

111 Town Home Court

Contents

Property Inspection Report

Information from the State of Texas and additional information from the inspector.

Structural Section of the Report detailing the foundation, grading and drainage, the roof, attic, floors, ceilings, walls, windows, stairs, fireplaces, porches, and other portions of the structure.

Electrical section of the report detailing how the electricity enters the home and all of the fixtures attached to this system.

Heating, Cooling, and Ventilation section detailing how the air is conditioned for heating and cooling, as well as how the air travels through the home.

Plumbing section of the report detailing how the water enters the home and all of the fixtures attached to this system

Built-in appliances section of the report detailing equipment that is part of the home, including such items as cooking equipment, ventilation, and garage door operators.

Optional Systems section includes items not typically inspected, or inspected for an additional cost. I include inspections of the lawn sprinkler system, outdoor cooking equipment, and outbuildings as a standard part of my inspection. If I see an issue with another optional system, I will mark the issue down, but I may or may not fully inspect the system (if inspected this will be marked).

Photographs

this section can be one to three pages of photographs to show some details of the report more clearly.

Invoice

Instructions on how to make payments, or if payment had been made, there will be an indication that payment was received.

Consumer Notice From the State of Texas Concerning Hazards or Deficiencies

PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: 111Town Home Court
(Address or Other Identification of Inspected Property)

By: Frank Schulte-Ladbeck TREC# 9073 11/11/2011
(Name and License Number of Inspector) (Date)

Sponsoring Inspector, if required) Not applicable _____ (Name, License Number and Signature of

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-1.

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 ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE

Report Identification _111 Town Home Court _

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

As the buyer of a property, it is your right to have a complete examination of the building and its mechanical systems. More detailed examinations of the roof, foundation, HVAC, and plumbing systems can be carried out by firms specializing in those areas. Please call me for recommendations of firms if you feel that you need to have a system checked by a such specialist.

If the utilities are not on, I cannot do a full inspection of the systems and appliances that need them to function, so I mark them as not inspected. If I do see a problem, I will mark it down as in need of repair, even though it still will not be marked as inspected, because their may be further problems.

For the purposes of this report, the front of the house is the "front"; the back of the house is the "back"; when facing the front of the house from the street, "right" will be the side on your right, and "left" will be the side to your left.

Newly Remodeled: No

New Construction: No

Weather: clear, 66F

Start Time: 1:00pm

End time: 5:20pm

Present at inspection: buyer

Property description: Year built: 1985 Square Footage:1520 Subdivision: Your Townhomes
Two story town home with a brick exterior and attached garage.

Special Notes:

Further Information: This report is designed to give you the information that you need in a clear format for the home buying/selling process. To this end, I do not try to stuff this report with information that you do not need at this time; however, I encourage you to explore topics further by going to <http://yourhoustonhomeinspector.com> to read articles which relate to the report. Use the search function to find articles on issues mentioned in this report.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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

Comments (An opinion on performance is mandatory.):

Foundation type(s): slab on grade

Cracks:

On the Exterior: mortar crack by the door, through mortar and brick under window by door.

On the Interior: there seem to be repaired cracks throughout the unit in corners and by windows. The visible cracks are in the garage ceiling and in the closet of the garage.

Movement: indicated by the above mentioned cracks, the uneven sheathing of the walls and ceilings; and by some uneven flooring on the first floor.

Condition: the uneven flooring found on the first floor was quite minor when checked. The greatest deflection over a four foot distance was around an 1/8".

In my opinion, the foundation is performing as intended at this time given its age and condition.

B. Grading and Drainage

Comments:

Condition of the grading of the land: the front porch appears to hold water; however, if the leaves are cleared from around the air conditioning unit, water may flow away from the porch. If not, some regrading would help water to flow away.

Condition of the gutter system: gutter in rear of home is bent at the downspout, which could lead to debris in gutter clogging the downspout. One front downspout has a tube on it to direct water away, but the other downspout does not. Water may pool on the porch.

Note: for the flood plain status of a property in Harris County, you can call the Harris County Permits Group from 7:30am to 4:00 pm at 713.956.3000. You will need to know the subdivision, section, block and lot, the street address, and Harris County Appraisal District Tax Identification number. Otherwise you can go to <http://www.fema.gov/> for a map.

An effective gutter system all the way around the home that directs water away from the house can help maintain the home. It is not required though. You can ensure that the grading around the house continues to move water away from the structure. Have no areas where the water can pond. Grading can change due to the landscaping or other factors.

