

01 / FINDINGS OVERVIEW

The findings at a glance.

A connected index to the observations recorded in today's automated report. Read the complete TREC form, including its limitations and recommendations.

6

Deficient entries
Source entries #3, #4, #6 to #9

1

Maintenance entry
Source entry #5

2

Information entries
Source entries #1 and #2

Source ID	Observation / location	Entry type	Form
I . C / #03	Loose or displaced roof flashing Roof	Deficient	p. 4
I . C / #04	Chimney roof-penetration deficiency Roof	Deficient	p. 4
I . G / #06	Exterior door weather-seal deficiency Exterior / north elevation	Deficient	p. 5
I . G / #08	Exterior door condition affecting performance Exterior / east elevation	Deficient	p. 5
I . H / #07	Window condition affecting performance Exterior / east elevation	Deficient	p. 6
II . B / #09	Receptacle without power Exterior / south elevation	Deficient	p. 7
I . H / #05	Window routine upkeep Exterior / north elevation	Maintenance	p. 6
I . C / #01	Evidence of a previous flashing repair Roof	Information	p. 4
I . C / #02	Staining or prior water penetration Roof	Information	p. 4

Counts refer to numbered observations, not the number of systems or checked TREC sections. Titles are condensed for navigation; the original wording and I / NI / NP / D selections remain in the full form.

Not inspected: VI.C / Outbuildings. The source identifies a storage shed and marks it NI. It does not give an inspection-specific reason beyond the job-setup declaration. [See PDF pp. 9–10.](#)

Roof details / p. 12 Doors & windows / p. 13 Electrical detail / p. 14

Source: September 9 automated report, TREC pp. 3–9. All page links use this combined PDF's page order. The original TREC pages retain their own numbering.



PROPERTY INSPECTION REPORT FORM

Sample Client	09/09/2026
Name of Client	Date of Inspection
Property details omitted	
Address of Inspected Property	
Dan Kuhnert	27200
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.*

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.