Beneficial Inspections, Inc

6943 Washita Way
San Antonio, TX 78256

Anita Baldwin
07/27/2026

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PROPERTY INSPECTION REPORT FORM

Anita & Phillip Baldwin	07/27/2026
Name of Client	*Date of Inspection*
6943 Washita Way, San Antonio, TX 78256	
Address of Inspected Property	
Brad Baker	7522
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 system or component 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

Weather Conditions	Approximate. Temperature	Approximate. Age	Building Status	Utilities
Clear	80 Degrees	40 yrs	Occupied	All Utilities On

Beneficial Inspections, Inc. wishes to remind you, every home requires a certain amount of ongoing maintenance, such as, clogged drains, servicing of air conditioners, heaters, water heaters etc. This home is no exception. We suggest you budget for ongoing regular maintenance / repairs in addition to the items noted in this report.

NOTE: No moisture, and/or Indoor Air Quality (IAQ) tests were performed as they are beyond the scope of the inspection performed on this date. It should also be noted that various fungi, molds, and mildew flourish in such an environment provided by moist and/or water damaged conditions. A growing concern of many to date includes the adverse affect on indoor Air Quality and the potential for inherent hazards with some immunocompromised individuals. If a comment is made concerning (past and/or present) moisture intrusion, plumbing leaks, roof leaks or any type of moisture damage, you are advised to contact a specialist to make further inspections and/or testing and to seek estimated cost of remediation prior to the purchase of this property.

NOTE: There may be items listed in this report as in need of repair that may have been considered acceptable when originally installed or constructed, but due to changes in the industry these items may not be considered acceptable due to obsolescence, or life, safety, health or functionality considerations.

This report is GENERAL IN NATURE AND SCOPE and is NOT meant to be an in depth all encompassing inspection. THIS REPORT IS NEITHER VALID NOR COMPLETE WITHOUT THE INSPECTION AGREEMENT. This report is paid for by and prepared exclusively for Anita Baldwin. This report is not intended to be used for the determination of insurability or warrantability of any part, component or system. Copying or other reproduction of this document is prohibited without written permission of Beneficial Home Inspections.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Special Comments:

NOTE: All directions given in this report (i.e. left, right, front, rear) are to be taken as if standing on the street facing the front of the building or, when appropriate, the system or component being inspected.

This is a visual inspection and furniture and stored items hinder access. The home is occupied and filled with personal belongings, stored items/possessions, therefore, some of the receptacles and switches were not checked, areas of the interior walls, closets, and inside cabinets were not visible. Plumbing lines and shut off valves inside cabinets filled with stored items were not inspected.

Foundation Type: Slab **Reinforcement:** Undetermined

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

Cracks in walls and/or ceilings.
Repairs and/or patched areas to walls and/or ceilings.
Cracks in exposed cement floors.
Cracks in floor tiles or loose/displaced tiles.
Cracks in the exterior siding veneer.
Window and/or door frames out of square.
Door striker(s) with poor alignment.
Doors that rub and/or stick in their frames.

Structural Performance Opinion:

NOTE: Elevation levels are not taken by this company and the inspector is not a licensed structural engineer. However, this company is qualified by the Texas Real Estate Commission to render an opinion on the performance of the foundation through a visual inspection process. For an accurate reading of the foundation elevation changes, if any, a licensed structural engineer should be contacted. This company does not provide this service.

Signs of structural movement/settling noted, however, the foundation was supporting the structure at the time of inspection.

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Conditions Conducive to Structural Movement:

NOTE: The following conditions can influence or damage the foundation and various other components of the building (i.e. slab, walls, roof, plumbing, etc.) via soils movement, mechanical damage, and/or water penetration. Soils movement and its influence is generally considered to be perpetual in nature.

The HVAC condensate drain line is draining excessively close (< 3 feet) to the structure.

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☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Primary Roof Covering Type: Composition Shingle
Secondary Roof Covering Type: TPO

Inspection/viewing Method: Walked on the roof top

Roof Covering Approximate Age: 7 Yrs. **Average Design Life:** 18-25 Yrs.

Roof Covering (and related components):
NOTE: Any evidence of roof leaks or roof component related leakage or repairs referred to in this report should be followed up by the client requesting all available repair and/or replacement work orders, receipts, and warranties from the seller. Any conditions noted below are cause for professional evaluation or repairs.

Was proper roof cover fastening inspected/observed: ☐ Yes ☑ No
The earliest practical time the inspector could determine this, is at time of inspection.
If "No" is checked, the inspector determined that checking for proper roof cover fastening may cause damage, such as broken seals, torn shingles, displacement of covering, and therefore was not inspected/observed.

