

**Whisper Computer Solutions, Inc.**

**Whisper Computer Solutions, Inc.**

PO Box 690502  
San Antonio, TX 78269-0502

Phone 210-446-7512

**INVOICE**

TREC

**SOLD TO:**

**INVOICE NUMBER**  
**INVOICE DATE**

**LOCATION**

**REALTOR**

DESCRIPTION	PRICE	AMOUNT
	SUBTOTAL	\$0.00
	TAX	\$0.00
	TOTAL	\$0.00
	<b>BALANCE DUE</b>	<b>\$0.00</b>

**THANK YOU FOR YOUR BUSINESS!**

The invoice is automatically generated by the topic layout, no need to enter anything here unless you want to add a message for the client which will appear at the bottom of the invoice.



## PROPERTY INSPECTION REPORT

---

**Prepared For:** \_\_\_\_\_  
(Name of Client)

**Concerning:** \_\_\_\_\_  
(Address or Other Identification of Inspected Property)

**By:** Joe R Inspector, Lic # \_\_\_\_\_  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

---

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer’s installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

**THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS.** The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or

changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Report Identification: \_\_\_\_\_

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

**INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.**

---

---

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Present at Inspection:  Buyer     Selling Agent     Listing Agent     Occupant  
Building Status:  Vacant     Owner Occupied     Tenant Occupied     Other  
Weather Conditions:  Fair     Cloudy     Rain    Temp: \_\_\_\_\_  
Utilities On:  Yes     No Water     No Electricity     No Gas  
Special Notes: \_\_\_\_\_

**INACCESSIBLE OR OBSTRUCTED AREAS**

- Sub Flooring
  - Floors Covered
  - Walls/Ceilings Covered or Freshly Painted
  - Behind/Under Furniture and/or Stored Items
  - Attic Space is Limited - Viewed from Accessible Areas
  - Plumbing Areas - Only Visible Plumbing Inspected
  - Siding Over Older Existing Siding
  - Crawl Space is limited - Viewed From Accessible Areas
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

---

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.  
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

---

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Foundation Types

Comments:

#### Signs of Structural Movement or Settling

- Strike plate/alignment
- Twisted float joints
- Cracks in brick, stone, or stucco
- Cracks in exposed concrete floors
- Floors not level
- Cracks in Parge Coat
- Deteriorated Pier/Beam Condition
- Excessive or improper shims
- Separations between trim and siding
- Beam splices not supported by piers
- Inadequate ventilation of crawl space
- Cracks in wall(s) and / or ceiling
- Hazards, clearances, or other conditions, viewed from access
- Door / window frames out of square

**Performance Opinion:** (An opinion on performance is mandatory)

**Note:** *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

- The foundation appears to be performing the function intended
- Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.
- Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

**SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.**

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
----------	-----------	-----------	----------

- 

**B. Grading and Drainage**

*Comments:*

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

- Improper drainage from foundation
- Erosion or ponding next to foundation/driveway
- Gutters draining too close to the structure
- Run off intrusion into crawl space
- Trees/heavy foliage too close to the structure
- Inadequate grading clearance to exterior wall surface
- Planter(s) adjoining the structure
- Cut and fill type lot may accumulate excessive run off
- Level lot, does not facilitate proper drainage
- Grade slopes toward the structure
- Soil / lot conditions suggest further evaluation by appropriate professional, i.e.. watering program, drains, etc.

- 

**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Roof Covering Materials

*Viewed From:* Roof Viewed From

*Comments:*

- Torn, damaged, perforated or missing shingles
- Brick chimney not properly flashed and counter-flashed
- Roof decking deflection and / or sagging
- Roofing covering installed over older roof covering
- Skylight covers not secured and / or flashed properly
- Inappropriate roof covering for slope of the roof
- Trim, soffit, fascia boards are in need of repair
- Exposed or lifting nail heads
- Flashing is lifting, ill configured, or missing
- Roof penetration(s) not properly flashed / sealed
- Leaves / debris in the gutters and downspouts
- Tree branches are too close to the roof structure
- Missing / damaged or inappropriately installed rain caps
- Vent roof jacks missing or improper installation
- Indication of water ponding
- Missing step flashing where a roof intersects at exterior wall
- Other
- Roof ventilation system damaged and in need of repair
- The roof covering is in need of replacement or extensive repairs, a Certified Roofing Company should be consulted

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Previous Repairs to Roof At: \_\_\_\_\_

**D. Roof Structures and Attics**

*Viewed From:* Roof Structure Viewed From

*Approximate Average Depth of Insulation:*

*Approximate Average Thickness of Vertical Insulation:*

*Comments:*

- Insufficient attic ventilation
- Damaged and / or missing vent screens
- Damaged and / or missing roof sheathing
- Bath / Kitchen vents terminating in attic
- Evidence of moisture penetration
- Deflection in roof surface
- Elect. Wires are routed across the attic access
- Evidence of insulation voids
- Inadequate roof support and / or failed members
- Defective Attic Ventilator
- Inadequate or Missing Attic Access
- Purlin System Missing
- Loose, missing or damaged gutters/downspouts
- Damaged access ladder

**E. Walls (Interior and Exterior)**

*Comments:*

**Interior Walls:**

- Signs of Structural Settling
- Water stains on walls and/or ceilings
- Freshly Painted
- Non-Combustable Material Missing at Wall between Living and Garage

**Exterior Walls:**

Siding Materials:  Brick  Stone  Wood  Wood byproducts  Stucco  
 Vinyl  Aluminum  Asbestos  Cement Board  Other

- Fascia / trim boards are water damaged at several areas
- Mortar is separated or missing in some areas
- Caulking / sealant is separated or missing in some areas
- Some cracks at the brick, stone, or stucco siding
- Wood siding is water damaged in some areas



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- Siding shingles are cracked, loose or missing
- Some siding fasteners are backing out
- Weep holes not open and/or improper spacing
- Flashing missing and/or incorrectly installed
- Drip screed missing
- Overlap on cement board < 1 1/4 inch
- One or more areas were obstructed
- Other Water Penetration Areas at Exterior Walls
- Inadequate clearance between siding and grade
- Stucco less than 2" clearance to flatwork
- Stucco terminating below grade

**F. Ceilings and Floors**

*Comments:*

- Ceiling cracks in some areas
- Water stains on ceiling
- Signs of structural settling
- Floor cracks in some areas
- Water stains on floor
- Ceiling Missing at Garage
- Other

**G. Doors (Interior and Exterior)**

*Comments:*

**Interior Doors**

- Damaged doors: \_\_\_\_\_
- Doors do not operate properly: \_\_\_\_\_
- Doors loose on hinges: \_\_\_\_\_
- Doors rub, stick or hit frames: \_\_\_\_\_
- Deficient Hardware
- Door between living and Garage Not Fire-Rated

**Exterior Doors**

- Safety glass not present: \_\_\_\_\_
- Sliding glass door slides poorly or improperly installed
- Sliding screen door is missing / or damaged
- Doors / sliding glass doors: do not latch properly
- Double cylinder locks pose safety consideration
- Doors rub, stick or hit frames: \_\_\_\_\_
- Deficient Hardware

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Garage Doors**

Type:  Metal  Wood  Fiberglass  Doors / panels are damaged

**H. Windows**

*Comments:*

- Some windows are difficult to open or close
- Some glass panes are loose, damaged or missing
- Some window lift supports are loose, damaged or missing
- Some window / door screens are damaged or missing
- Absence of safety glass
- Window sill height exceeds 44" egress
- Windows in sleeping areas are of inadequate size for egress
- Thermal pane window seals have failed, moisture is present
- Inspection of the windows was limited
- Burglar bars do not provide for adequate emergency egress
- Caulking / plastic , etc. damaged and / or missing

**I. Stairways (Interior and Exterior)**

*Comments:*

**INTERIOR**

- Baluster Spacing on steps Exceed 4 3/8"
- Vertical railing spacing is grater than 4"
- Landing Undersized or Missing
- Improper dimensions of stair raisers
- Improper dimensions of stair treads
- Hand railing is loose / missing at one or more locations
- Hand railing is not terminated properly
- Hand railing not at proper height

**EXTERIOR**

- Baluster Spacing on steps Exceed 4 3/8"
- Vertical railing spacing is grater than 4"
- Landing Undersized or Missing
- Improper dimensions of stair raisers
- Improper dimensions of stair treads
- Hand railing is loose / missing at one or more locations
- Hand railing is not terminated properly
- Hand railing not at proper height

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**J. Fireplaces and Chimneys**

