



## Inspection Report

**Matt Hertz**

**Property Address:**

Sample Report - 1st St. Class Home Inspection Rd.  
San Antonio TX



**A 1st Class Home Inspection, LLC**

**John McPherson 9732  
20475 Hwy 46 West  
Ste 180-407  
Spring Branch, TX 78070**

## PROPERTY INSPECTION REPORT

**Prepared For:**

Matt Hertz

(Name of Client)

**Concerning:**

Sample Report - 1st St. Class Home Inspection Rd., San Antonio, TX

(Address or Other Identification of Inspected Property)

**By:**

John McPherson 9732 / A 1st Class Home Inspection, LLC 3/18/2011

(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.state.tx.us](http://www.trec.state.tx.us).

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 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 warrant ability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512)459-6544 (<http://www.trec.state.tx.us>). REI 7-2

(8/09)

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. 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

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|  |                                |                                  |
|--|--------------------------------|----------------------------------|
| <b>Date:</b> 3/18/2011   | <b>Time:</b> 09:10 AM          | <b>Report ID:</b> 011015         |
| <b>Property:</b><br>Sample Report - 1st St. Class<br>Home Inspection Rd.<br>San Antonio TX | <b>Customer:</b><br>Matt Hertz | <b>Real Estate Professional:</b> |

#### 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 (I)** = 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.

**Deficiency (D)** = 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.

**Standards of Practice:**

Texas Real Estate Commission (TREC)

**In Attendance:**

Customer and their agent, Termite Inspector

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Under 10 Years

**Temperature:**

Over 65

**Weather:**

Light overcast, Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

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

I NI NP D

**STRUCTURAL SYSTEMS**

I. 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.

1.0 Foundations

**Type of Foundation:** Poured concrete  
**Method used to observe Crawlspace:** No crawlspace  
**Comments:**

The back porch contains small cracks that are typically associated with shrinkage. These cracks do not appear to be a need for concern at this time. And there were no cracks found around the home's slab foundation. The home's foundation appears to be functioning as intended and there are no foreseen repairs at this time.



1.1 Grading & Drainage - *Comments:*

1.2 Roof Covering Materials  
**Type (s) of Roof Covering:** 3-Tab fiberglass  
**Viewed roof covering from:** Walked roof  
**Roof Ventilation:** Soffit Vents, Passive  
**Comments:**

1.3 Roof Structure & Attic  
**Method used to observe attic:** From entry, Inaccessible  
**Viewed roof structure from:** Attic, Walked roof  
**Roof Structure:** Engineered wood trusses, 2 X 4 Rafters, Plywood  
**Attic Insulation:** Blown, Fiberglass, R-30 or better  
**Approximate Average Depth of Insulation:** 22 inches, Radiant Barrier  
**Approximate Average Thickness of Vertical Insulation:** Unknown  
**Attic info:** Scuttle hole  
**Comments:**

1.4 Walls (Interior & Exterior)  
**Wall Structure:** 2 X 4 Wood, Hardy Siding  
**Comments:**

(1) The exterior hardy board siding is coming loose in areas around the home. One or more pieces of siding have lost nails and are hanging loose on the right elevation and several other nails on the left and rear elevation are popping or rusting. The nail pops can eventually lead improperly supported siding and damage to the structure. Re-securing the siding is necessary and should be performed by a qualified contractor to protect the walls from potential moisture intrusion and damage.

I NI NP D



(2) The prior application of caulk and paint is failing or has not been properly applied in areas and may need to be improved to protect the home from moisture intrusion and energy loss in the following areas:

1. 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. Caulk at the corner boards that run vertical and protect the edges of the siding from exposure. Improvements are needed on the first and second level of the home.
3. Apply caulk at the base of the exterior light fixtures.
4. Apply caulk to holes in the wall or where service and pipe extensions exit to the exterior.



1.5 **Ceilings & Floors**  
**Floor Structure:** Slab  
**Floor System Insulation:** NONE  
**Ceiling Structure:** 2X4, 4" or better  
*Comments:*

1.6 **Doors (Interior & Exterior) - Comments:**

The garage door lock hardware is still installed. This should have been removed when the garage automatic door opener was installed. Improvements are needed to help prevent damage to the doors and rails should it be locked while the door opener is operating. Improvements are recommended at the owner's earliest convenience by a qualified person.

