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PROPERTY INSPECTION REPORT

Report #: Texas 7A-0 Template 1

Prepared For: _____
(Name of Client)

Concerning: , San Antonio, TX
(Address of Inspected Property)

By: Joe R Inspector, Lic #12345 08/14/2006
(Name and License Number of Inspector) (date)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected	NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair	Inspection Item
I	NI	NP	R	

I. STRUCTURAL SYSTEMS

- | | | | | |
|----|---|----|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| .. | p | .. | .. | <p>A. Foundations (If all crawl space areas are not inspected, provide an explanation)
 <i>Comments (An opinion on performance is mandatory):</i></p> |
|----|---|----|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------|

- | | | | | |
|----|---|----|----|---------------------------------------------------------------|
| .. | p | .. | .. | <p>B. Grading & Drainage
 <i>Comments:</i></p> |
|----|---|----|----|---------------------------------------------------------------|

- | | | | | |
|----|---|----|----|-----------------------------------------------------------------------------------------------------------------------|
| .. | p | .. | .. | <p>C. Roof Covering (If the roof is inaccessible, report the method used to inspect)
 <i>Comments:</i></p> |
|----|---|----|----|-----------------------------------------------------------------------------------------------------------------------|

- | | | | | |
|----|---|----|----|-----------------------------------------------------------------------------------------------------------------------------------|
| .. | p | .. | .. | <p>D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect)
 <i>Comments:</i></p> |
|----|---|----|----|-----------------------------------------------------------------------------------------------------------------------------------|

- | | | | | |
|----|---|----|----|----------------------------------------------------------------------|
| .. | p | .. | .. | <p>E. Walls (Interior and Exterior)
 <i>Comments:</i></p> |
|----|---|----|----|----------------------------------------------------------------------|

- | | | | | |
|----|---|----|----|------------------------------------------------------------|
| .. | p | .. | .. | <p>F. Ceilings and Floors
 <i>Comments:</i></p> |
|----|---|----|----|------------------------------------------------------------|

- | | | | | |
|----|---|----|----|----------------------------------------------------------------------|
| .. | p | .. | .. | <p>G. Doors (Interior and Exterior)
 <i>Comments:</i></p> |
|----|---|----|----|----------------------------------------------------------------------|

- | | | | | |
|----|---|----|----|------------------------------------------------|
| .. | p | .. | .. | <p>H. Windows
 <i>Comments:</i></p> |
|----|---|----|----|------------------------------------------------|

- | | | | | |
|----|---|----|----|----------------------------------------------------------|
| .. | p | .. | .. | <p>I. Fireplace/Chimney
 <i>Comments:</i></p> |
|----|---|----|----|----------------------------------------------------------|

- | | | | | |
|----|---|----|----|-------------------------------------------------------------------------------|
| .. | p | .. | .. | <p>J. Porches, Decks and Carports (Attached)
 <i>Comments:</i></p> |
|----|---|----|----|-------------------------------------------------------------------------------|

- | | | | | |
|----|---|----|----|----------------------------------------------|
| .. | p | .. | .. | <p>K. Other
 <i>Comments:</i></p> |
|----|---|----|----|----------------------------------------------|

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I	NI	NP	R				

II. ELECTRICAL SYSTEMS

.. |p| **A. Service Entrance and Panels**
Comments:

.. |p| **B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required)
Comments:

III. HEATING, VENTILATION, A/C SYSTEMS

.. |p| **A. Heating Equipment**
Type and Energy Source: [Heating Types](#), [Heating Energy Sources](#)
Comments:

.. |p| **B. Cooling Equipment**
Comments:
Type and Energy Source: [Cooling Types](#), [Cooling Energy Sources](#)
Comments:

.. |p| **C. Ducts and Vents**
Comments:

IV. PLUMBING SYSTEM

.. |p| **A. Water Supply System and Fixtures**
Comments:

.. |p| **B. Drains, Wastes, Vents**
Comments:

.. |p| **C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized by TREC rules)
Energy Source: [Water Heating Energy Sources](#)
Comments:

.. |p| **D. Hydro-Therapy Equipment**
Comments:

V. APPLIANCES

.. |p| **A. Dishwasher**
Comments:

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I	NI	NP	R	Inspection Item		

.. |p| **B. Food Waste Disposer**
Comments:

.. |p| **C. Range Hood**
Comments:

.. |p| **D. Ranges/Ovens/Cooktops**
Comments:

.. |p| **E. Microwave Cooking Equipment**
Comments:

.. |p| **F. Trash Compactor**
Comments:

.. |p| **G. Bathroom Exhaust fans and/or Heaters**
Comments:

.. |p| **H. Whole House Vacuum Systems**
Comments:

.. |p| **I. Garage Door Operators**
Comments:

.. |p| **J. Door Bell and Chimes**
Comments:

.. |p| **K. Dryer Vents**
Comments:

.. |p| **L. Other Built-in Appliances**
Comments:

VI. OPTIONAL SYSTEMS

.. |p| |p| .. **A. Lawn Sprinklers**
Comments:

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I	NI	NP	R				

.. |p|p|.. **B. Swimming Pools and Equipment**

Comments:

.. |p|p|.. **C. Outbuildings**

Comments:

.. |p|p|.. **D. Outdoor Cooking Equipment**

Energy Source: [Outdoor Cooking Energy Sources](#)

Comments:

.. |p|p|.. **E. Gas Lines**

Comments:

.. |p|p|.. **F. Water Wells** (A coliform analysis is recommended)

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Comments:

.. |p|p|.. **G. Septic Systems**

Comments:

.. |p|p|.. **H. Security Systems**

Comments:

.. |p|p|.. **I. Fire Protection Equipment**

Comments: