

## PROPERTY INSPECTION REPORT

**Prepared For:** Tony Scarnato  
(Name of Client)

**Concerning:** 111 Villa Grande San Antonio, TX 78228  
(Address or Other Identification of Inspected Property)

**By:** Gary Armstrong 9604 09/21/07  
(Name and License Number of Inspector) (Date)

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

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.

### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Report Number: 20070940068 Phone Number: \_\_\_\_\_  
Date of Inspection: 09/21/07 Fax Number: \_\_\_\_\_  
Time of Inspection: 2:00pm  
Client Mailing Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

### SPECIAL NOTES:

Reinspection done 03/14/08. Notes are in report in bold type

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.):  
 FOUNDATION TYPE- Concrete slab on grade.  
 CONCRETE FOUNDATION OBSERVATIONS- Foundation appears to be functioning normally at time of inspection.  
 Minor signs of past settlement observed in the form of hair line type cracking to finished surfaces.  
 Signs of repairs noted at front porch area.
- B. Grading and Drainage**  
*Comments*  
 Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at left rear near fence area . Repair drainage at these areas to properly drain away from foundation, to prevent water accumulation and possible stress to structure. **Repaired 03/14/08.**
- C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)  
*Comments*  
 METHOD USED TO INSPECT ROOF- The following was observed upon walking on the roof.  
 DESCRIPTION OF MATERIALS- Composition and/or fiberglass shingles. Note: Average life expectancy under normal installation/conditions is between 10 -14 years. Approximate age of roof. Approximate age of this roof covering is believed to be between 5 and 10 years old.  
 ROOF COVERING OBSERVATIONS- Tree limb(s) observed in contact and rubbing surface of roof. Trim to avoid excessive wear.  
 Large amounts of debris is observed on roof surface (tree limbs, leaves, etc). Removal of debris recommended.  
  
 GUTTERING OBSERVATIONS- DAMAGE/DEFECTS NOTED- Gutter(s) are filled with debris. (Leaves, sticks, and/or aggregate.) Debris may have restricted full viewing at some areas.
- D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect.)  
*Comments*  
 ACCESS METHOD/LIMITATIONS- No attic access observed due to storage in attic. Recommend gain access for review.  
**Reinspection 03/14/08.-- ROOF STRUCTURE OBSERVATIONS- No problems observed during this inspection period.**

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or in Need of Repair	Inspection Item
I	NI	NP	R			

**INSULATION OBSERVATIONS- Blown type insulation (either fiberglass or rock wool) present. The insulation layer is approximately, 9 to 10 inches thick.**

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

*Comments*

INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)- Drywall.

OBSERVATIONS-Nail pops at right front bedroom wall.

Signs of patching noted at doors and windows at kitchen, living area, throughout house  
Stored items or furnishings prevent full inspection.

EXTERIOR WALL OBSERVATIONS- EXTERIOR WALLS ARE CONSTRUCTED OF THE FOLLOWING MATERIALS- Brick and/or block (stone) veneer over wood framing.

Cement Fiber type siding. Soffit(s), eave(s), and/or trim are painted wood.

OBSERVATIONS-Seal open joints at lap siding on exterior. **Repaired 03/14/08.**

Excessive spacing of weep holes in masonry siding . Add every 33" properly.

**F. Ceilings and Floors**

*Comments*

CEILING COVERING(S)- CEILING OBSERVATIONS-garage doorway seam open, gaps observed

Cracking at ceiling at living room.

FLOOR COVERING(S)-seams at kitchen pantry.

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

*Comments*

INTERIOR DOOR OBSERVATIONS- No problems observed during this inspection period.

EXTERIOR DOOR OBSERVATIONS-doors sticking in jambs at front door, **Repaired 03/14/08.** at side door.

Damaged, missing weatherstrip at garage door.

**H. Windows**

*Comments*

OBSERVATIONS-cracked glazing beads at right rear window, at right living room in need of repairs

Signs of past leakage observed at interior windows **Repairs observed on exterior 03/14/08.**

**I. Fireplace/Chimney**

*Comments*

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or in Need of Repair	Inspection Item
I	NI	NP	R			

**Not Present**

- J. Porches, Decks and Carports (Attached)**  
*Comments*

PORCH OBSERVATIONS-loose post at front of house. **Repaired 03/14/08.**

- 

- K. Other**  
*Comments*

**Not Present**

**II. ELECTRICAL SYSTEMS**

- A. Service Entrance and Panels**  
*Comments:*

SERVICE COMMENTS: Under Ground  
 MAIN PANEL COMMENTS: LOCATION- Exterior of house  
 PREDOMINANT OVERLOAD PROTECTION DEVICES- Circuit breakers are provided.  
 MAIN ELECTRICAL PANEL OBSERVATIONS-white wiring at interior panel is used as hot leg but not properly marked.

SUB-PANEL COMMENTS: SUB-ELECTRICAL PANEL OBSERVATIONS- No problem(s) noted at the time of inspection.

