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**TEL: (956) 251-3031**

LICENSED BY THE TEXAS REAL ESTATE COMMISSION  
LICENSE # 10373

[www.Laredo-HomeInspector.com](http://www.Laredo-HomeInspector.com)

## PROPERTY INSPECTION REPORT

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**Report #:** EA20090921-02

**Prepared For:** Munster Herman  
(Name of Client)

**Concerning:** 1313 Mockingbird Lane, Laredo, TX 78046  
(Address of Inspected Property)

**By:** Efrain Alvarado TREC, #10373 09/21/2009  
(Name and License Number of Inspector) (Date)

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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](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.231 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 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.

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

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

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

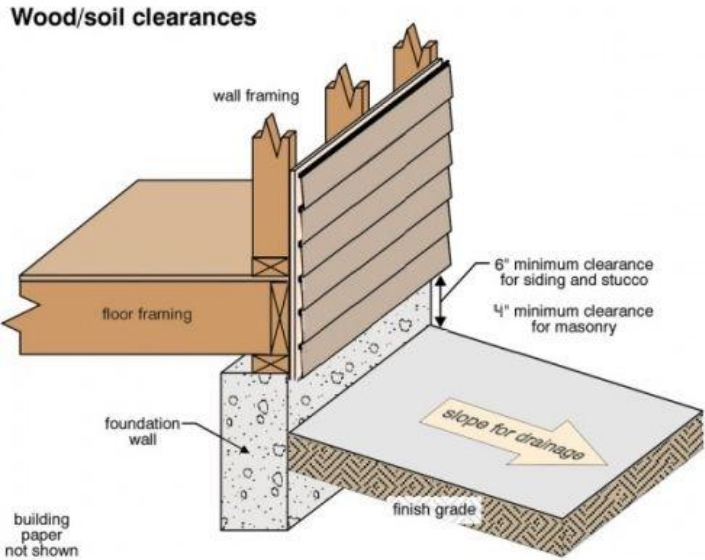
Note: Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees & shrubbery can cause foundation damage when growing to close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier on beam foundation, periodic leveling may be required.

B. Grading & Drainage - Comments

Note: Foundation area surface and/or subsurface drains are not inspected

Deficiency:

- Soil touching siding on south side of home. Must lower grading on south side of home.
- Grading on west side of home should slope away from the foundation.





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I	NI	NP	D												



Recommended grading slopes



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

⌋ ⋅ ⋅ ⌋

C. Roof Covering Materials

Type(s) of Roof Covering: Shingles - Asphalt

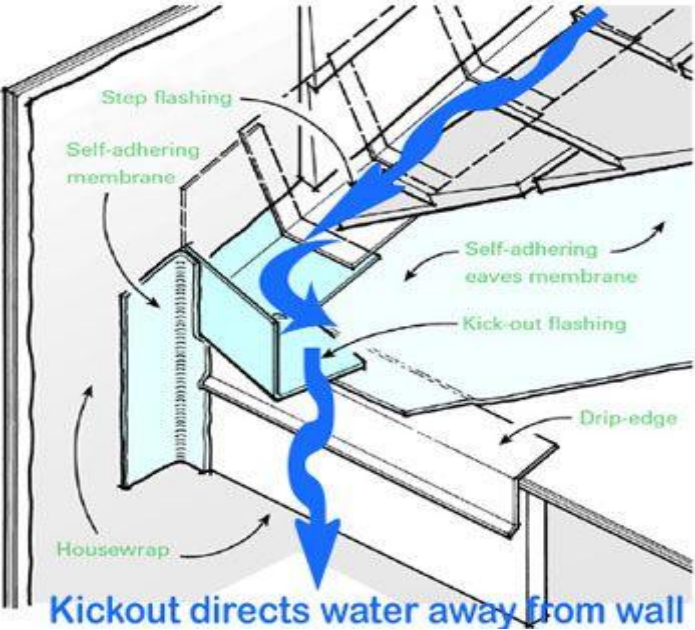
Viewed From: Street Level

Comments:

Note: Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, etc.) affect roofing materials from day to day. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

Deficiency:

⌋ Kickout flashing needed. Kickout directs water away from wall.



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.. p .. ..

