



Property Management Inspection Services
PMIS Protection with Professional Documentation.

Austin 512-600-3375 Dallas 214-960-4551 S.A. 210-807-8774

6/30/2011 12:55 PM

Inspector: Charles Barnes

CUSTOMER NO.: Bridgeman

St. Address: 217 Oak Knoll Circle

City: Boerne

ST: TX. **Zip Code:** 78006

Type of Inspection:

Initial Inspection:

Transitional Inspection:

Periodic Inspection:

Picture 1 Street View of Home to Include Driveway/Sidewalks



If no safety issues or deficiencies observed NO COMMENTS will be Made.

Exterior of Property

EXTERIOR

Good

Fair

See Additional Pictures/Needs Further Evaluation

1. Roof/Trim
2. Exterior Door
3. Walls-All Around
4. Front/Back/Side Door
5. Porch/Patio/Deck
6. Light Fixtures
7. Mail Box
8. Fences (Front & Rear)
9. Driveway
10. Lawn-Grass
11. Trees/Touching House
12. Shrubs and Brushes
13. Pool
14. Other

Picture #2 Address



Picture #3 Front View of House (Close Up)



Picture #4 Left Side of House and Yard



Picture #5 Right Side of House and Yard



Picture #6 Rear of House and Yard



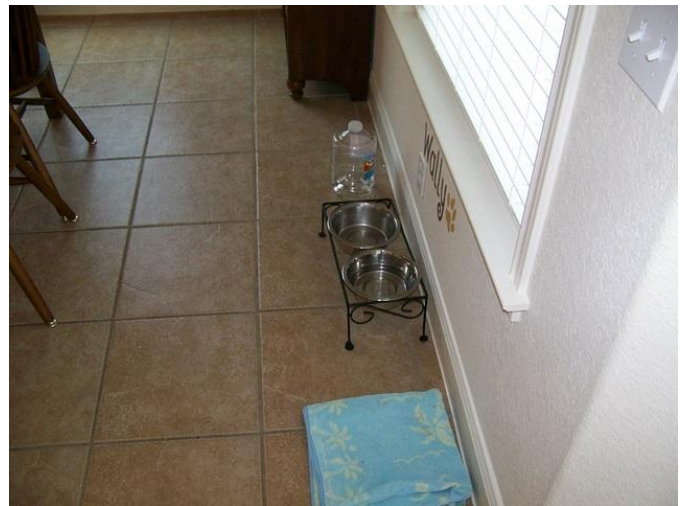
Picture #7 Picture of AC Unit



Picture #8 Picture of Fence and Gate



Picture #9 Signs of any pets i.e. Dog House



Exterior Comments: Location was absent of any address markings(see#2). Tenant commented that sprinkler system ceased operation appr. 2 months prior to inspection. Requires further inspection. Right rear fenceline is in need of replacement slats due to broken/missing slats(see#71,72). Tripping hazard in front yard from protruding water pipe towards sidewalk(see#1,67).



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Interior of Property:

Picture #10 Front Door including casing.



If no safety issues or deficiencies observed NO COMMENTS will be Made.

ENTRY WAY

	Good	Fair	See Additional Pictures/Needs Further Evaluation
1. Visible Address	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Front Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Keyless Lock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Peephole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Picture #11 Porch/Steps



Picture #12 Entry/Foyer



If no safety issues or deficiencies observed NO COMMENTS will be Made.

Living Room/Great Room

Good

Fair

See Additional Pictures/Needs Further Evaluation

- 9. Flooring
- 10. Walls/Paint
- 11. Light Fixture
- 12. Blinds/Drapes
- 13. Windows
- 14. Ceiling Fan
- 15. Outlet/Switch Covers
- 16. Other

Picture #13 Living Room



Picture #14 Living Room Floor



Picture #15 Living Room Ceiling



Picture #16 Living Room Wall



Picture #17 Living Room Wall



Picture #18 Living Room Wall



fami
(fām'ē-lē) n. pl. fam-i-
the source of unconditional
support • an eternal bond
two or more people •
people sharing common
values • a commitment of
greatest gift • is forever

If no safety issues or deficiencies observed NO COMMENTS will be Made.

Not Applicable/Property does not have separate Dining Room/This Section will go unused.

Dining Room	Good	Fair	See Additional Pictures/Needs Further Evaluation
17. Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Light Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Blinds/Drapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Picture #19 Dining Room



Picture #20 Dining Room Floor



Picture #21 Dining Room Ceiling



Picture #22 Dining Room Wall



If no safety issues or deficiencies observed NO COMMENTS will be Made.

Not Applicable/Property does not have separate Family Room/This Section will go unused.

Family Room/Den

Good

Fair

See Additional Pictures/Needs Further Evaluation

- 25. Flooring
- 26. Walls/Paint
- 27. Light Fixture
- 28. Blinds/Drapes
- 29. Windows
- 30. Ceiling Fan
- 31. Outlet/Switch Covers
- 32. Other

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Picture #23 Family Room



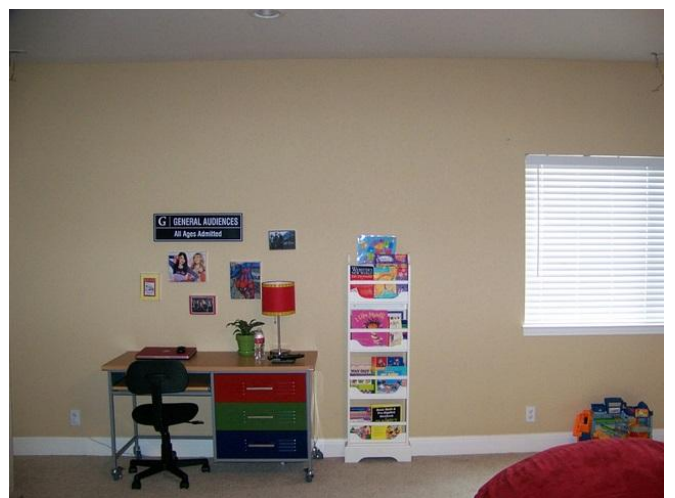
Picture #24 Family Room Floor



Picture #25 Family Room Ceiling



Picture #26 Family Room Wall



Picture #29 Kitchen



Picture # 30 Kitchen Floor



Picture #31 Sink/Faucet/Backsplash



Picture # 32 Inside Cabinet Under Sink



Picture #33 Lower Cabinets



Picture # 34 Upper Cabinets



If no safety issues or deficiencies observed NO COMMENTS will be Made.

