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# PROPERTY INSPECTION REPORT

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

**Concerning:** \_\_\_\_\_  
(Address of Inspected Property)

**By:** Joe Inspector, Lic #12345 01/29/2009  
(Name and License Number of Inspector) (Date)

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

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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](http://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.

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**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        Outside 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.

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**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.**

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I	NI	NP	D

**I. STRUCTURAL SYSTEMS**

.. .. .. ..

**A. Foundations**

Type of Foundation(s): Foundation Types

Comments:

**Signs of Structural Movement or Settling**

- .. Cracks in wall(s) and/or ceiling
- .. Cracks in brick, stone, or stucco
- .. Door and/or window frames out of square
- .. Beam condition and/or Pier Condition
- .. Floors visibly not level
- .. Cracks in exposed concrete floors
- .. Cracks in Parch Coat
- .. Excessive or improper shims

**Performance Opinion:**

**Note:** *Weather conditions, 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.*

.. .. .. ..

**B. Grading & Drainage - Comments**

- .. Improper drainage from foundation
- .. Erosion or ponding next to foundation/driveway
- .. Gutters draining too close to the structure
- .. Plumbing leaks/Hose Bibs/Sprinkler System
- .. Trees/heavy foliage too close to the structure
- .. A/C condensation line termination too close to structure
- .. Planter(s) adjoining the structure
- .. Inadequate grading clearance to exterior wall surface

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**C. Roof Covering Materials**

Type(s) of Roof Covering: Roof Covering Materials

Viewed From:

Comments:

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- \*\* Some Damaged and/or missing shingles
- \*\* Brick chimney not properly flashed and counter-flashed
- \*\* Roof decking deflection and/or sagging
- \*\* Skylight covers not secured and/or flashed properly
- \*\* Roofing covering installed over older roof covering
- \*\* Missing rain skirts on metal fireplace or furnace flues
- \*\* Inappropriate roof covering for slope of the roof
- \*\* Roof penetration(s) not properly flashed/sealed
- \*\* Trim, soffit, fascia boards are in need of repair
- \*\* Missing/damaged rain caps on furnace/water heater flues
- \*\* Valley flashing in need of repair or replacement
- \*\* Missing step flashing where a roof intersects at exterior wall
- \*\* Tree branches are too close to the roof structure
- \*\* Roof ventilation system damaged and in need of repair
- \*\* Vent roof jacks missing or improper installation
- \*\* Loose, missing and/or damaged gutters or downspouts
- \*\* The roof covering is in need of replacement or extensive repairs, a Certified Roofing Company should be consulted

\*\* \*\* \*\* \*\*

**D. Roof Structure & Attic**

*Viewed From:*  
*Approximate Average Depth of Insulation:*  
*Approximate Average Thickness of Vertical Insulation:*  
*Comments:*

- \*\* Damaged and/or missing vent screens
- \*\* Damaged and/or missing roof sheathing
- \*\* Evidence of moisture penetration
- \*\* Bath/Kitchen vents terminating in attic
- \*\* Inadequate roof support and/or failed members
- \*\* Insufficient attic ventilation

**Insulation:**

Type:    \*\* Batts    \*\* Blown-in  
 Approximate Depth of Insulation: \_\_\_\_\_ Inches

\*\* \*\* \*\* \*\*

**E. Walls (Interior & Exterior) - Comments**

**Interior Walls:**

- \*\* Signs of Structural Settling    \*\* Signs of Water Penetration    \*\* Freshly Painted

**Exterior Walls**

**Type(s):**    \*\* Brick    \*\* Cement Board    \*\* Wood    \*\* Stone  
                   \*\* Vinyl    \*\* Aluminum    \*\* Stucco    \*\* Asbestos

- \*\* 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

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I	NI	NP	D
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- \*\* Some cracks at the brick, stone, or stucco siding
- \*\* Wood siding is water damaged in several areas
- \*\* Siding shingles are cracked, loose or missing
- \*\* Some siding fasteners are backing out
- \*\* Weep holes not open and/or improper spacing
- \*\* One or more areas were obstructed by foliage and/or other items

\*\* \*\* \*\* \*\*

**F. Ceilings & Floors - Comments**

- \*\* Ceiling cracks in some areas
- \*\* Water stains on ceiling
- \*\* Signs of structural settling
- \*\* Floor cracks in some areas
- \*\* Water stains on floor
- \*\* Freshly painted

\*\* \*\* \*\* \*\*

**G. Doors (Interior & Exterior) - Comments**

**Interior Doors**

- \*\* Damaged doors at: \_\_\_\_\_
- \*\* Doors do not latch properly at: \_\_\_\_\_
- \*\* Doors loose at the hinges at: \_\_\_\_\_
- \*\* Doors rub, stick or hit frames at: \_\_\_\_\_
- \*\* Closet doors slide poorly or are off of their rails at: \_\_\_\_\_
- \*\* Doorknobs are in need of repair at: \_\_\_\_\_

**Exterior Doors**

- \*\* Sliding glass door slides poorly or improperly installed at: \_\_\_\_\_
- \*\* Sliding glass door does not latch/lock properly at: \_\_\_\_\_
- \*\* Sliding screen door is missing/damaged at: \_\_\_\_\_
- \*\* Safety glass not present at: \_\_\_\_\_
- \*\* Doors sealed poorly at: \_\_\_\_\_
- \*\* Doors do not latch properly at: \_\_\_\_\_
- \*\* Doors rub, stick or hit frames at: \_\_\_\_\_
- \*\* Door locks or doorknobs are in need of repair at: \_\_\_\_\_
- \*\* Deadbolt locks do not extend to properly lock the doors at: \_\_\_\_\_

**Garage Doors**

**Type of Door(s):** \*\* Metal \*\* Wood \*\* Fiberglass

- \*\* Some fastening hardware is loose
- \*\* Door locking hardware is loose and/or missing
- \*\* Doors and/or panels are water damaged
- \*\* Tension springs are not safely secured

\*\* \*\* \*\* \*\*

**H. Windows - Comments**

- \*\* Some windows are difficult to open or close at: \_\_\_\_\_
- \*\* Some glass panes are loose, damaged or missing at: \_\_\_\_\_
- \*\* Some window lift supports are loose, damaged or missing at: \_\_\_\_\_
- \*\* Some missing and/or damaged screens at: \_\_\_\_\_

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- \*\* Some absence of safety glass at: \_\_\_\_\_
- \*\* Windows in sleeping areas are of inadequate size for egress at: \_\_\_\_\_
- \*\* Thermal pain window seals have failed and moisture has penetrated at: \_\_\_\_\_
- \*\* Inspection of the windows was limited due to furniture, window covers and/or stored items
- \*\* Burglar bars installed are a safety hazard. they do not provide adequate egress (escape) in the event of fire
- \*\* Storm windows installed are a safety hazard if they do not provide adequate egress in the event of a fire

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**I. Stairways (Interior & Exterior) - Comments**

- \*\* Hand railing is loose/missing at one or more locations
- \*\* Vertical railing spacing is grater than 4"
- \*\* Hand railing is not terminated properly
- \*\* Improper dimensions or stair raisers
- \*\* Hand railing not at proper height
- \*\* Improper dimensions of stair treads

\*\* \*\* \*\* \*\*

**J. Fireplace/Chimney - Comments**

- Type of Fireplace:**    \*\* Factory            \*\* Brick/Stone            \*\* Free Standing
- \*\* Mantle is loose
  - \*\* Starter wand is damaged
  - \*\* No gas valve access panel
  - \*\* Damper is in need of repair
  - \*\* Hairline cracks in the firebox
  - \*\* No firebox screen
  - \*\* Firebox hearth inadequate size or damaged
  - \*\* Some brick mortar is loose and/or missing
  - \*\* Creosote build-up in firebox or flue
  - \*\* No rain cap and/or spark screen in place
  - \*\* Clean-out cover is loose and/or damaged
  - \*\* Improper installation of gas log system

\*\* \*\* \*\* \*\*

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

- \*\* Vertical railing spacing is greater than 4"
- \*\* Railing is loose or missing at one or more areas
- \*\* Some decking fasteners are backing out
- \*\* Some decking boards are loose or damaged
- \*\* Deck is not properly attached to main structure
- \*\* Inadequate structural support members

