



Could be your new home San Antonio, TX -

Rod Inspects
Professional Real Estate Inspections
Rod Stewardson (Owner/Operator) TREC#6291

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PROPERTY INSPECTION REPORT

Report #: NewHmWebSmple _____
Prepared For: _____
(Name of Client)
Concerning: Could be your new home, San Antonio, TX - _____
(Address of Inspected Property)
By: Rod Stewardson, #6291 _____ 01/10/2008
(Name and License Number of Inspector) (Date)

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

The following inspectors were present during the inspection.

┆ Rod Stewardson TREC #6291

The Following Parties Were Present: Buyer(s) Buyers Agent Builder/Builders Rep.

Description Of Property: One Two story single family dwelling.

Weather Conditions: Sunny Hot Rainy (wet) Cold

Building Status: Vacant Occupied

Approximate Age: New 3300 Sq. Ft.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED CONTRACT AGREEMENT AND IS NOT TRANSFERABLE.

This firm is licensed and regulated by the Texas Real Estate Commission (TREC). TREC administer two recovery funds which may be used to satisfy judgments against Inspectors and Real Estate licensees involving a violation of the law. Complaints or inquires should be directed to: Texas Real Estate Commission P.O Box 12188 Austin, Texas 78711-2188 (512) 465-3960.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

(Continued from Previous Page)

It Is Important That the Client carefully review the entire report and following notes:

Client: The Client should understand that only those deficiencies which are visible and accessible at the time of the inspection will be included in this report.

Foundation: Weather conditions, drainage, leakage, and other adverse factors effect structures and differential movement is likely to occur. **This inspector is not a structural engineer.** His opinion is based on visual observation of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

Attic Inspection: Where safe and accessible, we believe that a professional home inspection also includes a visual inspection of the attic area. We will make ever attempt to access your attic space. However, insulation coverage, low clearances and unsupported wiring, may limit our ability access/view these areas.

Insulation: Attic insulation may be covering some structural, electrical and mechanical components. This condition has precluded inspection of these components.

Attic Framing: The Texas Real Estate Commission requires attics be inspected for "proper" framing. Original blue prints, specifications and span table in effect at the time of construction are necessary to accomplish this. These items were not available for this limited inspection. Any visible defects of the attic and framing will be noted.

Roof Inspection: Where safe and accessible, we believe that a professional home inspection should include a visual inspection from the roof surface. We will make ever attempt to access the roof. However, wet roofs, roofs with excessive pitch, deteriorated roofs, metal/tile/concrete and second story roofs, will be inspected from ground level.

Exterior Doors: Weather-stripping around all exterior doors should provide a positive seal from the weather elements. Missing or damaged weather-stripping should be repaired to provide this seal. This will help aid in energy conservation.

Windows: *Failed thermal paned seals in insulated glass windows are not always detectable. Windows are reported (below if applicable) as they are observed at the time of the inspection. If you have concerns regarding the integrity of the thermal pane window seals, it is strongly recommended that you consult a Window Specialist. Alarm contacts may have been installed in the lower window frame. Holes drilled in the frame may void the window warranty. Alarm contacts should be sealed with silicone sealant. If the contacts are not properly sealed, moisture may enter the lower window frame and allow water intrusion into the wall cavity.*

Walls:

- Exterior cladding's including brick, stucco, vinyl siding and exterior insulation finish systems (EIFS) all have the same potential for sheathing and stud damage if weather barriers, flashing and opening protections are not used or are installed incorrectly. Proper installation of these wall coverings is beyond the scope of this inspection. Only obvious, visible defects are reported.
- Some exterior areas (walls, slab, etc.) may be obstructed from view due to foliage growth, storage items, attached structures (decking, etc.) and may not have been visible or accessible.
- All exterior wall penetrations/openings (light fixtures, plumbing pipes, gas line wall penetration, electrical fixtures, etc.) should be sealed to prevent moisture and air intrusion.
- Furniture, storage items, wall and window coverings, etc., may limit the inspection of some interior walls.
- Freshly painted and plastered walls could possibly conceal previous damage and repairs.