Hallway/Stairway

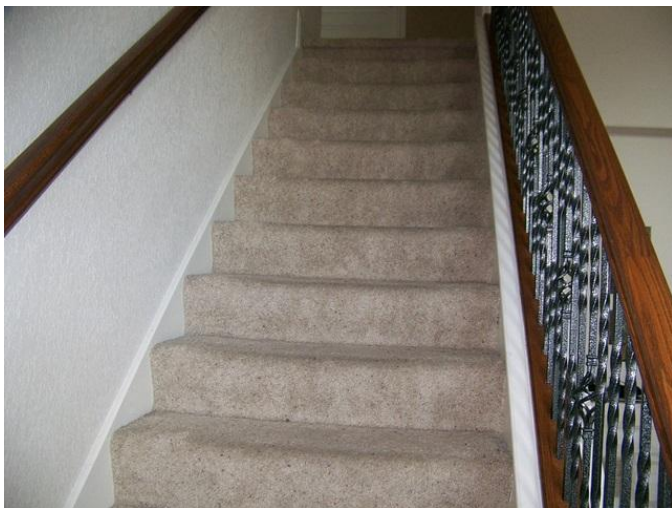
- 28. Flooring
- 29. Walls/Paint
- 30. Light Fixture
- 31. Outlet/Switch Covers
- 32. Other

Good

Fair

See Additional Pictures/Needs Further Evaluation

Picture #35 Floor/Stairs



Picture # 36 Hall Lighting/Ceiling



If no safety issues or deficiencies observed NO COMMENTS will be Made.

Master Bedroom

- 33. Flooring
- 34. Walls/Paint
- 35. Light Fixture
- 36. Blinds/Drapes
- 37. Windows
- 38. Ceiling Fan
- 39. Outlet/Switch Covers
- 40. Other

Good

Fair

See Additional Pictures/Needs Further Evaluation

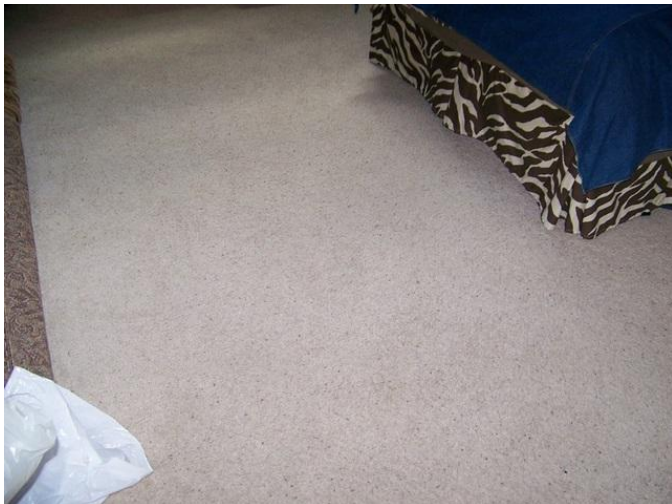
Picture #37 Master Bedroom



Picture # 38 Ceiling (Fan/Smoke Detector?)



Picture #39 Master Bedroom Floor



Picture # 40 Master Bedroom Wall



If no safety issues or deficiencies observed NO COMMENTS will be Made.

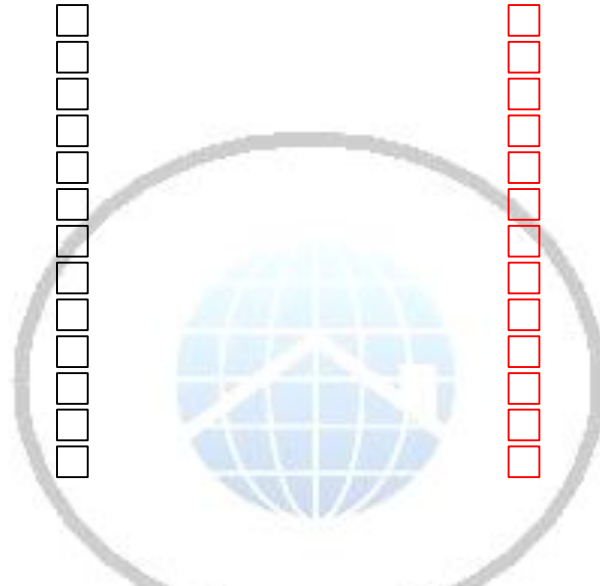
Master Bath

Good

Fair

See Additional Pictures/Needs Further Evaluation

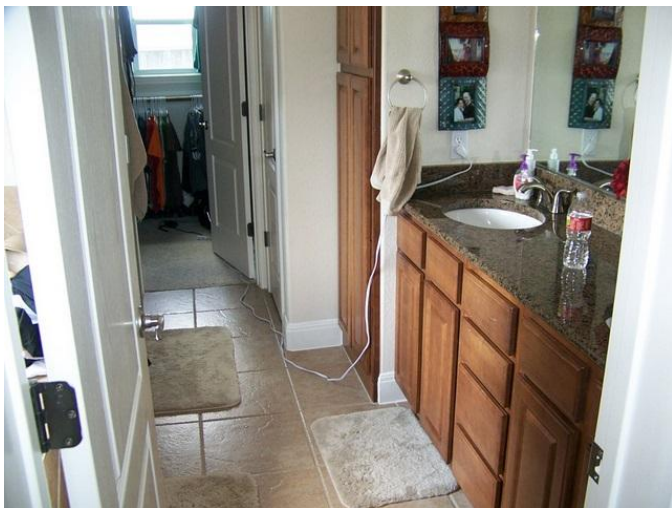
- 41. Flooring
- 42. Walls/Paint
- 43. Ceiling/Exhaust
- 44. Light Fixtures
- 45. Blinds/Drapes
- 46. Window
- 47. Sink/Faucet
- 48. Cabinet Under Sink
- 49. Shower/Faucet
- 50. Tub/Faucet
- 51. Commode
- 52. Towel Racks
- 53. Other



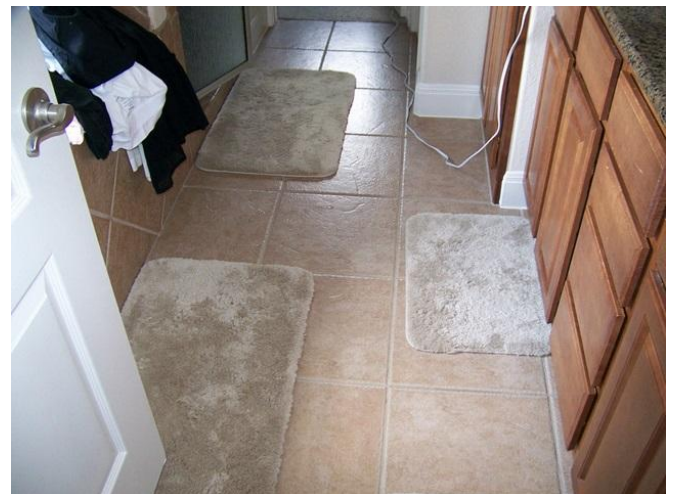
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Picture #41 Master Bathroom



Picture # 42 Master Bathroom Floor



Picture #43 Sink and Faucet



Picture # 44 Inside Cabinet Under Sink



If no safety issues or deficiencies observed NO COMMENTS will be Made.

Not Applicable/Property does not have a 2nd Bedroom/This Section will go unused.

2nd Bedroom

- 54. Flooring
- 55. Walls/Paint
- 56. Light Fixture
- 57. Blinds/Drapes
- 58. Windows
- 59. Ceiling Fan
- 60. Outlet/Switch Covers
- 61. Other

Good

Fair

See Additional Pictures/Needs Further Evaluation

Picture #45 2nd Bedroom Full Shoot



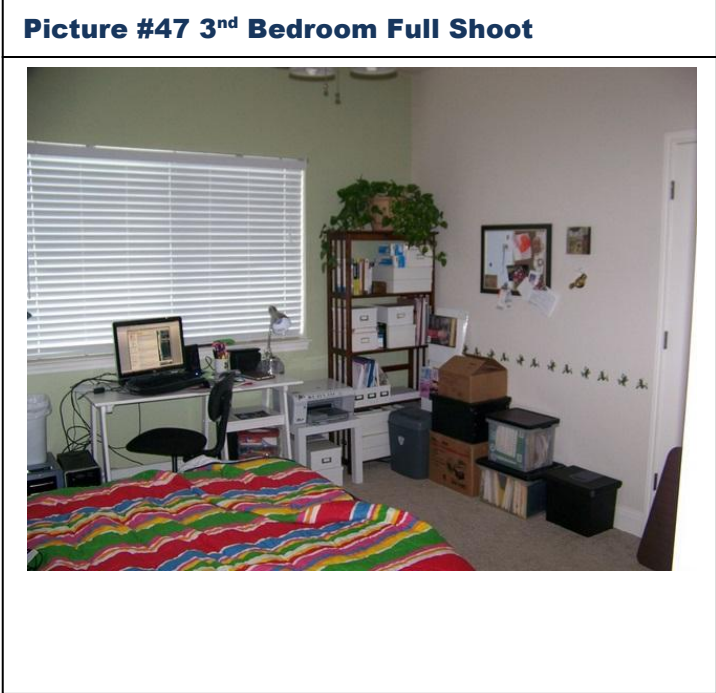
Picture # 46 Ceiling (Fan/Smoke Detector)



If no safety issues or deficiencies observed NO COMMENTS will be Made.

Not Applicable/Property does not have a 3rd Bedroom/This Section will go unused.

3rd Bedroom	Good	Fair	See Additional Pictures/Needs Further Evaluation
62. Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
63. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
64. Light Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
65. Blinds/Drapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
66. Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
67. Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
68. Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
69. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



If no safety issues or deficiencies observed NO COMMENTS will be Made.

Not Applicable/Property does not have a 4th Bedroom /This Section will go unused.

4th Bedroom	Good	Fair	See Additional Pictures/Needs Further Evaluation
70. Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
71. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
72. Light Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
73. Blinds/Drapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
74. Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
75. Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
76. Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
77. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Picture #49 4th Bedroom Full Shoot



Picture # 50 Ceiling (Fan/Smoke Detector)



If no safety issues or deficiencies observed NO COMMENTS will be Made.

Not Applicable/Property does not have a 2nd Bathroom/This Section will go unused.

2nd Bathroom

Good

Fair

See Additional Pictures/Needs Further Evaluation

- 78. Flooring
- 79. Walls/Paint
- 80. Ceiling/Exhaust
- 81. Light Fixtures
- 82. Blinds/Drapes
- 83. Window
- 84. Sink/Faucet
- 85. Cabinet Under Sink
- 86. Shower/Faucet
- 87. Tub/Faucet
- 88. Commode
- 89. Towel Racks
- 90. Other

Picture #51 2nd Bathroom Full Shoot



Picture # 52 Bathroom Floor



Picture #53 Sink and Faucets



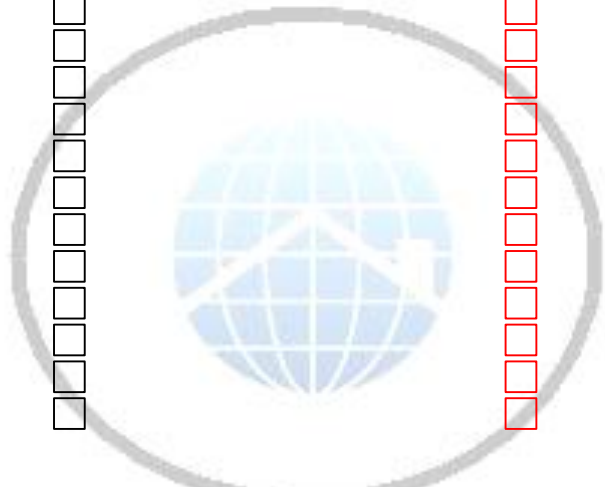
Picture # 54 Inside Cabinet under Sink



If no safety issues or deficiencies observed NO COMMENTS will be Made.

Not Applicable/Property does not have a 3rd or Half Bath/This Section will go unused.

3 rd Bath/Half Bath	Good	Fair	See Additional Pictures/Needs Further Evaluation
91. Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
92. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
93. Ceiling/Exhaust	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
94. Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
95. Blinds/Drapes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
96. Window	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
97. Sink/Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
98. Cabinet Under Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
99. Shower/Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
100. Tub/Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
101. Commode	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
102. Towel Racks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
103. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Picture #55 3rd Bathroom Full Shoot



Picture # 56 Bathroom Floor



Picture #57 Sink and Faucets



Picture # 58 Inside Cabinet under Sink



If no safety issues or deficiencies observed NO COMMENTS will be Made.

Not Applicable/Property does not have a Utility Room/This Section will go unused.

Utility Room

- 101. Flooring
- 102. Walls/Paint
- 103. Washer Connection
- 104. Light Fixtures
- 105. Blinds/Drapes
- 106. Window
- 107. Other

Good

Fair

See Additional Pictures/Needs Further Evaluation

Picture #59 Utility Room



Picture # 60 Washer Connections



If no safety issues or deficiencies observed NO COMMENTS will be Made.

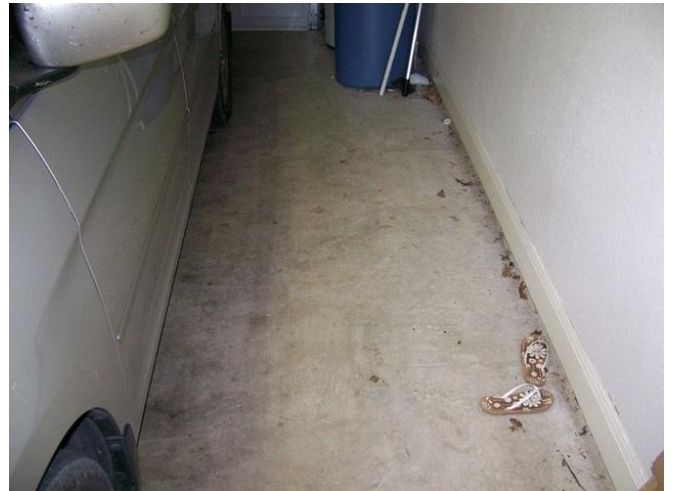
Not Applicable/Property does not have a Garage or Carport/This Section will go unused.

Garage	Good	Fair	See Additional Pictures/Needs Further Evaluation
108. Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
109. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
110. Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
111. Blinds/Drapes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
112. Window	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
113. Garage Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
114. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Picture #61 Garage



Picture # 62 Garage Floor



If no safety issues or deficiencies observed NO COMMENTS will be Made.

