

Texas REI Inspection Report

May 22, 2026



512 Lone Star Trail, Austin, TX 78704

AT

Acme Texas Inspection Services

Austin, TX
(512) 555-0199

INSPECTOR

Brett Acme
TREC 12345
brett.acme@example.com

CLIENT

Taylor Texas REI QA
(512) 555-0180
taylor.texasrei.v3@example.com

Table of Contents

Executive Summary	3
Report Sections	5
1. Structural Systems	5
2. Electrical Systems	7
3. Heating, Ventilation, and Air Conditioning Systems	8
4. Plumbing Systems	9
5. Appliances	11
6. Optional Systems	13

Executive Summary

26

TREC ITEMS INSPECTED

3

REPAIRS NEEDED

PROPERTY DETAILS

INSPECTION DATE

May 22, 2026

INSPECTION TIME

8:30 AM

WEATHER CONDITIONS

Clear and dry

APPROX. OUTDOOR TEMPERATURE

78 F

PEOPLE PRESENT

Client, buyer agent, and inspector

ESTIMATED YEAR BUILT

1998

TYPE OF STRUCTURE INSPECTED

Single-family dwelling

This demonstration Texas REI report was prepared from seeded GoGoReport inspection evidence for 512 Lone Star Trail. The sample follows the TREC REI 7-6 organization, preserves inspector-selected I / NI / NP / D item markings, and shows representative item photos under the related findings. It is sample output for product review only and is not a report on a real transaction.

The primary deficient findings recorded in this sample are soil contact at the rear patio, incomplete electrical panel labeling with one exterior GFCI concern, and an unverified range anti-tip bracket. The client should review each section and have qualified professionals evaluate and correct deficient items before important decision deadlines.

HOW TO READ THIS REPORT

The high-level summary is provided for convenience and is not the full inspection report. The client should read every section, including limitations, photos, item details, and recommendations. This report is based on inspector-recorded evidence and visible, accessible conditions at the time of inspection. Recommended evaluations or repairs should be reviewed by qualified professionals before important decision deadlines.

TEXAS REI SCOPE AND LIMITATIONS

This report was prepared in accordance with the Texas Real Estate Commission Standards of Practice. This report is not a warranty or guarantee of any inspected system or component.

This is professional demonstration/sample output generated from GoGoReport QA seed evidence. It is not an official TREC fillable form, warranty, code-compliance inspection, or substitute for inspector judgment.

High-Level Summary

Priority Repairs Needed

These findings should be evaluated or corrected by qualified professionals.

Priority: B. Grading and Drainage

Structural Systems - Soil was in contact with siding at the rear patio.

Improve soil clearance and drainage away from the structure.

Priority: B. Branch Circuits, Connected Devices, and Fixtures

Electrical Systems - Several breakers were not clearly identified and one exterior receptacle did not respond to GFCI testing.

Have a qualified electrical contractor verify labeling and repair the GFCI concern.

Priority: D. Ranges, Cooktops, and Ovens

Appliances - Range anti-tip bracket was not verified.

Install or verify the anti-tip bracket according to the appliance manufacturer instructions.

Report Sections

1. Structural Systems

Structural systems were inspected from visible and accessible areas. The slab foundation, roof covering, attic access area, exterior wall surfaces, windows, and exterior flatwork were reviewed using the Texas REI item structure.

TREC ITEM MARKINGS AND FINDINGS

A. Foundations

I NI NP D

Type of Foundation(s): Slab on grade

FINDINGS / COMMENTS

Visible portions of the slab foundation were inspected. Minor hairline cracking was observed without significant displacement.



Minor hairline foundation cracking without significant displacement. - Minor hairline foundation cracking without significant displacement.

B. Grading and Drainage

I NI NP D

FINDINGS / COMMENTS

Soil was in contact with siding at the rear patio. Correct grading and soil clearance to reduce moisture exposure at wall materials.

C. Roof Covering Materials

I NI NP D

Type(s) of Roof Covering: Composition shingles | Viewed From: Ground, Eaves, Binoculars

FINDINGS / COMMENTS

Roof covering materials were inspected from accessible vantage points.



Composition shingle roof covering viewed from accessible ground and eave areas. -
Composition shingle roof covering viewed from accessible ground and eave areas.

D. Roof Structures and Attics

I NI NP D

Viewed From: Attic access | Approximate Average Depth of Insulation: 8 inches

FINDINGS / COMMENTS

Accessible attic framing and insulation were inspected from the access area.

E. Walls (Interior and Exterior)

I NI NP D

FINDINGS / COMMENTS

Representative interior and exterior wall surfaces were inspected.

F. Ceilings and Floors

I NI NP D

FINDINGS / COMMENTS

Representative ceiling and floor surfaces were inspected.

G. Doors (Interior and Exterior)

I NI NP D

FINDINGS / COMMENTS

Representative interior and exterior doors were operated.

H. Windows

I NI NP D

FINDINGS / COMMENTS

Representative windows were inspected and operated where accessible.

I. Stairways (Interior and Exterior)

I NI NP D

FINDINGS / COMMENTS

No stairways were present at the inspected structure.

J. Fireplaces and Chimneys

I NI NP D

FINDINGS / COMMENTS

No fireplace or chimney was present at the inspected structure.

K. Porches, Balconies, Decks, and Carports

I NI NP D

FINDINGS / COMMENTS

Rear porch and attached exterior flatwork were inspected.

L. Other

I NI NP D

FINDINGS / COMMENTS

No additional structural items were inspected beyond the listed components.

2. Electrical Systems

Electrical systems were inspected at visible service equipment, panel components, representative branch circuits, connected devices, and fixtures.

