



Inspection Report

Gomer Pyle

Property Address:
210 Easy Street Dr
San Antonio TX 78260



A 1st Class Home Inspection, PLLC

**John McPherson Tennessee license #696
20475 HWY 47 West
Ste 180-407
Spring Branch, TX 78070**



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Date: 2/5/2010	Time: 10:00 AM	Report ID: 10015
Property: 210 Easy Street Dr San Antonio TX 78260	Customer: Gomer Pyle	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Other Considerations to Know

Note 1: If the house is occupied and the clearance is obstructed, some windows, receptacles and walls will not be visible or accessible for inspection.

Note 2: If electric, gas and water are not on at the time of inspection some systems will not be fully inspected.

Standards of Practice:

Tenn. Department of Commerce & Insurance

In Attendance:

Inspector Only

Type of building:

Single Family (2 story)

Style of Home:

Custom, Traditional

Approximate age of building:

New Construction, Under 5 Years

Temperature:

Below 60

Weather:

Light Rain

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

Utility Condition Upon Arrival:

Vacant, Electricity On, Water On, Gas On

Report Identification 210 Easy Street Dr Report# 10015

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 this 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.

IN=Inspected		NI=Not Inspected		NP=Not Present	RR=Repair or Replace
IN	NI	NP	RR	Inspection Items	

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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1.0 Foundations

Gutter type and condition: Metal, Good
Foundation: Masonry block
Interior Wall Type: Drywall
Doorbells: One, Located at the front door
Window Type: Wood, Vinyl, Double Hung
Comments:

Slight stains were noted on the bottom plate in the garage due to moisture. I am unable to determine when or how often the staining occurs. I recommend further evaluation if concerns exist by a qualified contractor.



1.0 Picture 1

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1.1 Columns and Piers / Crawl Space (If all crawlspace areas are not inspected, provide an explanation.)

Method used to observe Crawlspace: Crawled
Columns or Piers: Masonry block, Supporting walls
Comments:

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1.2 Grading and Drainage

Comments:

(1) The foundation vent(s) that contain 1/2 round window wells at front, rear and sides of home are full of debris. This area could result in water intrusion at the crawlspace or improper cross ventilation in the crawlspace, if the debris covers the openings.

IN	NI	NP	RR	Inspection Items
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1.2 Picture 1

(2) There is a negative slope towards the rear of home. This area should be continually monitored to insure it drains water away from home after heavy rains.

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1.3 Roof Covering (If the roof is inaccessible, report the method used to inspect)

Viewed roof covering from: Walked roof

Roof Ventilation: Ridge vents, Soffit Vents, Passive

Roof Covering: Architectural

Comments:

(1) The downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least five feet from the building. Foundation leakage adjacent to a downspout is an indication of a problem below grade.



1.3 Picture 1

(2) The roofing required typical maintenance. An application of caulk should be added to all the exposed nail heads and fasteners at the vents, plumbing jacks and flashing. Also, an inspection for nail pops and cracked boot jacks should be addressed annually by a qualified person.

(3) Gutters are holding water due to leaves or debris (clogged), and should be corrected. Clogged gutters can lead to water intrusion at the home and potential structural damages. Also, these leaves can hide rust and holes that need to be addressed. A thorough cleaning is needed in the spring and fall of each year.

IN	NI	NP	RR	Inspection Items
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1.3 Picture 2



1.3 Picture 3

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

Roof-Type: Hip

Method used to observe attic: Walked

Roof Structure: Stick-built, 2 X 8 Rafters, Plywood, Sheathing

Attic Insulation: Blown, Cellulose

Attic info: Attic access, Light in attic, Storage

Comments:

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1.5 Walls, Floors and Ceilings (Interior and Exterior)

Wall Structure: 2 X 4 Wood Framed Walls, Brick Exterior Siding

Comments:

(1) Several of the brick veneer weep holes are missing or could be covered by mulch at the rear of the home. This could allow moisture to become trapped behind the brick, which may lead to a musty smell or possible cracking grout. I recommend consulting with a landscaping contractor to expose the weep holes, or consulting with a qualified person to provide new properly spaced weep holes as needed.

