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PROPERTY INSPECTION REPORT

Report #: _____

Prepared For: _____
(Name of Client)

Concerning: _____
(Address of Inspected Property)

By: _____
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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

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A. Foundations (If all crawl space areas are not inspected, provide an explanation.)
Comments (An opinion on performance is mandatory.):

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B. Grading & Drainage
Comments:

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C. Roof Covering (if the roof is inaccessible, report the method used to inspect.)
Comments:

..

D. Roof Structure and Attic (if the attic is inaccessible, report the method used to inspect.)
Comments:

..

E. Walls (Interior and Exterior)
Comments:

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F. Ceilings and Floors
Comments:

..

G. Doors (Interior and Exterior)
Comments:

..

H. Windows
Comments:

..

I. Fireplace/Chimney
Comments:

..

J. Porches, Decks and Carports (Attached)
Comments:

..

K. Other
Comments:

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I	NI	NP	R	Inspection Item		

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

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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 AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type and Energy Source: ,

Comments:

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B. Cooling Equipment:

Type and Energy Source: ,

Comments:

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C. Ducts and Vents

Comments:

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

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B. Drains, Wastes, Vents

Comments:

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C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source:

Comments:

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D. Hydro-Therapy Equipment

Comments:

V. APPLIANCES

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A. Dishwasher

Comments:

I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair	Inspection Item
I	NI	NP	R				
..				B. Food Waste Disposer <i>Comments:</i>
..				C. Range Hood <i>Comments:</i>
..				D. Ranges/Ovens/Cooktops <i>Comments:</i>
..				E. Microwave Cooking Equipment <i>Comments:</i>
..				F. Trash Compactor <i>Comments:</i>
..				G. Bathroom Exhaust Fans and/or Heaters <i>Comments:</i>
..				H. Whole House Vacuum Systems <i>Comments:</i>
..				I. Garage Door Operators <i>Comments:</i>
..				J. Door Bell and Chimes <i>Comments:</i>
..				K. Dryer Vents <i>Comments:</i>
..				L. Other Built-in Appliances <i>Comments:</i>