\*\* \*\* \*\* \*\*

**L. Other - Comments**

**II. ELECTRICAL SYSTEMS**

\*\* \*\* \*\* \*\*

**A. Service Entrance and Panels - Comments**

- \*\* Service drop is loose and/or pulling away
- \*\* Service line is less than 10 feet above the ground

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**Main Disconnect Panel**

Type of Wire:    " Copper    " Aluminum

- " Panel(s) are not labeled properly
- " Panel(s) are loose at the wall
- " One or more knockouts are missing
- " Double lugged breakers/fuses
- " 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

- " Panel(s) are not labeled properly
- " Panel cover(s) are loose at the wall
- " Double lugged breakers/fuses in use
- " Incorrect size of breakers/fuses
- " Incorrect size wire on breaker/fuse
- " Panel(s) installed at improper location
- " Inadequate service space for sub panel
- " One or more knockouts missing
- " Grounds and neutrals on same bus bar  
  (typical of older home installations)

" " " "

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

*Type of Wiring:*

*Comments:*

- " One or more junction boxes do not have covers
- " One or more wiring connections are not in junction boxes
- " Wires lying on the ground under house
- " Branch circuits not correctly attached to panel

**Outlet and Switches**

- " Improper outlets and/or switches used at:
- " Loose/damaged/missing outlets and/or covers at:
- " Inspection of outlets, switches and accessory connections was limited due to concealment
- " Most or all the outlets are not grounded or are not the grounded type (typical of older homes with two wire systems)
- " Aluminum wiring being used in outlets/switches not approved for aluminum wiring
- " Aluminum wiring connection are missing antioxidant compound
- " Concealed connections of aluminum and copper wire was not inspected

**Ground Fault Circuit Interrupt (GFCI) Safety Protection**

Kitchen:	" Yes	" No	" N/A	Bathrooms:	" Yes	" No	" N/A
Exterior:	" Yes	" No	" N/A	Garage:	" Yes	" No	" N/A
Basement:	" Yes	" No	" N/A	Wet Bar:	" Yes	" No	" N/A
A/C Unit:	" Yes	" No	" N/A	Pool/Spa:	" Yes	" No	" N/A

- " No GFCI protection at one or more location. This is considered a recognized safety hazard and in need of repair
- " GFCI circuit not inspected at:

**Electrical Fixtures**

- " Some light fixtures and/or bulbs did not function
- " Some light fixtures covers are damaged/missing

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- \*\* Closet light fixture does not have proper clearance
- \*\* Ceiling fans and/or light fixtures wobble or vibrate

**Smoke and Fire Alarms**

- \*\* Alarm(s) are loose at the ceiling/walls
- \*\* Alarm(s) did not function - Safety Hazard
- \*\* Alarm(s) are not hard - wired or connected
- \*\* No alarms installed - Safety Hazard
- \*\* No alarms installed in each bedroom
- \*\* No alarms in hallways

**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:

- \*\* Floor furnaces in use may be hazardous
- \*\* Flue is loose or not properly connected to the unit
- \*\* Inadequate ventilation for combustible air
- \*\* Flue is in contact and/or too close to combustibles
- \*\* Rust at the burner and/or burner compartment
- \*\* Improper clearance between door and unit
- \*\* Unit's blower fan and/or motor assembly vibrates
- \*\* No shut-off switch located at filter door opening
- \*\* No gas cutoff valve and/or improper gas valve
- \*\* Return air filter needs cleaning and/or replacement
- \*\* Gas is turned off and/or no pilot flame
- \*\* Unit not properly grounded to outlet
- \*\* Gas leaks detected at:
- \*\* System(s) show signs of being dirty. Recommend cleaning, servicing and further evaluation by a licensed professional

.. .. .