*Comments:*

**Type of Fireplace:**  Factory  Masonry  Free Standing

- No gas valve access door
- Creosote build up in firebox or flue
- Absence of fire stopping
- Damper does not operate or missing
- Gas log valve leaking or damaged
- Deficiencies in combustion air vent
- Circulating fan missing or damaged
- Damper Block missing at Gas Log
- Unable to fully view all fireplace components
- Burner pipe is damaged or improperly installed
- Lintel, Hearth, surrounding materials damaged or missing
- Chimney coping or spark arrestor damaged or missing
- Deficiencies in Chimney structure or components
- Hearth extension inadequate in size or material
- Adequate clearance from combustible materials

**K. Porches, Balconies, Decks, and Carports**

*Comments:*

- Structural deficiencies
- Step down from house to exterior surface < 3 1/2"
- Spindles or rails greater than 4" spacing
- Deck is not properly attached to main structure
- Guardrail missing if > 30" from grade
- Guardrail is not of proper height
- Spindles or rails greater than 4 3/8" spacing on stairs
- Internal area beneath porch or deck not accessed

**L. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

Overhead Service  Underground Service

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Main Disconnect Panel**

- Service drop/mast loose and/or pulling away
- Panel is not labeled
- Grounding electrode is not secure to rod
- Inside cover is not in place or Secure
- Doubled lugged breakers / Fuses
- Incorrect size of wire on breakers / fuses
- One or more knockouts are missing
- 240 breakers installed without trip ties
- Evidence of arcing or excess heat
- Ground wire / rod / CWB could not be verified
- Grommets or Box Connectors Missing
- Not Bonded and Grounded
- Service line has inadequate clearance to ground
- Panel has more than 6 disconnects, main required
- Panel does not have adequate clearance / accessibility
- Lack of anti-oxidants on aluminum conductor terminals
- A/C condensing unit #1:  
Specifies max amp breaker of \_\_ and a \_ amp breaker is in use
- A/C condensing unit #2:  
Specifies max amp breaker of \_\_\_\_\_ and a \_\_\_\_\_ amp breaker is in use

**Sub Panels**

Type of Wire:  Copper  Aluminum

- ARC FAULTS NOT TESTED -- OCCUPIED
- Ground/ARC Fault Circuit Inoperable
- Evidence of arcing or excess heat
- Incorrect size breakers / fuses
- Panels are not labeled
- Incorrect size wire on breakers / fuses
- Not properly grounded or bonded
- Panel(s) installed at improper location
- Grounds and neutrals on same bus bar
- Double lugged breakers / fuses
- Panel covers, knockouts, cable clamps missing/ loose
- Lack of anti-oxidants on aluminum conductor terminals
- Defects may exist in certain electrical sub panels and have been known to be unsafe in some instances and should be thoroughly evaluated by a licensed electrician as to present and future performance.

**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring:  Copper  Aluminum Conduit \_\_\_\_\_

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
----------	-----------	-----------	----------

*Comments:*

**Outlet and Switches**

- Test indicate reverse polarity
- Wiring is unsupported beneath the structure
- One or more junction boxes do not have covers
- One or more connections are not in junction boxes
- Evidence of arcing or excessive heat
- GFCI are not properly installed or operate properly
- Improper use of extension cords as permanent wiring
- Loose, damaged, missing outlets / switches /covers
- Test indicate open circuit, no power at various outlets
- Lack of anti-oxidants on aluminum conductor terminals
- Concealed connections of copper and aluminum wires / electrical components were not inspected
- Two conductor system without benefit of bare ground wire ( typical in older homes )
- Inappropriate Ground Type receptacles installed on two conductor system
- Aluminum wiring connected to devices not CO/ALR rated
- Lack of disconnect at: \_\_\_\_\_
- Outlet/Switches inoperable at: \_\_\_\_\_
- Lack of Ground/Bonding at: \_\_\_\_\_
- Recommend any aluminum branch circuit be thoroughly evaluated by a licensed electrician for compatibility of wiring devices , appropriate connections, and treatment.

