

TEXAS MINIMUM CONSTRUCTION STANDARDS INSPECTION (TMCS)

PRE-INSPECTION INFORMATION SHEET

1. All utilities must be on and all appliances that are to remain in property must be clean and in good working condition.
2. Property must have working smoke detector in a common hallway to bedrooms and on all floors of a multi-level property.
3. Water heaters must be properly vented and have a pressure relieve valve with a discharge line that drains horizontally out through the wall to exterior, or it must be directed down to within approximately 6 inches of the floor.
4. GFI plugs must be installed in all outlets located near kitchen and bathroom sinks.
5. Bathrooms must have a window that opens or a working exhaust vent system.
6. Bedrooms must have a window that opens and locks properly.
7. Doors must be free of holes, weather-tight (if exterior), and have workable locks.
8. All plumbing must be in good working condition (no leaks and draining properly).
9. All walls and ceilings must be free of holes and clean.
10. All electrical wiring must be properly installed and covered. Exterior wiring that is not covered must be enclosed in a conduit.
11. Heating and A/C units must be in good working condition and properly vented.
12. No peeling paint on interior or exterior (pre 1978 properties).
13. Floors must be free of loose tile or torn carpet.
14. All windows must be in good working condition, weather-tight, free of broken panes and have workable latching devices.
15. The property must be free of garbage and debris inside and outside.
16. The unit must be free of any other hazards not specifically identified above.