**D. Roof Structure & Attic**  
*Viewed From:* No Access  
*Approximate Average Depth of Insulation:*  
*Approximate Average Thickness of Vertical Insulation:*  
*Comments:*

p .. .. p

**E. Walls (Interior & Exterior) - Comments**  
Note: Not all interior walls are viable/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc.

p Plant clogging dryer vent which could result in inefficient dryer operation, longer drying times and extreme fire hazards.



p .. .. p

**F. Ceilings & Floors - Comments**  
Note: Not all interior floors are visible/accessible as the might be obstructed by floor coverings, furniture, stored rooms, etc.

**Observation:**  
p Evidence of repair on kitchen and garage ceiling.



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**Deficiency:**  
p Flooring around bathtub needs to be caulked to prevent water damage.



p " " p **G. Doors (Interior & Exterior) - Comments**  
**Deficiency:**



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

⌋ Door leading to laundry room needs to be replaced.



⌋ " " ⌋ **H. Windows - Comments**  
Note: Only accessible windows are inspected and only a representative number of those windows are checked for operation during the inspection. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy says, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.  
**Deficiency:**  
⌋ South bedroom window inoperable.

⌋ " " " **I. Stairways (Interior & Exterior) - Comments**

" " ⌋ " **J. Fireplace/Chimney - Comments**

⌋ " " " **K. Porches, Balconies, Decks and Carports - Comments**

⌋ " " " **L. Other - Comments**

⌋ " " ⌋ **II. ELECTRICAL SYSTEMS**  
**A. Service Entrance and Panels - Comments**  
**Deficiency:**

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I	NI	NP	D

⌋ Arc circuit breakers are now required for all bedrooms. As per TREC Standards of Practice, this item has to be noted as a Deficiency.

⌋ " " ⌋

**B. Branch Circuits, Connected Devices, and Fixtures**

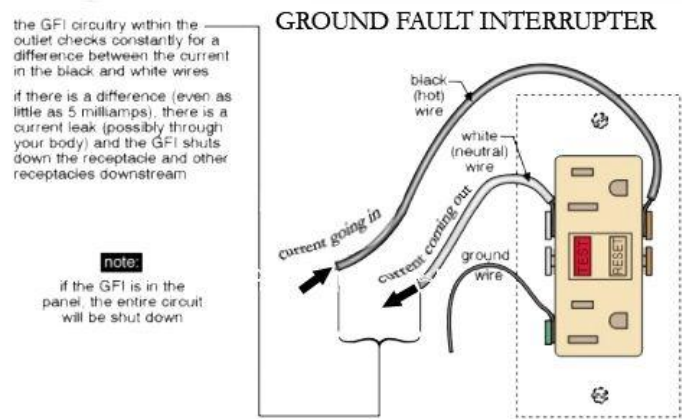
Type of Wiring:

Comments:

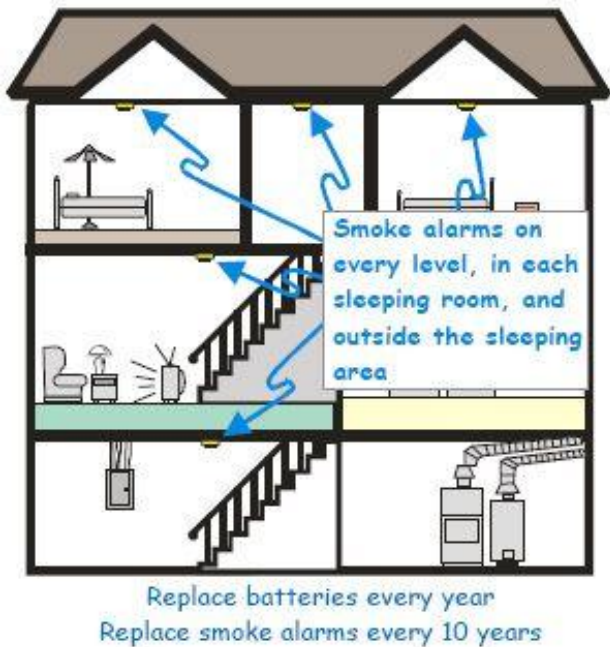
Deficiency:

⌋ GFCI outlets are not tripping in kitchen.

⌋ No GFCI outlets in garage.