**Ground/ARC Fault Circuit Interrupt Safety Protection**

- |             |                              |                             |                                  |            |                              |                             |                                  |
|-------------|------------------------------|-----------------------------|----------------------------------|------------|------------------------------|-----------------------------|----------------------------------|
| Kitchen:    | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Bathrooms: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Exterior:   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Garage:    | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Basement:   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Wet Bar:   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Living:     | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Dining:    | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Crawlspace: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Laundry:   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| A/C Unit:   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Pool/Spa:  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Bedroom:    | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |            |                              |                             |                                  |

- No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.
- GFCI circuit not inspected at: \_\_\_\_\_

**Fixtures**

- Ceiling fans inoperable or in need of repair
- Light fixtures inoperable or in need of repair

**Smoke and Fire Alarms**

- Smoke alarms are not present in each sleeping area
- No smoke alarm in hallway

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

### Other Electrical System Components

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A. Heating Equipment

Type of System: Heating Types

Energy Source: Heating Energy Sources

Comments:

- Operation of heating elements
- Condition of Conductors
- No gas cutoff valve and / or improper gas valve
- Evidence of significant rust
- Blower door safety switch broken or missing
- Gas leak detected
- Blower fan assembly is dirty / or vibrating
- Forced Air in burner compartment
- Heater flue is too close to combustibles
- Lack of protection from physical damage
- Inadequate conditioned, combustion, and dilution air
- Improper Gas connector materials and connections
- System does not operate according to manufacturers design
- Evidence of improper flame (impingment, uplifting, color)
- Inappropriate location or inadequate access and clearances
- Inoperable thermostat, controls or operating components
- System shows signs of being dirty : Recommend cleaning, servicing, and further evaluation by a licensed professional
- Deficiencies in mounting and operation of Window Units
- Burners, burner ignition devices or heating elements, switches, and/or thermostat not rated or at least 18" from Garage floor.

### B. Cooling Equipment

Type of System: Cooling Types

Comments:

- Unit #1:  
Supply Air Temp: \_\_\_\_ °F    Return Air Temp: \_\_\_\_ °F    Temp. Differential: \_\_\_\_ °F
- Unit #2:  
Supply Air Temp: \_\_\_\_ °F    Return Air Temp: \_\_\_\_ °F    Temp. Differential: \_\_\_\_ °F
- Temperature differential is not within range of 14-23 degrees Fahrenheit
- Refrigerant lines not properly insulated at Condenser
- Refrigerant lines not properly insulated at Evaporative Coil
- Refrigerant lines not properly insulated in Attic
- Condenser unit coil fins damaged / dirty
- Missing conduit on low voltage wiring

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- Condenser unit not level or 3" above grade
- Condenser installed too close to structure <18"
- Condenser airflow restricted
- Dryer vent is too close to unit
- Air handler plenum is not properly sealed
- No electric disconnect within sight of unit
- Water in auxiliary/secondary drain pan
- Lack of GFCI near unit for technician
- Primary condensate line not insulated in open area
- Condensate line termination point was not determined
- Noticeable vibration of blower fan or condensing fan
- Condensate line terminates too close to structure
- Deficiencies in mounting and operation of Window/Wall Units
- Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at the time of inspection. Operation at or below 60 degrees could cause damage to the unit.
- System shows signs of being dirty. Recommend cleaning, servicing and / or further evaluation by a licensed professional

**For attic installations :**

- Minimum 30" clearance above and to the side for maintenance
- Lack of work platform (>30" )
- Lack of 24"Walkway, light near unit, or outlet
- Greater than 20 feet from access
- Scuttle opening less than 22" by 30"

**EVAPORATIVE COOLERS**  ONE SPEED  TWO SPEED Water Supply Line: \_\_\_\_\_

- Unit winterized, drained and shut down
- Unit Inoperative
- Inadequate access and clearances
- Rust damage/decay/corrosion on unit or components at: \_\_\_\_\_
- Less than one-inch air gap
- Lack of Damper
- Deficient Pump/System at: \_\_\_\_\_

**C. Duct Systems, Chases, and Vents**

*Comments:*

**Type of Ducting:**  Flex Ducting  Duct Board  Metal

- Ducting is kinked, restricted or improperly routed
- Inadequate support of duct work
- Deficiencies in materials used for vent system
- Return air filter needs cleaning or replacement
- Some ducting moisture barrier is damaged/missing

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Absence of air flow at supply register
- Gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenums, and/or chases
- There is inadequate venting for carbon monoxide to the exterior from the garage or storage room

#### IV. PLUMBING SYSTEMS

##### A. Plumbing Supply, Distribution Systems and Fixtures

- Location of water meter:* \_\_\_\_\_  Functional Flow Inadequate
- Location of main water supply valve:* \_\_\_\_\_
- Static water pressure reading:* \_\_\_\_\_  below 40 psi  above 80 psi
- Lack of reducing valve over 80 psi
- Comments:* \_\_\_\_\_
- Water Source:**  Public  Private      **Sewer Type:**  Public  Private

##### Sinks

**Comments:** \_\_\_\_\_

- Incompatible connecting devices
- Loose or damaged faucet handles
- Sink leaks into cabinet below
- Hot and cold water reversed
- Drains have no visible "P" trap
- Leakage around sink(s)
- No shut off valves under sink
- Vegetable sprayer inoperable
- Drain stop inoperable
- Caulking or grout missing or damaged
- Sink stopper missing or damaged
- Inadequate draining

##### Bathtubs and Showers

**Comments:** \_\_\_\_\_

- Leakage around tub / shower
- Absence of safety glass enclosure
- Improper slope of shower
- Caulking or grout missing or damaged
- Shower diverter valve not operating
- Enclosure needs to be sealed
- Hot and cold water reversed
- Drain stop inoperable
- Dealing shower stalls
- Tile loose and / or missing
- Shower head is leaking
- Soap dish missing



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**Commodes**

**Comments:** \_\_\_\_\_

- Leakage around commodes
- Seal leaking between tank & bowl
- Loose at floor mounting
- Bowl or tank is cracked/damaged
- Flush mechanism inoperable
- Tank water level is too high
- Tank lid broken or missing
- Flapper valve is fault
- Bowl refill tube is missing

**Washing Machine Connections**

**Comments:** \_\_\_\_\_

- Washing machine not connected at this time - faucets, drains not tested for proper operation
- Leakage at plumbing connections
- Dryer vented into attic or under house

**Exterior Plumbing**

**Comments:** \_\_\_\_\_

- Exterior hose bibs do not have back-flow prevention
- Faucet handles are loose, damaged or missing
- Leakage present at: \_\_\_\_\_
- Plumbing Leaks / Hose Bibs / Sprinkler System

**B. Drains, Wastes, and Vents**

*Comments:*

**C. Water Heating Equipment**

*Energy Source:* Water Heating Energy Sources

*Capacity:*

*Comments:*

- Unit inoperable
- Electrical disconnect missing/inadequate clearance
- Water Leakage around unit
- Improper gas line materials
- Leakage around connections
- Flue/Vent is loose, damaged or poorly connected
- Hot and cold water lines reversed
- Unit installed with inadequate access and clearances
- Unit installed in an unsafe location

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Gas shut off is leaking or wrong type
- Gas leak detected around unit
- Missing or inoperable cold water shut off
- Improper Flame
- Unit is not properly vented for combustion air
- One or more covers are missing or damaged
- Lack of pan and drain system/improper termination
- Operation of heating elements on electric units
- Lack of protection from physical damage
- Corrosion and / or signs of an intermittent leak at isolation valve or plumbing connections
- Unit is located in the garage or adjacent area and is not elevated so that it's ignition source is 18" above the floor if required
- Lack of an expansion tank when a pressure reducing valve is in place at the water supply line

**Water heater Temperature and Pressure Relief Valve**

- T/P valve inspected / verified, but NOT TESTED
- Drain line is not plumbed to the exterior
- T/P valve has no drain line / or wrong size
- Drain line runs uphill at some point
- Corrosion or leakage at connections
- Drain line is threaded at termination point

**D. Hydro-Massage Therapy Equipment**

*Comments:*

- Access panel is inaccessible
- Electrical motor not bonded
- The presence of active leaks
- Vacuum switch does not operate
- Inoperative unit(s) and controls
- Improper location of unit switch
- Deficiencies in ports, valves, grates and covers
- Lack of ground fault circuit interrupter, inaccessible pump(s) or motor(s)

**E. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Unit leaking
- Unit hardwired
- No anti-siphon loop at the drain line
- Soap dispenser not functioning properly
- Unit is not properly secured
- Rust present in interior of unit
- Door seal is damaged or leaking
- Inoperative unit(s)
- Failure to drain properly
- Deficiency in rack, rollers or spray arm

**B. Food Waste Disposers**

*Comments:*

- Unit leaking
- Inoperative Unit
- Damaged grinding components
- Excessive Vibration
- Corrosion on unit
- Splash guard is damaged
- Improper mounting

**C. Range Hood and Exhaust Systems**

*Comments:*

- Filter is dirty / greasy
- Light / lens not functional
- Vent pipe terminates improperly/improper material
- No secure mounting of the unit
- Fan / Motor assembly vibrates or is noisy
- Control knobs / switches are defective or missing
- Fan / blower does not work / or work at all speeds

**D. Ranges, Cooktops, and Ovens**

*Comments:*

**Range Type:**  Electric  Gas

- Control knobs are loose and/or missing
- Gas leaks were detected around unit
- Burners do not operate
- Improper or absence of gas shut off valve

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Inadequate clearance from combustibles
- Improper materials used for gas connections
- Absence of anti-tilt device
- Deficiencies in the operation of the gas flame

**Oven(s):**

Unit #1:  Electric       Gas  
Tested at 350°F, Variance noted: \_\_\_\_\_ °F (max 25°F)

Unit #2:  Electric       Gas  
Tested at 350°F, Variance noted: \_\_\_\_\_ °F (max 25°F)

- Control knobs are loose and/or missing
- Gas leaks were detected around unit
- Unit is not properly secured
- Deficiencies in the operation of the gas flame
- Door seal is damaged or leaking
- Broiler / heating element does not operate
- Inadequate clearance from combustibles
- Deficiencies in operation of timer and thermostat
- Interior light does not operate
- Deficiencies in thermostat(s) sensor support
- Glass panels and/or hardware

**E. Microwave Ovens**

*Comments:*

- Deficiencies in door seal / tightness of closure
- Interior light does not operate
- Does not operate by heating a container or water
- Timer does not function

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

- Units are loose at ceiling and / or wall
- Heat lamp timer does not work
- Unit motor and / or fan is noisy
- Missing covers
- Lack of exhaust ventilator if required
- Unit Inoperable
- Non vented wall heaters (considered a safety hazard)
- Vent pipes that do not terminate outside the structure

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**G. Garage Door Operators**

*Comments:*

- Auto reverse does not work - Safety Hazard
- Switch is installed at improper height
- Missing safety wire inside door spring
- Switch is loose or damaged
- Electronic sensor not installed or improper height
- Opener is not properly secured
- No emergency release rope to disable opener
- Electronic sensor does not operate
- Door locks or side ropes that have not been removed or disabled

**H. Dryer Exhaust Systems**

*Comments:*

- Dryer vent cover is loose, damaged or missing
- Dryer vent is not vented properly
- Improper routing and length of vent pipe
- Inadequate vent pipe material
- Improper termination
- Damaged or missing Flapper termination
- The lack of a dryer vent system when provisions are present for a dryer

**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

- Surface water leaks
- The absence of shut-off valves
- The lack of a rain or freeze sensor
- Deficiencies in the condition of the control box
- The absence or improper installation of anti-siphon devices and back flow preventer
- Deficiencies in water flow or pressure at the zone heads
- Deficiencies in ZONE: \_\_\_\_\_

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction: Pool Construction Types

Comments:

- Lack of bonding at pump motor, blower, or other electrical equipment to ground
- The absence of or deficiencies in safety barriers  
FENCE: H;48" C;2" grade, 4" concrete Latch;54" 4" spindles non-climbable
- EXIT ALARM:**  Present
- EXIT ALARM:**  Absent
- Water leaks in above-ground pipes and/or equipment
- Deficiencies in lighting fixtures
- The lack of failure of required ground-fault circuit interrupter protection

DEFICIENCIES FOUND IN:

- Surfaces
- Titles, coping, and decks
- Drains, Skimmers, Valves
- Slides, steps, diving boards, handrails, and other equipment
- Filters, gauges, pumps, motors, controls, and sweeps
- Pool Heater:  Gas
- Pool Heater:  Electric

**C. Outbuildings**

Comments:

- Lack of ground-fault circuit interrupter protection in grade-level portions
- Unfinished accessory buildings used for storage or work areas, boathouses, and boat hoists

DEFICIENCIES FOUND IN:

- Structural
- Electrical, plumbing, heating, ventilation
- Cooling systems

**D. Private Water Wells (A coliform analysis is recommended)**

Type of Pump: Water Pump Types

Type of Storage Equipment: Water Storage Equipment

Proximity To Known Septic System: \_\_\_\_\_

Comments:

- Operate at least two fixtures simultaneously
- Recommend or arrange to have performed water quality or potability testing

DEFICIENCIES FOUND IN:

- Water pressure and flow and operation of pressure switches
- Condition of visible and accessible equipment and components
- Well head, including improper site drainage and clearances

Report Identification: \_\_\_\_\_

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**E. Private Sewage Disposal (Septic) Systems**

Type of System: Septic Systems

Location of Drain Field:

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY: \_\_\_\_\_

Comments:

- Visual or olfactory evidence of effluent seepage or flow at the surface of the GROUND
- Inoperative aerators or dosing pumps
- DRAIN FIELD NOT FREE OF OBSTRUCTIONS

DEFICIENCIES FOUND IN:

- Visible Components
- Functional Flow
- Aerobic discharge
- Site Drainage and Clearances

**F. Other**

Comments:

Inspected Address

City

Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.
C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.
D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
F. THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.
G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture..

1A. Whisper Computer Solutions, Inc. Name of Inspection Company

1B. SPCS Business License Number

1C. PO Box 690502 Address of Inspection Company

San Antonio City

TX State Zip

78269-0502 210-446-7512 Telephone No.

1D. Joe R Inspector Name of Inspector (Please Print)

1E. Certified Applicator Technician (check one)

2. Case Number (VA/FHA/Other)

3. Inspection Date

4A. Name of Person Purchasing Inspection Seller Agent Buyer Management Co. Other

4B. Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee Purchaser of Service Seller Agent Buyer (Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)



6A. Were any areas of the property obstructed or inaccessible? Yes  No  (Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:

Attic  Insulated area of attic  Plumbing Areas  Planter box abutting structure  Deck  Sub Floors  Slab Joints  Crawl Space  Soil Grade Too High  Heavy Foliage  Eaves  Weepholes  Other  Specify: \_\_\_\_\_

7A. Conditions conducive to wood destroying insect infestation? Yes  No  (Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

7B. Conducive Conditions include but are not limited to:

Wood to Ground Contact (G)  Formboards left in place (I)  Excessive Moisture (J)  Debris under or around structure (K)  Footing too low or soil line too high (L)  Wood Rot (M)  Heavy Foliage (N)  Planter box abutting structure (O)  Wood Pile in Contact with Structure (Q)  Wooden Fence in Contact with the Structure (R)  Insufficient ventilation (T)  Other (C)  Specify: \_\_\_\_\_

8. Inspection Reveals Visible Evidence in or on the structure:

Table with 4 columns: Insect Type, Active Infestation, Previous Infestation, Previous Treatment. Rows include Subterranean Termites, Drywood Termites, Formosan Termites, Carpenter Ants, and Other Wood Destroying Insects.

Specify: \_\_\_\_\_

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: \_\_\_\_\_

8G. Visible evidence of: \_\_\_\_\_ has been observed in the following areas: \_\_\_\_\_

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes  No

If "Yes", specify corrections: \_\_\_\_\_

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H and I, Scope of Inspection) Yes  No

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes  No

Specify reason: \_\_\_\_\_ Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: \_\_\_\_\_

If treating for subterranean termites, the treatment was: Partial  Spot  Bait  Other

If treating for drywood termites or related insets, the treatment was: Full  Limited

10B. \_\_\_\_\_ Date of Treatment by Inspecting Company \_\_\_\_\_ Common Name of Insect \_\_\_\_\_ Name of Pesticide, Bait or Other Method \_\_\_\_\_

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes  No  List Insects: \_\_\_\_\_

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

**Diagram of Structure(s) Inspected**

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify \_\_\_\_\_

A large grid for drawing a diagram of the structure inspected. The grid is composed of 5 columns and 10 rows of squares, providing a space for the inspector to draw the structure's perimeter and indicate infestation codes.

Additional Comments \_\_\_\_\_

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company which I am acting is associated in any way with any party to the transaction.

Signatures:

11A. \_\_\_\_\_  
Inspector

Notice of Inspection Was Posted At or Near

- 12A. Electric Breaker Box
- Water Heater Closet
- Bath Trap Access
- Beneath the Kitchen Sink

Approved:

11B. \_\_\_\_\_  
Certified Applicator and Certified Applicator License Number

12B. Date Posted \_\_\_\_\_  
Date

**Statement of Purchaser**

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: \_\_\_\_\_

Signature of Purchaser of Property or their Designee

Date

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_