

Your Company Name Here



**Confidential Home Inspection Report**

Street Address

City / Town

Texas

ZIP Code

TexTrex

Inspection Date

**By**

**Inspector**

**Your Company Name Here**

**Street Address**

**City, State, ZIP Code**

**Inspector's Telephone Number**

*A Proud Member of the Best Inspectors Network™*

# Your Company Name Here

## General Information

TexTrex

### Building Description

Attribute	Description / Type	Address / Comments
Age (approx.)	_____	Street Address
Area (approx.)	_____	City / Town, Texas, ZIP Code
		Date of Inspection: Inspection Date
Building type	<input type="checkbox"/> Single family, ranch	_____
	<input type="checkbox"/> Single family, 2-story	_____
	<input type="checkbox"/> Duplex	_____
	<input type="checkbox"/> See comments	_____
Construction	<input type="checkbox"/> Frame, wood	_____
	<input type="checkbox"/> Frame, stucco	_____
	<input type="checkbox"/> Brick	_____
	<input type="checkbox"/> See comments	_____

### Additional Building Description/ Comments

<b>Note: red boxes throughout this report indicating damage or items marked as needing repair may result in further damage or may present a health or safety hazard if not repaired.</b>

### Client and Real Estate Agents Information

Client Name	_____
Address	_____
Phone(s), e-mail	_____
Buyer's agent	_____
Phone(s), e-mail	_____
Seller's agent	_____
Phone(s), e-mail	_____

### Notes/ Special Instructions

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### Weather at the Time of the Inspection

Temperature	Start Time	General Conditions
_____	_____	_____

Your Company Name Here

## PROPERTY INSPECTION REPORT

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Prepared for:

\_\_\_\_\_  
(Name of Client)

Concerning: **Street Address City / Town, Texas, ZIP Code**

\_\_\_\_\_  
(Address or Other Identification of Inspected Property)

By: **Inspector Inspection Date**

\_\_\_\_\_  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number and Signature of Sponsoring Inspector or company, if required)

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This property inspection report may include an 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 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. 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. Although 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 Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I. This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all 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.

It is recommended that you obtain as much information 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 is consistent with the opinions expressed in previous or future reports.

Your Company Name Here

## PROPERTY INSPECTION REPORT

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ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, 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. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. 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 that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. 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, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. 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

# Your Company Name Here

Report Identification:

I=Inspected NI=Not Inspected NP=Not present D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):*

*Comments:*

### B. Grading and Drainage - *Comments:*

# Your Company Name Here

Report Identification:

I=Inspected NI=Not Inspected NP=Not present D=Deficient

I NI NP D

   

## C. Roof Covering Materials

*Type(s) of Roof Covering:*

*Viewed from:*

*Comments:*

   

## D. Roof Structure and Attic

*Viewed From:*

*Approximate Average Depth of Insulation:*

*Approximate Average Thickness of Vertical Insulation:*

*Comments:*

# Your Company Name Here

Report Identification:

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I NI NP D

   

**E. Walls (Interior and Exterior) - Comments:**

   

**F. Ceilings and Floors - Comments:**

# Your Company Name Here

Report Identification:

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I NI NP D

   

**G. Doors (Interior and Exterior) - Comments:**

   

**H. Windows - Comments:**



# Your Company Name Here

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I NI NP D

   

**I. Stairways (Interior and Exterior) - Comments:**

   

**J. Fireplace/Chimney - Comments:**

# Your Company Name Here

Report Identification:

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I NI NP D

   

**K. Porches, Balconies, Decks and Carports - Comments:**

   

**L. Other - Comments:**

# Your Company Name Here

Report Identification:

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I NI NP D

## II. ELECTRICAL SYSTEMS

   

**A. Service Entrance and Panels - Comments:**

   

**B. Branch Circuits - Connected Devices and Fixtures**

*Type of wiring:*

*Comments:*

# Your Company Name Here

Report Identification:

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I NI NP D

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A. Heating Equipment

*Type of System:*

*Energy source:*

*Comments:*

### B. Cooling Equipment

*Type of System:*

*Comments:*

# Your Company Name Here

Report Identification:

I=Inspected NI=Not Inspected NP=Not present D=Deficient

I NI NP D

   

**C. Duct System, Chases, and Vents - Comments:**

   

## IV. PLUMBING SYSTEM

### A. Water Supply System and Fixtures

*Location of Water Meter:*

*Location of Main Water Supply Valve:*

*Static Water Pressure Reading:*

*Comments:*

# Your Company Name Here

Report Identification:

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I NI NP D

   

**B. Drains, Wastes, and Vents - Comments:**

   

**C. Water Heating Equipment - Comments:**

*Energy source:*

*Capacity:*

*Comments:*

# Your Company Name Here

Report Identification:

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I NI NP D

   

**D. Hydro-Message Therapy Equipment - Comments:**

   

## V. APPLIANCES

**A. Dishwasher - Comments:**

# Your Company Name Here

Report Identification:

I=Inspected NI=Not Inspected NP=Not present D=Deficient

I NI NP D

   

**B. Food Waste Disposer - Comments:**

   

**C. Range Exhaust Vent - Comments:**



# Your Company Name Here

Report Identification:

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I NI NP D

   

**D. Ranges, Cooktops, and Ovens - Comments:**

   

**E. Microwave Oven - Comments:**

# Your Company Name Here

Report Identification:

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I NI NP D

   

**F. Trash Compactor - Comments:**

   

**G. Mechanical Exhaust Vents and Bathroom Heaters - Comments:**

# Your Company Name Here

Report Identification:

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I NI NP D

   

**H. Garage Door Operator(s) - Comments:**

   

**I. Doorbells and Chimes - Comments:**

Your Company Name Here

Report Identification:

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I NI NP D

**J. Dryer Vents - Comments:**

**VI. OPTIONAL SYSTEMS**

**A. Lawn and Garden Sprinkler Systems - Comments**

# Your Company Name Here

Report Identification:

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I NI NP D

   

## B. Swimming Pools, Spas, Hot Tubs, and Equipment

*Type of Construction:*

*Comments:*

   

## C. Outbuildings - Comments

# Your Company Name Here

Report Identification:

I=Inspected NI=Not Inspected NP=Not present D=Deficient

I NI NP D

   

## D. Outdoor Cooking Equipment

*Energy source:*

*Comments:*

   

## E. Gas Supply Systems - *Comments:*

# Your Company Name Here

Report Identification:

**I=Inspected   NI=Not Inspected   NP=Not present   D=Deficient**

**I   NI   NP   D**

   

## **F. Private Water Wells (A coliform analysis is recommended.)**

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

   

## **G. Private Sewage Disposal (Septic) Systems**

*Type of System:*

*Location of Drain Field:*

*Comments:*

# Your Company Name Here

Report Identification:

I=Inspected NI=Not Inspected NP=Not present D=Deficient

I NI NP D

   

**H. Whole-House Vacuum Systems - Comments:**

   

**I. Other Built-in Appliances - Comments:**



