

PROPERTY INSPECTION REPORT

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)

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.

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 or warrantability of the structure or its components. Though some safety issues may be addressed in this report this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards..

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). General deficiencies include but are not limited to: Inoperability, material distress, interior water penetration, damage, deterioration, missing parts and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient.

This property inspection is not an exhaustive inspection of the structure, systems, or 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 or changes in performance due to changes in use or occupancy. 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 reports, 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. Comments in the report or reported deficiencies do not automatically obligate any party 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 or prior to closing. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies 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 and add to the original repair costs. The inspector is not required to provide follow-up services to verify proper repairs have been made.

Property conditions change with time and use. This report is provided for the specific benefit of the client named above and is 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

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:

Approximate Average Depth of Insulation:

Comments:

E. Walls (Interior & Exterior)

Comments:

F. Ceilings & Floors

Comments:

G. Doors (Interior & Exterior)

Comments:

H. Windows

Comments:

I. Stairways (Interior & Exterior)

Comments:

J. Fireplace/Chimney

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

I=Inspected		NI=Not Inspected		NP=Not Present	D= Deficiency	Inspection Item
I	NI	NP	D			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			L. Other <i>Comments:</i>
						II. ELECTRICAL SYSTEMS
<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>
						III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			A. Heating Equipment <i>Type of System:</i> <i>Energy Source:</i> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			B. Cooling Equipment <i>Type of System:</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>
						IV. PLUMBING SYSTEM
<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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V. APPLIANCES

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|--------------------------|--------------------------|--------------------------|--------------------------|---|------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Dishwasher | <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. Food Waste Disposer | <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. Range Exhaust Vent | <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | D. Ranges/ Cooktops /Ovens/ | <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. Microwave Oven | <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | F. Trash Compactor | <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | G. Mechanical Exhaust Vents and Bathroom Heaters | <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | H. Garage Door Operator(s) | <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I. Door Bell and Chimes | <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | J. Dryer Vents | <i>Comments:</i> |

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VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs and Equipment

Type of Construction:

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)

Type of System:

Location of Drain Field:

Comments:

H. Whole House Vacuum Systems

Comments:

I. Other Built-in Appliances

Comments: