

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO: 2017-387
ADDRESS: 815 N HACKBERRY ST
LEGAL DESCRIPTION: NCB 538 BLK 22 LOT N 66.3 FT OF 14 & N 66.3 FT OF E 9.52 FT OF 13
ZONING: R-5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Eduardo Martinez
OWNER: Eduardo Martinez
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 815 N Hackberry St.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d)Certification.

(1)Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

FINDINGS:

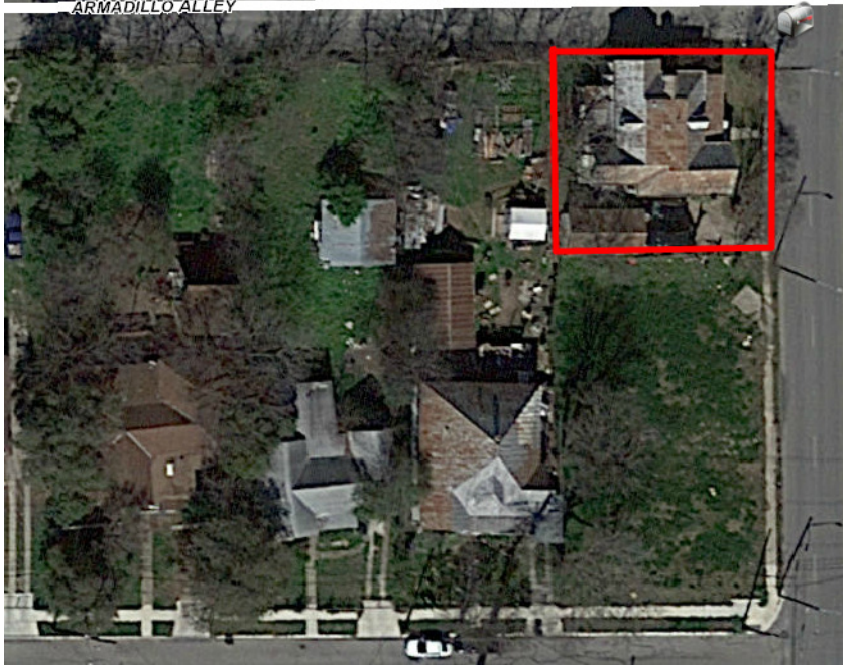
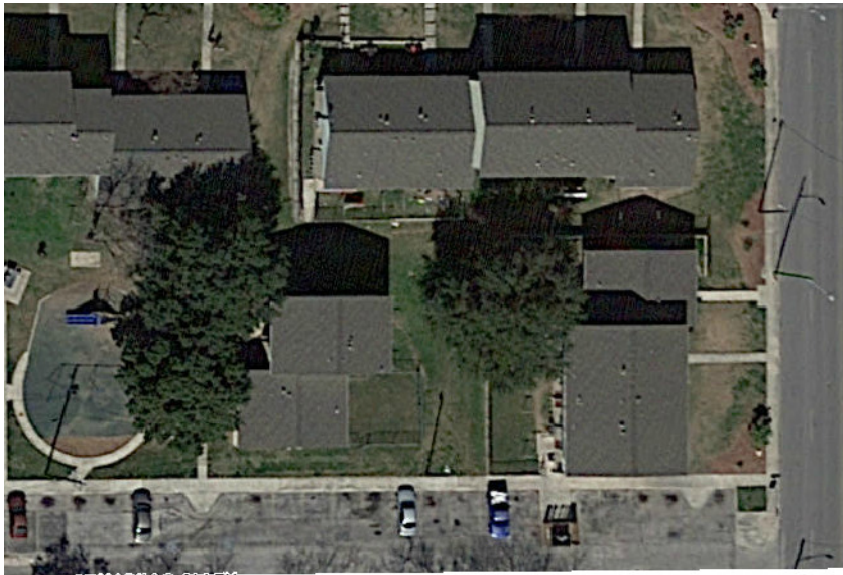
- a. The primary structure located at 815 N Hackberry is a 1-story single family home designed in the Queen Anne style. The home features several elements of the architectural style, including a dominant front gable with scalloped shingles, an asymmetrical front porch with a low railing and turned balustrades, and a scalloped shingle awning with decorative brackets over a primary front window. The home is a contributing structure in the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work largely consists of restoration work that is eligible for administrative approval, including foundation repair, removal of a non-original addition and construction of a modified rear addition, and front porch repair.
- c. Staff conducted a site visit on August 9, 2017 to examine the exterior conditions of the property. Overall, staff finds that the property is in need of restoration and commends the applicant for undertaking its rehabilitation.
- d. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Staff recommends approval based on findings a through d.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 03, 2017