Miscellaneous	Good	Fair	See Additional Pictures/Needs Further Evaluation
115. Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
116. AC Filter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
117. Pets On the Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
118. Missing/Torn Screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
119. Trip Hazards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
120. Drainage Issues	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
121. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

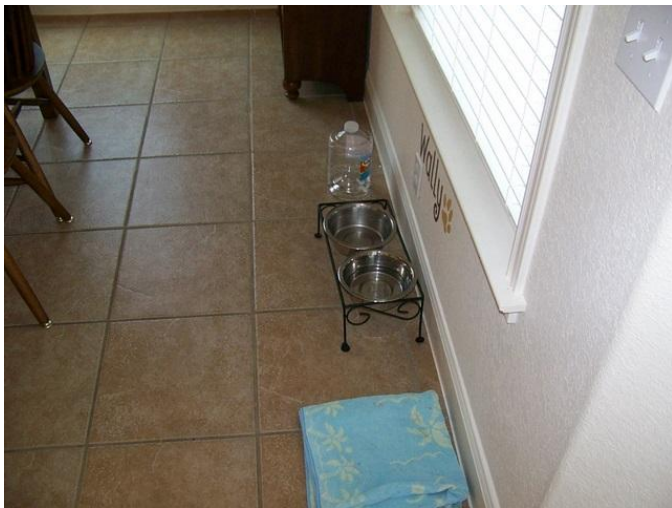
Picture #63 Hot Water Heater



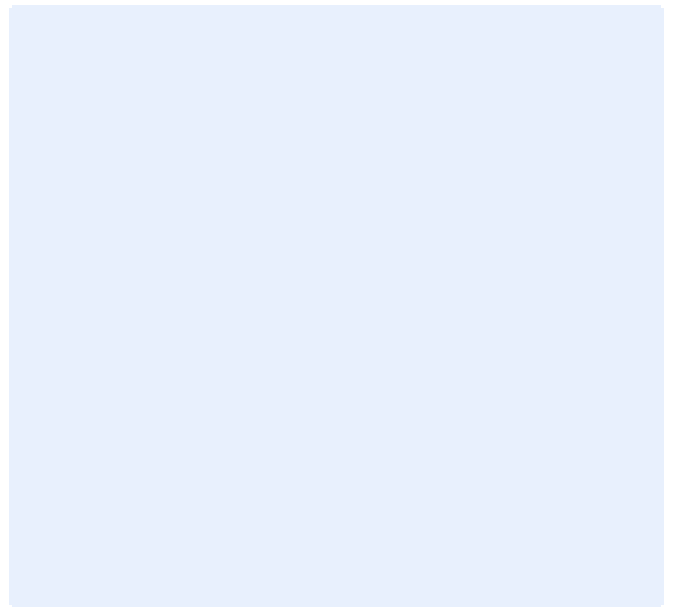
Picture # 64 A/C Filter



Picture #65 Pets On the Property



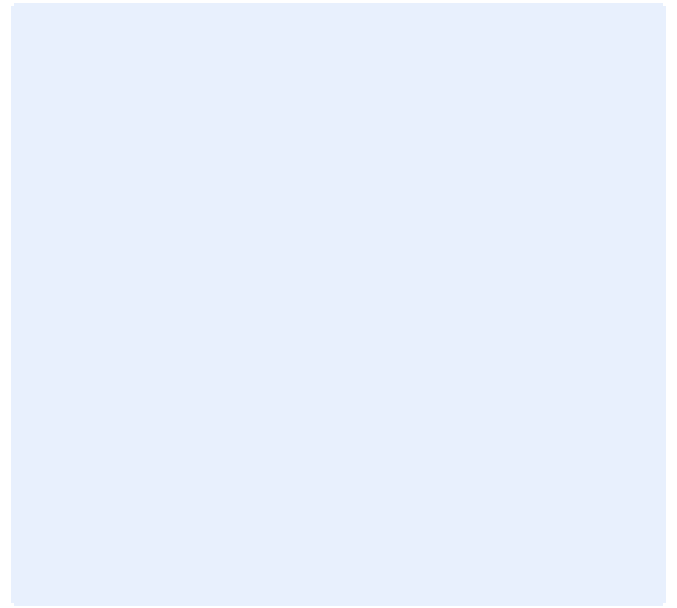
Picture # 66 Missing/Torn Screen



Picture #67 Trip Hazards



Picture # 68 Drainage Issues



Interior Comments: Tenant commented that upstairs Game Room was unusually warm. Mentioned warm air coming from elec. outlets & cable outlets. Inspector heard rattling coming from air duct. Tenant thought possible duct disconnection in attic had occurred. Requires further inspection. 2nd Bedroom has disconnected smoke alarm due to malfunction. Tenant commented replacement batteries did not provide solution. Requires further inspection.

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Additional Pictures

Picture #69



Picture # 70



Picture #71



Picture # 72



Comments: Front and rear yards could use further attention due to extreme dryness(see#69).Front door faded/worn from sun and in need of weatherstripping(see#70,76).Right rear fenceline in need of replacement slats(see#71,72).

Picture #73



Picture # 74



Picture #75



Picture # 76



Comments: Dryer vent pushed away from wall exposing hole(see#73). Left rear corner cracked on bottom(see#74). Hairline crack on rear patio in front of door(see#75). Weatherstripping exposing light gap on front door(see#76).

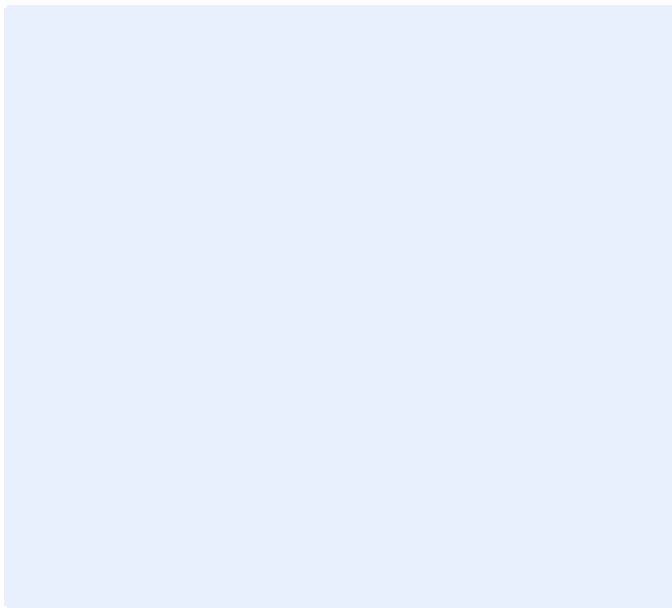
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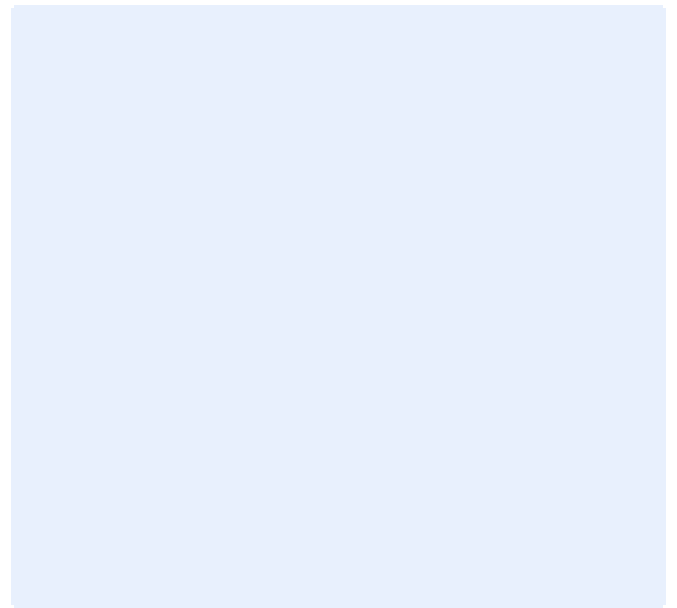
Picture # 78



