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A GUIDE FOR AGENTS

How to Read an Inspection Report & Handle Repair Requests

A practical way to review a Texas inspection report with your clients, sort what matters most, and turn findings into a clear, reasonable repair request during the option period.

How a Texas inspection report is organized

Texas inspectors use the TREC-promulgated property inspection report form. Each system and component is marked with one or more checkboxes:

I Inspected — the item was evaluated.

NI Not Inspected — not evaluated, usually with a reason (no access, utilities off, outside scope).

NP Not Present — the item doesn't exist at the property.

D Deficient — the inspector observed a condition that, in their opinion, needs repair, further evaluation, or attention for safety.

Inspectors report conditions; they do not pass or fail a house. A report on an older home may list items as deficient that were accepted when it was built, such as safety features called for by current standards. "Deficient" doesn't mean "illegal" or "must be fixed."

A five-step way to review the report

- 1. Read the summary and the photos first.** Get the big picture before reading every line.
- 2. Note limitations.** Items marked Not Inspected or limited (locked areas, utilities off, stored items) may need a return visit or a specialist.
- 3. Sort each deficiency into a bucket** (see below). A long report is not necessarily a bad report; many items are minor or routine.
- 4. Look for recommended follow-ups.** When the inspector suggests further evaluation by an engineer or licensed trade, schedule it early. Option periods are short.
- 5. Call the inspector with questions.** Ask what was observed, where it is, and why it was noted. That keeps conversations factual.

Sort findings into three buckets

Safety concerns

Examples: electrical hazards, missing or inoperative safety devices, gas or venting concerns, pool barrier issues.

Usually the first priority in a repair conversation.

Major systems

Examples: foundation, roof covering, active leaks, HVAC, electrical service, water heater, sewer line.

Often worth a specialist's opinion before deciding.

Maintenance items

Examples: caulking, weatherstripping, minor wood rot, loose hardware, filter changes, gutter cleaning.

Normal upkeep. Often a buyer to-do list, not a negotiation item.

Turning findings into a repair request

Do

- Focus the request on safety items and major systems
- Quote the report section and describe the specific item and location
- Ask for repairs by licensed or qualified professionals where appropriate, with receipts
- Consider a price adjustment or seller concession instead of repairs when that fits the situation
- Put agreements in writing using the appropriate contract amendment

Avoid

- Sending the entire report as the repair list
- Vague requests such as “fix all plumbing issues”
- Waiting until the last day of the option period to get specialist input
- Treating every recommendation for further evaluation as a confirmed defect
- Relying on the inspector to decide what should be negotiated; that decision belongs to the client

For listing agents

When a buyer's report arrives, walk sellers through the same buckets. Separating safety and major-system items from routine maintenance helps sellers respond calmly and keeps the deal focused on facts. For contract and legal questions, clients should consult their agent's broker or an attorney.

Questions about a property or an inspection?

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Inspections performed through BPG · InterNACHI certified: pool & spa, well & septic, sewer camera, irrigation

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General information only. This guide is not a substitute for a full home inspection, a written inspection report, or advice from a licensed engineer, contractor, attorney, or other specialist. Home inspections in Texas are performed under the Texas Real Estate Commission (TREC) Standards of Practice, which govern what a licensed inspector does and does not evaluate. Conditions vary by property.