

Whisper Computer Solutions, Inc.

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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:

..

D. Roof Structure & Attic

Viewed From:

Approximate Average Depth of Insulation:

Approximate Average Thickness of Vertical Insulation:

Comments:

..

E. Walls (Interior & Exterior) - Comments

..

F. Ceilings & Floors - Comments

..

G. Doors (Interior & Exterior) - Comments

..

H. Windows - Comments

..

I. Stairways (Interior & Exterior) - Comments

..

J. Fireplace/Chimney - Comments

..

K. Porches, Balconies, Decks and Carports - Comments

..

L. Other - Comments

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels - Comments

I=Inspected

NI=Not Inspected

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:

..

B. Cooling Equipment

Type of System: Cooling Types

Comments:

..

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:

..

D. Hydro-Massage Therapy Equipment - Comments

V. APPLIANCES

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A. Dishwasher - Comments

..

B. Food Waste Disposer - Comments

I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
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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D=Deficiency

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**

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.

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

1B. 12345
SPCS Business License Number

1C. P.O. Box 690502 San Antonio TX 78269-0502 (210)681-6325
Address of Inspection Company City State Zip Telephone No.

1D. Joe Inspector Name of Inspector (Please Print)
1E. Certified Applicator Technician (check one)

2. Case Number (VA/FHA/Other)
3. Saturday, December 13, 2008 Inspection Date

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

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:

Table with 6 columns: 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:

Table with 4 columns: 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: Active Infestation, Previous Infestation, Previous Treatment, 8A. Subterranean Termites, 8B. Drywood Termites, 8C. Formosan Termites, 8D. Carpenter Ants, 8E. 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

Table with 3 columns: 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