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

Type(s) of roof covering: composite shingles

Viewed From: ground with binoculars

Comments:

Type of flashing around roof penetrations: metal

. **Note:** plastic vents for plumbing have seals which break down faster than the roof, which causes a roof leak there before the roof material breaks down.

Type of flashing along wall to roof joints: step flashing (chimney)

Note: Step flashing is better for our area to prevent moisture problems, yet a single piece of flashing is used by some builders for appearance or other reasons. Step flashing is flashing done in pieces like steps.

Condition of and previous repairs to flashing, skylights, and other roof penetrations:

no issues seen. There is a bar to help divert water away from the chimney. This . bar has rust on it, but it seems to function as intended.

Condition of the roof covering: no issue seen over unit. There was one shingle popping up, possibly due to a nail pop over the unit to the right.

Note: In our climate, lighter colored roofs, particularly white roof coverings, are more energy efficient. There are reflective materials which can be added to roof coverings which help improve energy efficiency. These are found on certain types of metal roofs and on roofs with elastomeric coatings. The UV protection on composite shingles is the small pebbles which can come off, to be found in the gutters. When enough of these pebbles come off of the shingle, the asphalt can degrade faster from the UV light. One frequent issue on the roof is the caulking of nail and bolt heads. If a nail or bolt head rusts, this can be a leak source. Over time, the caulk can break down, so this should be checked every year to see if recaulking is needed.

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

Comments:
Viewed From: walking it

Approximate Average Depth of Insulation: 6"
joists (framing for the ceiling) were not covered by insulation, which allows heat to transfer down to living space. Also, no items should be on the insulation; compacting insulation reduces its effectiveness, and this was the case here with some items near the entrance, but also boards on the other side of the skylight.

(Each insulation is different; however, for the Houston area, having 14" of insulation at a minimum the best option for energy efficiency).
Not a typical practice, but insulating over the garage and porch will help with the energy efficiency of the home. Also, ensure that the insulation goes over the framing holding up your ceiling (ceiling joists) to prevent attic heat from migrating down.

Approximate Average Thickness of Vertical Insulation: 8"
not all spaces that required insulation on the skylight where covered.
(As with the above, each insulation is different; however, having at least 10" of insulation is the best for energy efficiency.)

Attic Entry: in the ceiling of upstairs hall. This does have some damage to the edge, and there is no weatherstripping or insulation on the door. This allows heat to transfer to the living space below. The door is mainly attached with screws. These should be nails (screws can break when lateral forces are applied, which happens when climbing the ladder.

Any visible evidence of moisture penetration: no signs

Type of Ventilation: soffit vents to a ridge vent. The amount of ventilation appears to meet basic requirements.

Condition/Description: the framing is a truss system. There are walk way areas in the attic, but not a continuous walk from the entry landing to the equipment., which can hinder technicians working on the equipment.
There is a firewall between the units; however, this wall is damaged.

Note: Determining the R-value in a home inspection is not always possible. Builders typically place an R-value around R32 over living spaces, yet they are not required to insulate fully. Given Houston's climate more insulation is better, and having every area in the building envelope covered, such as the garage and porch, will help with energy efficiency. The type of ventilation in the home does not matter, mechanical or passive, but having good ventilation in the attic reduces moisture damage, and decrease energy bills by cooling the space during our hot months.

I	NI	NP	D
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E. Walls (Interior and Exterior)

Comments:

Wall joints where the wall meets a door or window or where the expansion joint is do need new caulk on the exterior. There is also the joint at the top of the window frame and interior wall which needs to be sealed.

Not a problem yet, but do watch that the crepe myrtle does not grow to touch the walls, as this can cause damage during high winds.

Not a common practice when the home was built, but having a weepole over the windows were the siding is brick will help moisture to escape.

Uneven sheathing mentioned in the Foundation section.

There were signs of past moisture in the garage.

Note: Any joint where two walls meet, wall penetrations, or two different wall coverings exist needs to be sealed to prevent moisture entry. This sealing also helps with energy efficiency by preventing air flow. An exterior grade caulk is acceptable, but due to movement or other factors, the joints may need to be recaulked.

F. Ceilings and Floors

Comments:

Uneven floors and ceiling sheathing dealt with in the Foundation section.

Not a structural problem, but the floor covering in the den area does have gaps.

Note: Over time, flooring over framing can come loose, causing squeaks. There are means to reattach this through carpeting. Dips and valleys can happen as well. When they become too severe, new brace framing is needed.