**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 15-20 degrees Fahrenheit
- \*\* Freon lines not properly insulated at:    \*\* Condenser(s)    \*\* Air Handler(s)    \*\* In Attic
- \*\* Condenser unit(s) coils dirty
- \*\* Condenser unit(s) are not level
- \*\* Condenser coil(s) fins are damaged
- \*\* Condenser airflow is restricted by foliage

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- \*\* Condenser(s) installed too close to structure < 18"
- \*\* Condenser pad missing or inadequate height of 3"
- \*\* Termination of condensate line is inadequate
  
- \*\* Unit not properly grounded to outlet
- \*\* No electrical cut-off within view of condenser unit
- \*\* Air handler plenum is not properly sealed
- \*\* No drain pan and/or drain line under the air handler
  
- \*\* Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at 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

\*\* \*\* \*\* \*\*

**C. Duct System, Chases, and Vents - Comments**

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

- \*\* Ducting is kinked or restricted in one or more places affecting airflow
- \*\* Some ducting moisture barrier is damaged, missing and/or deteriorated
- \*\* There is no central airflow to the room addition(s) and/or garage conversions

**IV. PLUMBING SYSTEM**

\*\* \*\* \*\* \*\*

**A. Water Supply System and Fixtures**

*Location of water meter:*

*Location of main water supply valve:*

*Static water pressure reading:*

*Comments:*

**Water Source:**    \*\* Public    \*\* Private

**Sewer Type:**    \*\* Public    \*\* Private

**Sinks**

- |                                       |  |
|---------------------------------------|--|
| ** Leakage around sink(s)             | ** Faucets have low water pressure     |
| ** Drain stop inoperable              | ** Hot and Cold water reversed         |
| ** Loose/damaged faucet handles       | ** Finish on sink is damaged           |
| ** No shut-off valves under sink      | ** Drains have no visible "P" trap     |
| ** Water hammering noted              | ** Caulking or grout in need of repair |
| ** Vegetable spray inoperable/leaking | ** Overflow not working                |

**Bathtubs and Showers**

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| ** Leakage around tub(s)             | ** Faucets have low water pressure |
| ** Water hammering noted             | ** Leakage around shower(s)        |
| ** Absence of safety glass enclosure | ** Shower head is leaking          |
| ** Hot and cold water reversed       | ** Loose/damaged faucet handles    |
| ** Improper slope of shower floor    | ** Tile loose and/or missing       |

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- \*\* Shower diverter valve not operating
- \*\* Caulking or grout in need of repair
- \*\* Soap dish missing
- \*\* Enclosure needs to be sealed
- \*\* Drain stop inoperable

**Commodes**

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

**Washing Machine Connections**

- \*\* 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**

**Outside Water pressure:** \_\_\_\_\_ **PSI**

- \*\* Exterior hose bibs do not have back-flow prevention
- \*\* Faucet handles are loose, damaged or missing
- \*\* Leakage at:

.. .. .. ..

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

.. .. .. ..

**C. Water Heating Equipment**

*Energy Source:* [Water Heating Energy Sources](#)

*Capacity:*

*Comments:*

**Approximate age:** \_\_\_\_ years **Capacity:** \_\_\_\_ gallons

- \*\* Hot water temp. is: \_\_\_\_ °F (Water temp. above 100°F is a safety hazard)
- \*\* Corrosion and/or signs of an intermittent leak at isolation valve and/or plumbing connections
- \*\* Unit is located in a garage or adjacent area and is not elevated so that its ignition source is 18" above the floor
- \*\* Unit was not in operation at the time of inspection. Hot water temperature was not checked, inspection limited
- \*\* Unit has no drain pan and/or drain line installed under the unit if on second floor or in attic
- \*\* Leakage around unit
- \*\* Leakage around connections
- \*\* Flue is loose, damaged or poorly connected
- \*\* Hot and Cold water lines reversed
- \*\* Unit is not properly vented for combustion air
- \*\* Cold water shut-off inoperable and/or missing
- \*\* Flue is in contact or too close to combustibles
- \*\* Gas shut-off valve inoperable and/or wrong type
- \*\* Unit is not enclosed or protected from damage

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- \*\* Gas leaks detected around unit
- \*\* One or more covers are missing/damaged
- \*\* Improper gas line materials
- \*\* Mineral deposit noised can be heard in the unit