Picture #79

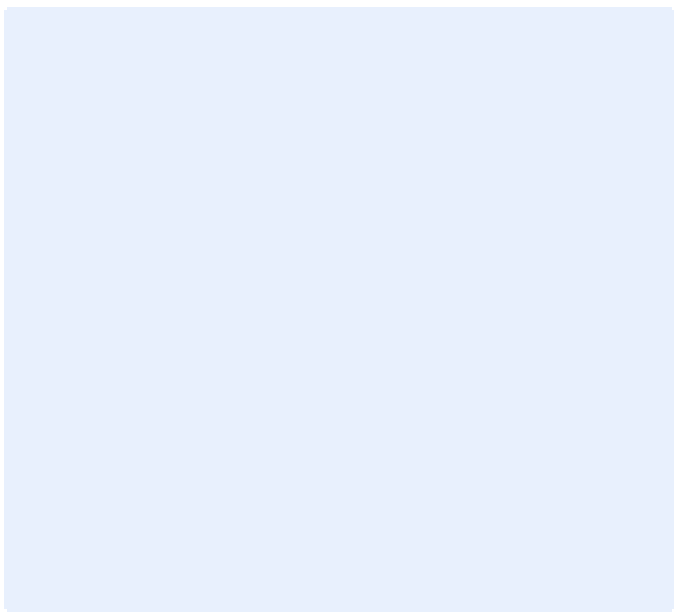


Picture # 80

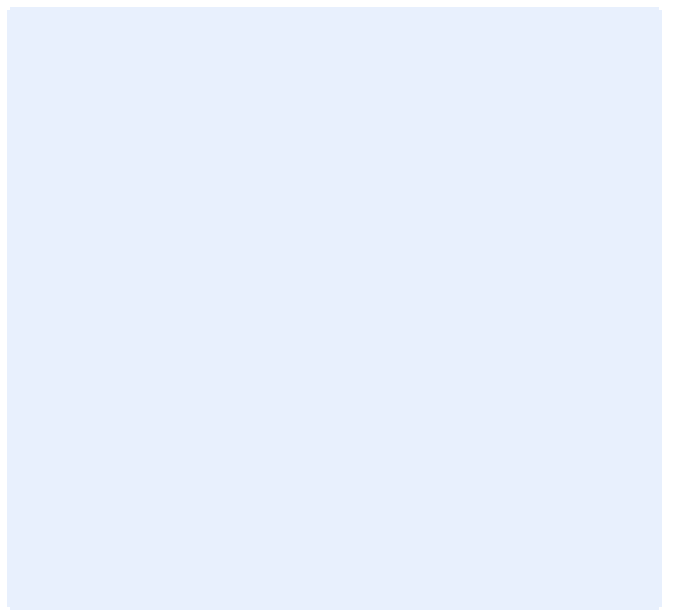


Comments: A/C filters in need of replacement(see#77).Smoke alarm disconnected due to malfunction in 2nd Bedroom(see#78).

