

Texas Residential Property Condition Evaluation Report
(VIP-2)

Voluntary inspection of property condition as prescribed in Article 2003.101 of the Texas Insurance Code.

Owner Information

Inspection number _____

Insured name _____

Property owner name _____

Address _____

City _____, Texas ZIP _____

Telephone number _____ Date of inspection _____

General Information**Type of dwelling** Single Duplex Townhouse Condo Mobile Modular Other (Describe) _____**Age of dwelling** 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

1. Slab Yes No
2. Pier and beam Yes No
3. Fully enclosed Yes No
4. Number of stories Yes No
5. Basement Yes No

Home Condition Report Terms Of Engagement

Ian Melville, Ian Gordon

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Inspections and Reports on Dwellings Ian Melville, Ian Gordon, 2016-12-05 Inspections and Reports on Dwellings is a series of four books the first three of which have already been published to considerable success This concluding book covers reports prepared before dwellings are put on the market for sale whether as a legal requirement or on a voluntary basis All take into account guidelines laid down by the Courts for this type of work Sellers surveys are not new but only now have standard formats been developed In England and Wales this is the Home Condition Report with its Energy Performance Certificate which can only be prepared by Licensed Home Inspectors The Home Inspectors hold a Diploma in Home Inspection sometimes with an add on Certificate in Valuation of Residential Property for Secured Lending and they are members of a Government approved certification scheme In Scotland each dwelling must have a Single Survey Report carried out before it goes on the market from 1 December 2008 The Single Survey Report describes the condition sets out accessibility information contains a valuation and energy reports Initially only Chartered Surveyors will be authorised to do this work Both Inspectors and Surveyors have to follow Codes of Conduct and Practice carry professional indemnity insurance and allow their reports to be monitored to maintain standards an entirely new concept The book examines the relevant legislation and looks closely at the entire qualification and certification process for Home Inspector Valuers Additionally the likely reaction of sellers buyers and lenders are discussed A substantial section is devoted to lending on dwellings and the practicalities of their valuation by the Comparative Investment and Residual methods following the requirements of the Red Book Four detailed sample reports are included to demonstrate how reports must be presented The book is intended for all those engaged in the preparation of reports on dwellings whether experienced newly qualified or studying As well as being an essential book for surveyors it will also be of considerable interest to solicitors and estate agents particularly those based in Scotland The authors experienced Chartered Surveyors have written extensively on the diagnosis of defects in dwellings and are joint authors of the successful EG Books publication The Repair and Maintenance of Houses 2nd edn *Inspections and Reports on Dwellings: Inspecting* Ian A. Melville, Ian A. Gordon, 2014-07-21 With the introduction of Home Information Packs and Home Condition Reports house buying is being revolutionised This second book in the series of four following Inspections and Reports on Dwellings Assessing Age covers the entire field of inspecting dwellings from ascertaining the clients requirements setting the instructions by way of agreeing the Conditions of Engagement for any one of the five types of report envisaged as being covered by the series to the physical inspection itself Desirable attributes in the surveyor are discussed qualifications necessary insurance cover both in respect of liability for his work and his own person together with his fees Court cases determining the scope and level of inspection are given full consideration and there is a concentration on ascertaining particularly in regard to age the materials and forms of construction that make up each part of a dwelling the structure finishes services and surroundings and its condition all by means of sight sound feel and smell

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Table of Contents Home Condition Report Terms Of Engagement

1. Understanding the eBook Home Condition Report Terms Of Engagement
 - The Rise of Digital Reading Home Condition Report Terms Of Engagement
 - Advantages of eBooks Over Traditional Books
2. Identifying Home Condition Report Terms Of Engagement
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Home Condition Report Terms Of Engagement
 - User-Friendly Interface
4. Exploring eBook Recommendations from Home Condition Report Terms Of Engagement
 - Personalized Recommendations
 - Home Condition Report Terms Of Engagement User Reviews and Ratings
 - Home Condition Report Terms Of Engagement and Bestseller Lists
5. Accessing Home Condition Report Terms Of Engagement Free and Paid eBooks

- Home Condition Report Terms Of Engagement Public Domain eBooks
- Home Condition Report Terms Of Engagement eBook Subscription Services
- Home Condition Report Terms Of Engagement Budget-Friendly Options

6. Navigating Home Condition Report Terms Of Engagement eBook Formats

- ePUB, PDF, MOBI, and More
- Home Condition Report Terms Of Engagement Compatibility with Devices
- Home Condition Report Terms Of Engagement Enhanced eBook Features

7. Enhancing Your Reading Experience

- Adjustable Fonts and Text Sizes of Home Condition Report Terms Of Engagement
- Highlighting and Note-Taking Home Condition Report Terms Of Engagement
- Interactive Elements Home Condition Report Terms Of Engagement

8. Staying Engaged with Home Condition Report Terms Of Engagement

- Joining Online Reading Communities
- Participating in Virtual Book Clubs
- Following Authors and Publishers Home Condition Report Terms Of Engagement

9. Balancing eBooks and Physical Books Home Condition Report Terms Of Engagement

- Benefits of a Digital Library
- Creating a Diverse Reading Collection Home Condition Report Terms Of Engagement

10. Overcoming Reading Challenges

- Dealing with Digital Eye Strain
- Minimizing Distractions
- Managing Screen Time

11. Cultivating a Reading Routine Home Condition Report Terms Of Engagement

- Setting Reading Goals Home Condition Report Terms Of Engagement
- Carving Out Dedicated Reading Time

12. Sourcing Reliable Information of Home Condition Report Terms Of Engagement

- Fact-Checking eBook Content of Home Condition Report Terms Of Engagement
- Distinguishing Credible Sources

13. Promoting Lifelong Learning

- Utilizing eBooks for Skill Development

- Exploring Educational eBooks
- 14. Embracing eBook Trends
 - Integration of Multimedia Elements
 - Interactive and Gamified eBooks

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