



# 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)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov](http://www.trec.texas.gov).

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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is **NOT** required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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.

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Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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 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.

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

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

**INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.**

## 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

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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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, sub flooring, 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.

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  
 Crawl Space visibility  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

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Foundation Deficiency Items

**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.

Grading and Drainage Deficiency Items

**C. Roof Covering Materials**

*Types 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

- Unable to make a close observation due to
- Evidence of previous repairs to flashings / skylights / other penetrations
- This house has an overlay roof.

Roof Covering Deficiency Items

**D. Roof Structures and Attics**

*Viewed From:*

*Approximate Average Depth of 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.

- Roof Type  Wood frame  Steel frame
- Attic ventilation  Soffit vents  Exhaust ports  Gable vents
- Ridge vents  Wind Turbine(s)  Power Turbine(s)
- None Evident

Type of Insulation Vapor Barrier  Visible  Not Visible

Visible evidence of moisture penetration evident in

I	NI	NP	D
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### Roof Structure Deficiency Items

   

**J. Fireplaces and Chimneys**

*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 fire stopping at accessible attic penetrations of the chimney flue.

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

### Fireplace Deficiency Items

**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, recreation 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
- 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

### Service Entrance and Panel Deficiency Items

   

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

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I	NI	NP	D
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*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 inoperative 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 is  Grounded 3 wire  Ungrounded 2 wire
- Random inspection of outlets / switches performed
- 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
- Carbon Monoxide Alarms  Present  Not Present

Branch Circuit, Connective Device and Fixture Deficiency Items
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**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**A. Heating Equipment**

*Type of Systems:*

*Energy Sources:*

*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

Heating Equipment Deficiency Items
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**B. Cooling Equipment**

*Type of Systems:*

*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.

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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

Cooling Equipment Deficiency Items

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems 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

Plumbing Supply, Distribution System and Fixture Deficiency Items

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

Drain, Waste and Vent Deficiency Items

C. Water Heating Equipment

Energy Sources:

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

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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

Water Heater Deficiency Items

V. APPLIANCES

A. Dishwashers

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.

Dishwasher Deficiency Items

B. Food Waste Disposers

Comments: The inspector will operate the unit and report any defective units, unusual sounds or vibration.

Food Waste Disposer Deficiency Items

C. Range Hood and Exhaust Systems

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.

- Vent  Recirculates Air  Vents to Exterior  Vent not Present

Range Hood and Exhaust System Deficiency Items

D. Ranges, Cooktops, and Ovens

Comments: The inspector will inspect and operate each range or cook top and report inoperative units.

- Type of Range  Electric  Gas



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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°

Range, Cooktop and Oven Deficiency Items
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