

§535.222. Inspection Reports. [Adopted February 1, 2009; amended January 1, 2011.]

(a) For each inspection, the inspector shall:

- 1) prepare a written inspection report noting observed deficiencies and other items required to be reported; and
- 2) deliver the report to the person for whom the inspection was performed within three days unless otherwise agreed in writing by the client.

(b) The inspection report shall include:

- (1) the name and license number of each inspector who participated in performing the inspection, as well as the name(s) and license number(s) of any supervising real estate inspector(s) and sponsoring professional inspector(s), if applicable;
- (2) the address or other unique description of the property on each page of the report; and
- (3) the client's name.

§535.223. Standard Inspection Report

Form. [Adopted February 1, 2009; amended September 13, 2009] The Texas Real Estate Commission adopts by reference Property Inspection Report Form REI 7A-1, approved by the Commission in 2008, and Property Inspection Report Form REI 7-2, approved by the Commission in 2009, for use in reporting inspection results. These documents are published by and available from the Texas Real Estate Commission, P.O. Box 12188, Austin, Texas 78711-2188.

- (1) Except as provided by this section, inspections performed for a prospective buyer or prospective seller of substantially complete one-to-four family residential property shall be reported on **Form REI 7-3** adopted by the Commission ("the standard form").
- (2) Inspectors may reproduce the standard form by computer or from printed copies obtained from the Commission. Except as specifically permitted by this section, the inspector shall reproduce the text of the standard form verbatim and the spacing, length of blanks, borders, and placement of text on the page must appear to be identical to that in the printed version of the standard form.
- (3) An inspector may make the following changes to the standard form:
 - (A) the inspector may delete the line for name, license number, and signature of the sponsoring inspector if the inspection was performed solely by a professional inspector;
 - (B) the inspector may change the typeface; provided that they are no smaller than a 10 point font;
 - (C) the inspector may change the color of the typeface and checkboxes;
 - (C) the inspector may use legal sized (8-1/2" by 14") paper;
 - (E) the inspector may add a cover page to the report form;
 - (F) the inspector may add footers to each page of the report except the first page and may add headers to each page of the report;

- (G) the inspector may place the property identification and page number at either the top or bottom of the page;
 - (H) the inspector may add subheadings under items, provided that the numbering of the standard items remains consistent with the standard form;
 - (I) the inspector may list other items in the appropriate section of the form and additional captions, letters, and check boxes for those items;
 - (J) the inspector may delete inapplicable subsections of Section VI., Optional Systems, and re-letter any remaining subsections;
 - (K) the inspector may delete Subsection L., Other, of Section I., Structural Systems; Subsection E., Other of Section IV, Plumbing Supply, Distribution Systems and Fixtures and Subsection I., Other of Section V., Appliances.
 - (L) the inspector may allocate such space in the "Additional Information Provided by the Inspector" section and in each of the spaces provided for comments for each inspected item as the inspector deems necessary or may attach additional pages of comments to the report; and
 - (M) if necessary to report the inspection of a part, component, or system not contained in the standard form, or space provided on the form is inadequate for a complete reporting of the inspection, the inspector may attach additional pages to the form.
- (4) The inspector shall renumber the pages of the form to correspond with any changes made necessary due to adjusting the space for comments or adding additional items and shall number all pages of the report.
- (5) The inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected not inspected or not present and explain the findings in the appropriate space of the form.
- (6) This section does not apply to the following:
- (A) re-inspections of a property performed for the same client; or
 - (B) inspections performed for or required by a lender or governmental agency;
 - (C) inspections for which federal or state law requires use of a different report; or
 - (D) quality control construction inspections of new homes performed for builders, including phased construction inspections, inspections performed solely to determine compliance with building codes, warranty or underwriting requirements, or inspections required by a municipality and the builder or other entity requires use of a different report, and the first page of the report contains a notice either in bold or underlined reading substantially similar to the following: "This report was prepared for a builder or other entity in accordance with the builder's requirements. The report is not intended as a substitute for an inspection of the property by an inspector of the buyer's choice. Standard inspections performed by a Texas Real Estate Commission licensee and reported on Texas Real Estate Commission promulgated report forms may contain additional information a buyer should consider in making a decision to purchase." If a

report form required for use by the builder or builder's employee does not contain the notice, the inspector may attach the notice to the first page of the report at the time the report is prepared by the inspector.

(E) an inspection of a building or addition that is not substantially complete

(F) inspections of a single system or component as outlined in subsection (II) below, provided that the first page of the report contains a notice either in bold or underlined reading substantially similar to the following: "This report was prepared for a buyer or seller in accordance with the client's requirements. The report addresses a single system or component and is not intended as a substitute for a complete standard inspection of the property. Standard inspections performed by a Texas Real Estate Commission licensee and reported on Texas Real Estate Commission promulgated report forms may contain additional information a buyer should consider in making a decision to purchase."

(I) If the client requires the use of a report form that does not contain the notice, the inspector may attach the notice to the first page of the report at the time the report is prepared by the inspector.

(II) An inspection is considered to be of a single system or component if the inspection only addresses one of the following or a portion thereof:

- (a) foundation;
- (b) framing/structure, as outlined in Section 535.213(e)(2);
- (c) building enclosure;
- (d) roof system;
- (e) plumbing system;
- (f) electrical system;
- (g) HVAC system;
- (h) a single appliance; or
- (i) a single optional system as stated in the Standards of Practice.

Examples of common single-component/system inspections

stucco
roof
pool
irrigation
foundation