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CITY OF SAN ANTONIO
NOTICE OF HEARING
DISPUTE & PUBLIC
REVIEW CONTROVERSY
ADDRESS: 1234567890
REQUEST: PROJECT: 1234567890
HEARING DATE: 10/10/2024 10:00 AM
FOR MORE INFORMATION CONTACT:
(210) 377-0015
ALL HEARING MEETING TAKE PLACE AT 101 N. ALAMO

JSA Homes

San Antonio, TX 78225

(210) 421-5664

(210) 639-7690

jsahomes@gmail.com

Homeowner: Eduardo Martinez

Address: 815 N. Hackberry
San Antonio, TX 78202

<ul style="list-style-type: none">• Plumb entire home for a new kitchen, washer and dryer connections, 1 full bath, 1 master bath with double vanity.• Install new breakers and breaker box.• Run all new electrical wiring for entire home.• Install 4 recessed lights in each room with the exception of the 2 bathrooms.• Install new 5 ton 16 seer A/C unit.• Run all new A/C ducting along the exterior wall space in order to maximize attic floor space.• All trades to have permits and inspections through the city of San Antonio.• No plumbing or electrical fixtures to be provided with the exception of recessed lighting. <p>Proposal includes both materials and labor to be provided by contractor. Timeline on completion depends on other trades being completed in order to proceed.</p>	
TOTAL	\$22,500.00

- Work start date → 6-26-17
- Work end date → 7-31-17


Homeowner(s)

06-26-17
Date


Builder

6-26-17
Date

JSA Homes

San Antonio, TX 78225

(210) 421-5664

(210) 639-7690

jsahomes@gmail.com

Homeowner: Eduardo Martinez

Address: 815 N. Hackberry
San Antonio, TX 78202

- Demo front porch in order to install 4 pier concrete columns properly under porch.
- Remove all awnings around home.
- Install 2x6 braces to stabilize roof of porch while porch is being rebuilt
- Install 6 pier concrete columns on rear wall of home in order to stabilize entire rear wall that's floating at the moment.
- Replace all floor joices of rear addition in order to stabilize floor.
- Install new $\frac{3}{4}$ " subfloor in rear addition.
- Frame out rear addition for 2 baths, leave addition ready to be roughed in.
- Repair hole in floor in middle room of home.
- Repair kitchen floor along rear wall of home
- Extend out master bedroom wall into middle room
- Make 4 windows for rear wall of home (1-in kitchen, 1-in bath 1, and 2-in master bath).
- Restore front porch to its original look (photo provided by homeowner) with the exception of custom brow.
- Install all new 4x8 hardi-board for skirting of home. Install 1x6 whitewood over hardi-skirt to create a picture frame look on skirting.
- Remove bookshelf in wall of middle room.
- Haul away all construction material once job is complete.

Proposal includes both materials and labor to be provided by contractor. Project will take 14-17 days to complete in a professional manner.

\$15,460.00

TOTAL

Eduardo Martinez
Homeowner(s)

J. M. H.
Builder

06-26-17
Date

6-26-17
Date



Hook and Ladder Inspections

12635 Ware-Seguin Rd Schertz Tx 78154

(210) 386-0597

www.hookandladderinspections.com

This Professional Inspection Report Has Been Prepared Exclusively For:

Eduardo Martinez

815 N Hackberry San Antonio TX 78202

Inspector: Ruben Rosas Jr. TREC #9482

Hook and Ladder Inspections

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PROPERTY INSPECTION REPORT

Prepared For: Eduardo Martinez (281) 691-1423 edmart281@gmail.com
(Name of Client)

Concerning: 815 N Hackberry, San Antonio, TX 78202
(Address or Other Identification of Inspected Property)

By: Ruben Rosas Jr. TREC #9482 Oct 14, 2016
(Name and License Number of Inspector) (Date)

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

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.state.tx.us.

