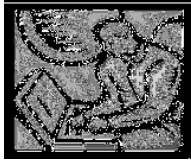


# Your Company Name



Address  
City, State Zip Code  
Phone number, email address  
Website address

## PROPERTY INSPECTION REPORT

Prepared For:

\_\_\_\_\_

(Name of Client)

Concerning:

\_\_\_\_\_

(Address or Other Identification of Inspected Property)

By:

\_\_\_\_\_

(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](http://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

# Report Identification: REPORT 2010 INTERMEDIATE SHORT SAMPLE

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 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

**Notice: This inspection report is subject to the attached contract and handouts**

Inspection Scope             Full                     Limited – Reason \_\_\_\_\_  
 Property inspected was     Occupied             Vacant     \_\_\_\_\_

Parties present at inspection     Buyer                     Seller             Listing Agent     Buyers Agent  
 Documents provided to inspector     Sellers Disclosure     Engineers Report     Previous Inspection

Weather conditions during inspection     Sunny     Overcast     Raining             Snowing  
 Time of inspection \_\_\_\_\_    Outside air temperature during inspection \_\_\_\_\_

Additional written information provided with this inspection report     Yes                     No  
 Cost of inspection services    \$ \_\_\_\_\_ to be paid at     Inspection     Closing     By mail     By Credit Card

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

I	NI	NP	D
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### I. STRUCTURAL SYSTEMS

#### A. Foundations

*Type of Foundation(s):*

*Comments:* The inspector will inspect the inspect slab surfaces, foundation framing components, subflooring, and related structural components He will report exposed or damaged reinforcement. The inspector will inspect the raised pier and beam crawl space area to determine the general condition of the foundation components. He will report his crawl space inspection vantage point and any limits to his visibility of the area.

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The inspector will render a written opinion as to the performance of the foundation. He will report general indications of foundation movement that are present and visible, such as open or offset concrete cracks, obvious floor slopes used to render the opinion of adverse performance.

- Visible Floor Types  Concrete Slab  Wood Framing  
 Wood on Ground  Steel Support Structure
- Pier and Beam Crawl Space  Accessible  Not Accessible  
 Crawl Space inspected  From opening  From under home  
 Visibility of Crawl Space  Full  Limited  Hazardous conditions  
 Limited under  Bathroom  Kitchen   
 Type of Ventilation  Screened Vents  Power Vents  
 Vapor Barrier Present  Yes  No  
 Crawlspace or Floor Insulation Present  Yes  No Thickness

**B. Grading and Drainage – Comments:** The inspector will inspect for improper or inadequate grading and drainage around the house and report any visible conditions that are adversely affecting the foundation performance.

**C. Roof Covering Materials**

*Type(s) of Roof Covering:*

*Viewed From:*

*Comments:* The inspector will report any visible deficiencies in the roof covering materials and evidence of previous repairs to roof covering materials, flashing details, skylights, and other roof penetrations. The inspector will inspect the flashing and counter flashing the general condition of roof jacks skylights and other roof penetrations and report any deficiencies or evidence of previous repair. He will also report visible deficiencies in installed gutter and downspout systems.

- Roof Condition  Good / New  Average  Aged  
 Roof Observed from  Roof  Ladder  Ground  
 Unable to make a close observation due to  
 Evidence of previous repairs to flashings / skylights / other penetrations  
 This house has an overlay roof.

**D. Roof Structure and Attic**

*Viewed From:*

*Approximate Average Depth of Insulation:*

*Approximate Average Thickness of Vertical Insulation:*

*Comments:* The inspector will inspect the roof structure. He will inspect the structure and sheathing and report any deficiencies in installed framing members and roof or attic flooring, as well as deflections or depressions in the roof surface as related to the adverse performance of the framing and the roof deck. He will inspect for the visible presence of attic insulation and report any missing insulation.