(2) Slight discoloration was noted on the garage wall behind the storage box. This could be due to trapped moisture at this area. Also, there is evidence of moss growth on the exterior brick veneer siding and front stairs of the home. I recommend cleaning by a qualified person for maintenance.



1.5 Picture 1



1.5 Picture 2

IN	NI	NP	RR	Inspection Items
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1.5 Picture 3

(3) The drywall on the ceiling reveals tape and nail bed areas (cosmetic) at the office, living room, and upstairs bonus. While this is cosmetic only, it may need minor drywall mud improvements and to be painted.

(4) I recommend silicone caulk along floor and tub at all bathrooms.

(5) Two small cracks were noted in the brick veneer siding at the rear of the home. These cracks appear to be only cosmetic at the time of inspection. I am unable to determine the cause for the cracks. If the cracks begin to grow in size and concerns exist, I recommend future evaluation by a qualified person.



1.5 Picture 4




1.5 Picture 5

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1.6 Doors (Interior and Exterior)

Comments:

 (1) The bottom of the door jam is cracked at the side entry door to the garage. Although the crack is mostly cosmetic, this area is subject to excessive moisture exposure and should be improved to protect the wood from slight deterioration and to create a more energy efficient seal.



1.6 Picture 1

 (2) The front door hardware is damaged or missing and needs to be repaired. I recommend further evaluation and repair by a qualified person.

IN	NI	NP	RR	Inspection Items
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1.6 Picture 2



1.6 Picture 3

(3) The master bedroom closet door does not latch as intended. This is only a minor problem. A striker plate adjustment is needed.

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1.7 Windows

Comments:

(1) The prior application of caulk and paint is failing in areas and may need to be periodically improved to protect the wood trim around the window's exterior trim and casing and at the interior trim and sill to create a more energy efficient seal. Excess moisture or condensation could be the cause of interior drywall damage and potential structural damages. Periodic maintenance improvements are recommended.



1.7 Picture 1



1.7 Picture 2

(2) Several of the window frames are dirty and need to be cleaned. The weep holes that let moisture drain out from the frames are clogged. If improvements are not made, it is possible for framing and interior damages to occur. Preventive maintenance is needed.



1.7 Picture 3

(3) Several strips of weather-tape have fallen from the windows' top sash in the office and downstairs jack/ jill bathroom. This could be due to improper securing at the time of installation or expansion and contraction. I recommend further evaluation and repair by a qualified person.

IN	NI	NP	RR	Inspection Items
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1.7 Picture 4

(4) One of the office windows was stuck and difficult to open. I recommend further evaluation and repairs as needed by a qualified person.

🔧 (5) The downstairs guest bedroom #2 window won't stay open without a prop. This could indicate a problem exists with the spring rods. A repair or adjustment is needed by a qualified person.

🔧 (6) The living room window will not latch and the hardware does not line up. This could be due to improper installation or expansion and contraction. I recommend further evaluation and repairs as needed by a qualified person.

🔧 (7) The downstairs master bedroom window won't stay open without a prop. This could indicate a problem exists with the spring rods. A repair or adjustment is needed by a qualified person.

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1.8 Fireplace / Chimney

Chimney (exterior): N/A
Operable Fireplaces: One
Types of Fireplaces: Non-vented gas logs
Number of Woodstoves: None
Comments:

The gas fireplace does not respond to the switch on the wall. This switch appears to be obsolete at the time of inspection; this is for the buyer's information only.

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1.9 Porches, Decks and Carport (Attached)

Comments:

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1.10 Steps, driveways, walkways and paths

Comments:

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1.11 Other

Comments:

🔧 A tree has fallen on a left run section of the fence at the rear of the home. The fence is damaged. This should be further evaluated and repaired by a qualified contractor.