**Water heater Temperature and Pressure Relief Valve**

- \*\* T/P valve has no drain line and/or wrong size
- \*\* Drain line is not plumbed to exterior
- \*\* T/P valve not installed at designated location
- \*\* Drain line runs uphill at some point
- \*\* Corrosion and/or leakage at connections
- \*\* Drain line is threaded at termination point

\*\* \*\* \*\* \*\*

**D. Hydro-Massage Therapy Equipment - Comments**

- \*\* Access panel is inaccessible
- \*\* Deficiencies in ports, valves, grates and covers
- \*\* Leakage around and/or under unit
- \*\* Lack of ground fault circuit interrupter
- \*\* Vacuum switch does not operate
- \*\* Unit does not operate
- \*\* Electrical motor not bonded
- \*\* Improper location of unit switch

**V. APPLIANCES**

\*\* \*\* \*\* \*\*

**A. Dishwasher - Comments**

- \*\* Unit leaking
- \*\* No anti-siphon loop at the drain line
- \*\* Unit is not properly secured to the cabinet
- \*\* Door seal damaged or in need of repair
- \*\* Unit hardwired (should be plug device)
- \*\* Soap dispenser not functioning properly
- \*\* Rust present in interior of unit
- \*\* Heater does not work for drying

\*\* \*\* \*\* \*\*

**B. Food Waste Disposer - Comments**

- \*\* Unit leaking
- \*\* Electrical cord is not properly secured
- \*\* Splash guard damaged
- \*\* Unit hardwired (should be plug device)
- \*\* Corrosion present on unit
- \*\* Unit drain below P-Trap

\*\* \*\* \*\* \*\*

**C. Range Exhaust Vent - Comments**

- \*\* Filter is dirty/greasy
- \*\* Fan/Motor assembly vibrates and/or is noisy
- \*\* Control knobs/switches defective or missing
- \*\* Light not functioning
- \*\* Fan and/or blower does not work
- \*\* Vent pipe terminates improperly

\*\* \*\* \*\* \*\*

**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 at high and low settings

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- .. Absence of gas shut-off valve or improper location
- .. 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 not securely mounted
- .. Broiler/heating element does not operate
- .. Deficiencies in door seal / tightness of closure
- .. Thermostat sensing element not properly supported
- .. Interior light does not function
- .. Inadequate clearance from combustibles
- .. Deficiencies in the operation of the gas flame
- .. Deficiencies in operation of timer and thermostat

.. .. .. ..

**E. Microwave Oven - Comments**

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

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**F. Trash Compactor - Comments**

- .. Key is missing and/or door does not lock
- .. Ram does not operate
- .. Unit not securely mounted
- .. Excessive noise and vibration

.. .. .. ..

**G. Mechanical Exhaust Vents and Bathroom Heaters - Comments**

- .. Units are loose at ceiling and/or wall
- .. Unit motors and/or fans are noisy
- .. Unvented gas wall heaters are considered a fire and safety hazard and are no longer recommended
- .. Heat lamp timer does not work
- .. Missing covers on unit(s)

.. .. .. ..

**H. Garage Door Operator(s) - Comments**

- .. Auto safety reverse does not work - Safety Hazard
- .. Switch is installed within reach of children
- .. Missing safety wire inside door springs
- .. Switch is loose or too damaged to operate opener
- .. Electronic sensors not installed at proper heights

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D
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- \*\* Unit(s) are loose or not properly secured to ceiling
- \*\* Electronic sensors do not operate
- \*\* No safety quick release rope to disable opener

\*\* \*\* \*\* \*\*

**I. Doorbell and Chimes - Comments**

- \*\* Doorbell did not function
- \*\* Doorbell switch is loose r damaged

\*\* \*\* \*\* \*\*

**J. Dryer Vents - Comments**

- \*\* Dryer vent cover is loose, damaged and/or missing
- \*\* Dryer vent is not vented to the exterior wall or roof

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.
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.
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.
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).
H. There are a variety of termite control options offered by pest control companies.
I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended.
J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended.

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. Thursday, January 29, 2009 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  
\_\_\_\_\_  
\_\_\_\_\_