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 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.

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.

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

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, bathrooms, 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) [or other metal gas tubing or piping where requires].

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 require 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



Property inspected was: Occupied

Real Estate Office: _

Parties present at inspection: Other – Tenant

Selling Agent:

Weather Condition at Time of Inspection

Weather Condition during inspection: Clear

Outside temperature at Arrival: 81°

Outside temperature at Departure: 84°

Cost of inspection services: \$300.00

paid at: Pick up

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. 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 are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of 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 comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO 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 Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify Hook and Ladder Inspections in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to Hook and Ladder Inspections 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. The Client, 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 or County Attorney, or the attorney of your choice.

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 opinion and/or condition as of and on this date.

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Ruben Rosas Jr. _____ TREC LICENSE #: 9482 _____

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒

A. Foundations

Type of Foundation(s): Pier & Beam

Comments: Foundation has piers that are leaning towards rear of house. There are no perimeter vents in place around exterior of crawl space, excess moisture may build up.

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

Crawl Space inspected from: Interior of Crawl Space

Performance Opinion:

- ☐ At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident.
- ☒ Prior to closing, the foundation should be inspected by a qualified structural engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

Additional Notes (An opinion on performance is mandatory):



Leaning piers



No perimeter vents

☒ ☐ ☐ ☐

B. Grading and Drainage

Comments: Performing as intended at time of inspection

- ☒ No evidence of water penetration observed at this time
- ☐ Water spots evident ☐ Appears to have been repaired

Drainage: Drainage appears to be adequate

Additional Notes:

☒ ☐ ☐ ☒

C. Roof Covering Materials

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I NI NP D

Type(s) of Roof Covering: Metal roofing

Viewed From: From ladder at eave; From ground/binoculars

Comments: There are areas of rust and dents to metal roof.

Condition: Roof should be evaluated by certified roofing company

☐ Ridge shingles cracked / missing / loose

☐ Shingles cracked / missing / loose / damaged / worn / aged

☐ Valley in need of repair

☐ Starter strip missing / improperly installed

☐ Fasteners improperly installed

☐ Fasteners not viewed

☐ Nails or staples exposed

☐ Caulking needed

☐ Small holes or openings

Gutters:

☒ Bent Sections

☒ Debris

Downspouts:

☒ Missing

☒ Extension/splash block missing

Note: This inspection does not warrant against future roof leaks.

Additional Notes: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses)



Debris in gutters



Rust and dents to metal roofing



☒ ☐ ☐ ☒

D. Roof Structure and Attics

Viewed From: Walked deck or safe area

Approximate Average Depth of Insulation in various locations: 0 to 4 inches of Rock wool

Comments: There are openings from exterior soffits and fascia

Approximate Average Thickness of Vertical Insulation: No vertical attic(s) walls requiring insulation

Attic Ventilation Type: None Evident

Attic

Attic Insulation: Loose fill

Roof

Ventilation observed: No Condition: inadequate

☐ Ridge / Rafter sag noted

☐ Water leaks noted

☐ Previous repairs noted

☐ Vermin activity noted

Additional Notes:

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Opening to attic



Loose fill



Opening to attic



Unsecure point load

☒ ☐ ☐ ☒
E. Walls (Interior and Exterior)

Comments: The interior and exterior walls have damage and woodrot to exterior see examples below.

Prevalent exterior siding: Wood Type Veneer

Interior Wall:

☒ Water stains / damage
☐ Mildew

☒ Small drywall cracks
☒ Holes

☐ Large drywall cracks
☒ Previous repairs noted



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Exterior Wall

☒ Water stains / damage☒ Small cracks☐ Large cracks☐ Weepholes missing / blocked☒ Rotted / exposed wood☐ Previous repairs noted☒ Paint chipping☒ Damage to trim, door, siding

Additional Notes:

☒ ☐ ☐ ☒**F. Ceilings and Floors**

Comments:

☒ Water stains / damage☐ Holes and openings☐ Rotting evident☐ Tiles – cracked / damaged / loose / missing☒ Vinyl damage☒ sloping

Additional Notes:

Ceilings:

Loose ceiling tiles

No moisture/ Water stains are visible

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I NI NP D

Floors:
☒ ☐ ☐ ☒
G. Doors (Interior and Exterior)*Comments: All accessible doors were operated.***Interior:**

- | | |
|--|------------------|
| <input type="checkbox"/> Damage | Location(s): [] |
| <input type="checkbox"/> Holes and openings | [] |
| <input type="checkbox"/> Rotting evident | [] |
| <input type="checkbox"/> Not closing properly | [] |
| <input type="checkbox"/> Hardware damage / inoperative | [] |
| <input type="checkbox"/> Gaskets | [] |

Exterior:

- | | |
|--|--------------------------|
| <input type="checkbox"/> Damaged | Location(s): [] |
| <input type="checkbox"/> Hollow | [] |
| <input type="checkbox"/> Holes and openings | [] |
| <input type="checkbox"/> Rotting evident | [] |
| <input checked="" type="checkbox"/> Not closing properly | Rear bedroom closet door |
| <input type="checkbox"/> Hardware damage/inoperative | [] |
| <input checked="" type="checkbox"/> Weather-stripping | Side door |

Garage Door:

- | | | |
|----------------------------------|-------------------------------------|---|
| <input type="checkbox"/> Damaged | <input type="checkbox"/> Bent panel | <input type="checkbox"/> Entry door damaged |
|----------------------------------|-------------------------------------|---|

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☒ ☐ ☐ ☒**H. Windows**

Comments: Consider removing burglar bars due to life safety hazard. There are several broken windows in house and have some make-shift repairs in place. Windows were not opened due to items in place and or not in operation.

Evidence of water penetration: Yes

☐ Window inoperative☒ Cracked windows☐

Broken window

☐ Moisture between panes☐ Missing pane☐ Caulking/glazing needed

Locations: []

Screens:

☐ Torn☐ Bent☐ Holes☒ Missing

Additional Notes:



Makeshift repair



Broken window



Safety hazard



Broken window



Broken window



Not sealed properly



Broken window in attic

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☒ ☐ ☐ ☒**I. Stairways (Interior and Exterior)***Comments: Rotting to handrails and steps./ Loose grab bar to attic*☐ ☐ ☒ ☐**J. Fireplace and Chimneys***Comments:*

Type of fireplace

Fuel Source:

Damper:

Firebox:

- ☐ Mortar missing behind face bricks
- ☐ Cracks/Lintel
- ☐ Poor draft evident

- ☐ Mortar missing rear wall
- ☐ Soot build-up
- ☐ Hearth insufficient/damage

Chimney:

- ☐ Crumbling brick
- ☐ Spark arrestor missing

- ☐ Damaged/missing cap
- ☐ Insufficient height/clearance

Additional Notes:

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☒ ☐ ☐ ☒**K. Porches, Balconies, Decks, and Carports***Comments: See pictures below*

- ☒ Rotting evident ☐ Insect Damage ☐ Wood/soil contact
☐ Trip Hazard ☐ Loose boards ☐ Handrail/railing missing/damaged
☐ Areas inaccessible

Note: Structural load capabilities were not inspected

Additional Notes:

☐ ☐ ☐ ☐**L. Other***Comments:*Prepared exclusively for Eduardo Martinez ● by Ruben Rosas Jr. **TREC #9482**© 2016 Hook and Ladder Inspections ● (210) 386-0597 ● ruben@hookandladderinspections.comwww.hookandladderinspections.com

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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

Comments: Main panel is located at exterior wall/ Sub-panel is located in closet (No longer industry standard). ARC outlets not required until 2009.

☐ Improper panel location

Panel Condition Main cover panel is missing

☒ Inadequate panel labeling

☐ Burned wires

☐ Double-lugging

☐ Defective breakers

Type of wiring: Copper and Aluminum

ARC Fault (Refer to OP-I form)

ARC Outlet location(s):

Smokes

☒ Missing

☐ Not tripping

Bedrooms

☒ Missing

☐ Not tripping

☐ Missing

☐ Not tripping

☐ Missing

☐ Not tripping

Grounding Electrode present: Unable to locate

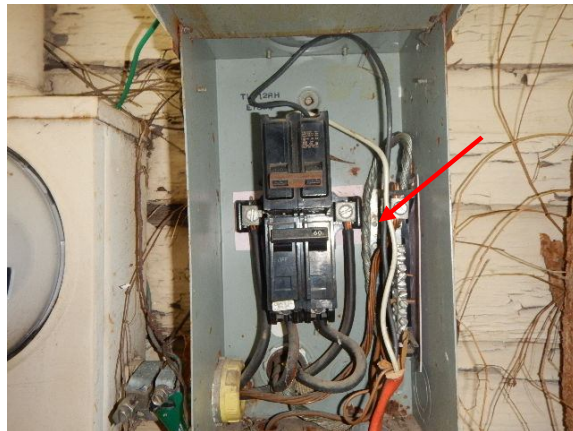
Note: All systems in the house could not be verified for bonding.

☒ Due to defects observed, recommend service and complete system check by licensed electrician

☐ Due to aluminum wiring being found, recommend service and complete system check by licensed electrician

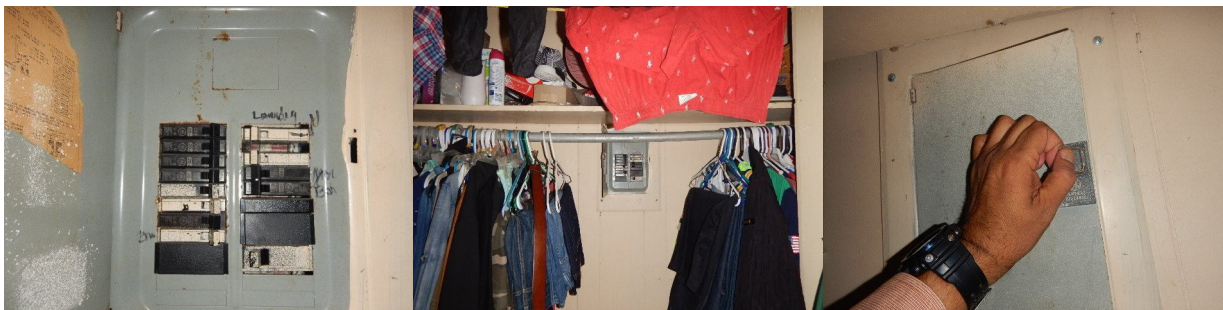
Additional Notes:

MAIN PANEL



Cover missing

SUB-PANEL



Not labeled

Improper location

Not locking in place

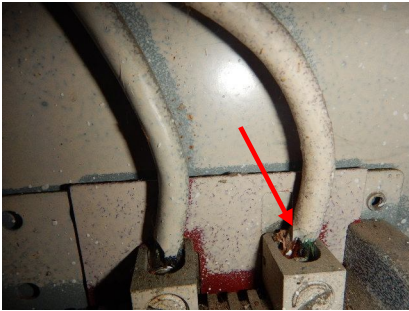
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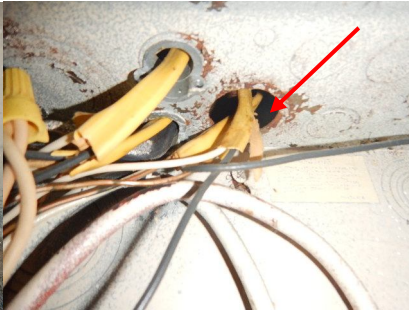
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No wire grease



No bushings in place

☒ ☐ ☐ ☒
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Doorbell is inoperative, No smoke detectors in bedrooms and hallway. GFCI outlet in kitchen is painted over, when GFCI is tripped the stove outlet and kitchen sink light will trip also. There are several inoperative lights. Inoperative outlet in rear right bedroom, open ground outlet in kitchen area.

Receptacle Type: ☐ 2 prong ☐ 3 prong ☐ aluminum wiring observed

Ground Fault Circuit Interrupter (GFCI) (Refer to OP-I form)

GFCI Outlet location(s):	Bathroom:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Kitchen:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Wet Bar:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Garage:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Exterior:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping

GFCI Reset Location(s): Kitchen at location/

☒ Loose / broken / inoperative outlet ☐ Loose / broken / inoperative switch
☒ Loose / broken / inoperative light☐ Smoke detector inoperative☐ Ceiling fan inoperative☐ Improper wiring☐ Exposed wire ☐ Double-lugging☐ Reverse Polarity☒ Open ground☒ Wire splices / open junction boxes☐ Voltage drop detected

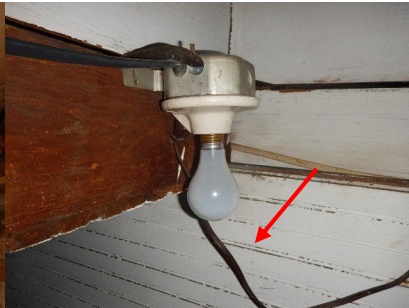
Additional Notes:



Exposed wire



Extension cord in use



Extension cord in use at fixture

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NI=Not Inspected

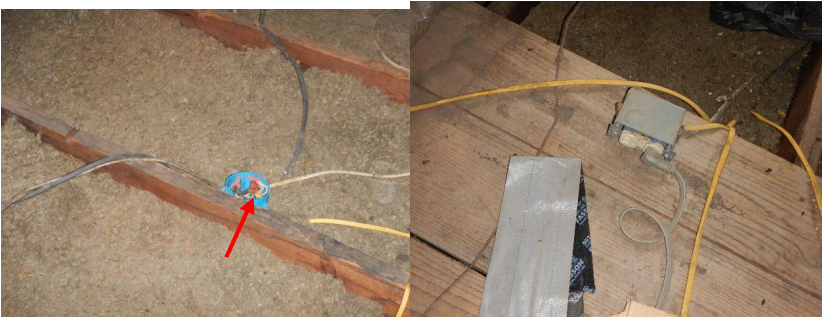
NP=Not Present

D=Deficient

I	NI	NP	D
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Open boxes



No outlet cover

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS☒ ☐ ☐ ☒**A. Heating Equipment***Type of Systems: Forced Air System**Energy Sources: Gas*Comments: Operated ☐ Heat pumps were not inspected since outside temperature is above 70°F☐ Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70°F.**Normal Δ range 30° - 50°**

Location: Master

Return 87°

Supply 128°

 Δ Temperature 41°

Unit 1:

Thermostat Location:

Hallway

Condition: ☐ Loose☐ Not level☐ Not registering properly

Filter Type: replaceable

Condition: Dirty Size: 20x30x1

Gas:

☐ Rust on burner☐ Flame inconsistent☐ Pilot not lit☐ Improper venting☐ Copper gas line☐ No gas shut-off☐ Gas leak☐ Air blowing in burner chamber☐ Gas line not supportedElectric: ☐ Not on☐ InoperableBlower: ☐ Fan loose☐ Limit switch missing/inoperable☐ Noisy☐ Burned wires inside blower

Additional Notes:



Opening at unit



Dirty filter

☐ Due to defects observed, recommend service by qualified H.V.A.C Service Company

Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

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☐ ☒ ☒ ☐**B. Cooling Equipment***Type of System:* Window units in use*Comments:*

- ☐ Heat pumps are operated in one mode only
- ☐ Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60°F

Normal Δ range 15° - 21°

Unit 1:

- ☐ High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)
- Compressor: ☐ Not on ☐ Not level ☐ Not shutting off
- ☐ Improper clearance ☐ Fin damage ☐ Inoperative
- Condenser: ☐ Fan not on ☐ Coils need cleaning ☐ Noisy
- Condensate Drain:
- Primary: ☐ Clogged ☐ No trap ☐ Not insulated
- ☐ Tray debris / standing water / rust ☐ Tray leak
- Secondary: ☐ Does not exist ☐ Not readily visible
- Location: []
- Freon line: ☐ Insulation missing / damaged ☐ Refrigerant leak possible
- Location:

Additional Notes:

- ☐ Due to defects observed, recommend service by qualified H.V.A.C Service Company

Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

☒ ☐ ☐ ☐**C. Duct Systems, Chases and Vents***Comments: All visible duct work is performing as intended*

- ☐ Openings evident (return) ☐ Openings evident (supply)
- ☐ Covering(s) torn / missing

Additional Notes:

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I NI NP D

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Side yard

Location of main water supply valve: Side yard

Static water pressure reading: 70 psi

Comments:

Note: Water pressure reported was a cursory test, the pressure can vary throughout the day.

Type of supply lines: Galvanized Iron

Anti Siphon / Back Flow / Air Gap(s): Not Present and/or Observable

Fixture Shut Off Valves: Accessible

Kitchen Sink: ☐ Faucet leak ☒ Drain leak ☐ Spray leak
☐ Sink leak ☐ Drain slow ☐ Low / no pressure

Additional Notes:

There is visible moisture damage to sink cabinet.

Hall:

Bath Sinks:

☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☒ Stopper missing/non-functioning

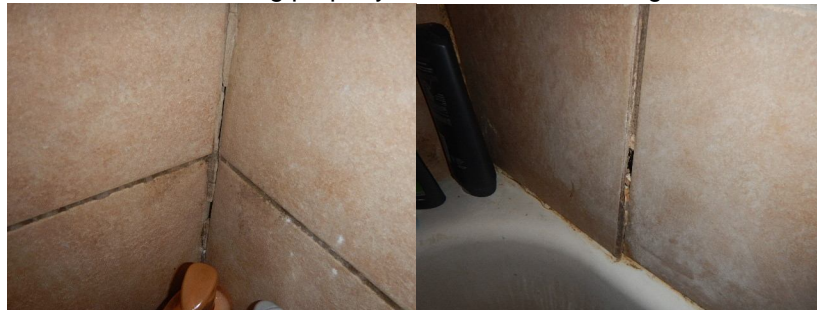
Bathtubs:

☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☒ Stopper missing/non-functioning
☐ Diverter leak ☐ Diverter non-functioning
☒ Grout/caulk missing ☐ Water damage

Porcelain damage/ Hot is on right side and cold is on left side

Shower:

☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☐ Head leak ☐ Pan leak
☐ Door not closing properly ☐ Water damage ☒ Grout/caulk missing



Commodes:

☒ Loose on floor ☐ Fills slow ☐ Not flushing properly ☐ Leaking
☐ Not turning off

Additional Notes:

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Outside Faucets:

<input type="checkbox"/> Leak	Location: <input type="checkbox"/> Front	<input type="checkbox"/> Rear	<input type="checkbox"/> Side
<input type="checkbox"/> Inoperative	<input type="checkbox"/> Front	<input type="checkbox"/> Rear	<input type="checkbox"/> Side
<input type="checkbox"/> Missing/broken handle	<input type="checkbox"/> Front	<input type="checkbox"/> Rear	<input type="checkbox"/> Side
<input checked="" type="checkbox"/> Missing anti-siphon	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Rear	<input type="checkbox"/> Side

Additional Notes:

☒ ☐ ☐ ☒
B. Drain, Wastes and Vents*Comments: Vent stack does not pass roof line/ Leak under house*

Type of waste lines: Iron

Additional Notes:



Vent stack does not pass roof line



Cast iron piping



Missing handle

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**C. Water Heating Equipment***Energy Source:* Gas*Capacity:* 40 Gallons*Comments:*

(Refer to OP-I form)