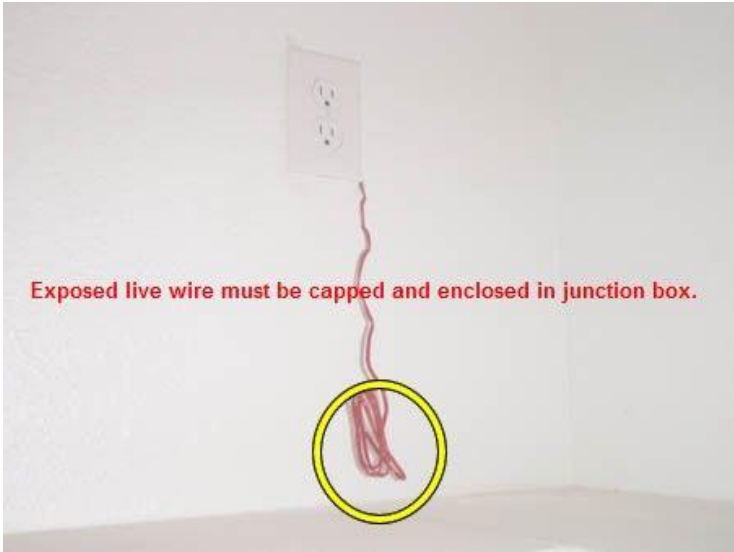


⌋ Smoke detectors are now required to be installed inside every bedroom and adjacent hallway. As per TREC Standards of Practice, this item has to be noted as Deficiency



⌋ Exposed live wire in master closet.

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I	NI	NP	D												



Incandescent light bulb in master bath needs cover.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System:  
Energy Source:  
Comments:

B. Cooling Equipment:

Type of System: Central - Air Conditioning  
Comments:

Inspector Notes:

- The cooling system responded to control. Supply air was measured at 61 degrees F, and return air was measured at 82 degrees F. This represents a temperature difference that is within the acceptable range of 15 to 21 degrees F
- Recommend HVAC Technician to further evaluate and perform regular maintenance..

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⌋ " " " C. Duct System, Chases, and Vents - Comment

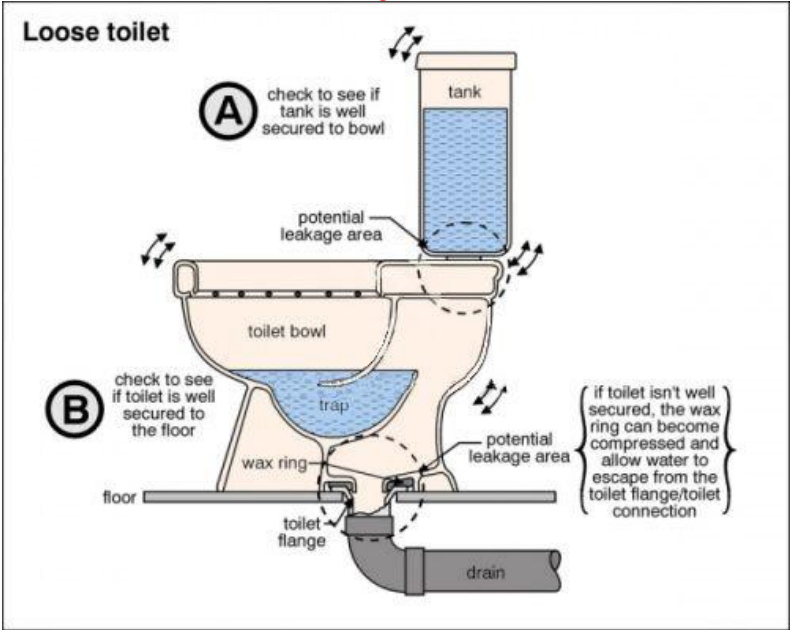
IV. PLUMBING SYSTEM

⌋ " " ⌋ A. Water Supply System and Fixtures  
Location of water meter: Front Right  
Location of main water supply valve: Front Left  
Static water pressure reading: 50 PSI  
Comments:

Note: Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls, in or under concrete slabs, or concealed y personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check the drain systems.

Deficiency:

⌋ Commode on south side bathroom is loose and needs to be corrected. Current conditions can cause water leaks and/or sewer gases to enter home.



⌋ Reseal loose shower head recess to wall.



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I	NI	NP	D												



⌋ No water pressure flowing to kitchen sink.

