



Property Inspection Report



, TX

Inspection prepared for: Javier

Date of Inspection: 8/24/2017 Time: 10:30

Age of Home: New construction Size: 2169

Weather: Cloudy

Inspector: Clint Kennedy

License #22608

1107 Garston, San Antonio, TX 78253

Phone: 210-842-3900

Email: LilyPadInspections@Gmail.com

PROPERTY INSPECTION REPORT

Prepared For: Javier
(Name of Client)

Concerning: TX
(Address or Other Identification of Inspected Property)

By: Clint Kennedy, License #22608 8/24/2017
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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 ACTIONS, 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

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.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Slab foundation

Comments:

• **NOTE: Weather conditions, drainage, leakage and other adverse factors are able to affect structures and differential movements are likely to occur. The Inspectors opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted**

• At the time of the inspection the slab was performing its intended function. This is a cursory and visual observation of the condition and circumstances present at the time of the inspection.

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted

Viewed From:

- Ladder
- Camera with high power telephoto lens at ground level.

Comments:

• **Asphalt or composition shingles have a service life from {15-20} years depending upon the shingle quality, installation and maintenance. If shingles begin to lose the granular covering and curling; the roof should typically be considered for replacement. No more than {2} layers of asphalt shingles should be installed at one time, but it's strongly suggested that a roof only have one layer installed.**

• All components were found to be performing and in satisfactory condition at the time of the inspection

• Ridge vents were noted at the time of the inspection

• **Gutters missing one or more downspout extensions - Recommend installing 6 ft downspout extensions to move water a way from foundation**

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

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Gutters missing one or more downspout extensions - Recommend installing 6 ft downspout extensions to move water a way from foundation

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D. Roof Structure and Attics

Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Blown-in insulation was noted at {10"-12"}
- Blown-in insulation was noted R-38.

Comments:

- U.S. Department of Energy Recommends R-values in Texas of R- 30 to R-60.
- Unable to determine condition of anything under blown-in insulation.
- The attic structure was observed to be conventionally framed with rafters, purlins and collar ties
- Suggest checking insulation depth under this plywood in attic.



Unable to determine condition of anything under blown-in insulation.

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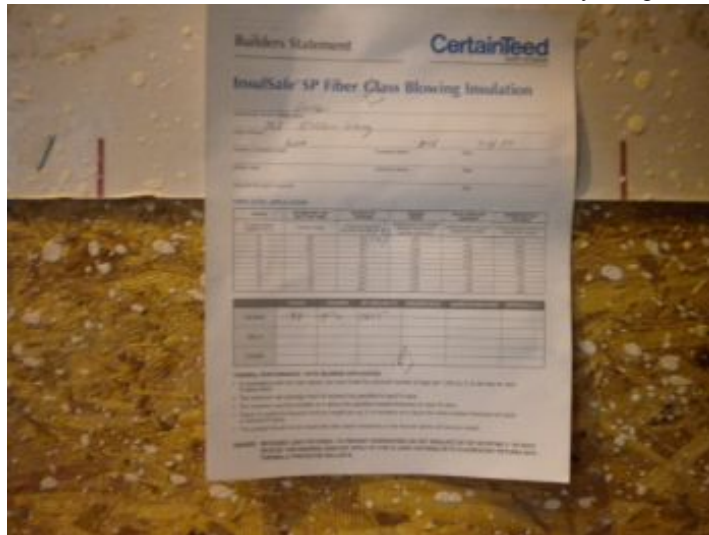
I	NI	NP	D
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Suggest checking insulation depth under this plywood in attic.



The attic structure was observed to be conventionally framed with rafters, purlins and collar ties



U.S. Department of Energy Recommends R-values in Texas of R- 30 to R-60.

E. Walls (Interior and Exterior)

Wall Materials:

- Exterior stone and grout walls noted
- Exterior Hardie board {fiber cement} siding noted
- Drywall walls noted on interior
- Ceramic and/or other tile surfaces noted on interior walls

Comments:

F. Cabinets

Observations:

- Cabinets looked and functioned as expected.

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G. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall with popcorn and/or texture finish
- Floors had carpet covering in various locations
- Floors had laminate and/or engineered wood flooring in one or more locations
- Floors had tile and/or stone covering in one or more areas

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- **3 inch offset on Garage floor is a potential Trip Hazard. Painting it a noticeable color may be helpful.**
- Slab not visible due to floor coverings

H. Doors (Interior and Exterior)

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- One or more doors casing trim showed evidence of damage
- One or more doors were observed to have gap at jamb.
- **Front door handle hard to turn when fully closed and latched - Recommend adjusting strike plate to make handle easier to turn.**



One or more doors casing trim showed evidence of damage



One or more doors were observed to have gap at jamb.

