



PROPERTY INSPECTION REPORT FORM

Charles Vreeland <i>Name of Client</i>	09/19/2022 <i>Date of Inspection</i>
108 Parlin Ln , Fredericksburg, TX 78624 <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

All items from this report have been rectified prior to purchase in 2022



Home Inspection Report

Prepared exclusively for
Charles Vreeland



PROPERTY INSPECTED:

108 Parlin Ln
Fredericksburg, TX 78624

DATE OF INSPECTION: 09/19/2022

Inspection No. 521159-2224

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

 A. Foundations*Comments:*

- Parge coating wasn't installed.

 B. Grading and Drainage*Comments:*

- Low spots were observed around the foundation. Recommend re-grading to allow water to flow away from the house.

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

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

 F. Ceilings and Floors*Comments:*

- Signs of previous moisture was identified entry floor area. The inspector couldn't determine the cause or condition of underlying materials.

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

- Attic door didn't latch properly.

 H. Windows*Comments:*

- Screens weren't installed.

II. ELECTRICAL SYSTEMS

 A. Service Entrance and Panels*Comments:*

- Opening was observed at the main electrical panel, which may pose a safety hazard. Recommend installing knockout covers or otherwise sealing gaps to prevent water or pest intrusion.

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

- Ceiling fan remotes were missing and couldn't be operated.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

 A. Heating Equipment*Comments:*

- HVAC wasn't installed properly, and couldn't be operated.

 B. Cooling Equipment*Comments:*

- HVAC wasn't installed properly, and couldn't be operated.

I = Inspected**NI = Not Inspected****NP = Not Present****D = Deficient****I NI NP D*** **C. Duct Systems, Chases, and Vents***Comments:*

- Vent covers weren't installed, and filled with insulation.

IV. PLUMBING SYSTEMS **A. Plumbing Supply, Distribution Systems and Fixtures***Comments:*

- Meter cover wasn't installed properly.
- Anti siphon devices at exterior spigots were missing, which helps to prevent contamination of drinking water.

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

- Bathtubs were full of debris, which may clog drain.
- Cleanout pipe was bent.

V. APPLIANCES **B. Food Waste Disposers***Comments:*

- Pressure switch cover was loose.

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

- Exhaust fans didn't work.

 H. Dryer Exhaust Systems*Comments:*

- The dryer vent cover was screened. This is a potential fire safety issue as the highly flammable lint can accumulate at the screen.

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

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.

- **Parge coating wasn't installed.**



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.

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- Low spots were observed around the foundation. Recommend re-grading to allow water to flow away from the house.

 **C. Roof Covering Materials***Types of Roof Covering: Asphalt shingles**Viewed From: Ladder at edge**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.

- View of roof covering.

 **D. Roof Structures and Attics***Viewed From: Entered attic**Approximate Average Depth of Insulation: 6 to 8 inches of insulation**Comments:*

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- 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.

- View of attic space.

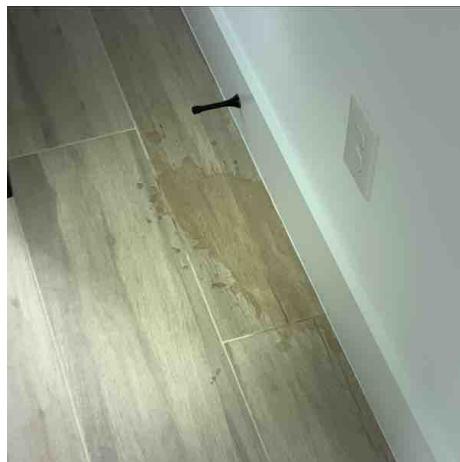
 **E. Walls (Interior and Exterior)***Comments:*

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



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- Signs of previous moisture was identified entry floor area. The inspector couldn't determine the cause or condition of underlying materials.

 **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.
- Attic door didn't latch properly.

 **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.
- Screens weren't installed.

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- Not present

J. Fireplaces and Chimneys*Comments:*

- Not present

K. Porches, Balconies, Decks, and Carports*Comments:*

- This system was performing as intended.

II. ELECTRICAL SYSTEMS**A. Service Entrance and Panels***Comments:*

- Opening was observed at the main electrical panel, which may pose a safety hazard. Recommend installing knockout covers or otherwise sealing gaps to prevent water or pest intrusion.

**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.

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- Ceiling fan remotes were missing and couldn't be operated.



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.

- HVAC wasn't installed properly, and couldn't be operated.