- 

- B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.):  
*Comments:*

FEEDERS- Copper, Aluminum (220 volt OK)  
 VISIBLE BRANCH WIRING TYPE- Grounded type branch wiring present. Copper  
 BRANCH WIRING OBSERVATIONS- RECEPTACLE DEFICIENCIES-loose outlets at living room area.  
 LIGHTING & CEILING FAN DEFICIENCIES- light out at front porch. **Repaired 03/14/08.**

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

- 

- A. Heating Equipment #1:**  
*Type/Energy Source:* System Type- Electric Forced Air Heat Pump.  
*Comments:*

Unit located at closet.  
 Heating System- The heating system operated correctly at the time of the inspection.  
**Reinspection 03/14/08. Unit has been replaced.**

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or in Need of Repair	Inspection Item
I	NI	NP	R			

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><b>B. Cooling Equipment #1:</b>  <i>Type/Energy Source:</i> Electric.  <i>Comments:</i></p> <p>Cooling System- - Central, - Split System.                  Trane est 2 1/2 ton 2000 unit located at exterior.                  AIR TEMPERATURE DIFFERENTIAL- Temperature drop/differential observed between 15 - 20 degrees. (taken between interior return and supply air) This is considered a normal operating range.                  CONDENSER (EXTERIOR UNIT) OBSERVATIONS-damaged insulation on exterior lines to unit, in need of replacement.                  EVAPORATOR OBSERVATIONS-signs of recent cleaning observed at interior of unit.</p> <p><b><u>Reinspection 03/14/08. Unit has been replaced.</u></b>  <b><u>Breaker at exterior oversized . Change from 30 amps to 20 amps.</u></b></p>
---	--

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><b>C. Ducts and Vents</b>  <i>Comments:</i></p> <p>DUCTWORK TYPE- Fiberglass duct board and/or flexible type ducts were primarily used for distribution/return system throughout.                  Ductwork, Air Chase and/or Plenum Observations-no access to ducts in attic to review.  <b>Electrical wiring from water heater connections was present in the return air duct work.</b></p> <p><b><u>Reinspection 03/14/08. Ducts have been replaced.</u></b></p>
---	--

**IV. PLUMBING SYSTEM**

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p><b>A. Water Supply System and Fixtures</b>  <i>Comments:</i></p> <p>The potable water supply source is- Municipal service is primary water source.                  SUPPLY PIPING TYPE- Copper, Plastic                  POTABLE WATER LINE OBSERVATIONS- Appears serviceable.</p>
--	---

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p><b>Bathroom #1 MASTER BATHROOM:</b></p> <p>LAVATORY- No problems observed during this inspection period.                  TOILET/BIDET PLUMBING- No problems observed during this inspection period.                  TUB/SHOWER PLUMBING- No problems observed during this inspection period.</p>
--	---

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p><b>B. Drains, Wastes, Vents</b>  <i>Comments:</i></p>
--	--

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or in Need of Repair	Inspection Item
I	NI	NP	R			

DRAIN/WASTE & VENT PIPING TYPE- PVC plastic  
 SEWER PIPE OBSERVATIONS- No problems observed during this inspection period.

**Bathroom #1 MASTER BATHROOM:**

LAVATORY- **Restricted/Slow drainage was noted.**  
 TOILET/BIDET PLUMBING- No problems observed during this inspection period.TUB/  
 SHOWER PLUMBING- **Restricted/Slow drainage was noted.**

**C. Water Heating Equipment #1:** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

*Energy Source:* Electrically operated.  
*Comments:*

State 40 gallon 2001 unit located at closet.  
 . No problems observed during this inspection period.

**Reinspection 03/14/08. New 40 gallon unit installed.**  
**Extend exterior t and p drainline closer to ground**

**D. Hydro Therapy Equipment**

*Comments:*

**Not Present**

**V. APPLIANCES**

**A. Dishwasher**

*Comments:*

Unit is not properly secured in cabinet.

**B. Food Waste Disposer**

*Comments:*

**Deficiencies- Unit failed to operate.**

**C. Range Hood**

*Comments:*

No problems observed during limited test run of appliance.

**D. Ranges/Ovens/Cooktops**

*Comments:*

Oven present, Electric.  
 No problems observed during this inspection period.

**E. Microwave Cooking Equipment**

*Comments:*

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or in Need of Repair	Inspection Item
I	NI	NP	R			

**Not Present**

**F. Trash Compactor**  
*Comments:*

**Not Present**

**G. Bathroom Exhaust Fans and/or Heaters**  
*Comments:*

Vent unit present. No problems observed during limited test run of appliance.

**H. Whole House Vacuum Systems**  
*Comments:*

**Not Present**

**I. Garage Door Operators**  
*Comments:*

No problems observed during limited test run of appliance.

**J. Door Bell and Chimes**  
*Comments:*

No problems observed.

**K. Dryer Vents**  
*Comments:*

No problems noted.

**L. Other Built-in Appliances**  
*Comments:*

**Not Present**

**VI. OPTIONAL SYSTEMS**

**A. Lawn Sprinklers**  
*Comments:*

**Not Present**

**B. Swimming Pools and Equipment**  
*Comments:*

**Not Present**

**C. Outbuildings**  
*Comments:*

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or in Need of Repair	Inspection Item
I	NI	NP	R			

**Not Present**

**D. Outdoor Cooking Equipment**  
*Energy Source:*  
*Comments:*

**Not Present**

**E. Gas Lines**  
*Comments:*

**Not Present**

**F. Water Wells** (A coliform analysis is recommended.)  
*Type of Pump:*  
*Type of Storage Equipment:*  
*Comments:*

**Not Present**

**G. Septic Systems**  
*Comments:*

**Not Present**

**H. Security Systems**  
*Comments:*

security testing is not part of this inspection

**I. Fire Protection Equipment**  
*Comments:*

**Not Present**