G. Doors (Interior and Exterior)

Comments:

Most doors do not have door stops. These can help prevent wall damage.

Standard building practice is not to include the following, but I mention it to help you improve the energy efficiency of the home: sealing the garage door with a door gasket and adding insulation to the door paneling helps to prevent heat transfer that eventually effect living space.

Note: some doors that stick or do not close in the frame well can be do to movement of the home or the foundation. If you have such indicators, wait to repair doors after you have the foundation repair.

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H. Windows

Comments:

Window screens have the following issue(s): missing downstairs, holes upstairs
Downstairs window has a glazing strip which is coming off; this should be resealed.
A window in the rear bedroom would not open. Other windows had broken hardware, or they would not stay open. These are the outer windows.

Note: window screens allow windows to be opened for breezes without being bothered by insects, like during a power outage. Properly functioning window mechanisms help seal the window for energy efficiency. Properly operating windows become escape routes during emergencies and a way to vent moisture from the building.

I. Stairways (Interior and Exterior)

Comments:

Note: Once a stairway has three steps, you should have a handrail to help steady those in need up those steps. Steps should be of an even height to prevent tripping. If you do have a second floor, you should consider having an emergency route to escape in case the fire engulfs the stairs, such as a rope ladder.

J. Fireplace/Chimney

Comments:

The downstairs firebox had a damper that would not fully close, which can effect energy efficiency. This was due to part of the flue sheeting in the way. The downstairs flue had creosote, which needs to be cleaned. The upstairs damper did close, and there was no creosote build-up.

Note: Any fireplace with an open firebox is energy inefficient in our climate, due to allowing conditioned air to escape. To improve energy efficiency the damper should be kept in the closed position when not in use.

The "saddle" or the "cricket" of a chimney is the same feature. This is a bump in the roofing which diverts water away from the chimney facing the roof plane. Chimneys without this feature can collect water, which can cause damage. The top of the chimney needs to be maintained to prevent water from staying there too. The end of the chimney flue should have some type of cap and spark arrestor to prevent pest entry, rain entry, and to prevent fire sparks from coming out. Creosote is the soot which builds up over time on the chimney. Since this substance is flammable, it should be cleaned from the surfaces in the flue.

K. Porches, Decks and Carports (Attached)

Comments:

See grading section for possible water ponding issue.

L. Other

Comments:

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Type: ITE

Location of the service panel: in the garage

Location of grounding rod: not found

Location of service entrance cables (power lines): underground

Are there AFCI breakers: no AFCI breakers prevent fires from arcs in bedrooms, so they are a nice safety feature.

The entrance cables (power lines) are aluminum, so they should have anti-oxidant on them to prevent them from rusting (there was no rust on the lines at the time of the inspection).

There are two breakers marked for 40amp service which appear to be attached to wires that are for 30amp service. Everything was working, but this situation may cause problems in the future. For this reason, and coupled with some findings in the section below, I would suggest having a qualified electrician examine this system.

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

Comments:

Type of wiring: copper

GFCI located in bathrooms yes outside & Garage yes, kitchen & wetbars not all

Some GFCI outlets did not function: upstairs bathrooms and downstairs bath

The Master bath GFCI in the vanity area will control the lights for the bathroom, which is due to the wiring. The kitchen GFCI controls the dining area outlets, so they should be marked as being GFCI. The outlets in the kitchen by the cooking range should be GFCI as well.

Are Tamper Resistant (TR) outlets present? No

Tamper resistant outlets are a new safety feature, which helps to prevent children from sticking things into the plug.

Are the exterior outlets Weather Resistant (WR)? No

Weather resistant outlets are a new type of exterior outlets, which helps the outlet be protected from the weather.

Loose outlets: around the home

Switches and other outlet issues: GFCI outlets mentioned above; uncovered switch in the attic; three prong outlet in garage utility area (newer washers use a four prong)

Condition of the Smoke Alarms: working, but there should be units in each bedroom as well.

Condition of the fixtures: garage light did not come on, but there was power.

Uncovered lights in closets can be a fire or safety hazard depending upon storage.

I	NI	NP	D
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III HEATING, VENTILATION AND AIR CONDITIONING SYSTEM

A. Heating Equipment

Type of System: _Goodman forced air system_

Energy Source: _electric_

Comments: Serial Number: 0801480543

If the inspector deemed the furnace to be inaccessible: accessible

The Master bedroom did not heat up as quickly as other areas, but this may be due to the vents, so see that section below.