B. Cooling Equipment

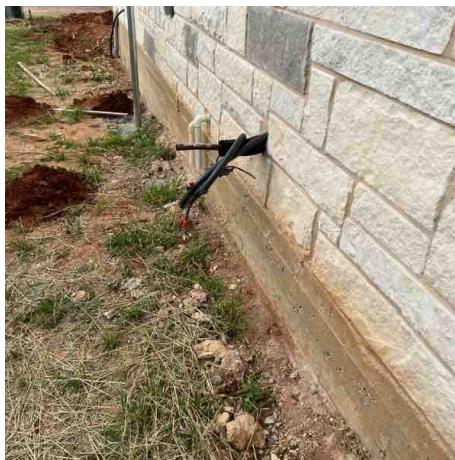
Type of Systems: Forced air electric

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

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- **HVAC wasn't installed properly, and couldn't be operated.**

 **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.

- **Vent covers weren't installed, and filled with insulation.**



- **HVAC wasn't installed properly, and couldn't be operated.**

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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: Pex (Cross-linked Polyethylene)

Comments:

- 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.

- **Meter cover wasn't installed properly.**



- Location of shut off: meter
- Anti siphon devices at exterior spigots were missing, which helps to prevent contamination of drinking water.

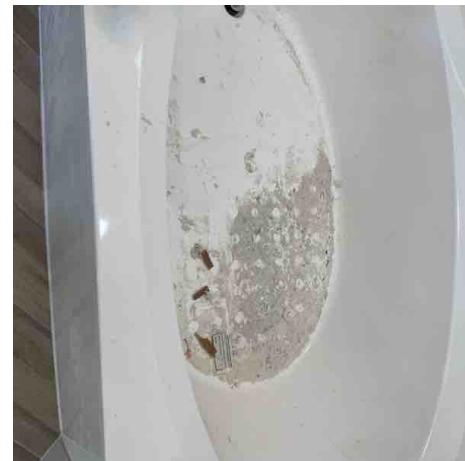


B. Drains, Wastes, and Vents

Type of drain piping material: Plastic

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- **Bathtubs were full of debris, which may clog drain.**



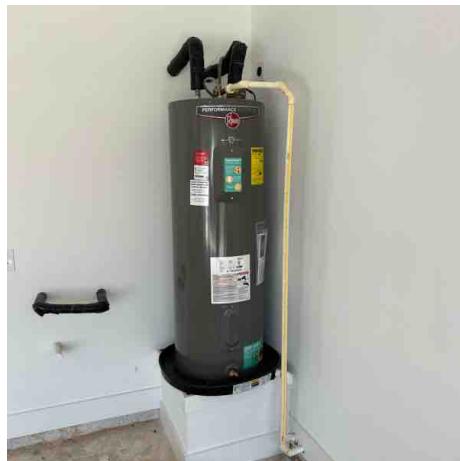
- **Cleanout pipe was bent.**

 **C. Water Heating Equipment***Energy Sources: Electric**Capacity: 50 gallon**Comments:*

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- View of water heater.

Note: water heater wasn't plugged in. Only a visual inspection was performed.

 **D. Hydro-Massage Therapy Equipment***Comments:*

- Not present.

 E. Gas Distribution Systems and Gas Appliances*Comments:*

- Not present

V. APPLIANCES

 A. Dishwasher*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.

 B. Food Waste Disposers*Comments:*

- Pressure switch cover was loose.



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- 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:*

- The oven was operated at 350 degrees to test the calibration of the thermostat. The thermostat was found to be calibrated within the 25 degree variance allowed for temperature settings.

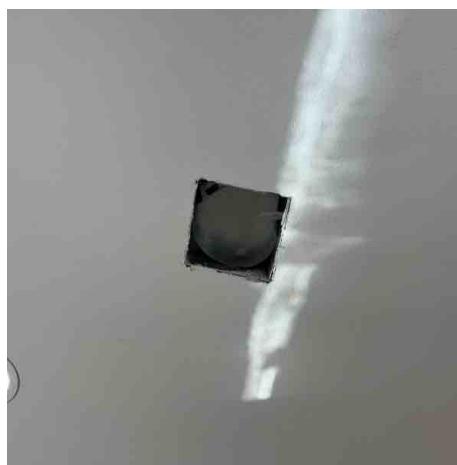
There were no visible defects noted in the operation of the oven that appeared to require immediate repair at the time of the inspection.

 E. Microwave Ovens*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.

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

- **Exhaust fans didn't work.**

 **G. Garage Door Operators***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.

I = Inspected**NI = Not Inspected****NP = Not Present****D = Deficient****I NI NP D*** **H. Dryer Exhaust Systems***Comments:*

- The dryer vent cover was screened. This is a potential fire safety issue as the highly flammable lint can accumulate at the screen.



 **PILLARTOPOST**
HOME INSPECTORS
Inspection #: 521159-2224