



PROPERTY INSPECTION REPORT FORM

TEXAS REAL ESTATE COMMISSION

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).

RESPONSIBILITY 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
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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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I NI NP D

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:

Report Identification: _____

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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:

Report Identification: _____

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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:

INSPECTION DETAILS

Inspection Report Overview

- Report Context: Data not found in test data

Please be advised that infrared thermal imaging may be utilized to assess specific areas or systems ...

General Inspection Disclosures

- General Information: Inspected

Property Assessment Details

- Site and Property Context: Inspected

For the purpose of this evaluation, the primary facade of the structure is defined as the side depic...

Ground-Level Exterior Structures

- Decks and Stairways: Inspected

- Ground-Level Entry Structures: Not Inspected

The surface of the entryway was covered with an outdoor carpet material, which prevented a comprehen...

- Exterior Cladding and Trim: Not Inspected

The brick veneer lacked visible weep openings. Without these provisions, moisture may become trapped...

- Perimeter Fencing and Gates: Not Inspected

- Window Systems and Sealing: Deficient

A glass pane on one or more windows was broken. It is recommended to replace broken windows to resto...

Roofing System Assessment

- Overall Roof Condition: Deficient

Several roof shingles were observed to be broken. This condition may lead to water intrusion and sho...

- Exterior Decks and Stairways: Inspected

- Flashing System Integrity: Not Present

The chimney flashing was identified as damaged, missing, or loose. This condition can result in wate...

- Outdoor Air Conditioning Unit: Not Present

Consider further evaluation by a qualified contractor to address the outdoor unit's excessive n...

- Rainwater Management Systems: Not Present

One of the gutters was observed to be improperly installed and hanging off the structure. This can l...

Integrated Appliances

- Food Waste Disposer: Data not found in test data

The bushing for the electrical supply wiring on the food waste disposer was missing. This condition ...

- Kitchen Ventilation: Inspected

A damaged or missing vent cover could allow debris and small pests to enter. It is recommended to re...

- Wine Refrigerator: Data not found in test data

The handle on the wine refrigerator was loose. It is recommended to consult a handyman to secure the...

- Refrigeration Unit: Inspected

- Dishwashing Unit: Inspected

Interior Elements: Doors, Windows, and Walls

- Interior Door Systems: Not Inspected

- Window Assemblies: Deficient

- Interior Cabinetry and Countertops: Inspected

The cabinetry exhibited damage in various areas. Repairs or replacement of any damaged sections are ...

- Interior Passageways: Not Present

- Stairway and Handrail Systems: Data not found in test data

Building Foundation and Structural Components

- Subflooring: Data not found in test data

Water damage was observed on the subflooring during the assessment. This damage may signify a histor...

- Main Structural Supports: Data not found in test data

A supplementary post was observed installed beneath the first-floor joists, seemingly providing supp...

- Foundation System: Data not found in test data

- Floor Joist System: Data not found in test data

The joists were reinforced (sistered) using inappropriate fasteners. It is advised to consult a lice...

- General Structural Information: Data not found in test data

Significant cracking was observed in the ceiling in the Living Room that may indicate underlying str...

Crawlspace Assessment

- Floor Framing: Data not found in test data

- Floor Decking: Data not found in test data

- Environmental Control: Data not found in test data

- Structural Supports: Data not found in test data

- Substructure Entry: Data not found in test data

The entry panel to the underlying space exhibited damage. Restoration of this compromised panel is a...

Fireplace and Venting Systems

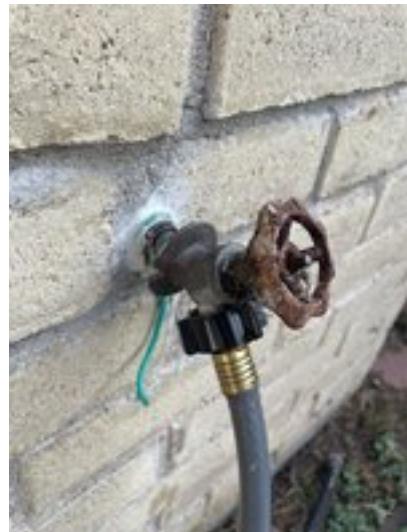
- Fireplaces, Stoves, and Inserts: Data not found in test data

- Fuel Appliance Venting Systems: Data not found in test data

INSPECTION PHOTOS



Ground-Level Exterior Structures: Window Systems and Sealing



Ground-Level Exterior Structures: Exterior Water Taps and Drainage Access



Ground-Level Exterior Structures: Exterior Water Taps and Drainage Access



Ground-Level Exterior Structures: Exterior Water Taps and Drainage Access



Ground-Level Exterior Structures: Chimney Structures



Ground-Level Exterior Structures: Paved Surfaces and Walkways



Ground-Level Exterior Structures: Paved Surfaces and Walkways



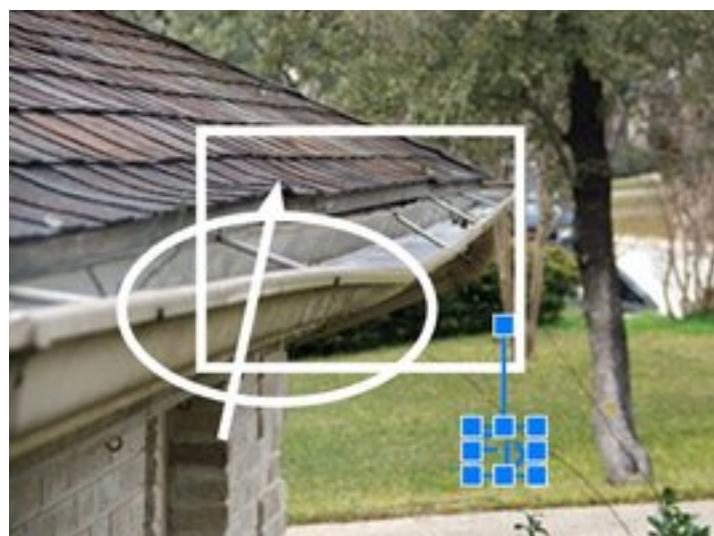
Ground-Level Exterior Structures: Exterior Wall Cladding and Finishes



Ground-Level Exterior Structures: Exterior Wall Cladding and Finishes



Roofing System Assessment: Overall Roof Condition



Roofing System Assessment: Rainwater Management Systems



Roofing System Assessment: Roof Penetrations and Ventilation

INSPECTION VIDEOS

[Video 1: Ground-Level Exterior Structures - Exterior Wall Cladding and Finishes](#)

[Video 2: Integrated Appliances - Refrigeration Unit](#)

[Video 3: Integrated Appliances - Refrigeration Unit](#)

[Video 4: Integrated Appliances - Laundry Appliances](#)

[Video 5: Integrated Appliances - Laundry Appliances](#)

[Video 6: Integrated Appliances - Laundry Appliances](#)

[Video 7: Integrated Appliances - Laundry Appliances](#)

[Video 8: Crawlspace Assessment - Substructure Entry](#)

[Video 9: Electrical Systems - Electrical Conductors and Wiring](#)