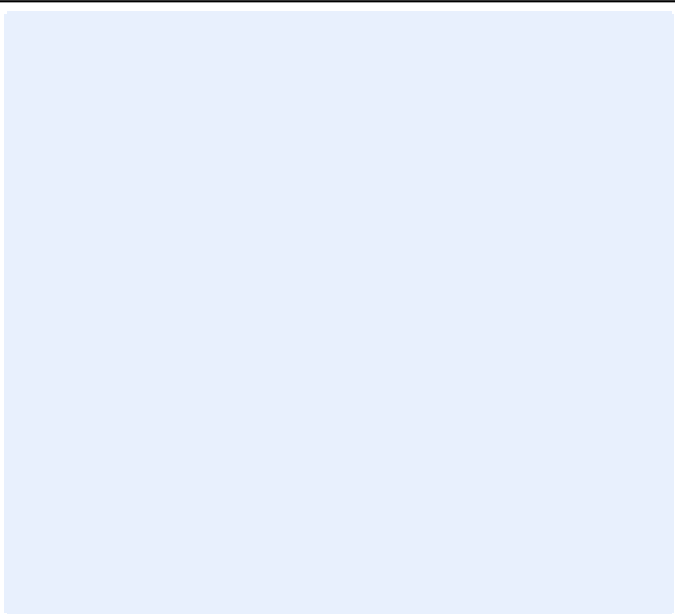
Picture #81



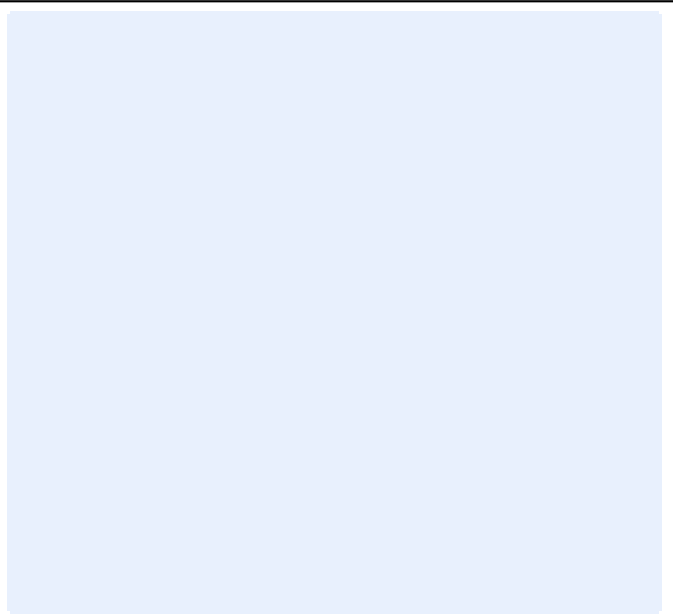
Picture # 82



Picture #83

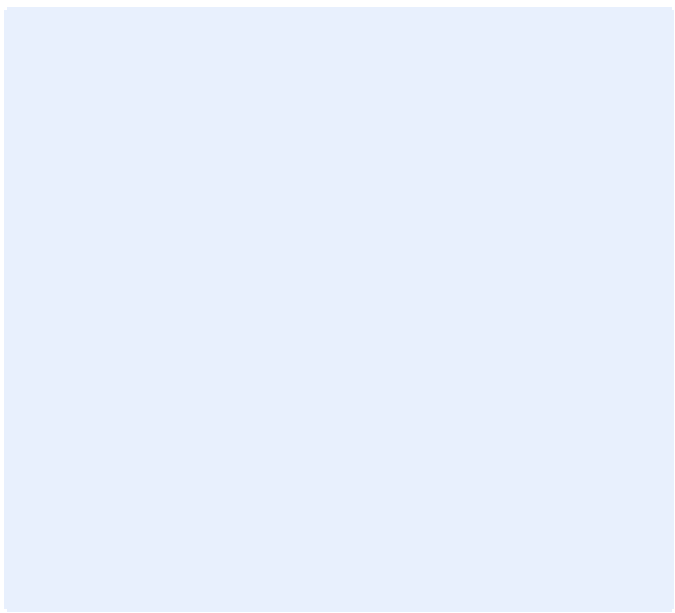


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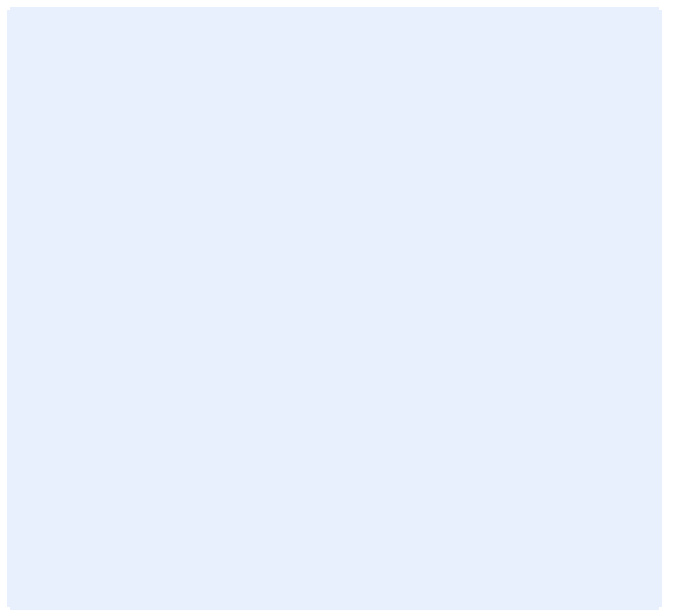


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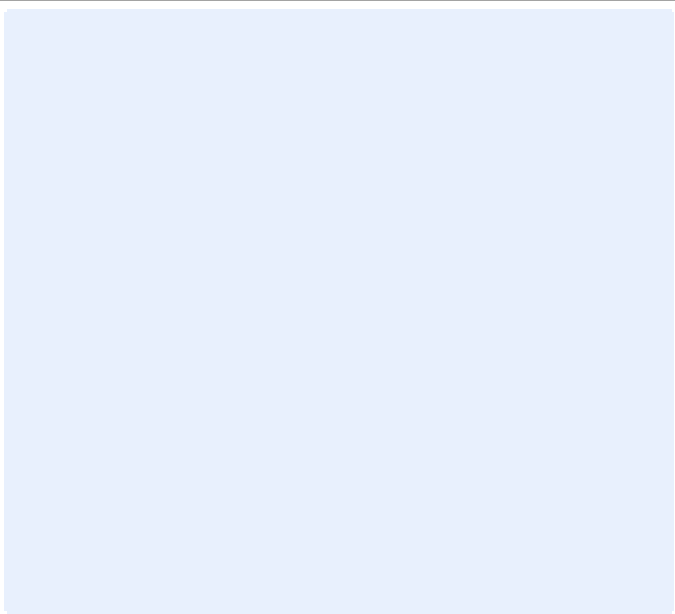
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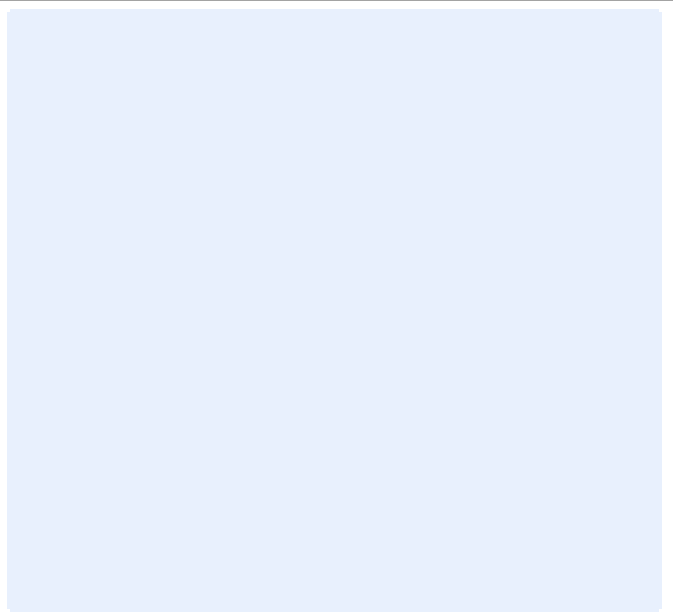
Picture # 86



Picture #87

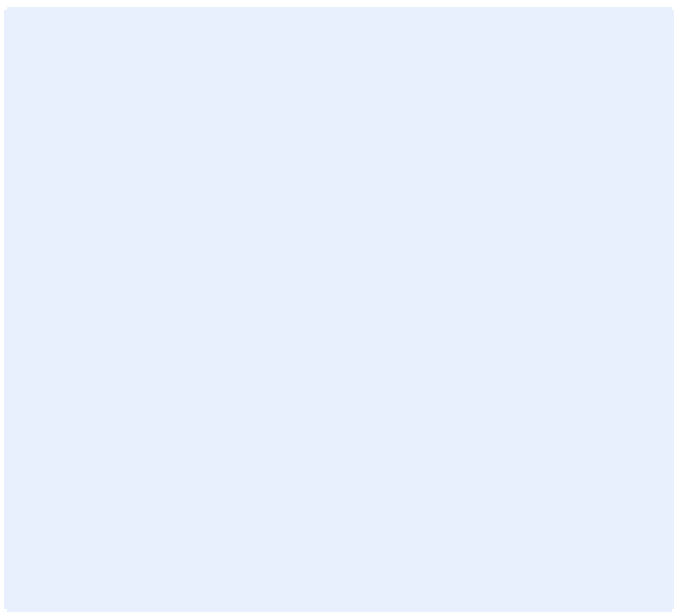


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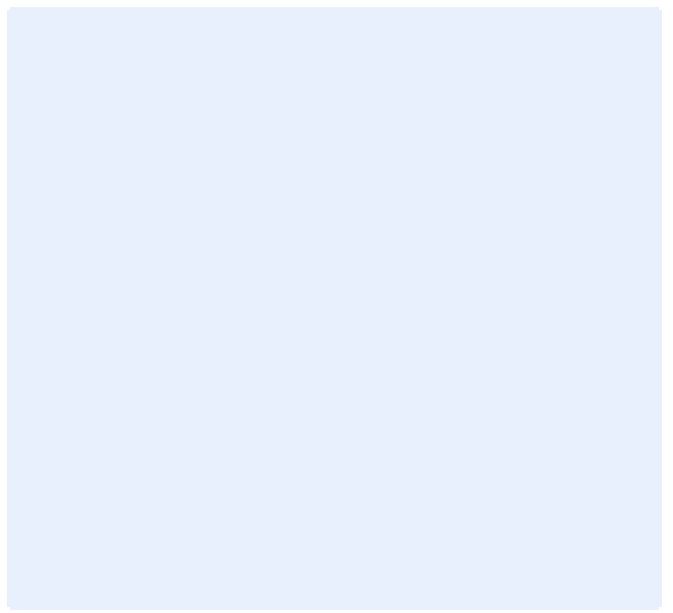