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- Roof Type  Wood frame  Steel frame
- Attic observed from  Attic  Attic access opening  No access
- Attic ventilation  Soffit vents  Exhaust ports  Gable vents
- Ridge vents  Wind Turbine(s)  Power Turbine(s)
- None Evident
- Approximate Depth of Attic Insulation: \_\_\_\_\_ inches Type of Insulation
- Vapor Barrier  Visible  Not Visible
- Visible evidence of moisture penetration evident in

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**E. Walls (Interior and Exterior) – Comments:** The inspector will inspect the interior and exterior walls and report visible deficiencies of the surfaces as related to structural performance or any visible evidence of water penetration. Those deficiencies may include deficiencies in claddings, water resistant materials and coatings as well as flashing details and terminations, and any visible evidence of water penetration.

- Visible Wall Construction  Wood framing  Metal framing
- Exterior Cladding  Brick masonry  CMU masonry
- Concrete  Stucco  EIFS
- Wood siding  Vinyl Siding  Metal Siding
- Other

Evidence of water penetration evident at  
General exterior cladding condition:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**F. Ceilings and Floors – Comments:** The inspector will inspect the ceiling and floors and report visible deficiencies of the surfaces as related to structural performance or any visible evidence of water penetration. Those deficiencies may include deficiencies in claddings, water resistant materials and coatings as well as flashing details and terminations, and any visible evidence of water penetration.

Ceiling Structure is  
 Evidence of water penetration evident on

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**G. Doors (Interior and Exterior) – Comments:** He will report the condition and operation interior and exterior doors and overhead garage doors. He will report any deficiencies in the condition of the doors including locks and latches on exterior doors unless a key is not available.

door could not be inspected

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**H. Windows – Comments:** The inspector will inspect all the visible door and window glazings, but may not identify all specific locations of damage. He will report damaged glass, damaged glazing and damaged or missing window screens.

Safety glass installed in hazardous locations

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**I. Stairways (Interior and Exterior) – Comments:** The inspector will inspect and report any visible deficiencies in interior and exterior steps, stairways, landings, guardrails, and handrails.

**J. Fireplace/Chimney - Comments:** The inspector will describe and inspect each fireplace or solid fuel burning appliance and chimney structure, termination, coping, crown, caps, and spark arrestor. He will report the absence of firestopping at accessible attic penetrations of the chimney flue.

Type of fireplace	<input type="checkbox"/> Masonry	<input type="checkbox"/> Metal Insert	<input type="checkbox"/> Wood stove/insert
Type of chimney	<input type="checkbox"/> Tile	<input type="checkbox"/> Brick	<input type="checkbox"/> Metal
Attic Firestop	<input type="checkbox"/> Area accessible	<input type="checkbox"/> Not accessible	
Chimney Cap	<input type="checkbox"/> Present	<input type="checkbox"/> Not present	
Combustion Air Vent	<input type="checkbox"/> Present	<input type="checkbox"/> Not present	
Gas Valve / Logs	<input type="checkbox"/> Present	<input type="checkbox"/> Not present	
Chimney observed	<input type="checkbox"/> From ground	<input type="checkbox"/> From roof	

**K. Porches, Balconies, Decks, and Carports – Comments:** The inspector will inspect balconies, attached carports, and attached porches and abutting porches, decks, and balconies that are used for ingress and egress.

**L. Other – Comments:**

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels – Comments:** The inspector will inspect the service entrance cables and report deficiencies with the insulation of the service entrance conductors, drip loop, separation of conductors at weatherheads, and clearances. He will inspect electrical cabinets, gutters, meter cans, and panel boards that are not secure, appropriate for their location or have deficiencies in their clearance and accessibility, missing knockouts or are not bonded and grounded.

The inspector will report the lack of arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas, as well as the failure of installed arc-fault circuit interrupter devices. In homes that have aluminum wiring, the inspector will report as deficient the absence of appropriate connections and anti-oxidants on aluminum conductor terminations.

