



PROPERTY INSPECTION REPORT FORM

<i>Name of Client</i>	<i>Date of Inspection</i>
<i>Address of Inspected Property</i>	
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

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

Page 2 of ____

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on Grade

Fences: Wood

Comments:

Beneath slab

Slab may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection they are specifically excluded from the scope of the inspection.

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B. Grading and Drainage

Comments:

No gutters

No gutter system is present, suggest client consider installing a full gutter system to more effectively divert roof runoff.

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C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Ladder

Comments:

Exposed Nails

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.



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I	NI	NP	D
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Cupped shingles

Shingles cupped up in the center may indicate the shingle is not properly sealed. A new roof which has not yet gone through a hot season. If the cupping has not resolved itself after a summer then the owner should seal these down.



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D. Roof Structures and Attics

Viewed From: Inaccessible
Approximate Average Depth of Insulation:
Comments:

Safety Hazard

This area was unsafe to inspect. If you are interested in having this area inspected, please contact me about a follow-up inspection.

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E. Walls (Interior and Exterior)

Exterior Wall Cladding/Siding: Brick Veneer
Wall Structure: Traditional Wood Frame Construction
Interior Wall Material(s): Gypsum Board (Drywall)
Comments:

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Cracks - Major

Major cracking observed in wall structure. This could be from moisture intrusion at the structure and/or soil movement. Recommend a qualified structural engineer evaluate and advise on course of action.



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F. Ceilings and Floors

Floor Structure: Slab

Ceiling Structure: 2 X 6 Joists

Floor Covering(s): Tile

Ceiling Material(s): Gypsum Board (Drywall)

Comments:

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G. Doors (Interior and Exterior)

Exterior Entry Doors: Composite

Interior Doors: Hollow Core

Comments:

Door Doesnt Latch

Door doesn't latch properly. Recommend professional repair latch and/or strike plate.



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H. Windows

Comments:

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Double Glazed

Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows are completely intact and without compromised seals. For more information on the condition consult seller.

Tempered safety glass

The inspector is unable to determine if glass in the living room and dining room is tempered safety glass, due to no seal observed. Client is advised to consult with sellers as to the presence of safety glass to ensure safety.

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I. Stairways (Interior and Exterior)

Comments:

Stairs don't reach floor

Pull down stairs to garage attic does not reach the floor. Recommend repair prior to close.



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J. Fireplaces and Chimneys

Types of Fireplaces / Wood Stove: None

Operable Fireplaces: None

Comments:

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K. Porches, Balconies, Decks, and Carports

Appurtenance: Covered porch

Comments:

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L. Other

Comments:

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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Main Electrical Panel Location: Garage

Electrical Main Service: , Underground

Service Amperage: 200 AMPS

Panel Type: Breakers

Electric Panel Manufacturer: SIEMENS

Comments:

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch Wiring Type: Copper

GFCI Reset Location(s): Exterior, , Garage, Kitchen, Bathrooms, Laundry

AFCI Reset Location(s): Electrical Panel

Comments:

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C. Other

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Electric

Number of Heat Systems (excluding wood): , One

Heat System Brand: RUUD

Heating Unit Location(s): , Hall Closet

Comments:

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B. Cooling Equipment

Type of Systems: Central Air Conditioner

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: None

AC Unit Location(s): Same as Heating System, Exterior

AC System(s) Service: Same as Heating System

Central Air Brand: RUUD

Comments:

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C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type:: Disposable

Filter Size: 20x25x1

Comments:

Ducts Not Properly Sealed

Air supply ducts were not properly sealed. Recommend a qualified HVAC contractor seal supply and return ducts for maximum efficiency.

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D. Other

Comments:

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IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: In yard

Location of Main Water Supply Valve: Exterior

Static Water Pressure Reading:

Type of Supply Piping Material: Copper, CPVC

Comments:

Faucet Dripping

A faucet is dripping. Recommend qualified professional or plumber evaluate and repair.



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B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments:

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C. Water Heating Equipment

Energy Sources: Electric

Capacity:

Location: Garage

Manufacturer: A.O. Smith

Comments:

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D. Hydro-Massage Therapy Equipment

Comments:

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E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: N/A

Type of Gas Distribution Piping Material: , N/A

Comments:

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F. Other

Comments:

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V. APPLIANCES

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A. Dishwashers

Brand: Whirlpool

Comments:

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B. Food Waste Disposers

Brand: Moen

Comments:

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C. Range Hood and Exhaust Systems

Exhaust/Range Hood: Exterior Vented

Comments:

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D. Ranges, Cooktops, and Ovens

Brand: Whirlpool

Comments:

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E. Microwave Ovens

Brand: Whirlpool

Comments:

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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G. Garage Door Operators

Comments:

Auto Reverse Sensor Not Working

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair or replace.

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H. Dryer Exhaust Systems

Comments:

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I. Other

Comments:

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VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

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C. Outbuildings

Comments:

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D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

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E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

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F. Other Built-in Appliances

Comments:

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G. Other

Comments:

Home inspections are non-evasive and non -technically exhaustive visual inspections of the major systems in a home.