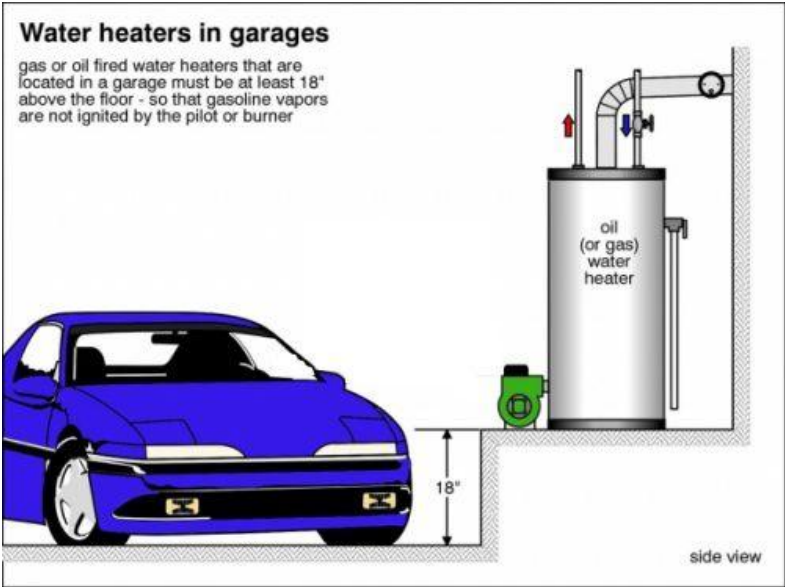
⌋ " " " B. Drains, Wastes, and Vents - Comments

⌋ " " ⌋ C. Water Heating Equipment  
Energy Source: Electric  
Capacity: 40 Gallons  
Deficiency:

⌋ Water heater was not 18" above ground level, Per TREC Standard of Practice this item has to be noted as In Need of Repair.



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



.. .. p .. D. Hydro-Massage Therapy Equipment - Comments

V. APPLIANCES

p .. .. A. Dishwasher - Comments

p .. .. B. Food Waste Disposer - Comments

.. p .. .. C. Range Exhaust Vent - Comments

.. .. p .. D. Ranges, Cooktops, and Ovens - Comments

.. .. p .. E. Microwave Oven - Comments

.. .. p .. F. Trash Compactor - Comments

p .. .. G. Mechanical Exhaust Vents and Bathroom Heaters - Comments

p .. .. H. Garage Door Operator(s) - Comments

p .. .. I. Doorbell and Chimes - Comments

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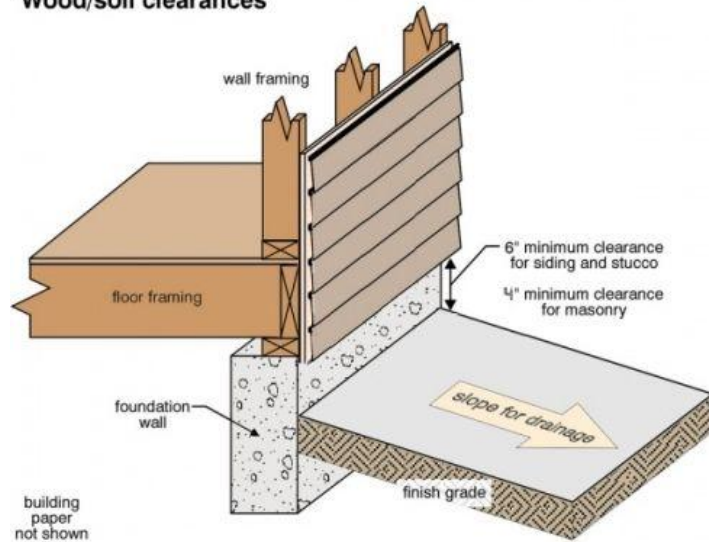
p   "   "   "   J. Dryer Vents - *Comments*