There are signs of repair/replacement to shingles in areas.

There are shingles, at the left side of the house, that are scraped/rubbed (previous tree contact?).

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I	NI	NP	D

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Attic Viewing Method: Areas inside the attic
Note: All attics have limited access due to insulation/obstructions/clearances and therefore there are areas that are not viewed/inspected.

Attic:

Ceiling Insulation:
Insulation Type(s): Blow in and Batts
Approximate Average Depth: 5 - 7 inches
Approximate Average Thickness of Vertical Insulation: 5 - 7 inches

Some of the insulation is coming off the wall inside the attic.

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There are areas of poor/missing insulation coverage in the attic spaces.

Roof Decking/Sheathing:

Roof Structure:

☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

Siding Materials: Brick, **Other Siding Materials:** Wood

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I	NI	NP	D

Exterior Walls/Siding:

Weep holes or other ventilation means are missing above the steel lintel areas (i.e window and door openings).

Weep holes or other ventilation means are missing at the foundation line or are incomplete/insufficient.

Cracking has occurred in the exterior siding of the structure (brick).

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There is no sealant in place at the right side expansion joint in the brick siding.

A brick was removed from the right exterior wall to allow passage of refrigerant piping for an HVAC system. While the opening is screened, this may allow water penetration and there is no visible insulation in this area.

Wood siding is damaged/displaced in an area at the front right of the house (roof level), at a side of the chimney.

There are signs of repair/replacement to wood siding in areas around the house.

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I	NI	NP	D

Interior Walls:

Cracks/separations were observed at walls in the house.

Repairs/patched area(s) noted on the wall(s) in the house.

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I	NI	NP	D

There is staining and/or fungal growth to walls in the closet off the garage.

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Interior Ceilings:

There is water staining/damage to the ceiling next to the fire place stone work in the living room, in the garage, at the left side of the dining room.

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I	NI	NP	D

The ceiling is cut out in the closet on the front balcony area.

Repairs/patched areas noted on the ceiling(s) in the house.

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I	NI	NP	D

There appears to be fungal growth to the ceiling in the closet off the garage.

Interior Floors:

The floor tiles are cracked in various areas of the house.

There are signs of repair/replacement to floor tiles in the kitchen.

Cracking was observed in exposed cement floors, such as at the garage flooring.

☑ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**

Interior/Exterior Doors:

There is no door stop in place for the laundry room door.

The door rubs/sticks on the door frame at the front right bedroom, at the closet below the stairs in the front right bedroom, at the rear left bedroom, at the balcony door off the master bedroom.

The door swings open/closed by itself at the hall bathroom.

The door is a hollow core door and is not rated for use at the small front side walk-in attic door.

There is no floor track in place for the sliding closet doors in the rear right bedroom, for the closet in the rear left bedroom.

The door is out of square at the balcony door off the master bedroom.

The door does not latch at the closet in the garage.

Overhead Garage Doors:
Type(s): Metal

☑ ☐ ☐ ☑ **H. Windows**

Windows:
Note: Storm windows/shutters/blinds were not the subject of this inspection.

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There is a tension spring out of place at the rear left window in the dining room, at the rear right window in the rear left bedroom, at the rear left window in the master bedroom.

The window is sprung at the front left window in the dining room, at the window in the front right bedroom.

The thermal pane windows have defective seals. Moisture is visible between the glass and/or is becoming clouded at the front right window in the entry hall, at the rear right window in the rear right bedroom.

Window and door glazing that is within 24 inches of an exterior door is required to be safety glass by today's standards. Glazing was observed that is not labeled as being safety glass.

Exterior Screens:

The window screens are missing around the house.

☑ ☐ ☐ ☑ **I. Stairways (Interior and Exterior)**

The end of the handrail does not return to the wall or post at the house stairs, at the garage stairs.

☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

Type of Fireplace: Factory Built

Exterior Chimney:

Interior of Firebox and Flue:
Note: Gas log operation is not inspected.

There is no hearth extension in place that is differentiable from the surrounding floor surfaces.

☑ ☐ ☐ ☑ **K. Porches, Balconies, Decks, and Carports**

The end of the handrail does not return to the wall or post at the front steps.

There is no handrail in place for the rear deck stairs.

The balcony floor, at the left balcony off the master bedroom, is wooden sheets that are painted. It is undetermined how water routes from this balcony to ground level.

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I	NI	NP	D	

☐ ☑ ☑ ☐ **L. Other**

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Service Entrance & Panels:
Visible Wiring Type(s) (Service): Aluminum
Visible Wiring Type(s) (Feeders): Aluminum
NOTE: The wiring types listed above are for identification purposes only and are not in need of repair.

Main Service:
NOTE: The depth of ground rods is not determined by this company. Proper inspection of the ground rod depth would require unearthing the ground rod and exceeds the scope of this inspection.

Main Disconnect:
Main Panel(s) labeled: Yes (Accuracy of labeling not determined)

There is no main disconnect in place at the main panel box (NEC 2020).

There is no whole house surge protector in place at the main panel box (NEC 2020).

There is no intersystem bonding terminal in place at the main panel box (NEC 2008).

There is neutral (white) wiring that is not properly labeled when used as hot for 220V wiring.

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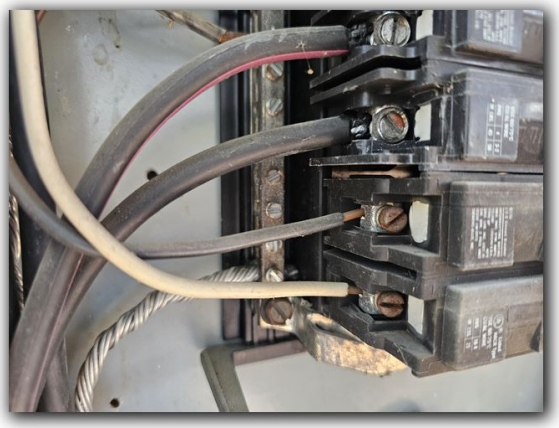
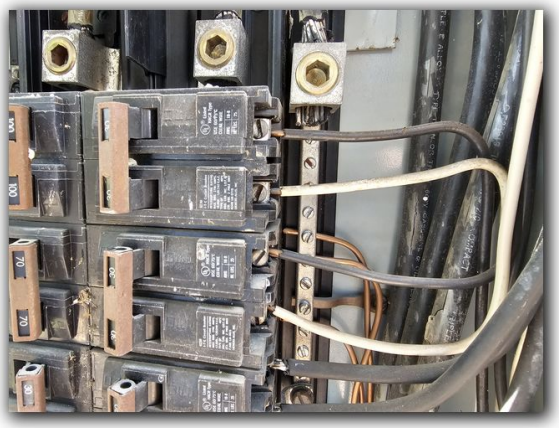
I	NI	NP	D





Subpanel(s):
Subpanel(s) labeled: Yes (Accuracy of labeling not determined)

No anti oxidant in use at some or all the wire terminals inside the subpanel.

☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

Note: Light fixtures on motion sensors or dusk/dawn sensors, security alarm systems, intercom systems and fire detection systems are not the subject of this inspection. The inspector also does not replace inoperative bulbs or attempt to trouble-shoot circuits and/or lights that are not functioning in normal operating mode.

Branch Circuits:
Predominant Branch Circuit Wire Type: Copper

The instant hot water tank, under the kitchen sink, is powered on the circuit for the disposal. This means the instant hot water only operates if the disposal switch is on.

Junction boxes are missing the cover(s) in the garage.

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

I	NI	NP	D

Switches/Receptacles:

The outlets throughout the house are not "Tamper Resistant" (2008 NEC).

Ground Fault Circuit Safety Protection:

One or more receptacles in a required location are not GFCI protected: Location(s): Kitchen (1988 required within 6 feet of sink, 1996 all receptacles servicing kitchen counter tops, 2020 all receptacles servicing kitchen counter tops and any receptacle within 6 feet of the kitchen sink), Laundry Room(1988 required within 6 ft. of laundry tub, 2014 all receptacles in laundry room), Dryer Circuit (2020), Garage (1979 all required within 6 ft. 8 inches of the floor, 2008 all required)

Arc Fault Circuit Safety Protection:

One or more branch circuits in a required location are not AFCI Protected. The lack of AFCI protection is now considered deficient in the family/living room(s), dining room(s), libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, kitchen(s), laundry room(s), or similar rooms or areas (typical of age).

Attached Devices:

Doorbell and Chime Components:

Smoke Alarms:
Notes: Smoke alarms/heat sensors connected to alarm systems are not tested.
Smoke alarms should be tested monthly and batteries changed at least once each year.
Present day safety standards require hard-wired (with battery back-up) smoke alarms which are interconnected and installed in each bedroom, each floor level, and adjacent to any bedroom areas.

Carbon Monoxide Alarms:
Notes: Present day safety standards require carbon monoxide detectors to be located outside each sleeping area.

There is no carbon monoxide detector in the house.

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

I	NI	NP	D	
☐	☑	☑	☐	**C. Other**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I	NI	NP	D	
☑	☐	☐	☑	**A. Heating Equipment**

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 company/technician should be consulted to evaluate components that are restricted from view/inspection.

Type(s) of Heating: Both: Central Forced Air

Energy Source: Both: Gas

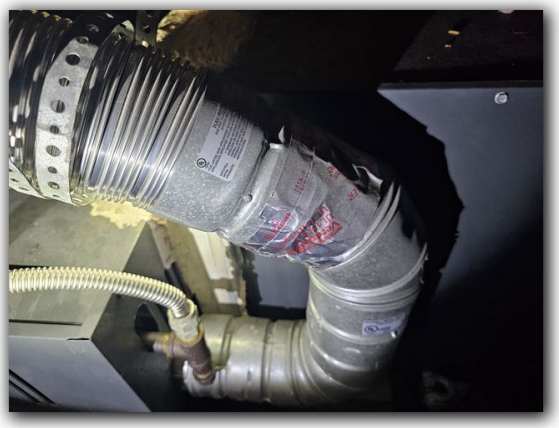
Approximate Age(s) In Years: Front/Downstairs: 12 yrs **Right/Upstairs:** 17 yrs
Average design life is 13-15 years.

HVAC Thermostat(s) and Controls:
Note: Programmable digital thermostats and set back features on thermostats are not inspected.

Heating Equipment:

Front/Downstairs:

Tape is in place on the flue pipe.

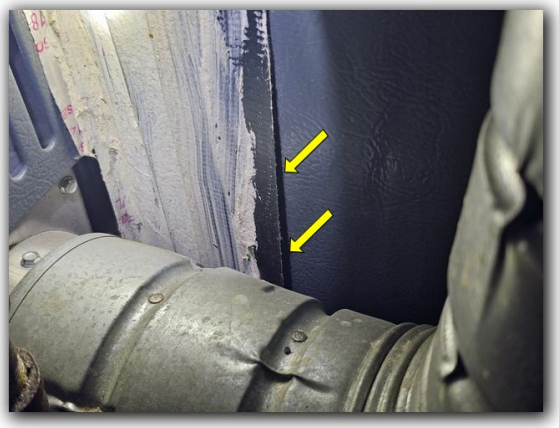


There is rust/staining to the safety pan under the air handler, indicative of leakage/blockage at one time.

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

I	NI	NP	D

There are areas of loose/separated taping/seal at the supply plenum in the attic, allowing air loss.



Client is advised to have a licensed HVAC technician clean and service the system prior to closing.

Right/Upstairs:

There is staining to the safety pan under the air handler, indicative of leakage/blockage at one time.

There is no drip leg in place on the gas supply line to the unit (typical of age).

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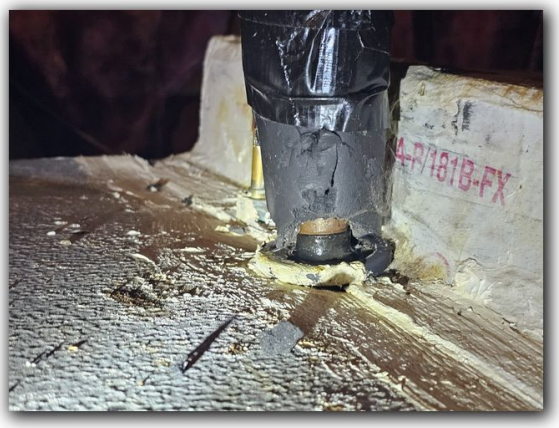
I	NI	NP	D

Insulation is damaged/separated around refrigerant piping in the attic.



There is no secondary drain line or float switch installed at the evaporator coils.

There are areas of loose/separated taping/seal at the supply plenum in the attic, allowing air loss.

Client is advised to have a licensed HVAC technician clean and service the system prior to closing.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

NOTE: See also comments in the Heating Equipment section of this report as some components are shared between heating and cooling equipment

Type(s) of Cooling: Both: Central Forced Air

Energy Source: Both: Electric

Approximate Age(s) In Years: Front Right: 11 yrs **Rear Right:** 17 yrs
Average design life is 13-15 years.

Filter Type(s) & Condition: Conventional

Air Conditioner Condition:
Note: Accessories such as humidifiers, motorized dampers and electric air filters are not inspected.

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I	NI	NP	D

Temperature drop: Downstairs: 18 Degrees. **Upstairs:** 26 Degrees.
Note: Temperature drop should be between 15-22 degrees F.

The upstairs air conditioner temperature drop is excessively high. This is indicative of a dirty or obstructed system. Further investigation by an HVAC professional is warranted.

☑ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**
Type(s) of HVAC Ducting: Flex Ducts

HVAC Ductwork:

☐ ☑ ☑ ☐ **D. Other**

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**
NOTE: Private water wells, septic systems, water softeners and filter systems are not inspected by this company. Only visible plumbing is inspected. Plumbing system is neither pressure nor flow tested. Gas lines are not pressure tested only visually inspected.

Water Source: Public **Sewer Type:** Public

Location of Water Meter: At front of house, near street

Location of Main Water Supply Valve: At meter

Supply Piping Material:
Type: Copper
The supply piping material was viewed from: Under Sinks

Sinks:

The aerator is clogged/damaged at the laundry room sink.

The drain stop is missing at the right side sink in the master bathroom.

The drain stop is not connected at the left side sink in the master bathroom.

Commodes:

Bathtubs and Showers:

Washing Machine Connections:
Washing machine connected: Yes. Faucets/drains not tested for proper operation

Exterior Plumbing:

The exterior faucets do not have backflow or anti-siphon protection.

Static Water Pressure Reading (Normal = 40-80 psi): 60 psi

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I	NI	NP	D

The static water pressure is normal

Additional Plumbing System Comments:

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**

Sewer Drainage:
NOTE: Tree root systems cannot be observed/inspected, but may affect sewer drain piping. If there are comments/indications of slow drains/clogs/back-ups, the client is advised pursue further investigation from a licensed plumber. This inspection is non invasive and visual.

Type of Drain Piping Material:
Type: PVC
The drain piping material was viewed from: Under Sinks

Drain System:

Improper material is in place/use for drain piping under the hall bathroom sink.

Plumbing Vent System:

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Capacity: Unit A: 50 gallons

Energy Source: Unit A: Electric

Approximate Age(s) In Years: 6 yrs
Average design life is 10-12 years.

NOTE: Water temperatures above 120 degrees F can cause severe burns from scalding.

Water Heater:

Water Heater T&P Valve(s):

The water heater safety T&P valve drain line is damaged and does not terminate to the exterior.

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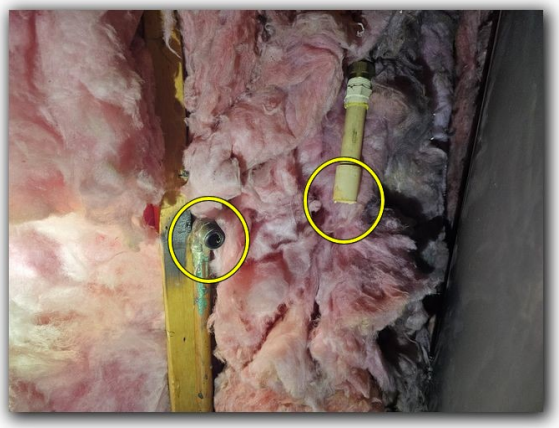
I	NI	NP	D



☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

☑ ☐ ☐ ☑ **E. Gas Distribution Systems and Gas Appliances**
NOTE: The gas distribution system of a house is all gas lines between the point of delivery and gas shut-off valves.

Location of Gas Meter: Left side of house

Type of Gas Distribution Piping Material:
Type: Steel Pipe
The gas distribution piping was viewed from: Furnace

There is no bond wiring in place on the gas meter piping where it passes through the exterior wall.

☐ ☑ ☑ ☐ **F. Other**

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**
The dishwasher drain line is not looped above the bottom of the sink.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**
Range Hood/Ventilator:
Type: Vented Downdraft

☑ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**
NOTE: Timers and clocks on such items as ovens, ranges, and other household appliances are not checked for accuracy over long term operation. Any self-cleaning cycle is not tested due to the extensive time necessary for operation.

Range Type: Electric **Oven Type:** Electric

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

I	NI	NP	D	
☑	☐	☐	☐	**E. Microwave Ovens**
☑	☐	☐	☑	**F. Mechanical Exhaust Vents and Bathroom Heaters** The is no bathroom exhaust vent or operable window in the laundry room.
☑	☐	☐	☑	**G. Garage Door Operators** **NOTE:** It is very important to maintain the door operator and keep all safety or pressure sensitivity switches in proper adjustment and in good working order. Units installed after 1991 should have electric eye sensors. We recommend that you consider upgrading your unit if these are not installed. The overhead garage door lock has not been disabled while the opener is in use.
☑	☐	☐	☐	**H. Dryer Exhaust Systems** **NOTE:** Functional exhaust flow is not tested.
☐	☑	☑	☐	**I. Other**