



# The Home Inspector

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## PROPERTY INSPECTION REPORT

Prepared For: CYNTHIA MARES ( WEBB COUNTY )

(Name of Client)

Concerning: 3802 SOUTH ZAPATA HWY

( Address or Other Identification of Inspected Property)

By: SARA A. SANTOS # 5345 3-7-13

(Name and License Number of Inspector)

(Date)

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

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules. This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Report Identification: 3802 SOUTH ZAPATA Date of Inspection: 3-7-13 Time of Inspection: 10AM

Listing Agent: \_\_\_\_\_

Selling Agent: \_\_\_\_\_

Title Company & Closer (if billing at time of closing): N/A

Report Identification: 3802 SOUTH ZAPATA HWY

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

I	NI	NP	D
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### I. STRUCTURAL SYSTEMS

#### A. Foundations

Type of Foundation(s): CONCRETE SLAB ON GRADE, FOUNDATION IS FUNCTIONING AS INTENDED AT THIS TIME  
Comments:

#### B. Grading & Drainage - Comments:

INPROPER DRAINAGE IS PRESENT ALONG ROOFTOP, CHANNELS PRESENT ALONG ALL SIDES WITH NO PROPER DRAINAGE

#### C. Roof Covering Materials

Type(s) of Roof Covering: METAL SHEETS  
Viewed From: ROOFTOP, PHOTOS ARE PROVIDED  
Comments:  
EVIDENCE OF PAST STANDING WATER, INPROPER DRAINAGE, RESEAL ALONG ALL METAL SEAMS, & MISSING, RECOMMEND RE DOING ROOF WITH PROPER DRAINAGE

#### D. Roof Structure & Attic

NO ATTIC ACCESS  
Viewed From:  
Approximate Average Depth of Insulation: APPROX. 8" INSULATION  
Average Thickness of Vertical Insulation:  
Comments:  
EXTERIOR CRACKS ALONG STUCCO,

#### E. Walls (Interior & Exterior) - Comments:

PAST WATER & DAMAGED EXTERIOR & INTERIOR WALLS, AREAS OF PAST PATCHING, RECOMMEND REMOVING INTERIOR & EXTERIOR WALLS, CRACKS ALONG ALL EXTERIOR

#### F. Ceilings & Floors - Comments:

APPROX 75% OF INTERIOR CEILINGS HAVE PAST WATER DAMAGED INSULATION, & FALSE CEILING, SEVERAL EXPOSED RUSTED DAMAGED STUCCO SCREEN ALONG EXTERIOR

#### G. Doors (Interior & Exterior) - Comments:

SEVERAL DOORS ARE OUT OF FRAME

#### H. Windows - Comments:

DAMAGED EXTERIOR STUCCO ALONG WINDOW FRAMES, PAST WATER ALONG EXTERIOR WINDOW FRAMES

#### I. Stairways (Interior & Exterior) - Comments:

#### J. Fireplace/Chimney - Comments:

#### K. Porches, Balconies, Decks, and Carports - Comments:

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L. Other - Comments:

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels - Comments:**  
COPPER TYPE SERVICE & FEEDER WIRING, SEVERAL TRIPPED BREAKERS, OVERLOADED BREAKERS,  
RECOMMEND AFCI BREAKERS

**B. Branch Circuits, Connected Devices, and Fixtures**  
*Type of Wiring:* COPPER  
*Comments:*  
SEVERAL LIGHTS ARE INOPERABLE

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

**A. Heating Equipment** ALL ARE FORCED AIR  
*Type of System:*  
*Energy Source:* ELECTRIC  
*Comments:*  
HEATER IS OPERABLE

**B. Cooling Equipment**  
*Type of System:* FORCED AIR, ELECTRIC,  
*Comments:*  
UNIT ARE OPERABLE

**C. Duct System, Chases, and Vents - Comments:**  
NO VISIBLE TORN & OR DAMAGED ATTIC A/ C DUCTS AT THIS TIME

**IV. PLUMBING SYSTEM**

**A. Water Supply System and Fixtures** FRONT  
*Location of water meter:*  
*Location of main water supply valve:*  
*Static water pressure reading:* 65PSI  
*Comments:*  
DIRTY BROWN WATER WHEN FIRST TURNED ON, FOUL ODOR AT WATER

**B. Drains, Wastes, and Vents - Comments:**  
WORN OUT RUBBER SEALS ALONG ROOFTOP DRY VENTS, WASTE LINES SHOULD BE INSPECTED  
DUE TO FOUL ODOR

**C. Water Heating Equipment**  
*Energy Source:*  
*Capacity:*  
*Comments:*

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

**V. APPLIANCES**  
A Dishwasher - *Comments:*

B. Food Waste Disposer - *Comments:*

C. Range Exhaust Vent - *Comments:*  
EXHAUST IS OPERABLE

D. Ranges, Cooktops, and Ovens - *Comments:*

E. Microwave Oven - *Comments:*

F. Trash Compactor - *Comments:*

G. Mechanical Exhaust Vents and Bathroom Heaters - *Comments:*  
ALL BATH EXHAUSTS ARE FUNCTIONING AS INTENDED AT THIS TIME

H. Garage Door Operator(s) - *Comments:*

I. Doorbell and Chimes - *Comments:*  
UNIT IS OPERABLE

J. Dryer Vents - *Comments:*

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**VI. OPTIONAL SYSTEMS**

**A. Lawn and Garden Sprinkler Systems - Comments:**

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:  
Comments:

**C. Outbuildings - Comments:**

**D. Outdoor Cooking Equipment**

Energy Source:  
Comments:

**E. Gas Supply Systems - Comments:**

**F. Private Water Wells (A coliform analysis is recommended.)**

Type of Pump:  
Type of Storage Equipment:  
Comments:

**G. Private Sewage Disposal (Septic) Systems**

Type of System:  
Location of Drain Field:  
Comments:

**H. Whole-House Vacuum Systems - Comments:**

**I. Other Built-in Appliances - Comments:**

**COMMENTS:**

RECOMMEND REMOVING ALL ROOFTOP , EXTERIOR & INTERIOR WALLS, INTERIOR CEILINGS, INSULATION  
STEEL BEAMS WHICH ARE STRUCTURE HAVE NO ISSUES

**IMPORTANT LIMITATIONS AND DISCLAIMERS**

This Inspection Report reports only one of the items listed and only on the present condition of those items. This Report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection that is whether such items at this time are observed to serve the purpose for which they are ordinarily intended. This Report reflects only those items that are reasonable observable at the time of the inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Buyer is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Buyer must notify THE HOME INSPECTOR in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item complained of, otherwise, all claims for damages arising out of such complaint are waived by the Buyer. If the Buyer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, the Buyer shall be liable to THE HOME INSPECTOR for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. Buyer, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers. For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District of County Attorney, or the attorney of your choice.

If a dispute arises out of or related to independent inspectors performance and, if said dispute cannot be settled between the parties to this inspection by state standards themselves. The parties hereto hereby agree to settle the dispute by Binding Arbitration according to the Commercial Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The parties hereto further agree that a dispute submitted to one or their arbitrator(s), at either party's option, selected from the panels of arbitrators of the American Arbitration Association. All requests for arbitration shall be submitted to the Dallas Office of the American Arbitration Association and all arbitration costs shall be borne equally by all of the parties to the dispute.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of operation and/or condition as of and on this date 3-7-13

Buyers Signature \_\_\_\_\_

Inspected by: SARA A SANTOS

Date 3-7-13

License #: 5345

Weather Conditions CLEAR

Inspector fee: \$475.00

Temperature \_\_\_\_\_

This Report is our invoice.