B. Cooling Equipment:

Type of System: _Goodman forced air system_

Comments: Serial Number: _0607041995_

Proper performance by operating system when outdoor temperature is above 60F by checking the temperature difference between supply and return air:

Difference: _13F which is not quite where it should be

The outside refrigerant line was not covered by insulation which can effect performance. If weeds grow, then these can restrict air flow around the unit, so they should be pruned/removed. There are wiring connections not inside the panel. This is common practice for air conditioning professionals, but this does allow the wires to be damaged easily. The height of the compressor above grade could be a little better.

Yearly service may improve the temperature difference mentioned above. Currently, the unit is not running efficiently.

C. Duct System, Chases, and Vents Comments

Filter condition: disposable, not in need of change yet

Filter location(s): in hall on the second floor

There is wiring in the return chase, which is now seen as a hazard, although this had been a common practice. The return chase is not sealed. Not as important since the chase is on the interior of the unit, but sealing it would block the wires, and help to improve efficiency.

One duct was crimped a little in the attic. Better insulation and sealing looks as if it is needed around the vents for the Master bedroom.

Note: Changing the filter is dependent on use and type of filter, but every month is standard to keep air conditioning system running optimally.

I	NI	NP	D
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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: complex

Location of main water supply valve: complex

Static water pressure reading: 49 psi

Comments:

If there is a water manifold, location of this unit: not applicable

The tank for the toilet in rear bath was loose. The holes in the tiles for the tub in the rear bath could be sealed better, and a few tiles needed to be better sealed.

The Master bath hydro-therapy tub has the hot and cold reversed. The drainstop for that unit does not quite fit (sticks).

There is a leak under the kitchen sink through the disposer.

Tubs did not have access panels to view drains.

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B. Drains, Wastes, Vents

Comments:

Note: sometimes slow draining fixtures is not due to clogs, but to vents being blocked.

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C. Water Heating Equipment

Energy Source:

Capacity:

Comments: Serial Number: __

No unit was found within the home, so this may be a central hot water from the complex.

All fixtures requiring hot water did have hot water.

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D. Hydro-Therapy Equipment

Comments: Serial Number: _

Is there access to the motor and GFCI: no

There is a sealed panel in the closet of the rear bedroom which could be the access point for working on the motor. Since this could not be opened without breaking the seal, I cannot be sure. The other possibility is that the motor could be reached through the carpeted steps.

The unit did work, and the switch is by the toilet.

I	NI	NP	D
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VI OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems
Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment
Type of Construction:
Comments:

C. Outbuildings
Comments:

D. Outdoor Cooking Equipment
Energy Source:
Comments:

E. Gas Supply Systems
Comments:

F. Private Water Wells
(A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:

G. Private Sewage Disposal (Septic) Systems
Type of System:
Location of Drain Field:
Comments:

H. Whole-House Vacuum Systems – Comments:
Comments:

I. Other Built-in Appliances
Comments:
refrigerator Electrolux BA62804811 no issue found

Photographs of 111 Town Home Court

Note: Not all items on the report can be photographed to show the deficiency. These photos are meant to help you understand certain issues. This does not indicate that the items in the photographs is more important than items not photographed.



Bottom right of panel has wiring or breaker .which are improperly sized.

Gap in window frame needs sealing

No insulation on door



Screw not proper for attic ladder.

Example of gap in firewall between units.

Material left on insulation



Insufficient insulation, not covering joist.

Missing insulation from skylight.

Wiring in return chase.

Photographs of 111 Town Home Court



Unsealed return chase. Plumbing in chase is the primary drain for evaporator coil.



Damper will not close due to metal of flue.



Damaged downspout rear.



Lint in dryer vent line clogging the exhaust point.



Expansion joint beginning to need new caulking.



Overview of front porch. Water may pond at the far end due to leaves on the ground.

INVOICE

For

Date:11/11/2011

Service provided: home inspection of 111 Town Home Court

Charges: \$250.00

Additional Charges/ Discount:

Total: \$ 250.00 PAID

Payment is due upon receipt. Payments made after thirty days from date of invoice have a late charge of 10%.

Thank you for your business!

Frank Schulte-Ladbeck

TREC #9073

713.781. 6090

Checks can be sent to 9403 Meadowcroft

Houston, TX 77063

For credit cards, please call me to provide the information to process the transaction

For Paypal, I can send you a request or you can send payment to the email:

frank@yourhoustonhomeinspector.com

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>)

TREC Form No. OP-I

This form is available on the TREC website at www.trec.state.tx.us