



PROPERTY INSPECTION REPORT FORM

James Otte	07/16/2024
Name of Client	Date of Inspection
2250 Otte Road , Stonewall, TX 78671	
Address of Inspected Property	
Mike Mullins	21584
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	
TREC License #	

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

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Home Inspection Report

Prepared exclusively for
James Otte



PROPERTY INSPECTED:
2250 Otte Road
Stonewall, TX 78671

DATE OF INSPECTION: 07/16/2024
Inspection No. 521159-2849

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

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I NI NP D*

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒**B. Grading and Drainage***Comments:*

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

☒ ☐ ☐ ☒**C. Roof Covering Materials***Comments:*

- The appearance of hail damage on the roof covering was observed, which may shorten the life of the shingles.

☒ ☐ ☐ ☒**D. Roof Structures and Attics***Comments:*

- Signs of moisture was observed at roof decking when observed from the attic, which may be associated with previous roof leaks.

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

- Rotted siding was observed.
- Proper wall firewall material (sheetrock) was missing in the garage. This is a potential fire safety issue.

☒ ☐ ☐ ☒**F. Ceilings and Floors***Comments:*

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

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

- Door handle was loose.

☒ ☐ ☐ ☒**H. Windows***Comments:*

- Broken windows were observed

☒ ☐ ☐ ☒**J. Fireplaces and Chimneys***Comments:*

- Exhaust pipe cover was missing.

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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

Comments:

- Exterior electrical panel was missing cover (dead front), which may pose a safety hazard.
- 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.
- The Texas Real Estate Commission requires licensed home inspectors to identify and report the presence of corrugated stainless steel tubing (CSST). CSST was observed in the attic. The inspector was unable to determine if the CSST had the proper electrical bonding connection between the gas piping system and the electrical system due to lack of access caused by walls, insulation, etc. The lack of strong electrical bonding may increase the potential for lightning strikes to cause arcing at the CSST gas piping that may result in perforation of the piping, gas leaks, and fires. Recommend a licensed electrician determine if the CSST is properly bonded.

☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- Ceiling fan was damaged.
- Outlets in required locations were not GFCI (Ground Fault Interrupt) protected. 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 was reverse hot/neutral, which may pose a safety hazard.
(Laundry area)

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒

A. Heating Equipment

Comments:

- Cover wasn't installed properly.

☒ ☐ ☐ ☒

B. Cooling Equipment

Comments:

- Damaged fins were observed, which may affect the cooling process.
- Cover wasn't installed properly.
- Signs of moisture was observed at the air handler secondary drain pan. Although active moisture wasn't observed at the time of inspection, this is typically associated with the primary drain being clogged.

I = Inspected**NI = Not Inspected****NP = Not Present****D = Deficient****I NI NP D*****IV. PLUMBING SYSTEMS**☒ ☐ ☐ ☒**A. Plumbing Supply, Distribution Systems and Fixtures***Comments:*

- A water leak was observed at the shower head.
- Sink sprayer didn't work. **(Kitchen)**
- Showerhead wasn't installed.

☒ ☐ ☐ ☒**C. Water Heating Equipment***Comments:*

- Exhaust pipe wasn't installed properly, which may pose a safety hazard.
- Water heater wasn't level.

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

- Equipment didn't work properly.

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

- The gas piping didn't appear to be properly bonded, which may pose a fire hazard. A bonding clamp wasn't observed.

V. APPLIANCES☒ ☐ ☐ ☒**A. Dishwasher***Comments:*

- The dishwasher was inoperable at the time of inspection.

☒ ☐ ☐ ☒**B. Food Waste Disposers***Comments:*

- Splash guard was missing.

☒ ☐ ☐ ☒**D. Ranges, Cooktops, and Ovens***Comments:*

- Some burners didn't light.

☒ ☐ ☐ ☒**E. Microwave Ovens***Comments:*

- Door was loose.

☒ ☐ ☐ ☒**G. Garage Door Operators***Comments:*

- The garage door manual locking device was not disabled. Lock is required to be disabled when an electric opener is installed. The opener motor is very strong and if the opener is operated with the manual lock engaged the whole mechanism could tear itself off the ceiling causing injury to persons and property.
- The garage door operator didn't function at the time of inspection.

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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.

☒ ☐ ☐ ☒**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.

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



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C. Roof Covering Materials

Types of Roof Covering: Metal

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.

- The appearance of hail damage on the roof covering was observed, which may shorten the life of the shingles.



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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.

- **Signs of moisture was observed at roof decking when observed from the attic, which may be associated with previous roof leaks.**



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E. Walls (Interior and Exterior)

Comments:

- Rotted siding was observed.



- Proper wall firewall material (sheetrock) was missing in the garage. This is a potential fire safety issue.



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F. Ceilings and Floors

Comments:

- Damaged ceiling area was observed. (Garage)



- Signs of moisture was identified at ceiling areas. The inspection couldn't determine the cause or condition of underlying materials.



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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.

• Door handle was loose.



☒ ☐ ☐ ☒

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.

• Broken windows were observed



☐ ☐ ☒ ☐

I. Stairways (Interior and Exterior)

Comments:

• Not present

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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.
- Exhaust pipe cover was missing.



☒ ☐ ☐ ☐

K. Porches, Balconies, Decks, and Carports

Comments:

- This system was performing as intended.

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

Comments:

- Exterior electrical panel was missing cover (dead front), which may pose a safety hazard.



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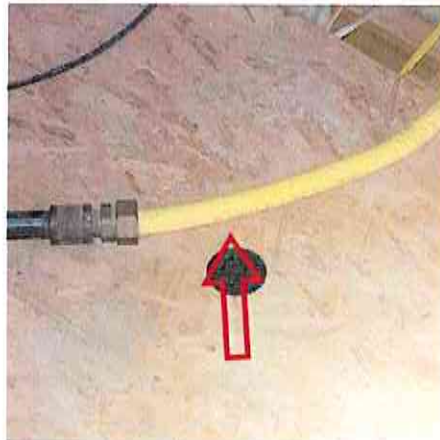
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- Arc Fault Circuit Interrupt (AFCI) protection was missing in required locations, which may pose a safety hazard. AFCI protection is required in the following locations: kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens,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



- The Texas Real Estate Commission requires licensed home inspectors to identify and report the presence of corrugated stainless steel tubing (CSST). CSST was observed in the attic. The inspector was unable to determine if the CSST had the proper electrical bonding connection between the gas piping system and the electrical system due to lack of access caused by walls, insulation, etc. The lack of strong electrical bonding may increase the potential for lightning strikes to cause arcing at the CSST gas piping that may result in perforation of the piping, gas leaks, and fires. Recommend a licensed electrician determine if the CSST is properly bonded.

☒ ☐ ☐ ☒**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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- Smoke detectors were missing in required areas. This is a fire safety hazard. Smoke alarms are required in each sleeping room, outside and in the immediate vicinity of the sleeping rooms (hallway), and at least one on each addition floor.
- Ceiling fan was damaged.



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



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- Receptacle was reverse hot/neutral, which may pose a safety hazard. (Laundry area)



III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒

A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Propane

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.

- Cover wasn't installed properly.



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☒ ☐ ☐ ☒**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.

- **Damaged fins were observed, which may affect the cooling process.**



- **Cover wasn't installed properly.**



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- Signs of moisture was observed at the air handler secondary drain pan. Although active moisture wasn't observed at the time of inspection, this is typically associated with the primary drain being clogged.


☒ ☐ ☐ ☐
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*Static water pressure reading: 50 to 60 psi at time of inspection**Type of supply piping material: Copper**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.

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I NI NP D*

- A water leak was observed at the shower head.



- Sink sprayer didn't work. (Kitchen)



- Showerhead wasn't installed.



- Location of meter: water well
Location of shut off: water well

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☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Type of drain piping material: Plastic

Comments:

- This system was performing as intended.

☒ ☐ ☐ ☒

C. Water Heating Equipment

Energy Sources: Propane

Capacity: 50 gallon

Comments:

- Exhaust pipe wasn't installed properly, which may pose a safety hazard.



- Water heater wasn't level.



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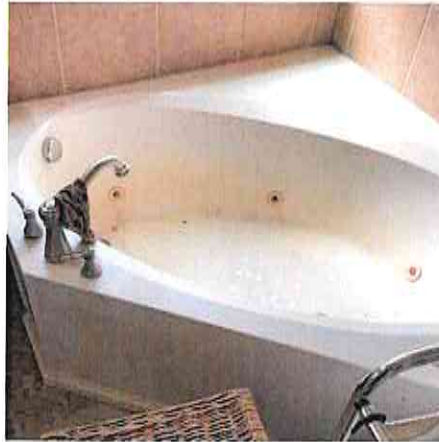
I NI NP D*

☒ ☐ ☐ ☒

D. Hydro-Massage Therapy Equipment

Comments:

- Equipment didn't work properly.



☒ ☐ ☐ ☒

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Side of house

Type of gas distribution piping material: Steel

Comments:

- The gas piping didn't appear to be properly bonded, which may pose a fire hazard. A bonding clamp wasn't observed.



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V. APPLIANCES

☒ ☐ ☐ ☒

A. Dishwasher

Comments:

- The dishwasher was inoperable at the time of inspection.



☒ ☐ ☐ ☒

B. Food Waste Disposers

Comments:

- Splash guard was missing.



☒ ☐ ☐ ☐

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.

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☒ ☐ ☐ ☒

D. Ranges, Cooktops, and Ovens

Comments:

- Some burners didn't light.



☒ ☐ ☐ ☒

E. Microwave Ovens

Comments:

- Door was loose.



☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

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.

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☒ ☐ ☐ ☒

G. Garage Door Operators

Comments:

- The garage door manual locking device was not disabled. Lock is required to be disabled when an electric opener is installed. The opener motor is very strong and if the opener is operated with the manual lock engaged the whole mechanism could tear itself off the ceiling causing injury to persons and property.



- The garage door operator didn't function at the time of inspection.



☒ ☐ ☐ ☐

H. Dryer 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. 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.



Inspection #: 521159-2849