

# PROPERTY INSPECTION REPORT

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**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)

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**This property inspection report may include a pre-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.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. Inspectors are permitted, at their discretion, to exceed these minimum standards. An inspection covers only those components and conditions that are present, visible, and accessible at the time of the inspection. The inspector is not required to 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 of the structure or its components. The inspection report may contain references to certain safety concerns. However, this inspection is NOT a safety inspection, and the inspector is NOT required to identify potential hazards unless specifically required by the Rules.

In this report, the inspector will note which systems and components were inspected (I), not inspected (NI), not present (NP), and/or had deficiencies (D). Deficiencies include the following: broken/missing parts or entire components, improper installation, not functioning properly, functional obsolescence, and certain safety-related conditions. Comments may be provided by the inspector whether or not an item is deemed deficient.

For buyers:

This property inspection is not a totally exhaustive inspection of the structure, systems, or individual components. If an item is not identified in this report as having been inspected, it was probably not inspected. The inspection may not reveal all problems or 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. To reduce these risks further, it is recommended that you obtain as much history as is available about this property, including any seller's disclosures, previous inspection and/or 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 agrees with the opinions expressed in previous or future reports.

Most homes have some deficiencies, and many homes will have multiple deficiencies listed. A deficient system does not automatically obligate the seller to make repairs or take other action, 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, and it is recommended that this take place prior to the end of any option period and/or prior to closing. Any subsequent evaluations by qualified tradesmen may lead to the discovery of one or more additional deficiencies being discovered, 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.

Property conditions change with time and use. This report is provided for the specific benefit of the client based on observations at the time of the inspection. If you did not hire the inspector yourself, and you are considering purchasing the subject property, reliance on this report may provide incomplete or outdated information. 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficiency

I	NI	NP	D	Inspection Item
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**I. STRUCTURAL SYSTEMS**
☐ ☐ ☐ ☐
**A. Foundations***Type(s):**Comments:*
☐ ☐ ☐ ☐
**B. Grading & Drainage***Comments:*
☐ ☐ ☐ ☐
**C. Roof Covering Materials***Type(s) of Roof Covering:**Method used to inspect roof:**Comments:*
☐ ☐ ☐ ☐
**D. Roof Structure & Attic***Method used to inspect attic:**Comments:*
☐ ☐ ☐ ☐
**E. Walls (Interior & Exterior)***Comments:*
☐ ☐ ☐ ☐
**F. Ceilings & Floors***Comments:*
☐ ☐ ☐ ☐
**G. Doors (Interior & Exterior)***Comments:*
☐ ☐ ☐ ☐
**H. Windows***Comments:*
☐ ☐ ☐ ☐
**I. Stairways***Comments:*
☐ ☐ ☐ ☐
**J. Fireplace/Chimney***Comments:*
☐ ☐ ☐ ☐
**K. Porches, Balconies, Decks and Carports (Attached)***Comments:*

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I	NI	NP	D	Inspection Item			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other <i>Comments:</i>			
<b>II. ELECTRICAL SYSTEMS</b>							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Service Entrance and Panels <i>Comments:</i>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Branch Circuits - Connected Devices and Fixtures: <i>Type of Wiring:</i> <i>Comments:</i>			
<b>III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</b>							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment <i>Type And Energy Source:</i> <i>Comments:</i>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Cooling Equipment <i>Type And Energy Source:</i> <i>Comments:</i>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct System, Chases and Vents <i>Comments:</i>			
<b>IV. PLUMBING SYSTEM</b>							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Water Supply System and Fixtures <i>Comments:</i>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Drains, Wastes, Vents <i>Comments:</i>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Water Heating Equipment <i>Energy Source:</i> <i>Comments:</i>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment <i>Comments:</i>			

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I	NI	NP	D	Inspection Item
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## V. APPLIANCES

☐ ☐ ☐ ☐

**A. Dishwasher**

*Comments:*

☐ ☐ ☐ ☐

**B. Food Waste Disposer**

*Comments:*

☐ ☐ ☐ ☐

**C. Range Exhaust Vent**

*Comments:*

☐ ☐ ☐ ☐

**D. Ranges/ Cooktops /Ovens/**

*Comments:*

☐ ☐ ☐ ☐

**E. Microwave Oven**

*Comments:*

☐ ☐ ☐ ☐

**F. Trash Compactor**

*Comments:*

☐ ☐ ☐ ☐

**G. Mechanical Exhaust Vents and Heaters**

*Comments:*

☐ ☐ ☐ ☐

**H. Garage Door Operator(s)**

*Comments:*

☐ ☐ ☐ ☐

**I. Door Bell and Chimes**

*Comments:*

☐ ☐ ☐ ☐

**J. Dryer Vents**

*Comments:*

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I	NI	NP	D	Inspection Item
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**VI. OPTIONAL SYSTEMS**
☐ ☐ ☐ ☐
**A. Lawn and Garden Sprinkler Systems***Comments:*
☐ ☐ ☐ ☐
**B. Swimming Pools, Spas, Hot Tubs and Equipment***Comments:*
☐ ☐ ☐ ☐
**C. Outbuildings***Comments:*
☐ ☐ ☐ ☐
**D. Outdoor Cooking Equipment***Energy Source:**Comments:*
☐ ☐ ☐ ☐
**E. Gas Supply Systems***Comments:*
☐ ☐ ☐ ☐
**F. Private Water Wells** (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

*Comments:*
☐ ☐ ☐ ☐
**G. Private Sewage Disposal System (Septic Systems)***Comments:*
☐ ☐ ☐ ☐
**H. Whole House Vacuum Systems***Comments:*
☐ ☐ ☐ ☐
**I. Other Built-in Appliances***Comments:*