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PROPERTY INSPECTION REPORT

1313 No Where St.
San Antonio, Texas 78200
PROPERTY INSPECTION REPORT

Report #: 201200-John Doe

Prepared For: John Doe

Concerning: 427 Rockhill, San Antonio, TX 78209

By: Eugene Moore Jr., Lic #2005 05/20/2008

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC). The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller’s disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection:
- [ ] Buyer
- [ ] Buyers Agent
- [ ] Listing Agent
- [x] Occupant
- [ ] Vacant
- [ ] Owner Occupied
- [ ] Tenant Occupied
- [ ] Other
- [x] Fair
- [ ] Cloudy
- [ ] Rain
- [ ] Outside Temp: 90

Utilities On:
- [x] Yes
- [ ] No Water
- [ ] No Electricity
- [ ] No Gas

Special Notes:

INACCESSIBLE OR OBSTRUCTED AREAS

- [ ] Sub Flooring viewed (No attic space, Sloped ceilings)
- [x] Floors Covered
- [ ] Walls/Ceilings Covered or Freshly Painted
- [x] Behind/Under Furniture and/or Stored Items
- [ ] Attic Space is Limited - Viewed from Access, not all 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. STRUCTURAL SYSTEMS

A. Foundations

Comments (An opinion on performance is mandatory):
Foundation Type: Slab

Signs of Structural Movement or Settling

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
☑ Movement and/or settling noted; however, the foundation is supporting the structure at this time.
☐ There is evidence that there has been movement in the foundation, this does not appear to be a structural problem at this time, however I you are concerned I would recommend a structural engineer or a more reined inspection.

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:
☑ Soil should be added around the slab in the low area to insure the proper drainage
☑ Right Side ☑ Left Side ☑ Front ☑ Rear

☑ ☐ ☐ ☑ C. Roof Covering (If the roof is inaccessible, report the method used to inspect)

Comments:
Type(s):
☐ Composition Shingles ☐ Wood ☐ Metal ☐ Tile ☑ Built-up gravel
☐ Other

Point of Observation:
☐ Ground ☑ Roof level ☐ Edge of Roof ☐ Binoculars
☑ Bare spots on the roof at several areas that should be addressed

☑ The debris at the roof should be removed to prevent damage to the roof
☑ Tree limbs should be cut back 3' from the roof
☑ Recommend further evaluation or repairs by a licensed roofing company

**Gutters and Downspouts:**

☑ There is debris between the gutter and the fascia that should be removed

☐ ☑ ☑ ☐  
**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect)

*Comments:*

*Point of Observation:*  ☐ Scuttle Entrance  ☐ Entered Attic Area  ☐ No attic present

*Insulation:*

Type:  ☐ Batts  ☐ Blown-in
Approximate Depth of Insulation: ____ Inches

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

*Comments:*

*Interior Walls:*
Exterior Walls

Type(s):  ☑ Brick  ☐ Cement Board  ☐ Wood  ☐ Stone
☐ Vinyl  ☐ Aluminum  ☐ Stucco  ☐ Asbestos

☐ There are cracks at the brick at the rear by the hose faucet

☑ The bricks at the bottom of the front left wing wall are loose
<table>
<thead>
<tr>
<th>I</th>
<th>NI</th>
<th>NP</th>
<th>R</th>
<th>Inspection Item</th>
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</thead>
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<tr>
<td>✓</td>
<td>□</td>
<td>□</td>
<td>✓</td>
<td>F. Ceilings and Floors</td>
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</tbody>
</table>

*Comments:*

☑ There are old water stains at several areas

Floors:

☑ There squeaks at the flooring at the master bedroom

☑ The floor at the entry is sloping
There are cracked tile at the rear door at the patio

G. Doors (Interior and Exterior)

Interior Doors

Exterior Doors

The front door dead bolt is not opening all the way into the jamb, needs to have the jamb drilled deeper

H. Windows

Comments:

Screens:

I. Fireplace/Chimney

Comments:

Type of Fireplace:  

- [ ] Metal  
- [ ] Brick/Stone  
- [ ] Free Standing

A damper block is not installed at the units that have gas logs or lighter
J. Porches, Decks and Carports (Attached)

Comments:

K. Other

Comments:

☑ The front sidewalk has been raised up, may be a trip hazard

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ A. Service Entrance and Panels

Comments:

Main Disconnect Panel Type of Wire: ☑ Copper ☐ Aluminum

( Aluminum multi stranded wire is approved by the National Electric Code)

☑ The weatherhead for the main electric service wires from the transformer to the meter box should be 10’ off the ground as per electric code
B. Branch Circuits - Connected Devices and Fixtures  
(Report as in need of repair the lack of ground fault circuit protection where required)

Comments:
Outlet and Switches  Type of Wire:  
☑ Copper  ☑ Breakers present  ☐ Aluminum  ☐ Fuses present

☑ The breakers are not labeled at the panel

☑ There are double lugged neutral wires present at the panel

☑ The electric panel at the pool equipment is loose at the wall
I=Inspected          NI=Not Inspected          NP=Not Present          R=Not Functioning or In Need Of Repair