I NI NP D



1.7 Windows - Comments:

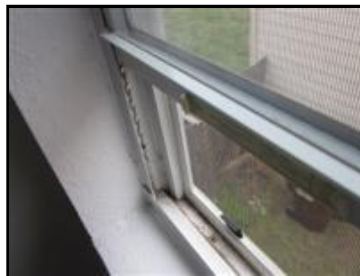
(1) Dry rot was noted around the window trim at the right and left elevations of the home at two or three separate windows. A majority of the dry rot was noted at the window trim around a window on the left elevation. This rot is likely caused by over exposure to moisture due to sprinklers or lack of sun exposure. The rot around the window should be repaired to avoid potential water intrusion that can damage the frame and interior drywall around the window. Repairs should be made as soon as possible by a qualified contractor to prevent further damages.



(2) One of the windows at the rear of the home contained a damaged bead. This can sometimes allow sun exposure at the window seal and is also cosmetic damage. I recommend further evaluation and repair by a qualified person.



(3) The upstairs loft window rod is bent and the spring rod at the sash is detached. A damaged spring rod will prevent the window from staying open without a prop. Further evaluation and repair is needed by a qualified professional.



1.8 Stairways (Interior & Exterior) - Comments:

1.9

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**I NI NP D**

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**Fireplace / Chimney****Chimney (exterior):** N/A**Operable Fireplaces:** None**Types of Fireplaces:** None**Number of Woodstoves:** None*Comments:* **1.10 Porches, Balconies, Decks and Carports - *Comments:***

The back porch columns were showing signs of dry rot and deterioration due to high levels of moisture exposure and a lack of proper maintenance. I recommend repairs and proper weather proofing be applied by a qualified person to protect the posts from further dry rot which tends to be more susceptible to pest infestation.

 **1.11 Other - *Comments:***

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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.

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

I NI NP D

**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:** 200 AMP  
**Panel Location(s):** Main - Left Elevation, Sub panel - Garage  
**Panel Type:** Circuit breakers  
**Electric Panel Manufacturer:** Cutler Hammer  
*Comments:*

**2.1 Branch Circuits - Connected Devices, and Fixtures**  
**Branch wire 15 and 20 AMP:** Copper  
**Type of Wiring:** Romex  
*Comments:*

- (1) An electrical extension cord is being used as permanent wiring on the exterior left elevation of the home. This is not allowed. This cord contains excessive sun damage and poses an electrical safety concern. A repair to the current configuration is needed for safety.
- (2) The exterior outlet on the left elevation of the home does not trip to a GFCI test and does not contain the proper weather protective outlet cover. Safety concerns exist until further evaluated and repaired by a qualified electrician.



- (3) The living room fan light and the front door light were out at the time of inspection. This is likely due to a blown bulb. A bulb replacement and further evaluation is needed.

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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**HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

III. 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 of System (Heating):** Heat Pump Forced Air (also provides cool air), Forced Air

**Energy Source:** Electric

**Heat System Brand:** Goodman

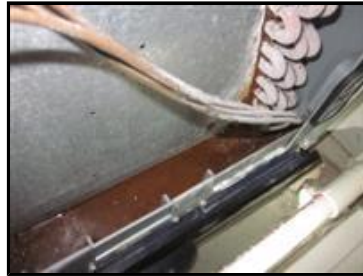
Serial # : 0605078409

**Number of Heat Systems (excluding wood):** One

*Comments:*

(1) The heating unit was not fully tested for proper operation at the time of inspection due to an exterior temperature over 65 degrees at the time of inspection. An inspection in heat mode could result in damage to the unit. This unit is located upstairs in a utility closet. The front cover was removed and the fan and coils were inspected while the unit was in cool mode.

(2) The indoor coils at the electrical furnace were frozen and there was an excessive amount of condensation at the base of the unit and rust buildup around the coils. The rust at the compressor coils appears to be an ongoing issue and a concern. This could be the reason for an inadequate temperature drop when tested in cool mode. A more thorough inspection by a qualified HVAC contractor is needed. Repairs are needed to prevent condensation and future rust development.



(3) The service disconnect panel was obstructed by the heat pump suction and compression lines in the heat pump closet upstairs. This is not up to today's building requirements and makes maintenance and inspection difficult and a safety concern. I recommend improvements be made by a qualified HVAC technician or electrician at the owner's earliest convenience.



3.1 Cooling Equipment

**Type of System (Cooling):** Heat Pump Forced Air (also provides warm air)

**Central Air Manufacturer:** Goodman

Serial # : 0605167865

*Comments:*

(1) The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system

**I NI NP D**

read 69 degrees, and the return air temperature was 59 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.

(2) The breaker for the HVAC system(s) is over the max amperage size as recommended by the current HVAC system service label. Oversized breakers can result in overheating, arcing, and possibly other premature defects requiring maintenance repairs. It is recommended that an HVAC specialist re-evaluate the wires and current breakers and make changes as needed.



(3) The A/C service disconnect box is located directly behind the A/C unit. This is not up to today's building standards. Re-location of the box is recommended for easy access and safety during maintenance and inspection. Improvements should be made by a qualified electrician.

**3.2 Duct System, Chases, and Vents**

**Ductwork:** Insulated

**Filter Type:** Washable

**Filter Size:** 22x22, Adequate

*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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I NI NP D

**PLUMBING SYSTEM**

IV. 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  
**Location of water meter:** Front  
**Plumbing Water Supply (into home):** Pex, Not visible  
**Plumbing Water Distribution (inside home):** Galvanized, Copper, PEX, Not visible  
**Location of main water supply valve:** Front  
 Extra Info : water distribution box is located in the garage  
**Static water pressure reading:** 60 pounds/square inch  
**Water Filters:** None  
*Comments:*

There was 60psi of pressure on the water lines when tested at the exterior of the home. This is considered to be on the safe side. 80lbs of pressure is the maximum allowed.



4.1 **Drains, Waste, and Vents**  
**Washer Drain Size:** 2" Diameter  
**Plumbing Waste:** PVC  
*Comments:*

4.2 **Water Heating Equipment**  
**Energy Source (Water Heater):** Electric  
**Capacity (Water Heater):** 40 Gallon (1-2 people)  
**Water Heater Manufacturer:** State Select  
 Serial Number : C06J067279  
**Water Heater Location:** Utility Room, Washer Dryer Room  
*Comments:*

The water heater appears to be leaking at the cold supply inlet. Leaks can cause damage to unit or home and can shorten its life span of the unit. A slight amount of rust is noted around the water heater cover and at the base of the unit from this ongoing leak. The rust does not appear to have caused much damage at this time. A qualified licensed plumber should repair or correct as needed.

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**I NI NP D**

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 **4.3 Hydro-Massage Therapy Equipment - Comments:**

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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.

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

I   NI   NP   D

**APPLIANCES**

V. 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:** Whirlpool  
**Serial # :** FT0610245  
*Comments:*

5.1 **Food Waste Disposer**  
**Disposer Brand:** Whirlpool  
**Serial # :** FNT0834597  
*Comments:*

5.2 **Range Exhaust Vent**  
**Exhaust/Range hood:** None, Re-circulating ventilation at microwave  
*Comments:*

5.3 **Ranges, Cooktops and Ovens**  
**Range/Oven:** Whirlpool  
**Serial # :** RT1212757  
*Comments:*

5.4 **Microwave Oven**  
**Built in Microwave:** Whirlpool  
**Serial # :** TR T 12 12467  
*Comments:*

5.5 **Trash Compactor**  
**Trash Compactors:** None  
*Comments:*

5.6 **Mechanical Exhaust Vents and Bathroom Heaters - Comments:**

5.7 **Garage Door Operator(s) - Comments:**

The track for the garage door opener is not level and additional wear or stress on the track and motor can eventually occur. Also, the door motor was somewhat louder when operated. I was unable to determine if the slanted track rail was the reason for the louder motor. Furthermore, I am unable to determine if repairs are needed. I recommend further evaluation by a qualified person if concerns exist.



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**I NI NP D**

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 **5.8 Doorbell and Chimes - Comments:**

The doorbell cover is missing in the closet. This is only a cosmetic concern. I recommend a replacement at the owner's convenience.

 **5.9 Dryer Vents - Comments:**

The dryer vent cap is not secured to the homes siding as is recommended to today's standards. Further evaluation and improvement is needed by a qualified licensed contractor. Furthermore, the vent is full of lint and the flap doesn't shut properly. This piping should be cleaned at the owner's earliest convenience and on a yearly basis because a buildup of lint can be a fire concern.

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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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|-------------|------------------|----------------|-------------|
|-------------|------------------|----------------|-------------|

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

## VI. OPTIONAL SYSTEMS

- 6.0 **Lawn and Garden Sprinkler System**  
**Number of Zones with Sprinkler System:** 5 zones, Unknown  
*Comments:*
- 6.1 **Swimming Pools, Spas, Hot Tubs, and Equipment - *Comments:***
- 6.2 **Outbuildings - *Comments:***
- 6.3 **Outdoor Cooking Equipment - *Comments:***
- 6.4 **Gas Supply System - *Comments:***
- 6.5 **Private Water Wells - *Comments:***
- 6.6 **Private Sewage Disposal (Septic) System - *Comments:***
- 6.7 **Whole-House Vacuum Systems - *Comments:***
- 6.8 **Other Built-in Appliances - *Comments:***
- 6.9 **Smoke and carbon dioxide detectors - *Comments:***

The smoke detectors were chirping at the time of inspection. This typically indicates a need for battery replacement. I recommend all the detectors have battery replacement upon moving into the home.

## General Repair



A 1st Class Home Inspection, LLC

20475 Hwy 46 West  
Ste 180-407  
Spring Branch, TX 78070

**Customer**  
Matt Hertz

**Address**  
Sample Report - 1st St. Class Home Inspection Rd.  
San Antonio TX

### I. STRUCTURAL SYSTEMS

#### 1.4 Walls (Interior & Exterior)

##### Inspected, Deficient

(1) The exterior hardy board siding is coming loose in areas around the home. One or more pieces of siding have lost nails and are hanging loose on the right elevation and several other nails on the left and rear elevation are popping or rusting. The nail pops can eventually lead improperly supported siding and damage to the structure. Re-securing the siding is necessary and should be performed by a qualified contractor to protect the walls from potential moisture intrusion and damage.

#### 1.6 Doors (Interior & Exterior)

##### Inspected, Deficient

The garage door lock hardware is still installed. This should have been removed when the garage automatic door opener was installed. Improvements are needed to help prevent damage to the doors and rails should it be locked while the door opener is operating. Improvements are recommended at the owner's earliest convenience by a qualified person.

#### 1.7 Windows

##### Inspected, Deficient

(1) Dry rot was noted around the window trim at the right and left elevations of the home at two or three separate windows. A majority of the dry rot was noted at the window trim around a window on the left elevation. This rot is likely caused by over exposure to moisture due to sprinklers or lack of sun exposure. The rot around the window should be repaired to avoid potential water intrusion that can damage the frame and interior drywall around the window. Repairs should be made as soon as possible by a qualified contractor to prevent further damages.

(3) The upstairs loft window rod is bent and the spring rod at the sash is detached. A damaged spring rod will prevent the window from staying open without a prop. Further evaluation and repair is needed by a qualified professional.

#### 1.10 Porches, Balconies, Decks and Carports

##### Inspected, Deficient

The back porch columns were showing signs of dry rot and deterioration due to high levels of moisture exposure and a lack of proper maintenance. I recommend repairs and proper weather proofing be applied by a qualified person to protect the posts from further dry rot which tends to be more susceptible to pest infestation.

### II. ELECTRICAL SYSTEMS

#### 2.1 Branch Circuits - Connected Devices, and Fixtures

## II. ELECTRICAL SYSTEMS

### Inspected, Deficient

(1) An electrical extension cord is being used as permanent wiring on the exterior left elevation of the home. This is not allowed. This cord contains excessive sun damage and poses an electrical safety concern. A repair to the current configuration is needed for safety.

(2) The exterior outlet on the left elevation of the home does not trip to a GFCI test and does not contain the proper weather protective outlet cover. Safety concerns exist until further evaluated and repaired by a qualified electrician.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### 3.0 Heating Equipment

#### Inspected, Deficient

(3) The service disconnect panel was obstructed by the heat pump suction and compression lines in the heat pump closet upstairs. This is not up to today's building requirements and makes maintenance and inspection difficult and a safety concern. I recommend improvements be made by a qualified HVAC technician or electrician at the owner's earliest convenience.

### 3.1 Cooling Equipment

#### Inspected, Deficient

(1) The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 69 degrees, and the return air temperature was 59 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.

(2) The breaker for the HVAC system(s) is over the max amperage size as recommended by the current HVAC system service label. Oversized breakers can result in overheating, arcing, and possibly other premature defects requiring maintenance repairs. It is recommended that an HVAC specialist re-evaluate the wires and current breakers and make changes as needed.

## IV. PLUMBING SYSTEM

### 4.2 Water Heating Equipment

#### Inspected, Deficient

The water heater appears to be leaking at the cold supply inlet. Leaks can cause damage to unit or home and can shorten its life span of the unit. A slight amount of rust is noted around the water heater cover and at the base of the unit from this ongoing leak. The rust does not appear to have caused much damage at this time. A qualified licensed plumber should repair or correct as needed.

## V. APPLIANCES

### 5.9 Dryer Vents

#### Inspected, Deficient

The dryer vent cap is not secured to the homes siding as is recommended to today's standards. Further evaluation and improvement is needed by a qualified licensed contractor. Furthermore, the vent is full of lint and the flap doesn't shut properly. This piping should be cleaned at the owner's earliest convenience and on a yearly basis because a buildup of lint can be a fire concern.

## Deferred Cost



A 1st Class Home Inspection, LLC

20475 Hwy 46 West  
Ste 180-407  
Spring Branch, TX 78070

**Customer**  
Matt Hertz

**Address**  
Sample Report - 1st St. Class Home Inspection Rd.  
San Antonio TX

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### 3.0 Heating Equipment

##### Inspected, Deficient

(2) The indoor coils at the electrical furnace were frozen and there was an excessive amount of condensation at the base of the unit and rust buildup around the coils. The rust at the compressor coils appears to be an ongoing issue and a concern. This could be the reason for an inadequate temperature drop when tested in cool mode. A more thorough inspection by a qualified HVAC contractor is needed. Repairs are needed to prevent condensation and future rust development.

## Improve/ Maintenance



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### I. STRUCTURAL SYSTEMS

#### 1.4 Walls (Interior & Exterior)

##### Inspected, Deficient

(2) The prior application of caulk and paint is failing or has not been properly applied in areas and may need to be improved to protect the home from moisture intrusion and energy loss in the following areas:

1. 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. Caulk at the corner boards that run vertical and protect the edges of the siding from exposure. Improvements are needed on the first and second level of the home.
3. Apply caulk at the base of the exterior light fixtures.
4. Apply caulk to holes in the wall or where service and pipe extensions exit to the exterior.

#### 1.7 Windows

##### Inspected, Deficient

(2) One of the windows at the rear of the home contained a damaged bead. This can sometimes allow sun exposure at the window seal and is also cosmetic damage. I recommend further evaluation and repair by a qualified person.

### II. ELECTRICAL SYSTEMS

#### 2.1 Branch Circuits - Connected Devices, and Fixtures

##### Inspected, Deficient

(3) The living room fan light and the front door light were out at the time of inspection. This is likely due to a blown bulb. A bulb replacement and further evaluation is needed.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### 3.1 Cooling Equipment

##### Inspected, Deficient

(3) The A/C service disconnect box is located directly behind the A/C unit. This is not up to today's building standards. Re-location of the box is recommended for easy access and safety during maintenance and inspection. Improvements should be made by a qualified electrician.

## V. APPLIANCES

### 5.8 Doorbell and Chimes

#### Inspected

The doorbell cover is missing in the closet. This is only a cosmetic concern. I recommend a replacement at the owner's convenience.

## VI. OPTIONAL SYSTEMS

### 6.9 Smoke and carbon dioxide detectors

#### Inspected

The smoke detectors were chirping at the time of inspection. This typically indicates a need for battery replacement. I recommend all the detectors have battery replacement upon moving into the home.

## Monitor/ Further Evaluation



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### V. APPLIANCES

#### 5.7 Garage Door Operator(s)

##### Inspected

The track for the garage door opener is not level and additional wear or stress on the track and motor can eventually occur. Also, the door motor was somewhat louder when operated. I was unable to determine if the slanted track rail was the reason for the louder motor. Furthermore, I am unable to determine if repairs are needed. I recommend further evaluation by a qualified person if concerns exist.



# INVOICE

**A 1st Class Home Inspection, LLC**  
 20475 Hwy 46 West  
 Ste 180-407  
 Spring Branch, TX 78070  
 Inspected By: John McPherson

**Inspection Date:** 3/18/2011  
**Report ID:** 011015

|   |   |
|---|---|
| <b>Customer Info:</b>                       | <b>Inspection Property:</b>   |
| Matt Hertz                                  | Sample Report - 1st St. Class Home Inspection Rd.<br>San Antonio TX |
| <b>Customer's Real Estate Professional:</b> |   |

**Inspection Fee:**

| Service                              | Price  | Amount | Sub-Total |
|--------------------------------------|--------|--------|-----------|
| Special Price                        | 230.00 | 1      | 230.00    |
| Termite Inspection Under 2500sq ft   | 100.00 | 1      | 100.00    |
| Termite Inspection (Letter) Discount | -5.00  | 5      | -25.00    |

**Tax \$0.00**  
**Total Price \$305.00**

**Payment Method:** At Closing  
**Payment Status:** Awaiting Closing  
**Note:** Call Agent For Escrow Info