

# Test Inspection Services

(555) 999-9999  
test@test.com  
123 Test Ave, Austin, TX 78701

## Texas Property Inspection Report

# 456 Test Street, Austin, TX 78701

CLIENT NAME  
Test Client with Photos

INSPECTION DATE  
10/16/2025

INSPECTOR  
Test Inspector

TREC LICENSE #  
TREC-99999

# TEXAS PROPERTY INSPECTION REPORT

REI 7-6 (Revised 05/2015)

Test Inspection Services

## 456 Test Street, Austin, TX 78701

CLIENT NAME

Test Client with Photos

INSPECTION DATE

10/16/2025

INSPECTOR

Test Inspector

TREC LICENSE #

TREC-99999

### Sponsor Information

**Sponsor:** Test Sponsor Company

**Sponsor License:** TREC-SPONSOR-999

### Company Information

Test Inspection Services

(555) 999-9999

test@test.com

123 Test Ave, Austin, TX 78701

www.testinspections.com

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This report was prepared exclusively for Test Client with Photos

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# PROPERTY INSPECTION REPORT

Promulgated by the Texas Real Estate Commission (TREC)

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TREC No. REI 7-6

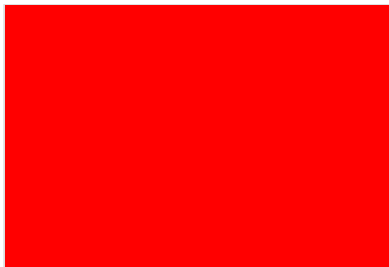
<b>Client:</b>	Test Client with Photos
<b>Property Address:</b>	456 Test Street, Austin, TX 78701
<b>Date of Inspection:</b>	10/16/2025
<b>Inspector:</b>	Test Inspector
<b>TREC License #:</b>	TREC-99999
<b>Company:</b>	Test Inspection Services
<b>Sponsor:</b>	Test Sponsor Company (TREC #TREC-SPONSOR-999)

## LEGEND:

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

## I. STRUCTURAL SYSTEMS

Item	I	NI	NP	D	Comments
A. Foundations	✓				Foundation is solid with no cracks.
B. Grading and Drainage				✓	Poor drainage observed. Recommend regrading.
C. Roof Covering Materials	✓				Roof in good condition.
D. Roof Structures and Attics		✓			
E. Walls (Interior and Exterior)		✓			
F. Floors		✓			
G. Doors (Interior and Exterior)		✓			
H. Windows		✓			
I. Stairways (Interior and Exterior)		✓			
J. Fireplaces and Chimneys		✓			
K. Porches, Balconies, Decks, and Carports		✓			
L. Other		✓			



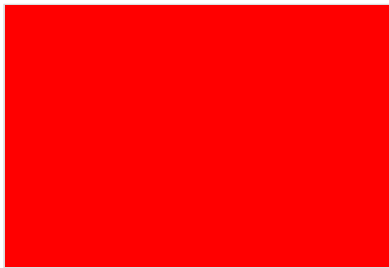
A. Foundations - Photo 1



A. Foundations - Photo 2



B. Grading and Drainage - Photo 1



C. Roof Covering Materials - Photo 1

## II. ELECTRICAL SYSTEMS

Item	I	NI	NP	D	Comments
A. Service Entrance and Panels	✓				200 amp service, panel properly labeled.
B. Branch Circuits, Connected Devices, and Fixtures		✓			All outlets and fixtures functioning properly.
C. Other		✓			



A. Service Entrance and Panels - Photo 1



B. Branch Circuits, Connected Devices, and  
Fixtures - Photo 1

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Item	I	NI	NP	D	Comments
A. Heating Equipment		✓			
B. Cooling Equipment		✓			
C. Duct Systems, Chases, and Vents		✓			
D. Other		✓			

#### IV. PLUMBING SYSTEMS

Item	I	NI	NP	D	Comments
A. Plumbing Supply, Distribution Systems and Fixtures		✓			
B. Drains, Wastes, and Vents		✓			
C. Water Heating Equipment		✓			
D. Hydro-Massage Therapy Equipment		✓			
E. Gas Systems		✓			
F. Other		✓			

## V. APPLIANCES

Item	I	NI	NP	D	Comments
A. Dishwashers		✓			
B. Food Waste Disposers		✓			
C. Range Hood and Exhaust Systems		✓			
D. Ranges, Cooktops, and Ovens		✓			
E. Microwave Ovens		✓			
F. Mechanical Exhaust Vents and Bathroom Heaters		✓			
G. Garage Door Operators		✓			
H. Dryer Exhaust Systems		✓			
I. Other		✓			



## VI. OPTIONAL SYSTEMS

Item	I	NI	NP	D	Comments
A. Landscape Irrigation (Sprinkler) Systems		✓			
B. Swimming Pools, Spas, Hot Tubs, and Equipment		✓			
C. Outbuildings		✓			
D. Private Water Wells		✓			
E. Private Sewage Disposal (Septic) Systems		✓			
F. Other Built-In Appliances		✓			
G. Other		✓			

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**Inspector:** Test Inspector

**TREC License #:** TREC-99999

**Sponsor:** Test Sponsor Company (TREC #TREC-SPONSOR-999)

**Company:** Test Inspection Services

**Phone:** (555) 999-9999

**Email:** test@test.com

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Inspector Signature

**Date:** 10/16/2025

**Note:** This report is the property of Test Client with Photos and is solely for the use of the client in the evaluation of the subject property. The inspection was performed in accordance with the Texas Real Estate Commission Standards of Practice.