IN	NI	NP	RR	Inspection Items
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1.11 Picture 1



1.11 Picture 2

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

2.0 Service Entrance and Panels

Electrical Service Conductors: Below ground, Aluminum, 220 volts
Panel Capacity: 225 AMP
Panel Type: Circuit breakers
Electric Panel Manufacturer: CUTLER HAMMER
Main Panel Location: Right Side of Building
Sub panel location: Utility room (washer & dryer room)
Comments:

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

Branch wire 15 and 20 AMP: Copper
Wiring Methods: Romex
Comments:

(1) The outlet over the fireplace intended for a suspended flat screen tv is not properly hard wired. An extension cord is not an approved permanent wiring type. I recommend further evaluation and improvements after further evaluation by a qualified electrician. Safety concerns exist until this wiring configuration is approved by a professional.



2.1 Picture 1

+ (2) A cover for the electrical outlet in the living room cabinetry is missing. A replacement cover is recommended for safety.

IN	NI	NP	RR	Inspection Items
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2.1 Picture 2

(3) The light over the master bathroom shower is not on a GFCI breaker. This is not up to today's building standards. Improvements by a qualified professional are recommend if concerns exist.

(4) The stair landing light is out above the interior stairs. This could be due to faulty wiring or a blown bulb. I recommend trying bulb replacement first and further evaluation.

2.2 Smoke Detector
Comments:

2.3 Carbon Monoxide Detector
Comments:

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

3.0 Heating Equipment

Type and Energy Source: Forced Air, Natural Gas, Electricity
Heat System Brand: YORK
 Serial # : Downstairs Unit: (s) N0B7434292; Upstairs Unit: W0K6912850
Energy Source: Electric, Natural gas
Number of Heat Systems (excluding wood): Two
Comments:

3.1 Cooling Equipment

Central Air Manufacturer(s): YORK
 Serial # : Downstairs unit: Same as heat system; Upstairs unit: W0A7367902
Type and Energy Source: Air conditioner unit, Electricity
Number of AC Units: Two
Comments:

Temperatures at the time of inspection were less than 60 degrees. Because running a test could cause damage to the unit, the A/C was not operated at the time of inspection. If concerns exist, I recommend further evaluation upon warmer temperatures.

3.2 Ducts, Vents, and Thermostats

Ductwork: Insulated
Filter Type: Disposable
Filter Size: (Three filters), 20x25
Comments:

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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IN	NI	NP	RR	Inspection Items	

IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

4.0 Water Supply System and Fixtures

Water Source: Public
Water Filters: None
Plumbing Water Distribution (inside home): Copper, PEX
Comments:

4.1 Drains, Waste, Vents

Washer Drain Size: 2" Diameter
Plumbing Waste: PVC
Comments:

The stop valve at the master bathroom sink is difficult to operate. This could cause problems when trying to hold water in the sink. I recommend further evaluation and repair by a qualified person.

4.2 Water Heating Equipment

Water Heater Power Source: Gas (quick recovery)
 Serial # : D07A008119
Water Heater Capacity: 40 Gallon (1-2 people)
Water Heater Manufacturer: STATE SELECT
Comments:

4.3 Hydro-Therapy Equipment

Comments:

4.4 Sump Pump

Plumbing Water Supply (into home): PEX
Comments:

4.5 Main Water Shut Off (Describe Location(s))

Comments:

The main shut off is located outside in the ground.

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.6 Main Fuel Shut Off (Describe Location(s)) <i>Comments:</i> <p>The main fuel shut off is at gas meter outside</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.7 Gas Piping & Fuel Storage & Equipment <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8 Gas Lines <i>Comments:</i>

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

5.0 Dishwasher


Dishwasher Brand: VIKING
 Serial # : 06510457827
Garage door opener manufacturer: LIFT MASTER, CHAMBERLAIN
 Extra Info : Two units
Whole House Vacuum System: VACUFLO
Comments:

5.1 Food Waste Disposer

Disposer Brand: WHIRLPOOL
 Serial # : FNT3541751
Comments:


5.2 Range Hood

Exhaust/Range hood: VIKING
 Serial # : Unknown
Comments:

 (1) The range hood fan vents into the attic space and should vent to the outside. Also, the unit rattles when operated. This would require a vent hood and kit and further evaluation of the rattling. I recommend repair or replace as needed.



5.2 Picture 1

 (2) The light bulb for the fan did not work when tested. The light appears to be defective. I recommend repair or replace as needed.

5.3 Ranges/Ovens/Cooktops

Range/Oven: VIKING, Double-Oven
Range Top: VIKING
Comments:

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4 Built-in Microwave Cooking Equipment Built in Microwave: VIKING Serial # : 05771W201811 <i>Comments:</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.5 Refrigerator <i>Comments:</i> The refrigerator was not inspected. This is not within the inspector's scope. I recommend further evaluation by a qualified professional if concerns exist.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.6 Trash Compactor Trash Compactors: NONE <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.7 Bathroom Exhaust Fans and/or Heaters <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.8 Whole House Vacuum Systems <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5.9 Garage Door and Operators (Report whether door reverses when met with resistance) <i>Comments:</i> 🛠 The automatic opener for at the right side (facing front) "right" door (from outside) light is out. A bulb replacement and further evaluation or repair is needed. A qualified person should repair or replace as needed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5.10 Dryer Vents <i>Comments:</i> 🛠 The dryer vent cap is missing a flap or screen. Screens are sometimes intentionally removed to clean the pipe. A screen or flap is needed to keep animals from entering and causing a clog which could lead to a fire hazard. I recommend improvements be made at the owner's earliest convenience.
				
5.10 Picture 1				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.11

IN	NI	NP	RR	Inspection Items
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Interior Wall Space Heaters
Comments:

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5.12 Other Built-in Appliances |
| | | | | Refrigerator: DANBY |
| | | | | Serial # : Unknown |
| | | | | <i>Comments:</i> |

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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VI. OPTIONAL SYSTEMS

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6.0 Lawn Sprinklers

Comments:

The lawn sprinklers were off and could not be inspected. I recommend full evaluation after turning on the water in warmer temperatures.



6.0 Picture 1



6.0 Picture 2

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6.1 Security Systems

Comments:

The security system was not inspected. This should be done by the service providers.

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Repair/ Replace



A 1st Class Home Inspection, PLLC

**20475 HWY 47 West
Ste 180-407
Spring Branch, TX 78070**

Customer
Gomer Pyle

Address
210 Easy Street Dr
San Antonio TX 78260

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection summary, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. These items were not placed in a strategic order and are only the opinion of the inspector.

For your convenience, the following conventions have been used in this summary addendums.

Repair Items: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function. Also, it denotes major concerns which can be a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.


Safety Issues: denotes a condition that is unsafe and in need of prompt attention.

Improvement Items: denotes improvements which are recommended but not required. This often relates to building codes that have change year-to-year.

Items To Monitor: This denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary. It may also denote items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

I. STRUCTURAL SYSTEMS

1.3 Roof Covering (If the roof is inaccessible, report the method used to inspect)

-  (3) Gutters are holding water due to leaves or debris (clogged), and should be corrected. Clogged gutters can lead to water intrusion at the home and potential structural damages. Also, these leaves can hide rust and holes that need to be addressed. A thorough cleaning is needed in the spring and fall of each year.

1.5 Walls, Floors and Ceilings (Interior and Exterior)

I. STRUCTURAL SYSTEMS

- 🔧 (2) Slight discoloration was noted on the garage wall behind the storage box. This could be due to trapped moisture at this area. Also, there is evidence of moss growth on the exterior brick veneer siding and front stairs of the home. I recommend cleaning by a qualified person for maintenance.

1.6 Doors (Interior and Exterior)

- 🔧 (1) The bottom of the door jam is cracked at the side entry door to the garage. Although the crack is mostly cosmetic, this area is subject to excessive moisture exposure and should be improved to protect the wood from slight deterioration and to create a more energy efficient seal.
- 🔧 (2) The front door hardware is damaged or missing and needs to be repaired. I recommend further evaluation and repair by a qualified person.

1.7 Windows

- 🔧 (1) The prior application of caulk and paint is failing in areas and may need to be periodically improved to protect the wood trim around the window's exterior trim and casing and at the interior trim and sill to create a more energy efficient seal. Excess moisture or condensation could be the cause of interior drywall damage and potential structural damages. Periodic maintenance improvements are recommended.
- 🔧 (2) Several of the window frames are dirty and need to be cleaned. The weep holes that let moisture drain out from the frames are clogged. If improvements are not made, it is possible for framing and interior damages to occur. Preventive maintenance is needed.
- 🔧 (3) Several strips of weather-tape have fallen from the windows' top sash in the office and downstairs jack/ jill bathroom. This could be due to improper securing at the time of installation or expansion and contraction. I recommend further evaluation and repair by a qualified person.
- 🔧 (5) The downstairs guest bedroom #2 window won't stay open without a prop. This could indicate a problem exists with the spring rods. A repair or adjustment is needed by a qualified person.
- 🔧 (6) The living room window will not latch and the hardware does not line up. This could be due to improper installation or expansion and contraction. I recommend further evaluation and repairs as needed by a qualified person.
- 🔧 (7) The downstairs master bedroom window won't stay open without a prop. This could indicate a problem exists with the spring rods. A repair or adjustment is needed by a qualified person.

1.11 Other

- 🔧 A tree has fallen on a left run section of the fence at the rear of the home. The fence is damaged. This should be further evaluated and repaired by a qualified contractor.

V. APPLIANCES

5.2 Range Hood

- 🔧 (1) The range hood fan vents into the attic space and should vent to the outside. Also, the unit rattles when operated. This would require a vent hood and kit and further evaluation of the rattling. I recommend repair or replace as needed.
- 🔧 (2) The light bulb for the fan did not work when tested. The light appears to be defective. I recommend repair or replace as needed.

5.9 Garage Door and Operators (Report whether door reverses when met with resistance)

- 🔧 The automatic opener for at the right side (facing front) "right" door (from outside) light is out. A bulb replacement and further evaluation or repair is needed. A qualified person should repair or replace as

V. APPLIANCES

needed.

5.10 Dryer Vents



The dryer vent cap is missing a flap or screen. Screens are sometimes intentionally removed to clean the pipe. A screen or flap is needed to keep animals from entering and causing a clog which could lead to a fire hazard. I recommend improvements be made at the owner's earliest convenience.

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Safety Concerns



A 1st Class Home Inspection, PLLC

20475 HWY 47 West
Ste 180-407
Spring Branch, TX 78070

Customer
Gomer Pyle

Address
210 Easy Street Dr
San Antonio TX 78260

II. ELECTRICAL SYSTEMS

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



(2) A cover for the electrical outlet in the living room cabinetry is missing. A replacement cover is recommended for safety.

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Improvements/ Maintenance



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I. STRUCTURAL SYSTEMS

1.2 Grading and Drainage

(1) The foundation vent(s) that contain 1/2 round window wells at front, rear and sides of home are full of debris. This area could result in water intrusion at the crawlspace or improper cross ventilation in the crawlspace, if the debris covers the openings.

1.3 Roof Covering (If the roof is inaccessible, report the method used to inspect)

(2) The roofing required typical maintenance. An application of caulk should be added to all the exposed nail heads and fasteners at the vents, plumbing jacks and flashing. Also, an inspection for nail pops and cracked boot jacks should be addressed annually by a qualified person.