Plumbing:

- Only visible exposed plumbing is inspected. No panels or covers were removed to inspect
- Stored items under sinks may prevent a thorough inspection of the cabinet area. Plumbing lines/connections/and cabinet flooring may not be completely observed.
- Clogged sink faucet aerators (clogged with lime or debris) should be cleaned or replaced for consistent water flow from the faucet directly into the sink.
- Sealant/caulking is required around the kitchen and bath sink perimeters, back-splash, the tub/shower areas and the control fixture wall plates. Missing or poor application of sealant/caulking may allow water intrusion into the wall cavity or cabinet area.
- Corrosion at the sink supply line connections under the sink is an indication of previous leakage. These areas should be monitored for possible future leaks.
- Corrosion and scum at the drain line connections is an indication that the drain may have leaked previously and that the scum has sealed the leak. These areas should be monitored for possible future leaks.

Electrical, Mechanical, Roofing, or Plumbing items that are checked "**In Need of Repair**" should be further evaluated/repaired by a licensed professional in that field.

Fireplace: The National Fire Protection Association recommends an NFPA-211, Level II inspection of any fireplace when a home is sold. Such an inspection is beyond the scope of this inspection and may reveal problems not apparent to this inspector. It is strongly recommended that an NFPA 211, Level Fireplace inspection be performed by a certified/qualified fireplace inspector.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need Of Repair	Inspection Item
I	NI	NP	R			

I. STRUCTURAL SYSTEMS

p	"	"	"	<p>A. Foundations (If all crawl space areas are not inspected, provide an explanation.) <i>Comments (An opinion on performance is mandatory.):</i> Slab On Grade: The structure and foundation is new. There is no apparent movement.</p>
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p	"	"	p	<p>B. Grading & Drainage <i>Comments:</i> Gutters: 1. Gutter down-spouts drain too close to the structure/foundation. Down-spouts should discharge at least 3-5' from the structure to help prevent over-watering the foundation where the gutters discharge. Gutter discharge should be encouraged to flow away from the structure (down-spout extensions, splash blocks).</p>
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p	"	"	p	<p>C. Roof Covering (If the roof is inaccessible, report the method used to inspect.) <i>Comments:</i></p> <ul style="list-style-type: none"> • Type of Roof Covering: Composition Shingle, Inspected from the roof where pitch and safety allow access. Not all areas were walked. Roof covering wet at time of inspection. • Recommend further evaluation/repair by Professional Roofing Contractor. <p>1. Exposed roof sheathing is present at some roof edges. Blowing rain can penetrate unprotected sheathing and cause water expansion/damage. Front middle gable, rear left.</p>
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1. Shingles have been damaged from heavy foot traffic in some areas. These shingles are susceptible to premature deterioration due to granule loss. Recommend repair or replacement as required.



1. Exposed nail heads are visible and should be properly sealed.

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1. Roof jack rubber boot (where plumbing vents penetrate the roof structure) is damaged . It is recommended that these roof jacks be replaced to prevent water intrusion into the attic. Left rear roof.



1. Raised shingles at the lower left garage roof.

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1. Excessive construction gap at the rear lower roof transition.



1. Roofer walk boards are still present. Nail holes should be sealed after removal.



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

Comments:

Type of Attic Ventilation:

⌋ Soffit " Ridge " Gable " Turbine vent ⌋ Static roof vent " Powered attic fan

Attic:

- Average depth of observed insulation in inches was approx. 10-12+
- Some areas of the attic were not accessible or inspected. Access was limited due to inadequate walkway, vaulted ceilings, deep insulation, ductwork, low clearances, etc. Attic viewed from mechanical access platform.

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E. Walls (Interior and Exterior)

Comments:

Exterior:

1. Weep (drain) holes are not present at the bottom course of the exterior masonry walls. These holes are part of the exterior wall drainage system and allows moisture that may penetrate behind the masonry veneer to drain to the exterior. Forward middle and forward right stone and brick.
2. Weep holes are not present above the ⌋ window steel lintils. Weep holes will allow proper wall drainage and prevent moisture from collecting behind the brick causing corrosion of the steel lintil. Front middle.
3. Front upper entry way trim piece is missing.



Interior:

1. Exterior wall under master tub is not fully insulated. Construction debris is present under tub.

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F. Ceilings and Floors

Comments:

Interior Stairs, Handrail, Railings, Guardrail and Balconies:

1. Lower Stair newell post (rear) is loose.

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G. Doors (Interior and Exterior)

Comments:

1. Dead bolt lock throw-out bolts do not line up properly with lock/latch. Door(s) rub/stick. Rear patio.

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- Garage door spring attach brackets do not have bolts installed in all the bracket openings.



