PROPERTY INSPECTION REPORT FORM

Name of Client	*Date of Inspection*
Address of Inspected Property	
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILTY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Report Identification: _____

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☐ ☐ ☐ ☐ **A. Foundations**
Type of Foundation(s):
Comments:

☐ ☐ ☐ ☐ **B. Grading and Drainage**
Comments:

☐ ☐ ☐ ☐ **C. Roof Covering Materials**
Types of Roof Covering:
Viewed From:
Comments:

☐ ☐ ☐ ☐ **D. Roof Structures and Attics**
Viewed From:
Approximate Average Depth of Insulation:
Comments:

☐ ☐ ☐ ☐ **E. Walls (Interior and Exterior)**
Comments:

☐ ☐ ☐ ☐ **F. Ceilings and Floors**
Comments:

☐ ☐ ☐ ☐ **G. Doors (Interior and Exterior)**
Comments:

☐ ☐ ☐ ☐ **H. Windows**
Comments:

☐ ☐ ☐ ☐ **I. Stairways (Interior and Exterior)**
Comments:

☐ ☐ ☐ ☐ **J. Fireplaces and Chimneys**
Comments:

☐ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**
Comments:

☐ ☐ ☐ ☐ **L. Other**
Comments:

Report Identification: _____

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II. ELECTRICAL SYSTEMS

☐ ☐ ☐ ☐ **A. Service Entrance and Panels**
Comments:

☐ ☐ ☐ ☐ **B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring:
Comments:

☐ ☐ ☐ ☐ **C. Other**
Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☐ ☐ ☐ **A. Heating Equipment**
Type of Systems:
Energy Sources:
Comments:

☐ ☐ ☐ ☐ **B. Cooling Equipment**
Type of Systems:
Comments:

☐ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**
Comments:

☐ ☐ ☐ ☐ **D. Other**
Comments:

IV. PLUMBING SYSTEMS

☐ ☐ ☐ ☐ **A. Plumbing Supply, Distribution Systems and Fixtures**
Location of water meter:
Location of main water supply valve:
Static water pressure reading:
Type of supply piping material:
Comments:

☐ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**
Type of drain piping material:
Comments:

☐ ☐ ☐ ☐ **C. Water Heating Equipment**
Energy Sources:
Capacity:
Comments:

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

☐ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**
Location of gas meter:
Type of gas distribution piping material:
Comments:

☐ ☐ ☐ ☐ **F. Other**
Comments:

V. APPLIANCES

☐ ☐ ☐ ☐ **A. Dishwashers**
Comments:

☐ ☐ ☐ ☐ **B. Food Waste Disposers**
Comments:

☐ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**
Comments:

☐ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**
Comments:

☐ ☐ ☐ ☐ **E. Microwave Ovens**
Comments:

☐ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:

☐ ☐ ☐ ☐ **G. Garage Door Operators**
Comments:

☐ ☐ ☐ ☐ **H. Dryer Exhaust Systems**
Comments:

☐ ☐ ☐ ☐ **I. Other**
Comments:

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VI. OPTIONAL SYSTEMS

☐ ☐ ☐ ☐ **A. Landscape Irrigation (Sprinkler) Systems**
Comments:

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

☐ ☐ ☐ ☐ **C. Outbuildings**
Comments:

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

☐ ☐ ☐ ☐ **E. Private Sewage Disposal Systems**
Type of System:
Location of Drain Field:
Comments:

☐ ☐ ☐ ☐ **F. Other Built-in Appliances**
Comments:

☐ ☐ ☐ ☐ **G. Other**
Comments: