

PREAMBLE TO THE COMMENTARY  
TO THE STANDARDS OF PRACTICE FOR  
REAL ESTATE INSPECTORS

The principal purpose of the commentary is to provide a basic volume of knowledge and information relating to the minimum level of inspection required by the standards of practice §535.227 - §535.233 of the rules of the Texas Real Estate Commission (hereinafter referred to as the “standards”) for the benefit of the consumer and licensed real estate inspector. The commentary is a companion document to the standards. The basic appeal of the commentary is that it provides additional information of the intent of the standards and helps answer many questions that may arise during an inspection.

The standards assume that a licensed inspector is competent to perform a basic inspection of real property as defined by the standards, for the benefit of the consumers of the State of Texas. The standards do not assume that inspectors, particularly those inspectors new to the profession, are technically proficient in the sciences, engineering, technical aspects and trades of any or all of the items required for inspection by these standards and the information provided in this commentary is not intended to make the inspector proficient in these disciplines. The commentary is intended to provide basic, generic information to assist the consumer and the inspector to understand the basic intent, concepts, functions and general purposes of the items that are required for inspection by the standards. The standards and the commentary are not intended to consider or contemplate any or all situations or conditions that may be encountered during the performance of an inspection. **THE STANDARDS AND COMMENTARY ARE NOT INTENDED TO BE AN INSTRUCTION OR HOW TOO MANUAL FOR INSPECTORS.**

The format of the commentary includes the full text of each section in the standards, followed immediately by the commentary applicable to that text. Standards text and commentary text are easily distinguished from each other as all standards text is shown as it appears in the standards and all commentary is in italics. Readers should note that the commentary is to be used in conjunction with the standards and not as a substitute for the standards. Some sections of the commentary are provided with photographs and illustrations. The photographs and illustrations are provided to aid understanding but they do not necessarily illustrate the only defects or deficiencies that may be found or the only, preferred or recommended methods of achieving compliance with any standard.

Comments and recommendations are encouraged, for through your input we can improve future editions of this commentary. Please direct your comments to the Texas Real Estate Commissions Inspector Advisory Committee, Standards of Practice Sub-Committee care of the Texas Real Estate Commission.