TREC ITEM MARKINGS AND FINDINGS

A. Service Entrance and Panels

I NI NP D

FINDINGS / COMMENTS

Service equipment and panel components were inspected from visible accessible areas.

B. Branch Circuits, Connected Devices, and Fixtures

I NI NP D

Type of Branch Circuit Wiring: Copper, NM cable

FINDINGS / COMMENTS

Panel directory labeling was incomplete and one exterior receptacle did not respond to GFCI testing. Further evaluation and correction by a qualified electrical contractor is recommended.



Electrical branch circuit concern with incomplete panel labeling. - Electrical branch circuit concern with incomplete panel labeling.

C. Other

I NI NP D

FINDINGS / COMMENTS

No other electrical components were inspected beyond the listed systems.

3. Heating, Ventilation, and Air Conditioning Systems

Heating and cooling equipment were operated with normal controls. Visible ductwork, chases, and vents were reviewed where accessible.

TREC ITEM MARKINGS AND FINDINGS

A. Heating Equipment

I NI NP D

Type of System(s): Forced air furnace | Energy Source(s): Natural gas

FINDINGS / COMMENTS

Heating equipment was operated with normal controls and responded at the thermostat.



Heating and cooling equipment overview for the Texas REI QA report. - Heating and cooling equipment overview for the Texas REI QA report.

B. Cooling Equipment

I NI NP D

Type of System(s): Split-system central AC

FINDINGS / COMMENTS

Cooling equipment was operated with normal controls and a temperature split was observed.

C. Duct Systems, Chases, and Vents

I NI NP D

FINDINGS / COMMENTS

Visible ductwork, chases, and vents were inspected at accessible areas.

D. Other

I NI NP D

FINDINGS / COMMENTS

No other HVAC items were inspected beyond the listed equipment.

4. Plumbing Systems

Visible plumbing supply, drain, waste, vent, water heating, and gas distribution components were inspected from accessible areas. Representative fixtures were operated.

TREC ITEM MARKINGS AND FINDINGS

A. Plumbing Supply, Distribution Systems, and Fixtures

I NI NP D

Location of Water Meter: Front yard near sidewalk | Location of Main Water Supply Valve: Garage wall near water heater | Static Water Pressure Reading: 62 psi | Type of Supply Piping Material: Copper, PEX

FINDINGS / COMMENTS

Visible supply distribution piping and representative fixtures were inspected.



Main water supply valve and visible supply piping documentation. - Main water supply valve and visible supply piping documentation.

B. Drains, Wastes, and Vents

I NI NP D

Type of Drain Piping Material: PVC

FINDINGS / COMMENTS

Visible drain, waste, and vent piping was inspected at accessible areas.

C. Water Heating Equipment

I NI NP D

Energy Source(s): Natural gas | Capacity: 50 gallons

FINDINGS / COMMENTS

Water heating equipment was inspected from accessible areas.

D. Hydro-Massage Therapy Equipment

I NI NP D

FINDINGS / COMMENTS

No hydro-massage therapy equipment was present.

E. Gas Distribution Systems and Gas Appliances

I NI NP D

Location of Gas Meter: Left exterior wall | Type of Gas Distribution Piping Material: Black iron

FINDINGS / COMMENTS

Visible gas distribution piping and connected gas appliances were inspected.

F. Other

I NI NP D

FINDINGS / COMMENTS

No other plumbing components were inspected beyond the listed systems.

5. Appliances

Installed appliances were operated using normal controls where accessible. The range anti-tip bracket was not verified in this sample.

TREC ITEM MARKINGS AND FINDINGS

A. Dishwashers

I NI NP D

FINDINGS / COMMENTS

Dishwasher was operated through a representative cycle.

B. Food Waste Disposers

I NI NP D

FINDINGS / COMMENTS

Food waste disposer was operated with normal controls.

C. Range Hood and Exhaust Systems

I NI NP D

FINDINGS / COMMENTS

Range hood fan and light were operated.

D. Ranges, Cooktops, and Ovens

I NI NP D

FINDINGS / COMMENTS

Range anti-tip bracket was not verified. Install or verify the bracket to improve appliance safety.



Range anti-tip bracket was not verified. - Range anti-tip bracket was not verified.

E. Microwave Ovens I NI NP D

FINDINGS / COMMENTS
Built-in microwave was operated using normal controls.

F. Mechanical Exhaust Vents and Bathroom Heaters I NI NP D

FINDINGS / COMMENTS
Mechanical exhaust vents were operated where accessible.

G. Garage Door Operators I NI NP D

FINDINGS / COMMENTS
Garage door operator was operated with normal controls.

H. Dryer Exhaust Systems I NI NP D

FINDINGS / COMMENTS
Visible dryer exhaust routing was inspected.

I. Other I NI NP D

FINDINGS / COMMENTS
No other built-in appliances were inspected beyond the listed items.

6. Optional Systems

Optional systems listed in the Texas REI structure were recorded as not present for this sample property unless otherwise noted.

TREC ITEM MARKINGS AND FINDINGS

A. Landscape Irrigation (Sprinkler) Systems

I NI NP D

FINDINGS / COMMENTS

Landscape irrigation system was not present.

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

I NI NP D

FINDINGS / COMMENTS

Pool, spa, hot tub, and related equipment were not present.

C. Outbuildings

I NI NP D

FINDINGS / COMMENTS

Outbuildings were not present.

D. Private Water Wells

I NI NP D

FINDINGS / COMMENTS

Private water well equipment was not present.

E. Private Sewage Disposal Systems

I NI NP D

FINDINGS / COMMENTS

Private sewage disposal system was not present.

F. Other Built-in Appliances

I NI NP D

FINDINGS / COMMENTS

Other built-in appliances were not present.

G. Other

I NI NP D

FINDINGS / COMMENTS

No other optional systems were present.