1.5 Walls, Floors and Ceilings (Interior and Exterior)

(1) Several of the brick veneer weep holes are missing or could be covered by mulch at the rear of the home. This could allow moisture to become trapped behind the brick, which may lead to a musty smell or possible cracking grout. I recommend consulting with a landscaping contractor to expose the weep holes, or consulting with a qualified person to provide new properly spaced weep holes as needed.

(3) The drywall on the ceiling reveals tape and nail bed areas (cosmetic) at the office, living room, and upstairs bonus. While this is cosmetic only, it may need minor drywall mud improvements and to be painted.

(4) I recommend silicone caulk along floor and tub at all bathrooms.

1.6 Doors (Interior and Exterior)

(3) The master bedroom closet door does not latch as intended. This is only a minor problem. A striker plate adjustment is needed.

1.7 Windows

I. STRUCTURAL SYSTEMS

(4) One of the office windows was stuck and difficult to open. I recommend further evaluation and repairs as needed by a qualified person.

II. ELECTRICAL SYSTEMS

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

(1) The outlet over the fireplace intended for a suspended flat screen tv is not properly hard wired. An extension cord is not an approved permanent wiring type. I recommend further evaluation and improvements after further evaluation by a qualified electrician. Safety concerns exist until this wiring configuration is approved by a professional.

(3) The light over the master bathroom shower is not on a GFCI breaker. This is not up to today's building standards. Improvements by a qualified professional are recommend if concerns exist.

(4) The stair landing light is out above the interior stairs. This could be due to faulty wiring or a blown bulb. I recommend trying bulb replacement first and further evaluation.

IV. PLUMBING SYSTEM

4.1 Drains, Waste, Vents

The stop valve at the master bathroom sink is difficult to operate. This could cause problems when trying to hold water in the sink. I recommend further evaluation and repair by a qualified person.

Monitor/ Further Investigation



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I. STRUCTURAL SYSTEMS

1.0 Foundations

Slight stains were noted on the bottom plate in the garage due to moisture. I am unable to determine when or how often the staining occurs. I recommend further evaluation if concerns exist by a qualified contractor.

1.2 Grading and Drainage

(2) There is a negative slope towards the rear of home. This area should be continually monitored to insure it drains water away from home after heavy rains.

1.3 Roof Covering (If the roof is inaccessible, report the method used to inspect)

(1) The downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least five feet from the building. Foundation leakage adjacent to a downspout is an indication of a problem below grade.

1.5 Walls, Floors and Ceilings (Interior and Exterior)

(5) Two small cracks were noted in the brick veneer siding at the rear of the home. These cracks appear to be only cosmetic at the time of inspection. I am unable to determine the cause for the cracks. If the cracks begin to grow in size and concerns exist, I recommend future evaluation by a qualified person.

VI. OPTIONAL SYSTEMS

6.0 Lawn Sprinklers

VI. OPTIONAL SYSTEMS

The lawn sprinklers were off and could not be inspected. I recommend full evaluation after turning on the water in warmer temperatures.

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INVOICE

A 1st Class Home Inspection, PLLC
 20475 HWY 47 West
 Ste 180-407
 Spring Branch, TX 78070
 Inspected By: John McPherson

Inspection Date: 2/5/2010
Report ID: 10015

Customer Info:	Inspection Property:
Gomer Pyle 1261 Summer Haven Cir. Franklin TN 37069 Customer's Real Estate Professional:	210 Easy Street Dr San Antonio TX 78260

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 3,200 - 3,500	350.00	1	350.00
Additional Sq Ft	0.08	450	36.00
Discounts	-5.00	12	-60.00
Discount Rounder	-1.00	1	-1.00

Tax \$0.00

Total Price \$325.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note:



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Spring Branch, TX 78070