Wire Type(s) found in Main and Sub Panels:  Copper  Aluminum

Appropriate Connections:  Present  Not Present

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- Approved Copper / Aluminum Devices
- Pig Tailed Connections       Crimp Connections
- Other

Location of Main(s) / Sub Panel(s) / Disconnect(s)

Nominal Voltage

Service Ampacity

Wiring Methods

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

*Type of Wiring:*

*Comments:* The inspector will inspect the branch circuits, connected devices and fixtures. He will report deficiencies in exposed wiring, wiring terminations, junctions, junction boxes and devices. If branch circuit aluminum wiring is discovered in the main or subpanels, he will perform a random sampling of accessible receptacles and switches. He will report inappropriate connections, such as copper/aluminum approved devices.

The inspector will operate all accessible wall and appliance switches and report switches that are damaged or inoperative. The inspector will inspect all accessible receptacles and report as a deficiency receptacles that are damaged, inoperative, have incorrect polarity or three-prong receptacles that are not grounded. He will report if Ground Fault Circuit Interrupter (GFCI) devices are not properly installed or do not operate properly. The inspector will inspect installed fixtures, including lighting devices and ceiling fans, and report inoperable or missing fixtures. He will inspect the operation of smoke or fire detectors that are not connected to a central alarm system and report deficiencies in installation and operation.

- Branch circuit wiring       Copper       Aluminum
- Random inspection of outlets / switches performed
- Branch circuit wiring is       Grounded 3 wire       Ungrounded 2 wire
- GFCI protection at       Kitchen       Bar       Bathroom       Laundry
- Whirlpool       Garage (note for freezer use)
- Exterior outlets (below 5'6")       Pool/Spa light
- Smoke Detectors       Present       Not Present

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A. Heating Equipment

*Type of System:*

*Energy Source:*

*Comments:* The inspector will operate the system using normal control devices and report any deficiencies in the controls, thermostats and accessible operating components of the heating system. He will inspect and report deficiencies in operation of heating elements of electric furnaces and the condition of the conductors. The inspector will inspect gas furnaces and report gas leaks, the presence of forced air in the burner compartment, flame impingement, uplifting flame, improper flame color, or excessive scale buildup.

- Furnace is       Fully accessible       Partially accessible       Not accessible
- Gas Shut Off Valve       Present       Accessible       Not Present and/or Observable
- Branch Line       Iron / Flex       Copper

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**B. Cooling Equipment**

*Type of System:*

*Comments:* The inspector will inspect each unit and report inoperative units. He will report deficiencies inadequate access and clearances as well as inadequate cooling as demonstrated by its performance in the reasonable judgment of the inspector. On Evaporative cooling units, the Inspector will inspect all units and report the type of system as a one or two speed system, the type of water supply line and when units are winterized, drained, shut down or the lack of a damper.

Unit Manufacture

Primary condensation drainline termination point(s)

Location	Return	°	Supply	°	Δ Temperature	°
Location	Return	°	Supply	°	Δ Temperature	°
Location	Return	°	Supply	°	Δ Temperature	°

Window Air Conditioners       Present       Not Present

**C. Duct System, Chases, and Vents – Comments:** While testing the HVAC system, the inspector will inspect the visible components of the ducts, chases, vents and thermostats for each unit.

Filter Type      Pleated Fiber      Size(s)

**IV. PLUMBING SYSTEM**

**A. Water Supply System and Fixtures**

*Location of water meter:*

*Location of main water supply valve:*

*Static water pressure reading:*      PSI

*Comments:* The inspector will inspect the plumbing system, including drainage, sump pumps and related piping and report the presence of any active leaks. The inspector will inspect the water supply system by viewing functional flow in two fixtures operated simultaneously. The inspector will inspect the visible gas distribution system and components.

Type of supply lines       Copper       Galvanized Iron  
     PVC/CPVC       Polybutylene        
 Anti Siphon / Back Flow / Air Gap(s)       Present       Not Present  
 Location of Water Shutoff valve(s)

**B. Drains, Wastes, and Vents – Comments:** The inspector will inspect the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible wastewater lines and vent pipes.

Type of waste lines       PVC       Iron       Tile

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## C. Water Heating Equipment

Energy Source:

Capacity:                      Gallons                      Gallons                      Gallons

Comments: The inspector will inspect each unit and report any inoperative units, leaking or corroded fittings or tanks, broken or missing parts or controls and the lack of a cold water shut-off valve. The inspector will report a temperature and pressure relief valve that does not operate when the valve is of an operable type, leaks, is damaged, corroded, improperly located or can not be tested due to obstructions.

In electric water heaters, the inspector will test the operation of the heating elements and inspect the condition of the conductors. In gas units, he will report as deficient gas leaks, the lack of burner shields, flame impingement, uplifting flame, improper flame color, or excessive scale build-up as well as the lack of a gas shut off valve.

Type of Water Heater Present:

- T & P Valve     Operated             Not Operated because
- Safety Pan and Drain Installed     Yes     No
- Gas Shut Off Valve  Present     Accessible     Not Present and/or Observable
- Branch Line     Iron / Flex     Copper
- Type of Observable Vent Pipe     Double Wall     Single Wall
- Cement / Asbestos
- Garage Unit(s):                      Physically Protected     Yes             No
- 18 inch Floor Clearance     Yes             No

Unit Manufacture

## D. Hydro-Massage Therapy Equipment – Comments: The inspector will inspect the unit and report if it does not operate. He will report evidence of visible and active leaks if the access cover is available and accessible.

- GFCI                       Present             Not Present
- Access Cover     Available     Accessible     Not Available and/or Accessible

## V. APPLIANCES

### A. Dishwasher – Comments: The inspector will operate the unit in the normal mode with the soap dispenser closed and report inoperative units rust on the interior of the cabinet or components, failure to drain properly or the presence of active water leaks.

### B. Food Waste Disposer – Comments: The inspector will operate the unit and report any defective units, unusual sounds or vibration.

### C. Range Exhaust Vent – Comments: The inspector will inspect the unit and report a vent pipe that does not terminate outside the structure, if the unit is not of a re-circulating type or configuration.

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Vent  Recirculates Air  Vents to Exterior  Vent not Present

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**D. Ranges, Cooktops, and Ovens** – *Comments:* The inspector will inspect and operate each range or cooktop and report inoperative units.

Type of Range  Electric  Gas  
 Type of Oven  Electric  Gas  
 Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable  
 Branch Line  Iron / Flex  Copper   
 Oven Temperature when set at 350° ° °

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**E. Microwave Oven** – *Comments:* The inspector will operate built-in units by heating a container of water or other testing means and report any broken inoperative units.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**F. Trash Compactor** – *Comments:* The inspector will operate the unit and report as deficient a unit that is not securely mounted or does not operate.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**G. Mechanical Exhaust Vents and Bathroom Heaters** – *Comments:* The inspector will operate each unit and report inoperative units and any unusual noise or vibration.  
 Vents terminate outside the structure

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**H. Garage Door Operator(s)** – *Comments:*  
 The inspector will operate the overhead garage door operator and report an inoperative unit. He will report deficiencies in the installation, condition and operation of the garage door operator as well as the control button and emergency release components.  
 Door Operated  Manually  Automatic door controls

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**I. Doorbell and Chimes** – *Comments:* The inspector will inspect the doorbell components and report if the unit does not operate. He will also report any deficiencies in visible and accessible components.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**J. Dryer Vents** – *Comments:* The inspector will inspect the visible components of the system and report deficiencies in materials, installation or termination. He will report improper routing and length of vent pipe as well as the lack of a dryer vent system when provisions are present for a dryer.

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