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H. Windows

Comments:

- One or more window screens are not installed. (TREC required reporting).
- The window glazing plastic seals are cracked or deteriorated at the frame of some windows. Laundry, inner office window.

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I. Fireplace/Chimney

Comments:

Outdoor fireplace

- The chimney may not be high enough to provide for proper drafting. Termination. Chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet, but shall not be less than 3 feet above the highest point where the chimney passes through the roof.



Main fire place

- The chimney flue pipe is in contact with attic insulation. The placard on the flue pipe clearly states that an airspace should be maintained between insulation and building materials.

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p	J. Porches, Decks and Carports (Attached)
				<i>Comments:</i>

..	p	K. Other
				<i>Comments:</i>
				Outdoor grill not installed.

II. ELECTRICAL SYSTEMS

p	p	A. Service Entrance and Panels
				<i>Comments:</i>
				Main Panel

- Note: Some breakers were off at the time of the inspection. Breakers were not re-set to check for power. Cooktop.
- 1. Wire insulation is scorched (evidence of arcing) at the main wire connection (neutral bus side). Recommend further evaluation.



1. The A/C condensing unit circuit breaker/fuse is not the correct amperage as indicated on the data-plate of the unit. The external HVAC unit calls for a 30 amp max circuit breaker/fuse. A 50 amp breaker/fuse is installed. This could void the HVAC warranty. **The correct size circuit breaker should be installed. Small unit.**

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- The A/C condensing unit circuit breaker/fuse is not the correct amperage as indicated on the data-plate of the unit. The external HVAC unit calls for a 40 amp max circuit breaker/fuse. A 50 amp breaker/fuse is installed. This could void the HVAC warranty. **The correct size circuit breaker should be installed. Large unit.**

Garage Sub-panel

- AFCI(s) breaker does not test properly when the TEST button is pushed. Lower right breaker. Smoke alarm.
- Ground wire is loose and not connected to the ground bus bar. (see orange dot)



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B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Comments:

- Predominate visible wiring: ⌋ Copper ⋮ Aluminum
- Smoke detectors present in each sleeping room and adjacent hallway : ⌋ Yes ⋮ No

- The front island/peninsula receptacle is improperly installed. The counter-top overhang cannot be more than 6".



- Some light fixtures and/or bulbs are missing or do not function. Recommend installing new bulbs to see if the fixtures are functional. Kitchen light in front of pantry.

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2. There is no power indication at the receptacle(s). Rear porch outlets, dryer.
3. GFCI protected receptacles are not installed in accordance with the National Electric Code.
 - ↳ **Kitchen** (all kitchen counter surface and island receptacles). Island outlets.
 - ↳ **Garage** (all outlets) - one Duplex outlet.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type and Energy Source: Zoned, Gas
Comments:

↳ " " ↳

B. Cooling Equipment:

Type and Energy Source: Zoned, Electric
Comments:

Condensation Drain Line Termination: " Exterior ↳ Sink drain " Unknown

Secondary Pan Drain Line Termination: ↳ Rear ↳ Front " Right " Left

1. Condensation drain line under the bath sink is partially kinked and may restrict proper flow from the HVAC unit. Under upper hall bath sink.



- **The cooling system could not be operated or properly inspected due to the outside ambient temperature being less than 60 degrees at the time of the inspection. Operation at or below 60 degrees could cause damage to the unit.**

Unit #1: Upper attic:

1. The drain pan needs cleaning. Recommend removing insulation and other debris to prevent possible clogging of the drain pan drain line if condensate forms in the pan.

Unit #2 Lower attic:

1. The drain pan needs cleaning. Recommend removing insulation and other debris to prevent possible clogging of the drain pan drain line if condensate forms in the pan.

↳ " " "

C. Ducts and Vents

Comments:

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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

- Water pressure measured at an exterior faucet: 50 psi. Normal pressure is 40-80 psi.

Kitchen Sink:

1. Sink sprayer does not retract easily.

Laundry

1. Debris in water shut-offs should be removed.

Master Bath:

1. Shower/tub "Hot" and "Cold" water supply is reversed. **This could be a possible SCALD HAZARD! Hot water supply should always be on the left side.**

Upper Game room Bath

1. Shower/tub "Hot" and "Cold" water supply is reversed. **This could be a possible SCALD HAZARD! Hot water supply should always be on the left side.**

Upper Hall Bath

1. Shower/tub "Hot" and "Cold" water supply is reversed. **This could be a possible SCALD HAZARD! Hot water supply should always be on the left side.**

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B. Drains, Wastes, Vents

Comments:

- See Section IV. A. Plumbing Systems for any Drain, Waste, Vent items.

