determine the heat pump's overall performance in the cooling mode. Based on the measured temperature differential and the performance of the unit at the time of the inspection, it is my opinion that the heat pump is operating sufficiently at this time. However, there are some items related to the system that are in need of attention and repair. See comments below:

- The auxiliary drain pan installed below the evaporator coil unit in the attic contains a fair amount of rust. The rust and staining inside this pan suggests that the primary condensate drain line may have had a blockage or clog at some point in the past. No signs of current moisture were noted at this time and the blockage may have been removed during servicing or possibly even dislodged on its own. Testing and monitoring is recommended to ensure that the primary condensate line will drain properly.



- The cleanout opening in the primary condensate drain line (prior to the trap) should be capped to ensure that the line will drain properly and that unfiltered air will not be pulled into the air handler unit. A removable cap is ideal so that the line can be accessed for periodic cleaning.

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

I	NI	NP	D
---	----	----	---



C. Duct Systems, Chases and Vents - Comments:

Air distribution throughout the home was observed to be balanced and adequate.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

IV. PLUMBING

A. Water Supply System and Fixtures

Location of water meter: Northwest corner of the front yard.

Location of main water supply valve: Adjacent to the meter box.

Static water pressure reading: 60 psi, measured at the Southwest hose bib.

Comments:

- The main water shut off valve is buried in the valve box. The soil in the valve box should be removed and the box should be re-positioned in order to provide access and to prevent damage to the valve.



- The toilet tank flappers are no longer maintaining a good seal, which is causing the toilets to run constantly in order to maintain the water level in the tanks. New flappers are recommended for improved operation.



B. Drain, Wastes and Vents - *Comments:*

Location of main drain cleanout: Southwest corner of the house

C. Water Heating Equipment

Energy Source: Electric

Capacity: 50-gallon tank - 2008

Comments:

No installation or operational deficiencies were noted at this time.

D. Hydro-Massage Therapy Equipment - *Comments:*

GFCI protection present:

Pump/Motor accessible:

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

I	NI	NP	D
---	----	----	---

V. APPLIANCES

A. Dishwasher - Comments:

- The dishwasher is not secured well in the cabinet opening. Repairs are recommended.



B. Food Waste Disposer - Comments:

The food waste disposer is operating properly at this time.

C. Range Exhaust Vent - Comments:

- Screening is recommended at the exterior portion of the range exhaust vent in order to prevent insect (wasps) or bird nesting.



D. Ranges, Cooktops, and Ovens - Comments:

- An anti tip device is required at the range for increased safety. This is simply a strap or metal bracket attached between the range and the wall/floor to prevent the range from tipping forward.

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

I	NI	NP	D
---	----	----	---

E. Microwave Oven - Comments:

The microwave is operating properly at this time.

F. Trash Compactor- Comments:

G. Mechanical Exhaust Vents and Bathroom Heaters - Comments:

- The exhaust fan in the master bedroom is not working due to the fact that there is no control switch present (see section II. B. Branch Circuits). Repairs are recommended for improved operation.

H. Garage Door Operators - Comments:

- The garage door locks should be removed or disabled in order to prevent accidental door/component damage from attempting to open the door with the operator, while the door is locked.



I. Doorbell and Chimes - Comments:

J. Dryer Vents - Comments:

- *FYI: The dryer is vented vertically before exiting the structure. This may allow the dryer to become stopped up somewhat easier than a short horizontal venting of the dryer. It is recommended that the interior portion of the dryer vent pipe be cleaned annually for safety and optimal dryer performance.*

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

I	NI	NP	D
---	----	----	---

VI. OPTIONAL SYSTEMS

 A. Lawn and Garden Sprinkler Systems - Comments:

 B. Swimming Pools, Spas, Hot Tubs and Equipment

Type of Construction:

Comments:

NOTE: Guided Inspections does not inspect swimming pools, hot tubs or their associated pumps, equipment, etc.

 C. Outbuildings - Comments:

 D. Outdoor Cooking Equipment

Energy Source:

Comments:

 E. Gas Supply Systems - Comments:

 F. Private Water Wells (A coliform analysis recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

NOTE: Guided Inspections does not inspect private water wells or their associated equipment.

 G. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

NOTE: Guided Inspections does not inspect private septic systems or their associated equipment.

ADDENDUM: MAINTENANCE ADVICE

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector inside and outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.

- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief Valve (TPRV) on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

10-27-08

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

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

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)

TREC Form No. OP-I EOF