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Front door handle hard to turn when fully closed and latched - Recommend adjusting strike plate to make handle easier to turn.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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I. Windows

Window Types:

- Windows are vinyl clad
- Windows are single hung type

Comments:

- All window components were found to be performing and in satisfactory condition at the time of the inspection
- **Trim under window has been patched**



Trim under window has been patched

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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J. Stairways (Interior and Exterior)

Comments:

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K. Fireplaces and Chimneys

Locations:
Types:
Comments:

L. Porches, Balconies, Decks, and Carports

Comments:
 • All components were found to be performing and in satisfactory condition at the time of the inspection
 • Concrete sidewalks were noted
 • Concrete driveway was noted
 • Cracks were observed in the driveway

M. Decorative Brickwork

Observations:

N. Other

Materials:
 • {6'} wood stockade fence noted
 Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:
 • Electrical panel is located on the south side of the building
 • The electrical panel is located in the garage
 Materials and Amp Rating:
 • Copper wiring
 • Aluminum wiring
 • 200 amp
 Comments:
 • All components of the main service panel appear to be properly installed and functioning as intended
 • Service entrance wiring is underground
 • Appears to have braided aluminum wires with an anti-oxidant jell at point of connections.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- **GFCI** protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge

• Romex wire sheathing torn – Recommend repair by qualified professional



Romex wire sheathing torn – Recommend repair by qualified professional



disposal and light switches located under kitchen sink

Disposal and light switches under kitchen sink

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems:

- Gas fired forced hot air

Energy Sources:

- The furnace is gas powered

Comments:

- The functional testing and/or inspection of the heating system was unable to be conducted due to an outside temperature in excess of {65} degrees. A limited visual inspection was performed

B. Cooling Equipment

Type of Systems:

- Gas fired forced hot air

- Cooling system specs - Lennox, model 14ACX, Unit size 3. tons, maximum breaker size 30 amps.

Comments:

- This unit appears to be functioning as intended at the time of inspection and consistent with accepted industry standards
- Temperature at register.
- Temperature at return.
- Temperature difference between return and register average is 19 degrees. Normal is 14 - 22 degrees.



Lennox



Temperature at return.

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Temperature at register.



Temperature at register.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Duct Systems, Chases, and Vents

Comments:



Duct work in attic

IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- West side
- Front of structure
- Water meter & Main supply shutoff co-located in common underground utility box

Location of Main Water Supply Valve:

- West side

Comments:

- The anti static water pressure readings are typically at {40-80 psi} in the normal operating range. Water pressure registered 60 psi at time of inspection.
- All components were found to be performing and in satisfactory condition on the day of the inspection
- The commode lid was nicked up
- Fiberglass surface area black marks was noted
- Tub water pressure appears to be weak
- Was unable to inspect water meter due to being covered with dirt - Recommend cleaning area around water meter



The anti static water pressure readings are typically at {40-80 psi} in the normal operating range. Water pressure registered 60 psi at time of inspection.

Was unable to inspect water meter due to being covered with dirt - Recommend cleaning area around water meter

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Master garden tub

Tub water pressure appears to be weak



The commode lid was nicked up



Bathroom north side of house

Fiberglass surface area black marks was noted

B. Drains, Wastes, and Vents

Comments:

C. Water Heating Equipment

Energy Source:

- Water heater is natural gas
- Water heater is located in the attic

Capacity:

- Unit is 50 gallons

Comments:

- The water heater and its components were found to be performing and in satisfactory condition at the time of the inspection
- Dual 50 gallon gas water heaters located in attic

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Dual 50 gallon gas water heaters located in attic

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Hydro-Massage Therapy Equipment

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Other

Materials:

Comments:

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Dishwashers

Comments:

- The dishwasher was found to be performing and satisfactory condition at the time of the inspection

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:

- The range hood was functional at the time of the inspection

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

Comments:

- Oven: Natural gas
- The oven was tested at 350 degrees for a {20} minute period and achieved a temperature of 340 degrees at time of this inspection. This is within the + or - 25 degrees standard.



The oven was tested at 350 degrees for a {20} minute period and achieved a temperature of 340 degrees at time of this inspection. This is within the + or - 25 degrees standard.



The oven was tested at 350 degrees for a {20} minute period and achieved a temperature of 340 degrees at time of this inspection. This is within the + or - 25 degrees standard.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan{s} were functioning as intended at the time of inspection

G. Garage Door Operators

Door Type:

- One {16'} upgraded insulated steel door

Comments:

- The overhead garage door{s} were functional at the time of the inspection
- No garage door opener was present at time of inspection

H. Dryer Exhaust Systems

Comments:

I. Other

Observations:

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary**STRUCTURAL SYSTEMS**

Page 4 Item: C	Roof Covering Materials	• Gutters missing one or more downspout extensions - Recommend installing 6 ft downspout extensions to move water a way from foundation
Page 7 Item: H	Doors (Interior and Exterior)	• Front door handle hard to turn when fully closed and latched - Recommend adjusting strike plate to make handle easier to turn.
Page 8 Item: I	Windows	• Trim under window has been patched

ELECTRICAL SYSTEMS

Page 10 Item: B	Branch Circuits, Connected Devices, and Fixtures	• Romex wire sheathing torn – Recommend repair by qualified professional
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