## Grading &amp; Drainage

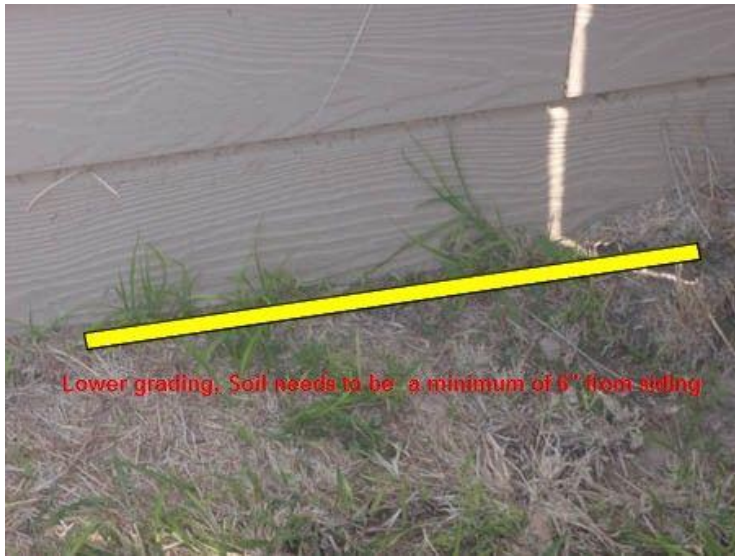
Note: Foundation area surface and/or subsurface drains are not inspected

**Deficiency:**

- p Soil touching siding on south side of home. Must lower grading on south side of home.
- p Grading on west side of home should slope away from the foundation.

**Wood/soil clearances**





#### Recommended grading slopes

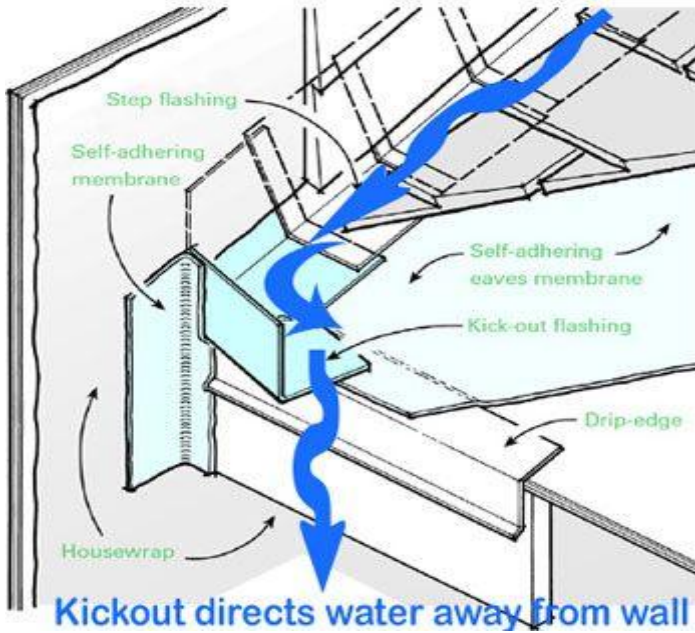
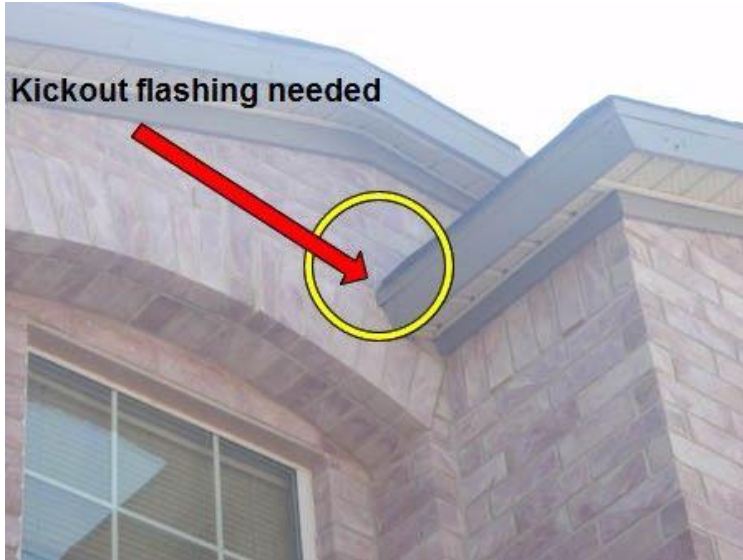


#### Roof Covering Materials

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**Deficiency:**

- ⌋ **Kickout flashing needed.** Kickout directs water away from wall.



Walls (Interior and Exterior)

Note: Not all interior walls are viable/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc.

- ⌋ **Plant clogging dryer vent** which could result in inefficient dryer operation, longer drying times and extreme fire hazards.



#### Ceilings & Floors

Note: Not all interior floors are visible/accessible as they might be obstructed by floor coverings, furniture, stored rooms, etc.

#### Observation:

⌋ Evidence of repair on kitchen and garage ceiling.



#### Deficiency:

⌋ Flooring around bathtub needs to be caulked to prevent water damage.





Doors (Interior & Exterior)

**Deficiency:**

p Door leading to laundry room needs to be replaced.



Windows

Note: Only accessible windows are inspected and only a representative number of those windows are checked for operation during the inspection. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy says, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.

**Deficiency:**



⌋ South bedroom window inoperable.

#### Service Entrance and Panels

##### Deficiency:

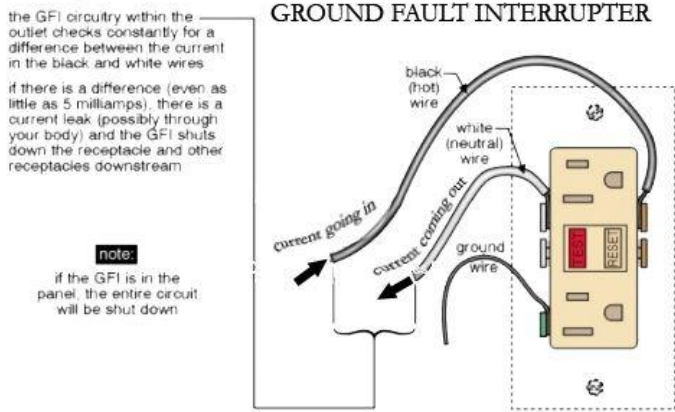
⌋ Arc circuit breakers are now required for all bedrooms. As per TREC Standards of Practice, this item has to be noted as a *Deficiency*.

#### Branch Circuits, Connected Devices, and Fixtures

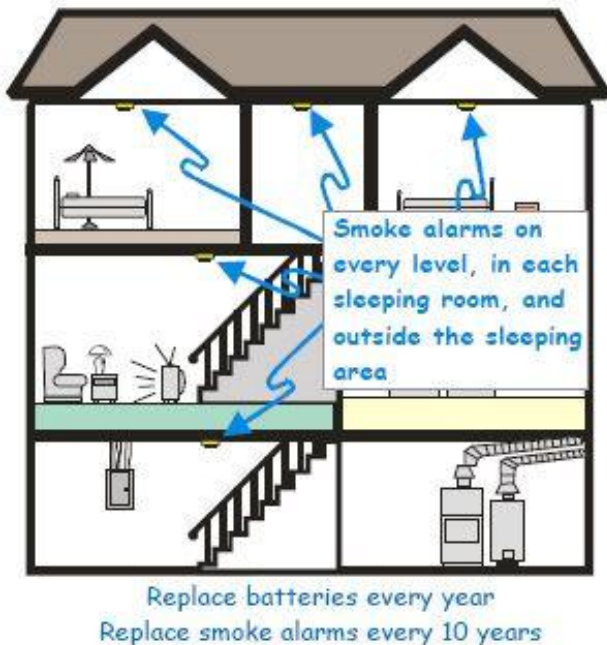
##### Deficiency:

⌋ GFCI outlets are not tripping in kitchen.

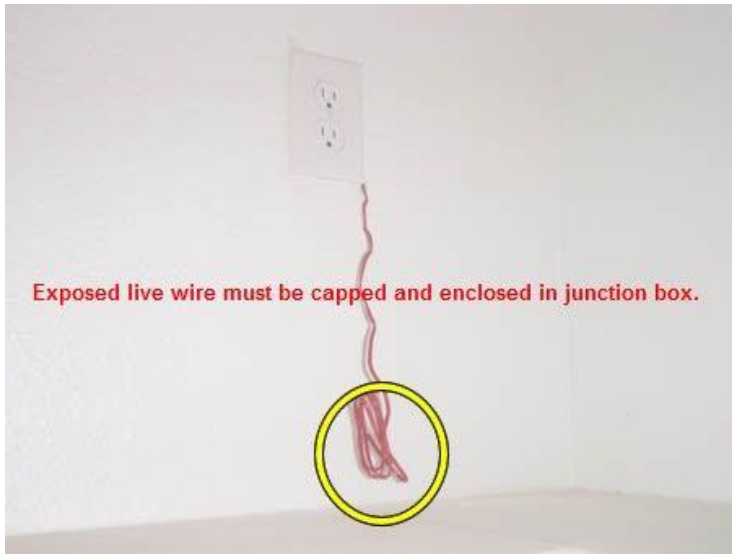
⌋ No GFCI outlets in garage.