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

Energy Source: Gas

Comments:

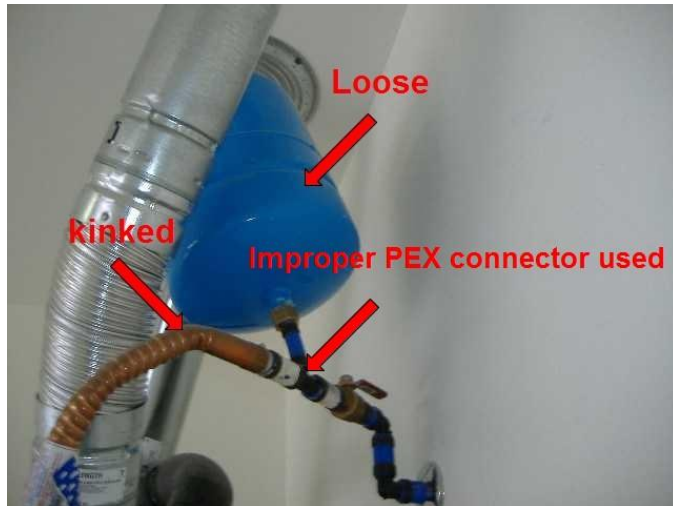
1. Water heater flue pipe termination is not the proper height when installed within 8 feet of a vertical wall. Termination should be 2' feet taller than any vertical wall within 8 feet.



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1. Expansion tank is poorly supported. Very loose on PEX pipe connection.



1. The water heater temperature exceeds 125° F. The water heater thermostat should be adjusted so that the water temperature does not exceed 125° F. **This could be a possible SCALD HAZARD! Both.**

⌋ " " " **D. Hydro-Therapy Equipment**
Comments:

V. APPLIANCES

⌋ " " " **A. Dishwasher**
Comments:

⌋ " " ⌋ **B. Food Waste Disposer**
Comments:

1. Kitchen food disposer switch is located on the cabinet base face. This positioning increases the likelihood of accidental actuation of the disposer. Recommend relocating switch.

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C. Range Hood

Comments:

1. Boost button does not change fan speed when actuated.

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D. Ranges/Ovens/Cooktops

Comments:

- Oven tested at 350° Acceptable at: 350°
- Unit #2 tested at 350° Acceptable at: 350°

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E. Microwave Cooking Equipment

Comments:

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F. Trash Compactor

Comments:

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G. Bathroom Exhaust Fans and/or Heaters

Comments:

1. Loud electrical buzzing noise is heard in upper hall bath. Appears to originate at Laundry fan.

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H. Whole House Vacuum Systems

Comments:

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I. Garage Door Operators

Comments:

1. Door opener button must be held in the "ON" position to get the door to close completely. Auto reverse sensors may require adjustment. Large door.
2. The door manual locking mechanism is not disabled (required when an opener is installed). This prevents the door from being manually locked. Damage can occur to the door if the door is manually locked and the door opener is actuated. Both doors.

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J. Door Bell and Chimes

Comments:

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p	p	K. Dryer Vents	<i>Comments:</i> 1. The dryer vent cover is not fully sealed around the perimeter.
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..	..	p	..	L. Other Built-in Appliances	<i>Comments:</i> • No other appliances, other than what is listed above, were inspected.
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VI. OPTIONAL SYSTEMS

p	p	A. Lawn Sprinklers	<i>Comments:</i> <ul style="list-style-type: none"> • Operated in Manual mode only. • Sprinkler system was checked for operation only. Spray head coverage was not inspected. <ol style="list-style-type: none"> 1. The sprinkler system spray heads should be adjusted so they do not spray onto the structure (doors and windows in particular), mechanical systems, pool equipment, porches/decks, etc. Numerous. 2. Some spray heads require spray pattern adjustment. 3. Some spray heads require vertical alignment so that they extend straight up providing more efficient coverage. 4. Bushes/grass are obstructing the spray pattern of some spray-heads.
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