Unit 1:

Location: Other: Laundry room

Safety Pan and Drain Installed: No

Corrosion at supply connections: No

Leak No

Temperature & Relief Valve (TPR): Drains uphill.Gas Unit:

Gas Shut Off Valve: Accessible

Branch Line: Iron and Flex

Improper venting: No

Additional Notes:



TPV piping runs uphill



No pan and drain



No loops at supply lines



No cover in place

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

GFCI condition:

GFCI Reset Location:

Underside of tub readily accessible:

☐ Leak☐ Switches loose☐ Unsafe location☐ Debris in port openings

Additional Notes:

☐ ☐ ☐ ☐**E. Other***Comments:*

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I NI NP D

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

Checked and tested @ [##]°

☐ Inoperative☐ Leak☐ High loop missing☐ Noisy☐ Soap tray defective☐ Rust☐ Rollers missing☐ Trays damaged☐ Loose in cabinet☐ Door damage

Additional Notes:

☐ ☐ ☒ ☐**B. Food Waste Disposers***Comments:*☐ Inoperative☐ Leak☐ Stuck hammers☐ Poorly secured☐ Vibration☐ Noisy☐ Damaged splash guard

Additional Notes:

☐ ☐ ☒ ☐**C. Range Hood and Exhaust Systems***Comments:*☐ Filter Missing☐ Vents into attic☐ Inoperative☐ Damaged switches☐ No Light☐ Noisy

Additional Notes:

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

Type of Range/ Cooktop: Gas

Type of Oven: Gas

Gas Shut Off Valve: Accessible

Branch Line: Iron and Flex

☐ No gas shut-off in room☐ Gas leak☒ Anti-tip missing

Cooktop:

☒ Not lighting off pilot☐ Right front☒ Left front☒ Right rear☐ Left rear☐ Damaged/missing knobs☐ Right front☐ Left front☐ Right rear☐ Left rear☐ Improper heating☐ Right front☐ Left front☐ Right rear☐ Left rearOven: ☐ Door damage☐ Inoperative door latch☐ Inadequate door seal☒ Inoperative light☐ Clock inoperative☐ Broiler non-functioning

Thermostat set at 350°F

Achieved: Oven 1 350°F

Oven 2 [##]°F

☐ High/low differential

Additional Notes:

☐ ☐ ☒ ☐**E. Microwave Ovens***Comments:*☐ Light inoperative☐ Door seal damage☐ Microwave inoperative☐ Does not heat properly☐ Door handle missing/damaged

Additional Notes:

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D**☒ ☐ ☐ ☐**F. Mechanical Exhaust Vents and Bathroom Heaters***Comments: Vents into attic*☐ Exhaust fan inoperative☐ Noisy☐ Exhaust fan light inoperative☐ Cover missing☐ Damaged☐ Condensation / vent problems☐ Heater inoperative☐ Improper heater location

Additional Notes:

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

Auto reverse block test acceptable:

Electric eye reverse test acceptable:

☐ Improper sensor height (more than six inches above garage floor)☐ Opener Inoperative☐ Opener Damaged

Additional Notes:

☐ ☐ ☒ ☐**H. Dryer Exhaust Systems***Comments:*☐ ☐ ☐ ☐**I. Other***Comments:*

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NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS☐ ☐ ☐ ☐**A. Landscape Irrigation (Sprinkler) Systems***Comments:*☐ ☐ ☐ ☐**B. Swimming Pools, Spas, Hot Tubs and Equipment***Type of Construction:**Comments:*☐ ☐ ☐ ☐**C. Outbuildings***Comments:*☐ ☐ ☐ ☐**D. Private Water Wells** (A coliform analysis recommended.)*Type of Pump:**Type of Storage Equipment:**Comments:*

Location of Well:

System tested: minutes

Type of Well:

Coliform test performed by []

☐ ☐ ☐ ☐**E. Private Sewage Disposal (Septic) Systems***Type of System:**Location of Drain Field:**Comments:*

System presently in use:

☐ ☐ ☐ ☐**F. Other:***Comments:*