



PROPERTY INSPECTION REPORT FORM

Kirk Mosher <i>Name of Client</i>	11/03/2023 <i>Date of Inspection</i>
7916 Santa Catalina , San Antonio, TX 78250 <i>Address of Inspected Property</i>	
Mike Mullins <i>Name of Inspector</i>	21584 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect systems or components listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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



Home Inspection Report

Prepared exclusively for

Kirk Mosher



PROPERTY INSPECTED:

7916 Santa Catalina

San Antonio, TX 78250

DATE OF INSPECTION: 11/03/2023

Inspection No. 521159-2630

INSPECTED BY:

Mike Mullins
112 Sunrise Dr.
Boerne, TX 78006
mike.mullins@pillartopost.com
(830) 537-4309

INSPECTOR:

Mike Mullins
Lic.#: 21584
mike.mullins@pillartopost.com
(830) 537-4309

Each office is independently owned and operated

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

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>B. Grading and Drainage
 <i>Comments:</i>
 • Gutters was filled with debris. Recommend clearing gutters for efficient dispersion of runoff water. (Exterior Back)</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>D. Roof Structures and Attics
 <i>Comments:</i>
 • Attic ladder hardware was loose and missing.

 • Areas of the attic walkway were missing which may pose a safety hazard. This walkway is required to service the air handlers and water heaters..</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>E. Walls (Interior and Exterior)
 <i>Comments:</i>
 • Gaps were observed at some exterior wall penetrations. Recommend sealing gaps to prevent water intrusion.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>F. Ceilings and Floors
 <i>Comments:</i>
 • Signs of previous moisture was identified at garage ceiling area. The inspection couldn't determine the cause or condition of underlying materials. (Garage)</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>G. Doors (Interior and Exterior)
 <i>Comments:</i>
 • Garage entrance door wasn't self closing. This is a potential fire safety issue. Additionally, it could allow carbon monoxide or toxic fumes from chemicals stored in the garage into the house. (Garage)</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>H. Windows
 <i>Comments:</i>
 • Some windows were missing.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>I. Stairways (Interior and Exterior)
 <i>Comments:</i>
 • Stair or railing baluster spacing is greater than 4" apart. This does not meet today's standard and may pose a safety hazard, especially for small children.

 • Damaged steps were observed.

 • Today's standard requires a stair handrail to return (terminate) into the wall. This installed stair handrail does not. (Stairs)</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>K. Porches, Balconies, Decks, and Carports
 <i>Comments:</i>
 • Board deflection was observed. (Exterior Back)

 • Loose balusters were observed.

 • Deck wasn't level.</p> |

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I NI NP D*

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- Doorbell didn't work. **(Exterior Front)**
- Open electrical splices were observed in the attic. All electrical splices are required to be in an approved, accessible, electrical junction boxes with covers. Recommend installing junction boxes to prevent potential fire safety issues.
- Arc Fault Circuit Interrupt (AFCI) protection was missing in required locations, which may pose a safety hazard. AFCI protection is required in the following locations: kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry area.
- Outlets in the following locations were not GFCI (Ground Fault Interrupt) protected: kitchen. GFCI protection is required at the kitchen counter tops, bathrooms, exterior, garage & within 6' of a sink. Recommend installing GFCIs to prevent potential shock.
- Receptacle didn't have power. **(Kitchen)**
- Closet lights were missing covers which may pose a safety hazard.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Comments:

- Exterior air conditioner wasn't level, which may cause damage to the system. Recommend leveling the unit to prevent damage. **(Exterior Back)**

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

- A water leak was observed at the shower head. **(Hallway Bathroom)**

C. Water Heating Equipment

Comments:

- Rust/corrosion was observed at the cold water inlet and side of the water heater.

V. APPLIANCES

A. Dishwasher

Comments:

- The dishwasher drain hose appeared to be improperly installed to prevent back flow or anti-siphoning (missing high-loop). It is recommended that an air gap device or high loop be installed in the drain line to prevent contamination of water supply. **(Kitchen)**

D. Ranges, Cooktops, and Ovens

Comments:

- Stove was missing an anti-tip device, which may pose a safety hazard. Recommend installation of an anti-tip device to prevent injury. **(Kitchen)**

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

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

Type of Foundation(s): Slab on grade

Comments:

- The foundation appeared to be performing as intended, in my opinion. No significant problems were observed.

NOTE: Weather conditions, drainage, leakage, and other adverse factors are able to affect structures and differential movements are likely to occur. The inspector's opinion is based on a visual observation of accessible areas and unobstructed areas of the structure at the time of the inspection. This report is NOT intended as a structural engineer's report or a guarantee to the current and future performance of the foundation.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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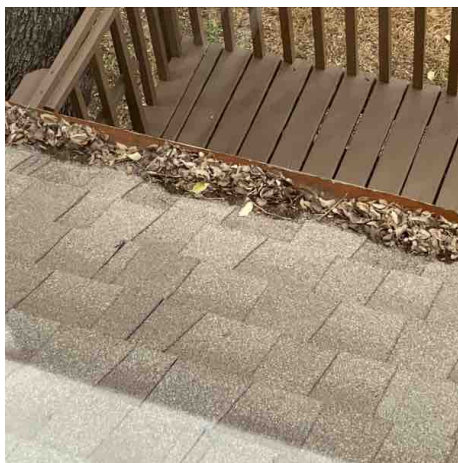
B. Grading and Drainage

Comments:

- Tip: Grading should be configured to promote the flow of storm water away from the house and off the lot. Lots should be graded so that surface water drains away from the foundation walls. The grade shall fall a minimum of 6" away from the home within the first 10'.

Uniformity of moisture content is the key to minimizing the effects of expansive soils on the foundation of a home. Landscaping should not trap water against the foundation. Provide a slope in soils below landscape bedding and in the bedding away from the foundation.

- **Gutters was filled with debris. Recommend clearing gutters for efficient dispersion of runoff water. (Exterior Back)**



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C. Roof Covering Materials

*Types of Roof Covering: Asphalt shingles
Viewed From: Ground level with binoculars
Comments:*

- Note: Not all leaks around vents and flashing will be visible to the naked eye.

Insurance company policies regarding roof coverage may vary significantly. This inspection is not an evaluation of insurability. Your insurance company should be consulted for evaluation prior to closing.

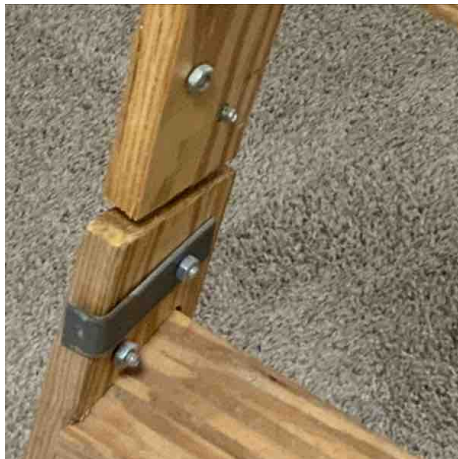
D. Roof Structures and Attics

*Viewed From: Entered attic
Approximate Average Depth of Insulation: 6 to 8 inches of insulation
Comments:*

- Note: Due to construction, there are tight areas that can not be accessed/inspected. If the attic was entered beyond the access point, the inspection was done mostly from decked areas only. The areas of the attic without decked areas were not inspected except by the use of a flashlight.

Pillar to Post Home Inspections chooses not to go to any great length to "straddle" ceiling joist or "climb" over structural members in the attic. This is dangerous and could result in bodily injury and/or property damage.

- **Attic ladder hardware was loose and missing.**



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- View of attic space.



- Areas of the attic walkway were missing which may pose a safety hazard. This walkway is required to service the air handlers and water heaters..



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E. Walls (Interior and Exterior)

Comments:

- **Gaps were observed at some exterior wall penetrations. Recommend sealing gaps to prevent water intrusion.**



F. Ceilings and Floors

Comments:

- **Signs of previous moisture was identified at garage ceiling area. The inspection couldn't determine the cause or condition of underlying materials. (Garage)**



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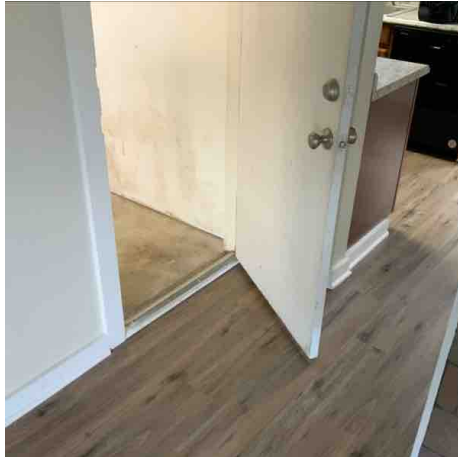
I NI NP D*

G. Doors (Interior and Exterior)

Comments:

• NOTE: A random sample of doors are checked for condition and operation. Doors can be affected by humidity levels and may require trimming and/or adjustment depending on the moisture levels.