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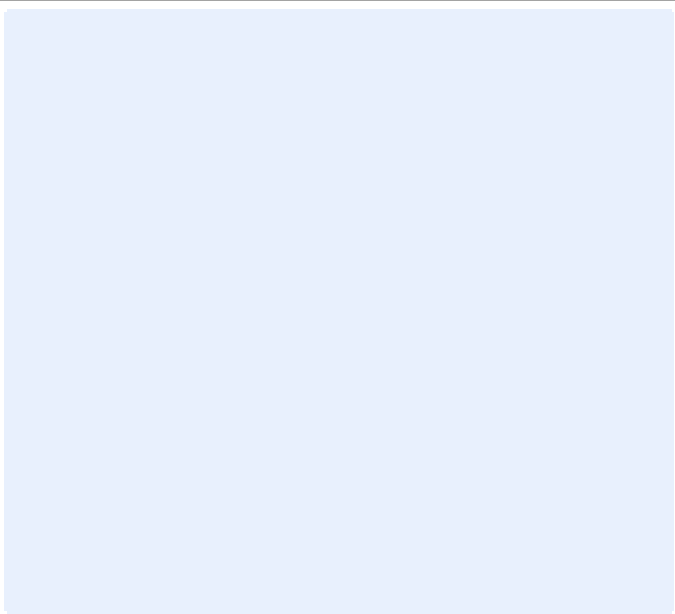
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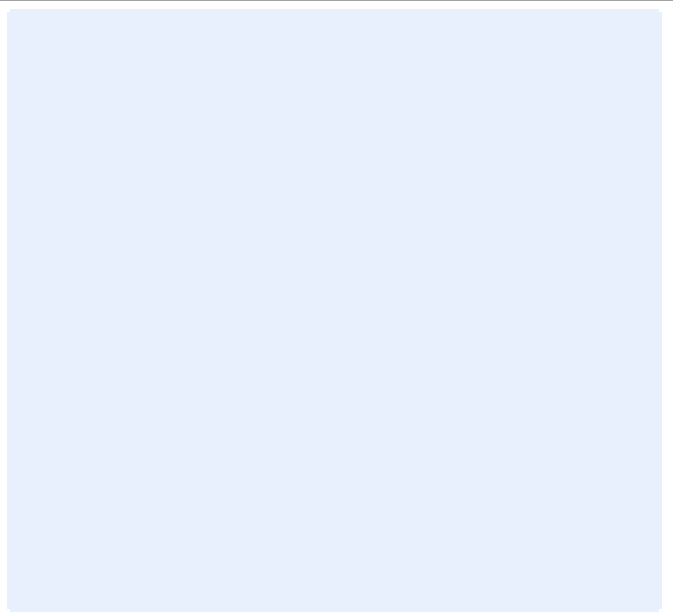
Picture # 90



Picture #91

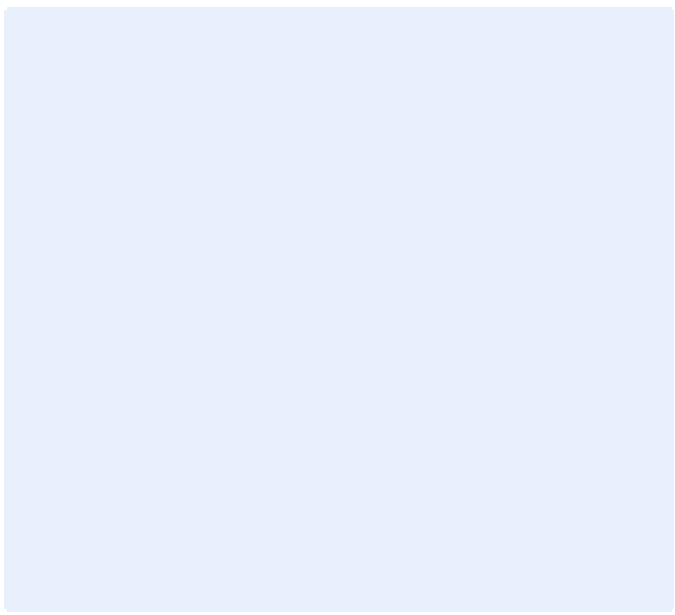


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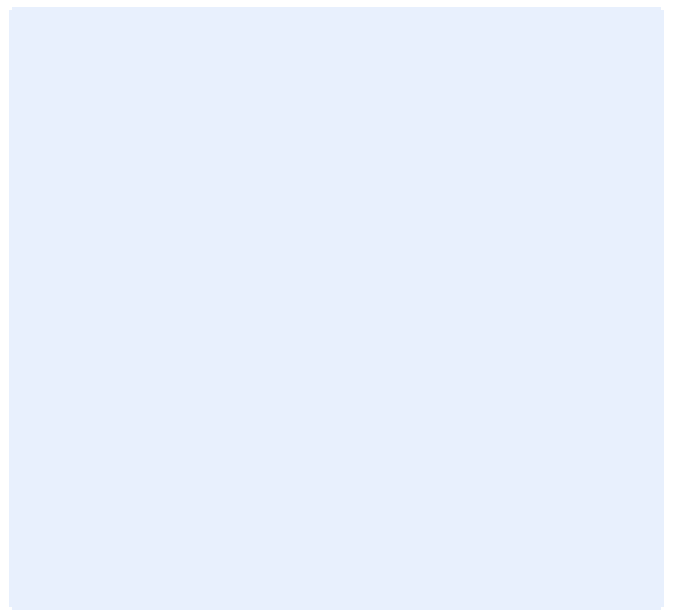


Comments:

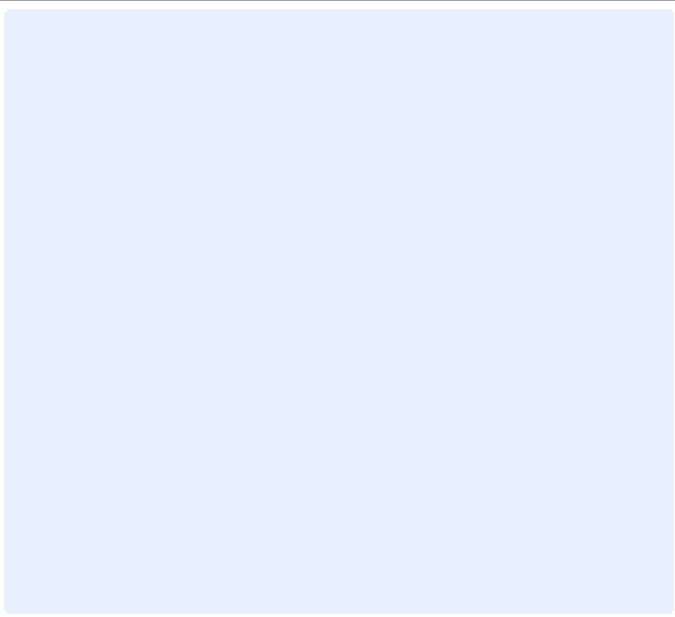
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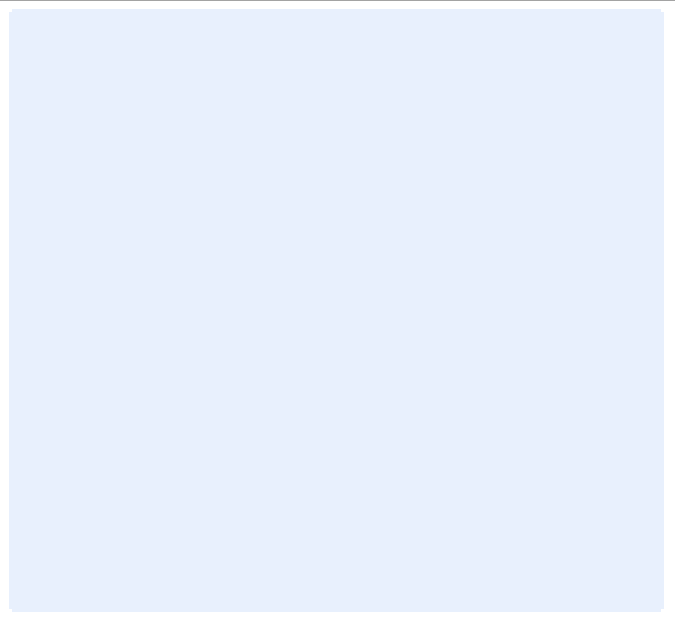
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Picture #95

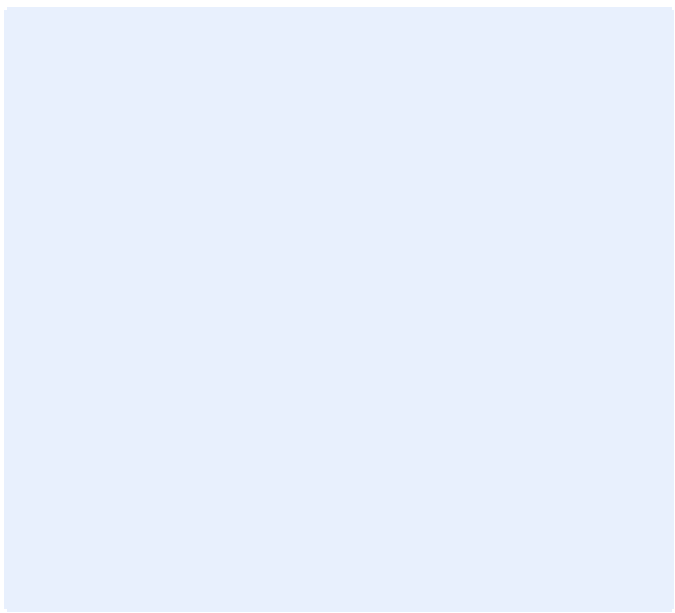


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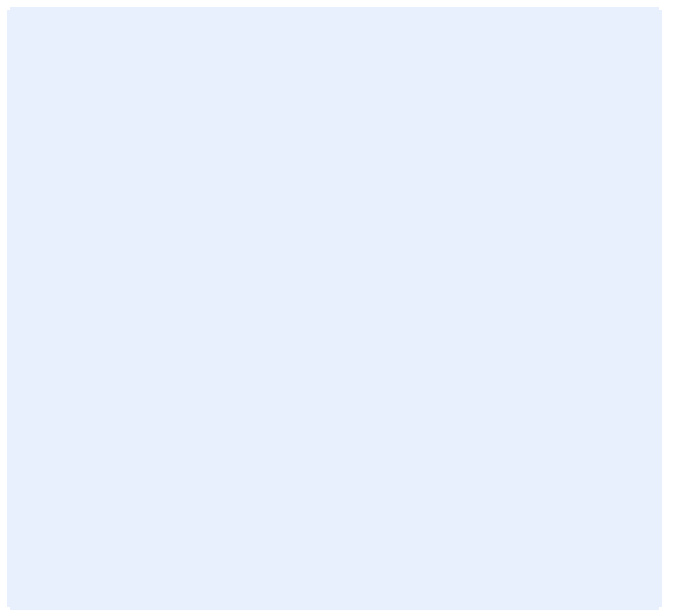


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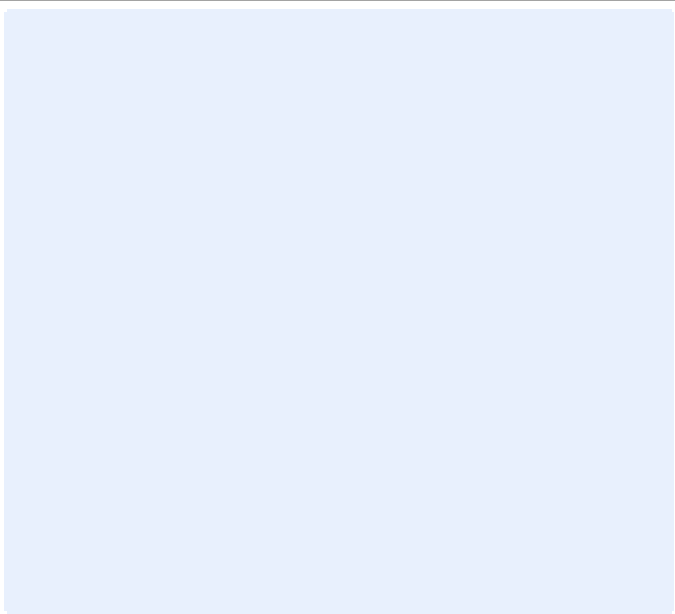
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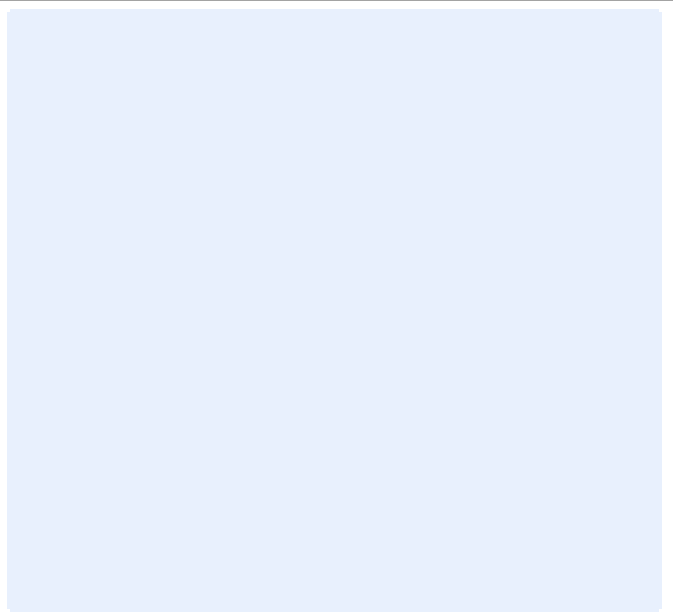
Picture # 98



Picture #99



Picture # 100



Comments: