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## PROPERTY INSPECTION REPORT

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**Prepared For:** Courtney Mullen  
(Name of Client)

**Concerning:** 5514 Christina Path, San Antonio, TX 78247  
(Address or Other Identification of Inspected Property)

**By:** Mark Lawson, Lic #4471 02/13/2018  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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**NOTICE: THIS REPORT IS CONFIDENTIAL, FOR THE CLIENT'S USE ONLY. THANK YOU FOR CHOOSING GUARANTEED.**

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Concrete Slab on grade

*Comments:*

**Performance Opinion:** (An opinion on performance is mandatory) :The foundation appears to be performing the function intended.

Signs of Structural Movement or Settling:

Cracking noted at garage floor surfaces, indicating minor stresses/settlement.

### B. Grading and Drainage

*Comments:*

Structure is on a slightly sloped lot. Grade at foundation appears adequate at time of inspection.

### C. Roof Covering Materials

*Types of Roof Covering:* Composition and/or fiberglass shingles. Note: Average life expectancy under normal installation/conditions is between 10 -14 years.

*Viewed From:* Roof level- observed by walking upon it.

*Comments:*

Approximate age of roof: 2006

#### ROOF COVERING OBSERVATIONS:

Roof covering observed showing normal wear for age.



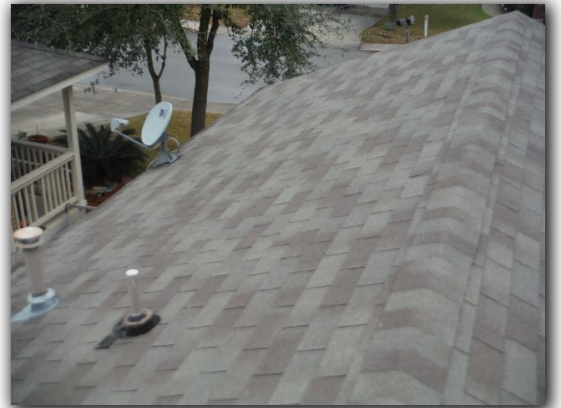
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6 - 7 shingles damaged at front slope near ridge.



**ROOF JACKS, FLASHING, & COUNTER FLASHING OBSERVATIONS-**

Missing rain diverter flashing over A/C condenser at right side.

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**GUTTER OBSERVATIONS-**

Consider adding gutters around structure to control drainage from roof.

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**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic; Some areas Obstructed from view

*Approximate Average Depth of Insulation:* 10 -16 inches

*Approximate Average Thickness of Vertical Insulation:* Wall voids not visible at time of inspection.

*Comments:*

**INSULATION OBSERVATIONS –**

Insulation level appears to be 10 to 16" in accessible areas. This appears appropriate for this structure.



**ATTIC OBSERVATIONS-** Truss Framing  
Attic access improperly installed under gas line.

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**ROOF STRUCTURE OBSERVATIONS-**

Structure appears to be performing adequately at time of inspection.

**ATTIC VENTILATION OBSERVATIONS -**

No problems noted at time of inspection.

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**E. Walls (Interior and Exterior)**

*Comments:*

**Interior Walls:**

No problems noted at time of inspection.

**Exterior Walls:**

*Comments:*

Seal around hose bib and gas pipe at right side.



Seal around PVC drain line at right side, or add metal "collar". Turn elbows downward.



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Missing header flashing over windows.



Small spot of fascia rot beginning over left rear lower roof joint to siding.



Small spot of fascia rot noted at front right corner.

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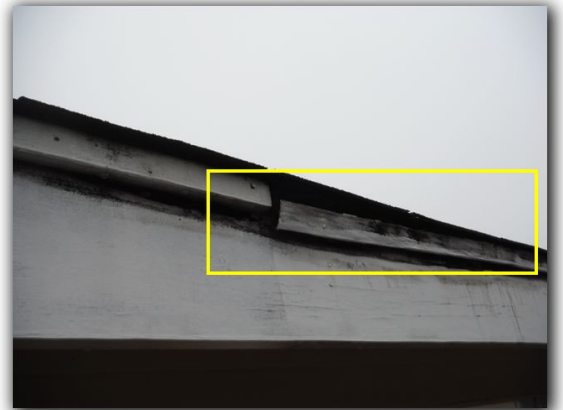
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Fascia rot noted all along lower rear porch roof.



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**F. Ceilings and Floors**

*Comments:*

**CEILING OBSERVATIONS-**

No problems observed during this inspection period.

**FLOOR OBSERVATIONS-**

*Comments:*

No problems observed during this inspection period.

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**G. Doors (Interior and Exterior)**

*Comments:*

**Interior Doors**

Missing door knobs:

Master bedroom

Right front bedroom

Left front bedroom

Missing strike plate at master bedroom.

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**Exterior Doors**

Comments:

No problems noted at time of inspection.

**Garage Overhead Doors:**

Door is dented/damaged at left edge.



**H. Windows**

Comments:

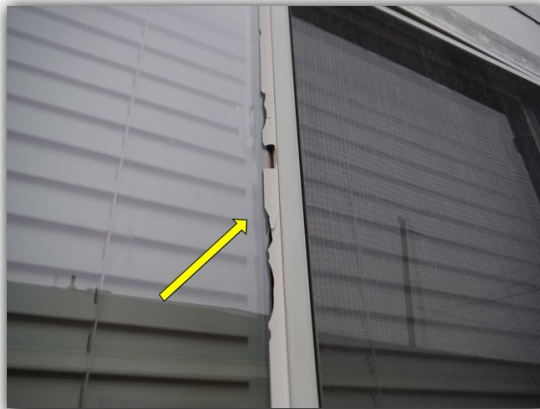
Bent screen frames:

Left side - 1

Rear right - 1

Screen down at right side.

Window glazing strips are cracked/damaged/ at right side.



**I. Stairways (Interior and Exterior)**

Comments:

**J. Fireplaces and Chimneys**

Comments:

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I	NI	NP	D
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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

**PORCH OBSERVATIONS:**

No problems observed during inspection period.

**L. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

Service is underground.

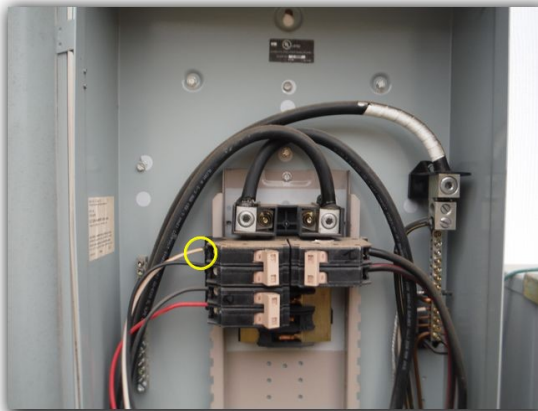
No visible bonding wire installed at gas line exterior of house. Add properly after meter.



**Main Disconnect Panel Comments:**

**Main panel location:** Exterior right side      Brand: Cutler Hammer  
Circuit breakers are provided.

White wires (or colors other than red and black) are being used as hot legs in the panel. These wires need to be labeled as hots (marked with red or black).



**Sub Disconnect Panel Comments:**

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**Sub panel box location:** Garage    **Brand:** Brand: Eaton  
Circuit breakers are provided.

Arc Fault Protection is not present for living areas, dining and hall areas of the house. This was not required during the construction of this dwelling. Consider upgrade to enhance safety.



Note: 5 Eaton arc fault breakers in sub panel box.

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**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* **Copper**

*Comments:*

Grounded type branch wiring present.

**GFCI Outlets**

GFCI reset locations:

- 1 in garage
- 2 in kitchen

No ground fault circuit interruption protection is present at the garage ceiling. This was not required during the construction of this dwelling. Consider upgrade to enhance safety.

