

TEXAS STANDARDS OF PRACTICE MODULE
TREC Course #39928

Chapter 1
Texas SOP

Section1 Part 1
Structural Systems



OBJECTIVE: At the completion of Section, the Inspector candidate will:

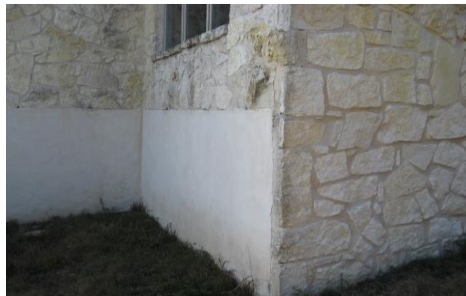
1. Understand Texas SOP - Structures.

**1. §535.228 Standards of Practice: Minimum Inspection Requirements
for Structural Systems**

1. Foundations.

1. The inspector shall:

1. render a written opinion as to the performance of the foundation;
There are no noticeable issues with the foundation. It appears to be functioning as designed.
2. report:
 1. the type of foundations; and
Foundation - Types
Slab on Grade



Crawlspace



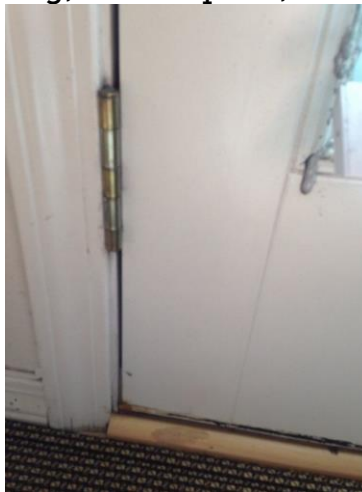
Basement



2. the vantage point from which the crawl space was inspected;



3. generally report present and visible indications used to render the opinion of adverse performance, such as:
 1. binding, out-of-square, non-latching doors;



2. framing or frieze board separations;

3. sloping floors;



4. window, wall, floor, or ceiling cracks or separations; and

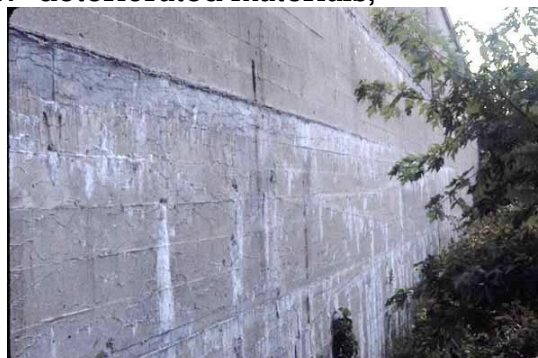


5. rotating, buckling, cracking, or deflecting masonry cladding; and



report as Deficient:

6. deteriorated materials;



7. deficiencies in foundation components such as; beams, joists, bridging, blocking, piers, posts, pilings, columns, sills or subfloor;



8. deficiencies in retaining walls related to foundation performance;



9. exposed or damaged reinforcement;
10. crawl space ventilation that is not performing; and



11. crawl space drainage that is not performing.