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## PROPERTY INSPECTION REPORT

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

**Concerning:** 1110 NW 27th San Antonio, TX 78228  
(Address or Other Identification of Inspected Property)

**By:** Gary Armstrong 9604 09/14/07  
(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: 20070939954 Phone Number: \_\_\_\_\_  
Date of Inspection: 09/14/07 Fax Number: \_\_\_\_\_  
Time of Inspection: 11:30am  
Client Mailing Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

### SPECIAL NOTES:

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.  
 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. Smaller, fracture cracks to finished floor in garage observed, at exterior left garage corner.

**B. Grading and Drainage**  
*Comments*  
 Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at left front areas. Repair drainage at these areas to properly drain away from foundation, to prevent water accumulation and possible stress to structure.  
 Soil installed too high to siding at rear of house. Lower soil properly below base of siding and maintain proper slope away from foundation.

**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- Seal all exposed fasteners at ridge caps, flashings on roof.  
 Starter strip around perimeter edge of roof improperly installed, not sealed down as per manufacturer installation instructions.  
 Roof covering observed showing normal wear for age.

**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect.)  
*Comments*  
 ACCESS METHOD/LIMITATIONS- Full access  
 ATTIC OBSERVATIONS- Truss framing..  
 ROOF STRUCTURE OBSERVATIONS- gaps, stresses observed on trusses at right side attic area  
 INSULATION OBSERVATIONS- Blown type insulation (either fiberglass or rock wool) present. The insulation layer is approximately, 7 to 9 inches thick.

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

INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)- Drywall.  
OBSERVATIONS- patching noted at hallway ceiling to wall joint  
Damaged wall at master bath behind toilet  
Hole at return chase closet

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- Excessive spacing, missing weep holes in masonry siding at front left wall. Add every 33".  
Exposed nails at right fascia  
Seal lap siding at rear wall of house joints  
Staining, worn paint on exterior eaves.

**F. Ceilings and Floors**  
*Comments*

CEILING COVERING(S)- CEILING OBSERVATIONS-damaged ceiling at garage.

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

INTERIOR DOOR OBSERVATIONS-right rear loose knob

EXTERIOR DOOR OBSERVATIONS- sliding door not opened due to bars  
Front door sticking in frame

**H. Windows**  
*Comments*

OBSERVATIONS- BURGLAR BARS: Are not of the keyless egress type. Windows do not have an interior quick release for proper egress in an emergency situation.

**I. Fireplace/Chimney**  
*Comments*

Not Present

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

PORCH OBSERVATIONS- No problems observed during inspection period.

**K. Other**  
*Comments*

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**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

*Comments:*

SERVICE COMMENTS: Under Ground  
 MAIN PANEL COMMENTS: LOCATION- Exterior of house at right side.  
 PREDOMINANT OVERLOAD PROTECTION DEVICES- Circuit breakers are provided.  
 MAIN ELECTRICAL PANEL OBSERVATIONS- white wiring used for hot "legs" in panel but not properly marked

SUB-PANEL COMMENTS: LOCATION- Garage  
 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, -  
 LIGHTING & CEILING FAN DEFICIENCIES- loose ceiling fan at front right bedroom

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

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**A. Heating Equipment #1:**

*Type/Energy Source:* System Type- Electric Forced Air Heat Pump.  
*Comments:*

Unit located at hall closet.  
 Heating System- The heating system operated correctly at the time of the inspection.

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**B. Cooling Equipment #1:**

*Type/Energy Source:* Electric.  
*Comments:*

Cooling System- - Central, - Split System.  
 Payne est 2 1/2 ton 2004 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- **Condenser Deficiencies-**



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

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**Kitchen**

KITCHEN DRAIN PLUMBING- **Leakage/drip is noted under the kitchen sink at drainline.**

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**Bathroom #1 MASTER BATHROOM:**

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.

- 

**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:*  
 GE 40 gallon 2006 unit located at closet.  
 No problems observed during this inspection period.

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**D. Hydro Therapy Equipment**

*Comments:*  
 Not Present

**V. APPLIANCES**

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**A. Dishwasher**

*Comments:*  
 Unit is not properly secured in cabinet.

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**B. Food Waste Disposer**

*Comments:*  
**Deficiencies-** clean debris out of interior of unit

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**C. Range Hood**

*Comments:*  
 No problems observed during limited test run of appliance.

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**D. Ranges/Ovens/Cooktops**

*Comments:*

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Unit has storage inside, not operated

E. **Microwave Cooking Equipment**  
*Comments:*  
 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:*  
 Not Present

J. **Door Bell and Chimes**  
*Comments:*  
 No problems observed.

K. **Dryer Vents**  
*Comments:*  
Vent cap is damaged.

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

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C. **Outbuildings**  
*Comments:*  
 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