Inspection Item

- The electric wires going to the time clock at the pool equipment are spliced with tape and not enclosed at the box
- Concealed connections of aluminum and copper wire were not inspected
  Arc breakers are installed: Yes ☑ No ☐
- The electric system is a 2 wire system and surge protector are recommended to be used on all appliances

Ground Fault Circuit Interrupt (GFCI) Safety Protection

- Kitchen: Yes ☐ No ☑ N/A
- Bathrooms: Yes ☐ No ☑ N/A
- Exterior: Yes ☐ No ☑ N/A
- Pool: Yes ☐ No ☑ N/A

☑ No GFCI protection at one or more location. This is considered a recognized safety hazard and in need of repair

Smoke and Fire Alarms

- ☐ The batteries are missing, not working and need replacement
- ☑ Smoke alarms over 8’ are not tested manually
- ☑ Smoke alarms should be installed in all bedrooms and halls

III. HEATING, VENTILATION, A/C SYSTEMS

☑ ☐ ☐ ☑

A. Heating Equipment

Type and Energy Source: Central, Gas
Comments:

UNIT #1: ☐ Electric ☑ Gas
☑ The unit is dirty and cleaning and service is recommended, service should be done prior to closing to insure there are no further problems
The flex gas line goes through the heater housing, safety hazard
The equipment was not disassembled to inspect the components

B. Cooling Equipment

Comments:
Type and Energy Source: Central, Electric
Comments:
Unit: #1: Energy source is electric and is a forced air system: 3 TON
Supply Air Temp: 63 °F  Return Air Temp: 76 °F  Temp. Differential:  
☑ The unit is dirty and cleaning and service is recommended prior to closing to insure that there are no further problems.
☑ The manufacturer recommends that the maximum of a 40 amp electric breaker be installed for the exterior condensing unit and a 50 amp electric breaker is installed at the exterior electric panel, recommend repairs

C. Ducts and Vents

Comments:
Type of Ducting: ☑ Flex Ducting ☐ Duct Board ☑ Metal Ducting

☑ The tape is loose at the plenum at the furnace and leaking air
☑ The ducts should be checked for air leaks at the time the units are serviced
IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Comments:

- Water Source:  
  - Public
  - Private

- Sewer Type:  
  - Public
  - Private

Kitchen Sink:

Washing Machine Connections

Exterior Plumbing

Outside Water pressure: 76 PSI (maximum 80 psi, minimum 40 psi)

- There is a leak at the rear faucet and no anti siphon devices present

Hall Bath:
<table>
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</table>

- ☑ The tub drains slow
- ☑ The commode is not sealed at the floor
- ☑ The shower pipe is loose at the wall

**Master Bath:**
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<tr>
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</tr>
</thead>
<tbody>
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<td>✅</td>
<td>✅</td>
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</tbody>
</table>

**B. Drains, Wastes, Vents**

*Comments:*

- The tub drains slow

**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized by TREC rules)

*Energy Source: Gas*

*Comments:*

- **Unit #1:** Located in the ☐ Garage ☐ Attic ☐ House ☑ Outside
  - **Capacity:** 40 Gallons
  - ☐ Hot water temp. is: 111 °F

**D. Hydro-Therapy Equipment**

*Comments:*

- ☑ Access panel is inaccessible
V. APPLIANCES

A. Dishwasher

Comments:

☐ There is no anti siphon loop installed at the dishwasher drain line

B. Food Waste Disposer

Comments:

C. Range Hood

Comments:

☐ Vented  ☐ Recirculating  ☐ Downdraft

D. Ranges/Ovens/Cooktops

Comments:

Range Type:  ☑ Electric  ☐ Gas  ☑ Cooktop

Oven(s):

☑ The door to the oven does not seal

Unit #1:  ☑ Electric  ☐ Gas

Tested at 350°F, Variance noted: 380 °F (max 25°F)

E. Microwave Cooking Equipment

Comments:

(The microwave was not tested for radiation leaks)

F. Trash Compactor

Comments:
G. Bathroom Exhaust fans and/or Heaters

Comments:
☑ The heater at the master bath is not working

H. Whole House Vacuum Systems

Comments:

I. Garage Door Operators

Comments:

J. Door Bell and Chimes

Comments:

K. Dryer Vents

Comments:
☑ The dryer vent does not vent to the exterior
   The dryer vent should be cleaned at least once a year

L. Other Built-in Appliances

Comments:

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers

Comments:
Type of Unit:
Number of zones 0

Prepared by: Alamo Inspection Service, Inc., P.O.Box 6891, San Antonio, TX 78209
Recommend further evaluation and repairs by a licensed irrigation company

B. Swimming Pools and Equipment

Comments:

- There is no bond wire present at the pool equipment
- There is no GFCI outlet present at the pool equipment
- There is no skimmer present. The pool water not recirculated back through the sand filter through a return line that is run on the surface of the pool in plastic piping. This seems to be doing the job, but if concerned I would recommend further evaluation by a licensed
C. Outbuildings

Comments:

D. Outdoor Cooking Equipment

Energy Source: Outdoor Cooking Energy Sources

Comments:

E. Gas Lines

Comments:

F. Water Wells (A coliform analysis is recommended)

Type of Pump: Water Pump Types
Type of Storage Equipment: Water Storage Equipment

Comments:

G. Septic Systems

Comments:

H. Security Systems

Comments:

I. Fire Protection Equipment

Comments: