

TEXAS

RESIDENTIAL PROPERTY CONDITION EVALUATION REPORT

Voluntary Inspection of Property Condition as Prescribed in Article 5.33B, Texas Insurance Code

INSURED:

NAME: _____

PROPERTY OWNER:

NAME: _____

ADDRESS: _____, Lot/Block # _____, Addition Name or Subdivision _____

CITY/COMMUNITY: _____, TEXAS ZIP: _____

DAY TIME PHONE: _____ DATE OF INSPECTION: _____

I. GENERAL INFORMATION

TYPE OF DWELLING:

Single _____
 Duplex _____
 Townhouse _____
 Condo _____
 Mobile _____
 Modular _____
 Other (Describe) _____

AGE OF DWELLING:

Year Built _____
 or approximate age _____
 1-10 Years _____
 11-20 Years _____
 21-30 Years _____
 31-40 Years _____
 41-50 Years _____
 Over 50 Years _____

TYPE OF CONSTRUCTION:

(Comprising 50%)
 Frame (wood frame) _____
 Stucco (wood frame) _____
 Brick Veneer (wood frame) _____
 Solid Masonry (load bearing) _____
 Non Combustible (steel frame) _____
 Fire Resistive _____

ROOF MATERIAL:

Composition Shingle _____
 Built Up Tar and Gravel _____
 Wood Shingle/Shake _____
 Composition over Wood Shingle _____
 Rolled Roofing _____
 Concrete Tile _____
 Clay Tile _____
 Metal _____
 Slate _____
 Number of Roof Overlays _____
 Age of Roof _____

FOUNDATION:

	Yes	No
Slab _____		
Pier and Beam _____		
Fully Enclosed _____		
Number of Stories _____		
Basement _____		
GARAGE:		
Attached _____		
Detached _____		
Carport _____		
Number of Cars _____		

AREA:

(Heated/Cooled)
 Grade Floor _____ sf
 2nd _____ sf
 3rd _____ sf
 Garage _____ sf
 Basement _____ sf
 Finished Attic (storage) _____ sf
 Other structures on premises (Describe) _____

II. CONDITION OF PROPERTY*

CONDITION OF PROPERTY:

1 = Very Good
 2 = Good
 3 = Average
 4 = Poor (Describe)

Exterior _____
 Roof _____
 Interior _____
 Electrical _____
 Plumbing, Heating, Cooling _____
 Outbuildings and Fences _____

	Yes	No
Any unrepaired previous damage _____		.
Good housekeeping _____		.
Good maintenance _____		.
Business or commercial exposures on premises _____		.
Vacancy of the property _____		.
Unfenced swimming pools, hot tubs, fish ponds, other bodies of water, or trampolines _____		.
Property accessible to fire equipment _____		.
All modifications, additions or repairs made with generally accepted standards of construction/installation _____		.

(Describe all adverse responses)

*See Page 4 for criteria in determining average or better construction.

INSPECTION NUMBER _____

ATTACH 35 mm color PHOTOGRAPHS (FRONT AND REAR):

SUMMARY:

(State reasons if property does not meet the criteria for average or better condition, be specific on any deficiencies/problems noted.)

I certify that the inspected property does _____ or does not _____ meet the criteria for average or better condition for property insurability under Article 5.33B, Texas Insurance Code as set forth in Section II of this report.

Inspector

I. D. Number

Date

Company/entity represented

Address

***NOTICE: THIS REPORT DOES NOT GUARANTEE OR PRECLUDE YOUR ABILITY TO PURCHASE RESIDENTIAL PROPERTY INSURANCE. PRESENT THIS REPORT AND THE CERTIFICATE OF INSURABILITY, IF ISSUED, TO YOUR INSURANCE AGENT/COMPANY.**

Criteria in Determining Average or Better Condition

Exterior

- Only minor cosmetic foundation related cracks on the slab or above windows or doors
- No major cracks, separations or evidence of shifting or movement in walls, walks and driveway
- No missing window or door panes
- No signs of active termites or unrepaired insect damage
- No accumulation of trash, brush or other debris in yard
- Exposed wood (siding, fascia, soffit, doors, steps, etc.) in good condition with no evidence of significant deterioration or significant peeling of paint
- Pier and beam foundations enclosed under all outside walls
- Additions, modifications or repairs to the exterior made in accordance with generally accepted standards at the time of the construction

Roof

- No roof coverings that are curling or cracking or missing shingles
- No roof coverings that show signs of significant deterioration
- No roofs that have been improperly installed or repaired

Interior

- No visible water damage
- No major cracks or separation in interior walls, flooring and ceiling
- Major appliances in good working condition
- Additions, modifications or repairs to the interior made in accordance with generally accepted standards at the time of the construction

Electrical

- Electrical wiring in good working condition
- No evidence of fuses repeatedly blowing or breakers tripping
- No flickering lights or evidence of overheating wiring
- Additions, modifications or repairs to electrical wiring made in accordance with generally accepted standards applicable at the time of installation

Plumbing, Heating, Cooling Systems

- Plumbing, heating and cooling systems in good working condition
- Free from leaks
- Space heaters and hot water heater properly vented and appropriate distance maintained from walls and furnishings
- Additions, modifications or repairs to plumbing, heating and cooling systems made in accordance with generally accepted standards applicable at the time of installation

Other Conditions

- Outbuildings and fences in good condition
- No business or commercial exposures on premises
- No vacancy of the property
- Property accessible to fire equipment
- No unfenced swimming pools, hot tubs, fish ponds or bodies of water or trampolines