⌋ Smoke detectors are now required to be installed inside every bedroom and adjacent hallway. As per TREC Standards of Practice, this item has to be noted as *Deficiency*



⌋ Exposed live wire in master closet.



p Incandescent light bulb in master bath needs cover.

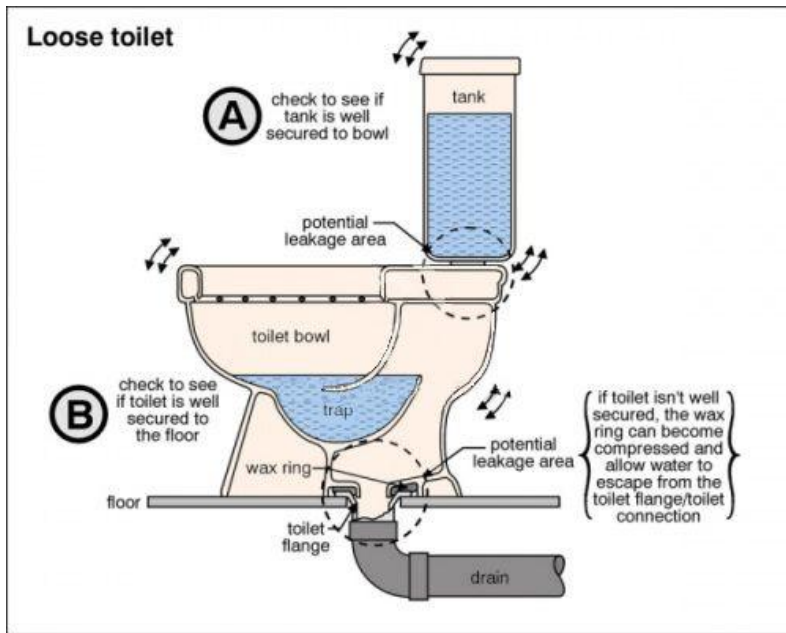


#### Water Supply System and Fixtures

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#### Deficiency:

p Commode on south side bathroom is loose and needs to be corrected. Current conditions can cause water leaks and/or sewer gases to enter home.



p Reseal loose shower head recess to wall.



p No water pressure flowing to kitchen sink.

Water Heating Equipment

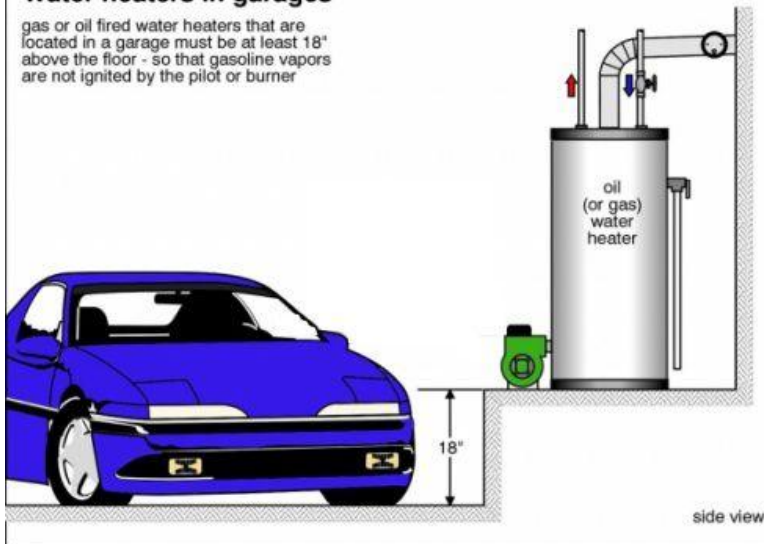
**Deficiency:**

p Water heater was not 18" above ground level, Per TREC Standard of Practice this item has to be noted as *In Need of Repair*.



### Water heaters in garages

gas or oil fired water heaters that are located in a garage must be at least 18" above the floor - so that gasoline vapors are not ignited by the pilot or burner







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

## TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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