



**A New Standards of Practice and
Report Form Will Be Required for Texas
Home Inspectors, February 1st 2009**

**This article is for clients and agents to summarize
some of the changes to the standards of practice and
report form for Texas Inspectors.**

SunView Inspections
Home and Termite Inspections

What's Changing?

- The Texas Real Estate Commission adopted revised standards of practice for inspectors, and also a new required inspection report form for 1- to 4-family residential properties. The revisions took effect on February 1st 2009. Some of the areas that have been changed are:
 - **Report Form**
 - **Foundations**
 - **Roof Covering Materials**
 - **Stairways (Interior & Exterior)**
 - **Electrical**
 - **Plumbing**
 - **Water Heaters**
 - **Sprinkler Systems**

The Report Form

- **Report Form changes from REI 7A-0 to REI 7A-1**

The new inspection report form **REI 7A-1** looks similar to the previous form **REI 7A-0**, but some important changes have been made.

- A **“Deficiency” check box**, will replace the “Not Functioning or In Need of Repair” box. Inspectors will no longer be required to report issues as “Not Functioning or In Need of Repair.” Instead, they will report these areas as “deficient” or “deficiencies”.
- **The inspection process explanation** section on the first page of the report is now two pages to provide additional information about the inspection process.

Report Identification: _____

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

Comments:

Required Information on Report

Additional items have been added to the required information list for the new report form. Some of the current and new items are listed below.

- ✓ **Type of foundation**, roof covering, branch circuit conductors, and heating and cooling systems
- ✓ **Energy source** of the heating system, cooling system, and water heater
- ✓ **Vantage point from which the** crawl space, attic, and roof were inspected, as well as any levels of the roof that were not accessed
- ✓ **Previous repairs to roofing materials** and evidence of water penetration
- ✓ **Presence and approximate average depth of** attic insulation and thickness of vertical insulation, where visible
- ✓ **Static water pressure and the location of the water meter and main water supply valve**
- ✓ **water heater capacity**

Foundations

Additional, more specific comments will be required in reports for foundation deficiencies such as noted below.

- ❖ “Open or offset concrete cracks...”
The “corner pop” shown is an example of a deficiency that may be noted in a report.
- ❖ “Soil Erosion...shrinkage adjacent to foundation and differential of flatwork such as sidewalks driveways...” seen in inspections will now be required to be noted as deficiencies.



“Corner Pop”

Roofs

Some additional evaluation of roof installations will be required.

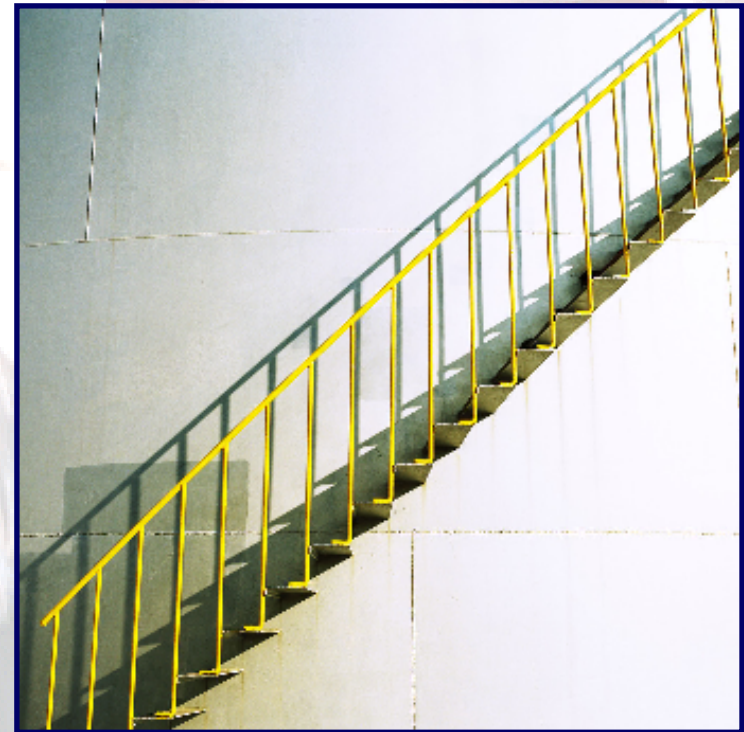
- ❖ “...fastening of roof covering material, as determined by a random sampling...”. Part of this evaluation may be performed from within the attic also.



Interior and Exterior Stairways

Interior and Exterior Stairways will now have its own section in the report. One of the aspects of stairways that inspectors will be required to evaluate and report as Deficient are:

- ❖ “Spacing between balusters, spindles etc. greater than **4 inches in diameter...**”



Electrical/Panels

Inspectors will now be required evaluate the presence and functionality of arc-fault breakers in homes and report as Deficient:

- ❖ “Lack of arc-fault circuit interrupting devices serving family rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas...”



Arc-fault Breaker

Electrical/Panels – Smoke Alarms

Smoke detector functionality and location will now be a mandatory consideration for inspectors and will be reported as deficient when there is:

- ❖ “Lack of smoke alarms:
 - ❖ In each sleeping room
 - ❖ Outside each separate sleeping area in the immediate vicinity of the sleeping rooms
 - ❖ and on each additional story of the dwelling...”



Plumbing

Inspectors will now evaluate and provide specific information about a additional areas of a homes plumbing.

- ❖ “Shall report the static water pressure
- ❖ Location of the water meter and main water supply valve
- ❖ Report as deficient:
 - ❖ Water pressure **below 40 psi or above 80 psi**
 - ❖ Lack of pressure reducing valve when pressure more than 80 psi
 - ❖ Lack of expansion tank at the water heater when pressure reducing valve at the water supply line”

Expansion Tank



Sprinkler Systems

Sprinkler systems will now be inspected for the presence of a rain or freeze sensor:

- ❖ “...Shall Report lack of rain or freeze sensor...”

Rain Sensor



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This report is intended to help agents be aware of some of the changes in the standards of practice and report form for Texas home inspectors. It is not intended to cover all of the SOP and report form changes. For more information and FAQ section, and links to the new laws and changes see the “Inspector Information” tab on the TREC website <http://www.trec.state.tx.us/inspector/default.asp>

Feel free to forward this to other’s you think would benefit. A presentation regarding these changes can also be scheduled if desired. For more information you can contact us at the numbers below. Part of the content of this report is based on information provided at this site.

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