

SanAntonioHomeInspectors.com PLLC

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PROPERTY INSPECTION REPORT

Report #: DC20110816-02

Prepared For: _____
(Name of Client)

Concerning: TX
(Address of Inspected Property)

By: Darryl Clouse, #4776 08/16/2011
(Name and License Number of Inspector) (Date)

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

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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

Present at Inspection: Buyer Buyers Agent Listing Agent Occupant
Utilities On: Yes No Water No Electricity No Gas

Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

- Limited Observation of foundation due to mortar cap, soil levels, foliage
- Has newer siding installed over older siding
- Unable to determine if plumbing below slab has been affected by past foundation settlement
- Walls/Ceilings - due to recent paint and texture
- Attic space is limited - Not all areas viewable due to low pitched roof areas, AC ductwork, construction obstacles
- Attic not accessed - unsafe opening, opening not available
- Roof is inaccessible - has unsafe 2nd story, steep pitch - viewed from ground level with binoculars
- Floors Covered -due to carpeting and tile
- Limited interior inspection due to furniture, storage, personal belongings - Occupied at time of inspection.
- If WDI (wood destroying insects) damaged flooring, walls, ceilings, exist in this property, we cannot determine the extent of the damage – a more intrusive/destructive inspection must be performed to determine extent of the damage – we do not perform intrusive/destructive inspections – not included.
- 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.**

Report Identification: _____

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

.. |p |.. ..

A. Foundations

Type of Foundation(s):

Comments:

Deficient:

.. |p |.. ..

B. Grading & Drainage - Comments

Deficient:

.. |p |.. ..

C. Roof Covering Materials

Type(s) of Roof Covering:

Viewed From:

Comments:

Deficient:

.. |p |.. ..

D. Roof Structure & Attic

Viewed From:

Approximate Average Depth of Insulation:

Approximate Average Thickness of Vertical Insulation:

Comments:

Deficient:

.. |p |.. ..

E. Walls (Interior & Exterior) - Comments

Deficient:

.. |p |.. ..

F. Ceilings & Floors - Comments

Deficient:

.. |p |.. ..

G. Doors (Interior & Exterior) - Comments

Deficient:

.. |p |.. ..

H. Windows - Comments

Deficient:

.. |p |.. ..

I. Stairways (Interior & Exterior) - Comments

Deficient:

.. |p |.. ..

J. Fireplace/Chimney - Comments

Deficient:

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.. p **K. Porches, Balconies, Decks and Carports - Comments**
Deficient:

.. p **L. Other - Comments**

II. ELECTRICAL SYSTEMS

.. p **A. Service Entrance and Panels - Comments**
Deficient:

.. p **B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring:
Comments:
Deficient:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

.. p **A. Heating Equipment**
Type of System:
Energy Source:
Comments:
Deficient:

.. p **B. Cooling Equipment:**
Type of System:
Comments:
Deficient:

.. p **C. Duct System, Chases, and Vents - Comment**
Deficient:

IV. PLUMBING SYSTEM

.. p **A. Water Supply System and Fixtures**
Location of water meter:
Location of main water supply valve:
Static water pressure reading:
Comments:
Deficient:

.. p **B. Drains, Wastes, and Vents - Comments**
Deficient:

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.. |p |.. .. **C. Water Heating Equipment**
Energy Source:
Capacity:

Deficient:

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

Deficient:

V. APPLIANCES

.. |p |.. .. **A. Dishwasher - Comments**

Deficient:

.. |p |.. .. **B. Food Waste Disposer - Comments**

Deficient:

.. |p |.. .. **C. Range Exhaust Vent - Comments**

Deficient:

.. |p |.. .. **D. Ranges, Cooktops, and Ovens - Comments**

Deficient:

.. |p |.. .. **E. Microwave Oven - Comments**

Deficient:

.. |p |.. .. **F. Trash Compactor - Comments**

Deficient:

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

Deficient:

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

Deficient:

.. |p |.. .. **I. Doorbell and Chimes - Comments**

Deficient:

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.. p

J. Dryer Vents - Comments

Deficient:

Inspection Summary

The inspection is **general** in nature and is **not** intended to be a totally exhaustive inspection of any component and that it is unrealistic to expect every deficiency will be discovered during this limited inspection. The intent of the inspection process is to reduce the risk and not to totally eliminate it. There is a probability that deficiencies exist that will not be noted in this inspection report. Other significant improvements, outside the scope of this inspection, may also be necessary. **Notice:** Items or systems blocked by storage, furniture, personal belongings or obstacles are excluded from the inspection. Any systems or components that show defects/deficiencies should be further evaluated by the appropriate professionals or licensed tradesperson.

Roof Covering, Roof Structure and Attic

The evaluation of the roof system does not preclude the possibility of leakage. Leaks can develop at any time and may depend on rain intensity, wind, direction, etc. The entire underside (attic) of the roof decking may not have been inspected due to limitations of access.

Performance Opinion Notice

Weather conditions, surrounding grading and drainage, water penetration, and other adverse factors are able to effect structures and differential movement is likely to occur. The inspector's 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.

Suggested Foundation Maintenance & Care

Proper drainage and moisture maintenance is important to all types of foundations due to the expansive nature of the local clay based soils. Drainage must be directed away from all sides of the foundation. It is important to note, this is not a structural engineering report nor was any specialized testing done of any sub-slab plumbing systems during this limited **visual** inspection, as these are specialized processes requiring excavation. A moisture maintenance program is recommended to provide steady moisture levels around the structures foundation. The use of soaker hoses around the exterior foundation wall can help reduce foundation settlement due to over drying of soils, additionally a steady and rather constant moisture level can limit quick expansion of soils due to heavy rains.

Environmental Contaminants Disclosure

We are not licensed environmental specialists. We are not required by the Texas Real Estate Commission to check for any environmental contaminants, such as molds. If during the course of the inspection we see any evidence of microbiological contaminants such as mold, we will bring it to your attention. Any water penetration concerns or repairs should be addressed immediately to reduce this risk. We will not be held responsible for the possible occurrence or re-occurrence of these microbiological contaminants.

Objectivity – Cost Estimates – Contractors

In order to remain totally objective, we do not contract nor perform repairs or corrective work, nor quote cost estimates for any corrective work or “upgrades” suggested within this report. Any suggestions or recommendations we may provide within our report regarding hazardous and / or unsatisfactory conditions should immediately be brought to the attention of a qualified, licensed contractor or specialist to provide you with a full in-depth evaluation to determine if additional areas of concern exist within the structure. You should obtain a written cost estimate for corrective work or replacements.

It is recommended that all corrective work be performed by a State Licensed Contractor.

(End of report)