

Whisper Computer Solutions, Inc.

P.O. Box 690502

San Antonio, TX 78269-0502

Phone: (210)681-6325

Fax: (210)681-6325

Email: support@whispersolutions.com

PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: _____
(Address of Inspected Property)

By: Joe Inspector, Lic #12345 12/13/2008
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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 action, 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Foundation Types

Comments:

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B. Grading & Drainage - Comments

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C. Roof Covering Materials

Type(s) of Roof Covering: Roof Covering Materials

Viewed From:

Comments:

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D. Roof Structure & Attic

Viewed From:

Approximate Average Depth of Insulation:

Approximate Average Thickness of Vertical Insulation:

Comments:

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E. Walls (Interior & Exterior) - Comments

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F. Ceilings & Floors - Comments

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G. Doors (Interior & Exterior) - Comments

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H. Windows - Comments

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I. Stairways (Interior & Exterior) - Comments

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J. Fireplace/Chimney - Comments

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K. Porches, Balconies, Decks and Carports - Comments

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L. Other - Comments

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels - Comments

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NP=Not Present

D=Deficiency

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Heating Types

Energy Source: Heating Energy Sources

Comments:

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B. Cooling Equipment

Type of System: Cooling Types

Comments:

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C. Duct System, Chases, and Vents - Comments

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter:

Location of main water supply valve:

Static water pressure reading:

Comments:

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B. Drains, Wastes, and Vents - Comments

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C. Water Heating Equipment

Energy Source: Water Heating Energy Sources

Capacity:

Comments:

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D. Hydro-Massage Therapy Equipment - Comments

V. APPLIANCES

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A. Dishwasher - Comments

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B. Food Waste Disposer - Comments

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I	NI	NP	D				

- **C. Range Exhaust Vent - Comments**
- **D. Ranges, Cooktops, and Ovens - Comments**
- **E. Microwave Oven - Comments**
- **F. Trash Compactor - Comments**
- **G. Mechanical Exhaust Vents and Bathroom Heaters - Comments**
- **H. Garage Door Operator(s) - Comments**
- **I. Doorbell and Chimes - Comments**
- **J. Dryer Vents - Comments**

VI. OPTIONAL SYSTEMS

- .. p **A. Lawn and Garden Sprinkler Systems - Comments**
- .. p **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction: [Pool Construction Types](#)
Comments:
- .. p **C. Outbuildings - Comments**
- .. p **D. Outdoor Cooking Equipment**
Energy Source: [Outdoor Cooking Energy Sources](#)
Comments:
- .. p **E. Gas Supply Systems - Comments**
- .. p **F. Private Water Wells (A coliform analysis is recommended)**
Type of Pump: [Water Pump Types](#)
Type of Storage Equipment: [Water Storage Equipment](#)
Comments:

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I	NI	NP	D
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.. p **G. Private Sewage Disposal (Septic) Systems**
Type of System: Septic Systems
Location of Drain Field:
Comments:

.. p **H. Whole-House Vacuum Systems - Comments**

.. p **I. Other Built-in Appliances - Comments**



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

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:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

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.

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.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)