

## PROPERTY INSPECTION REPORT

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**Report #:** HCR20060312-01

**Prepared For:** Family & Partial Multi  
 (Name of Client)

**Concerning:** 123 Partial Report Ssample, San Antonio, TX 78247  
 (Address of Inspected Property)

**By:** Harold C Robertson, #905 03/12/2006  
 (Name and License Number of Inspector) (Date)

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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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Weather Conditions	Temperature	Approx. Age	Building Status	Utilities
Sunny	61 F	23 Years	Tenant Occupied	All on

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Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need Of Repair	Inspection Item
I	NI	NP	R			

**I. STRUCTURAL SYSTEMS**

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

*Comments (An opinion on performance is mandatory.):*

**Special Comments:**

All directions given in this report (i.e. left, right, front, rear) are to be taken as if standing in front of the structures facing them.

There are three main apartment buildings located on the premises. For purposes of simplicity in this report, the left most building will be referred to as Building #1, the middle building as Building #2, and the right rear most building as Building #3.

The interior of many of the units have had the walls and ceilings painted. Some areas may have been patched and repaired prior to painting. This tends to conceal some of the evidence used to determine structural movement and/or evidence of water damage to walls and ceilings.

**Foundation Type:**  Slab  Post/pier & Beam  Continuous Beam  Other:  
**Reinforcement:**  Undetermined  Rebar  Post Tension  Other:

**Evidence of Structural Movement Noted: (refer to specific sections for details)**

- Door striker(s) with poor alignment in all three buildings.
- Doors that rub and/or stick in their frames in all three buildings.
- Doors that tend to swing open or closed by themselves in all three buildings.
- Separations between exterior trim and the siding veneer on building #1.
- Cracks in walls and/or ceilings in building #3.
- Cracks in exterior grade beams in buildings #1 and #3.
- Cracks in the exterior siding veneer in buildings #1 and #3.

**Structural Performance Opinion:**

Signs of structural movement noted, however, the foundation is supporting the structure at this time.

The cracking in the exterior grade beams should be monitored over time as repairs may become necessary.

Crack in building #3 left side.



Crack in building #1 left side.



The concrete beam on the left side of building #1 has a visible void. This should be further investigated to determine the beam integrity.

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**B. Grading & Drainage**

*Comments:*

**Conditions Conducive to Structural Movement:**

**Note:** Any area where the ground or grade does not visibly slope away from the house is considered an area of improper drainage. Further, roof runoff can result in soil erosion or water penetration. Any of these conditions that are present should be addressed.

Tree(s) and/or foliage that are excessively close to the structure may have a tendency to disrupt drainage pipes, cause mechanical damage to the exterior of the structure, and influence the foundation over time.

Left side of building #2.

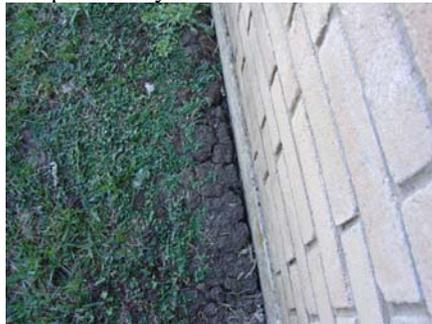


Front of building #3.



Roof runoff exists (poorly functioning or non-existent gutter system).

Dry soil conditions exist adjacent to the structures in most areas around all three buildings. The soil pulls away from the foundation and a lack of support results.



Soil erosion exists adjacent to the structure in several areas. There is not positive drainage away from the foundations in many areas as a result.

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**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)

*Comments:*

**Roof Covering Type(s):**  Composition Shingle  Tile  Metal  Tar & Gravel  
 Wood Shingles/Shakes  Rolled Roofing  Other:

**Inspection/viewing Method:**  Walked on roof top  Roof was only partially accessible  
 Viewed from the ground level  Viewed with binoculars  Viewed from the roof edge

**Roof Covering Approximate Age:** 8-10 Yrs. **Average Design Life:** 13-15 Yrs.  
 Limited Useful Design Life Remaining

**Roof Covering(s):**

The shingle surfaces have some granule loss although they are in fair condition overall for their age.



Shingles are torn or have blown off of the roof surfaces at all three of the buildings. It is recommended that these items be repaired immediately. There are roughly half a dozen to a dozen damaged shingles on each building.

Examples of this damage are evident at the ridge vents at buildings 1 and 2.



Examples are also visible at many of the roof edges, especially at buildings 1 and 2.

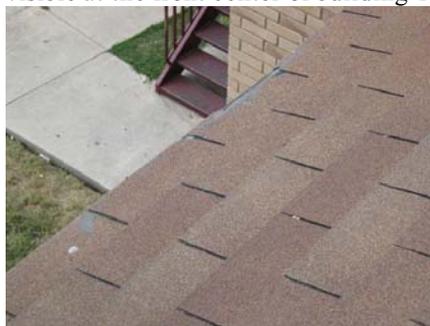
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Examples are visible at the middle sections and far right end of building 2.



Some shingles are scuffed/damaged, apparently from previous branch contact. Examples are visible at the front center of building 1 and at the left front of building 3.



There are exposed nail heads visible at many of the vent pipe flashings, where shingles have been pinned, and also at building 1 there are many exposed nail heads near the ridge vents.