• **Garage entrance door wasn't self closing. This is a potential fire safety issue. Additionally, it could allow carbon monoxide or toxic fumes from chemicals stored in the garage into the house. (Garage)**



H. Windows

Comments:

• Note: A random sample of windows are checked for condition and operation. Windows can be affected by humidity levels and may require trimming and/or adjustment depending on the moisture levels.

• **Some windows were missing.**

I. Stairways (Interior and Exterior)

Comments:

• **Stair or railing baluster spacing is greater than 4" apart. This does not meet today's standard and may pose a safety hazard, especially for small children.**



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• Damaged steps were observed.



• Today's standard requires a stair handrail to return (terminate) into the wall. This installed stair handrail does not. (Stairs)



J. Fireplaces and Chimneys

Comments:

• Note: It is important to note that this is a visual inspection of the fireplace. No fire was lit to test draft nor was any part cleared of the soot/creosote build up to check condition of flue lining or firebox under build-up.

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K. Porches, Balconies, Decks, and Carports

Comments:

- **Board deflection was observed. (Exterior Back)**



- **Loose balusters were observed.**



- **Deck wasn't level.**



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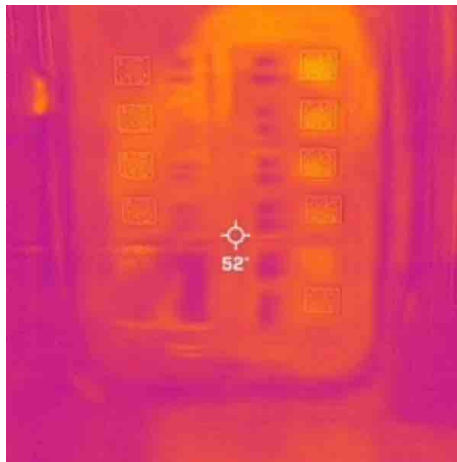
I NI NP D*

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- This system was performing as intended.
- View of interior electrical panel infrared scan with normal operating temperatures



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- Note: Light fixtures on motion sensors and dusk/dawn sensors are not inspected. The inspector also does not replace inoperative bulbs or attempt to trouble shoot circuits and lights that are not functioning in normal operating mode.

• **Doorbell didn't work. (Exterior Front)**



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- **Open electrical splices were observed in the attic. All electrical splices are required to be in an approved, accessible, electrical junction boxes with covers. Recommend installing junction boxes to prevent potential fire safety issues.**



- **Arc Fault Circuit Interrupt (AFCI) protection was missing in required locations, which may pose a safety hazard. AFCI protection is required in the following locations: kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry area.**



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I NI NP D*

- **Outlets in the following locations were not GFCI (Ground Fault Interrupt) protected: kitchen. GFCI protection is required at the kitchen counter tops, bathrooms, exterior, garage & within 6' of a sink. Recommend installing GFCIs to prevent potential shock.**



- **Receptacle didn't have power. (Kitchen)**



- **Closet lights were missing covers which may pose a safety hazard.**



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III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Electric

Comments:

- Note: This is a limited, non-intrusive inspection of the HVAC system. A full inspection of the heat exchanger/evaporator coils/heating elements is not possible without dismantling equipment, which is beyond the scope of this inspection. A licensed HVAC technician should be consulted to evaluate components that are restricted from view/inspection.

Older HVAC systems may have increased chances of developing problems at any time. Normal HVAC life expectancy is about 15-18 years. Units close to this age or beyond may be in need of replacing. Pillar to Post Home Inspections can't determine, nor do we make any guarantee on the life left in a system. Mechanical systems can fail at any time.

B. Cooling Equipment

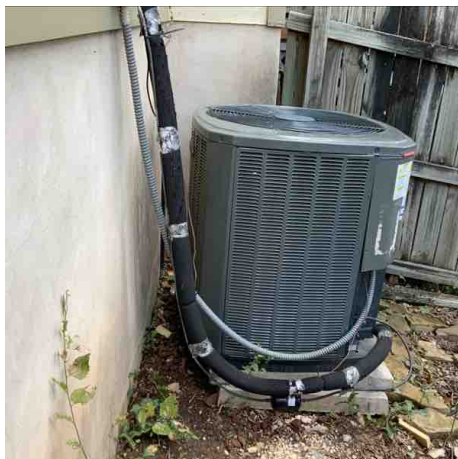
Type of Systems: Forced air electric

Comments:

- Note: This is a limited, non-intrusive inspection of the HVAC system. A full inspection of the heat exchanger/evaporator coils/heating elements is not possible without dismantling equipment, which is beyond the scope of this inspection. A licensed HVAC technician should be consulted to evaluate components that are restricted from view/inspection.