GFCI (ground fault circuit interrupter) inoperable at rear wall of garage - 1, hall bath - 1

**Outlets**

Outlet Deficiencies-

Need exterior outlet cover at right side.

**Light and Ceiling fan deficiencies:**

Ceiling fan(s) out of balance at living room.

**Smoke / CO2 Detector**

Hardwired with Battery

Number of: 6 in this one level home.

**Doorbell:**

The doorbell functioned normally.

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

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I NI NP D

**A. Heating Equipment**

**Unit #1**

Type of Systems: Forced Air

Energy Sources: Gas

Comments:

Coverage Area: Unit covers the entire Structure

Brand : Goodman



Approximate: 2006  
Location: Hall closet

The heating system operated correctly at the time of the inspection.

**B. Cooling Equipment**

**Unit #1**

Type of Systems: Central, Split System

Comments:

Energy Source: Electric

Est. Size: 2 ton

Coverage Area : Unit covers the entire Structure

**AIR TEMPERATURE DIFFERENTIAL:**

Air Temperature Deficiencies- Temperature drop/differential observed was less than 15 degrees. Refrigerant leakage may have occurred. A licensed air conditioning contractor should be called to make further evaluation and repairs as needed to all sources of refrigerant leakage.

**Evaporator #1 (Interior) unit observations:**

Location: At furnace first floor closet

Brand : Goodman

Approximate Age: 2006

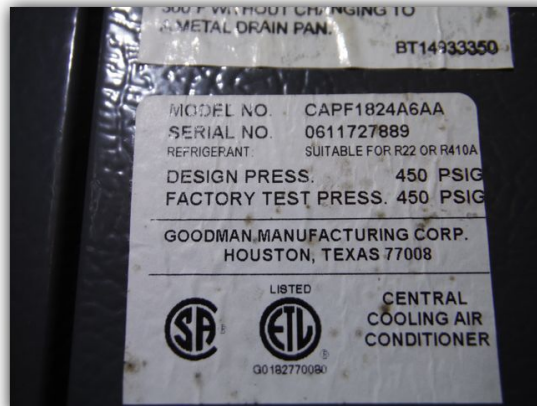
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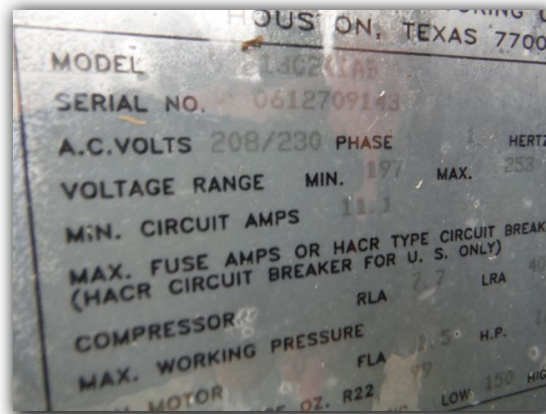
No problems noted at the time of inspection.

**Condenser #1 (Exterior) unit observations:**

Location: Exterior right side

Brand : Goodman

Approximate Age: 2006



System is an older model and may not be cooling as efficiently as newer models.

**Thermostat Observations:**

No problems noted at the time of inspection.

**C. Duct Systems, Chases, and Vents**

*Comments:*

**Type of Ducting:** Fiberglass duct board and/or flexible type ducts were primarily used for distribution/return system throughout.

**Observations:**

No problems observed during this inspection period.

**Filter Observations:**

Location: Below furnace first floor closet

**Filter #1 Type & Size:** 1" Pleated Size: H: 16" W: 25"

No problems observed during this inspection period

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I NI NP D



1" and 2" System filters should be either cleaned or changed out at least monthly (more often under dusty conditions) for maximum system efficiency and protection.

#### IV. PLUMBING SYSTEMS

##### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter:* Front right of the property.

*Location of main water supply valve:* Water meter

*Static water pressure reading:* ( 70 PSI) Water pressure was checked at an exterior hose bib. Water pressure was between 40 to 80 pounds per square inch which is considered within normal/acceptable range.

*Comments:*

##### **Water Source:**

Municipal service is primary water source.

Missing valve cover at water meter.



**SUPPLY PIPING TYPE-** PEX Plastic

**POTABLE WATER LINE OBSERVATIONS-** Appears serviceable

##### **EXTERIOR PLUMBING-**

Hose bib is leaking at right front.



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**Kitchen:**

No problems observed during this inspection period.

**B. Drains, Wastes, and Vents**

*Comments:*

**TYPE-** PVC plastic

**SEWER PIPE OBSERVATIONS:**

No problems observed during this inspection period.

**SOIL VENT PIPE OBSERVATIONS:**

No problems observed during this inspection period.

**C. Water Heating Equipment**

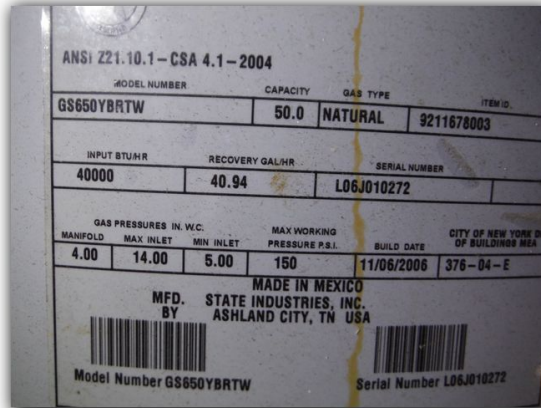
**Unit #1**

*Energy Sources:* Gas

*Capacity:* 50 Gallons

*Comments:*

Brand : State



Age: 2006

Water heater is located in the: Garage

*Comments:*

No Safety pan present. Consider adding in case of leakage.



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**D. Hydro-Massage Therapy Equipment**

Comments:

**E. Other**

Comments:

**V. APPLIANCES**

**A. Dishwashers**

Comments:

Location:Kitchen

Brand: Maytag



No problems observed during limited test run of appliance.

**B. Food Waste Disposers**

Comments:

Location:Kitchen Sink

Brand: Insinkerator



No problems observed during limited test run of appliance.

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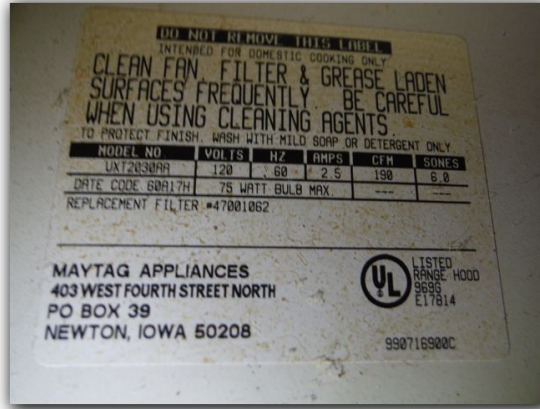
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I NI NP D

**C. Range Hood and Exhaust Systems**

*Comments:*  
Location:Kitchen  
Brand: Maytag



Unit was functional at time of inspection.

**D. Ranges, Cooktops, and Ovens**

*Comments:*  
Gas Range  
Location:Kitchen  
Brand: Maytag



No anti tip device installed at unit. Add to prevent accidental tip of unit.

**E. Microwave Ovens**

*Comments:*

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*  
No problems observed during limited test run of appliance.

**G. Garage Door Operators**

*Comments:*

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**H. Dryer Exhaust Systems**

*Comments:*

Dryer vent terminates at right side of home.

Debris/lint buildup observed at vent unit. Clean/remove for safe operation of unit.



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**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

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**A. Refrigerator**

*Comments:*

Location:Kitchen

Brand: Kenmore