Older HVAC systems may have increased chances of developing problems at any time. Normal HVAC life expectancy is about 15-18 years. Units close to this age or beyond may be in need of replacing. Pillar to Post Home Inspections can't determine, nor do we make any guarantee on the life left in a system. Mechanical systems can fail at any time.

- **Exterior air conditioner wasn't level, which may cause damage to the system. Recommend leveling the unit to prevent damage. (Exterior Back)**



- The cooling differential between the register and return air temperatures was 17 degrees. The industry standard differential was 15-22 degrees

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I NI NP D*

C. Duct Systems, Chases, and Vents

Comments:

- Note: A full visual inspection of all of the ductwork is not possible. There are limitations in what can be seen. There is the possibility that some tears and other deficiencies may not be detected due to inaccessibility caused by attic insulation, wood framing, voids, etc.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Next to street

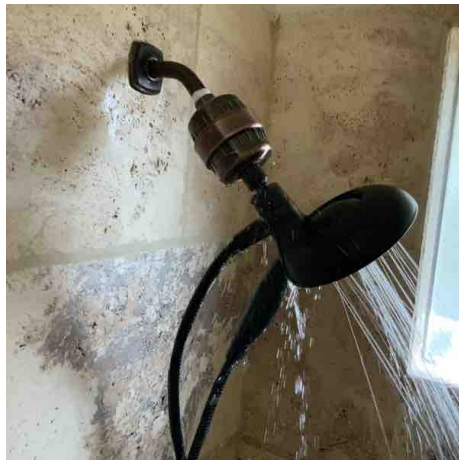
Static water pressure reading: 50 to 60 psi at time of inspection

Type of supply piping material: Copper

Comments:

- Location of shut off: meter
- Note: Inspection of buried, concealed, encapsulated, or inaccessible plumbing lines is beyond the scope of this inspection. Only a non-intrusive and limited functional flow test can be performed. Shower pans are not fully tested for leaks by this company. Only a limited and non-intrusive test is done to check for leakage.
- Additional note: Water purifiers, water softeners and other reverse osmosis-type of water features are above and beyond the scope of this inspection and therefore not inspected.

- **A water leak was observed at the shower head. (Hallway Bathroom)**



B. Drains, Wastes, and Vents

Type of drain piping material: Plastic

Comments:

- This system was performing as intended.

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I NI NP D*

C. Water Heating Equipment

Energy Sources: Electric

Capacity: 50 gallon

Comments:

- View of water heater.



- Rust/corrosion was observed at the cold water inlet and side of the water heater.



D. Hydro-Massage Therapy Equipment

Comments:

- Not present.

E. Gas Distribution Systems and Gas Appliances

Comments:

- Not present

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I NI NP D*

V. APPLIANCES

A. Dishwasher

Comments:

- The dishwasher drain hose appeared to be improperly installed to prevent back flow or anti-siphoning (missing high-loop). It is recommended that an air gap device or high loop be installed in the drain line to prevent contamination of water supply. (Kitchen)



B. Food Waste Disposers

Comments:

- There were no visible defects noted in the operation of this appliance that appeared to require immediate repair at the time of the inspection.

C. Range Hood and Exhaust Systems

Comments:

- There were no visible defects noted in the operation of this appliance that appeared to require immediate repair at the time of the inspection.

D. Ranges, Cooktops, and Ovens

Comments:

- Stove was missing an anti-tip device, which may pose a safety hazard. Recommend installation of an anti-tip device to prevent injury. (Kitchen)



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I NI NP D*

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>E. Microwave Ovens
 <i>Comments:</i>
 • There were no visible defects noted in the operation of this appliance that appeared to require immediate repair at the time of the inspection.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>F. Mechanical Exhaust Vents and Bathroom Heaters
 <i>Comments:</i>
 • There were no visible defects noted in the operation of this appliance that appeared to require immediate repair at the time of the inspection.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>G. Garage Door Operators
 <i>Comments:</i>
 • There were no visible defects noted in the operation of this appliance that appeared to require immediate repair at the time of the inspection.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>H. Dryer Exhaust Systems
 <i>Comments:</i>
 • There were no visible defects noted in the operation of this appliance that appeared to require immediate repair at the time of the inspection. Note: much of the dryer exhaust pipe couldn't be evaluated. It is recommended a thorough cleaning be performed as per manufacturer recommendation to help prevent a fire.</p> |

