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## PROPERTY INSPECTION REPORT

<b>Prepared For:</b>	Tony Scarnato
	(Name of Client)
<b>Concerning:</b>	1210 NW 27th <span style="float: right;">San Antonio, TX 78228</span>
	(Address or Other Identification of Inspected Property)
<b>By:</b>	Jon Bueche <span style="margin-left: 100px;">7223</span> <span style="float: right;">08/21/07</span>
	(Name and License Number of Inspector) <span style="float: right;">(Date)</span>
	(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: <u>20070939570</u>	Phone Number: _____
Date of Inspection: <u>08/21/07</u>	Fax Number: _____
Time of Inspection: <u>1:00pm</u>	
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.

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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.
- B. Grading and Drainage**  
*Comments*  
 Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at rear areas. Repair drainage at these areas to properly drain away from foundation, to prevent water accumulation and possible stress to structure.
- 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 at lower areas. Upper roof observed from eaves, from ground  
 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.  
 GUTTERING OBSERVATIONS- DAMAGE/DEFECTS NOTED- Gutter is sloped improperly and holding water at front of house.
- 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.  
 signs of animals, rodents observed in attic area.  
 ROOF STRUCTURE OBSERVATIONS- No problems observed during this inspection period.  
 INSULATION OBSERVATIONS- Blown type insulation (either fiberglass or rock wool) present. The insulation layer is approximately, 7 to 9 inches thick.
- E. Walls (Interior and Exterior)**  
*Comments*

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

OBSERVATIONS- water damage at base of walls outside of master bath tub  
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 exterior around a/c disconnect, around electric panel

Missing weep holes in masonry siding over garage door. Add every 33".

Old patching noted at garage door area wall in mortar

Animal damage to trim at corners, at rear door

Gaps at brick wall to soffit over front porch

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

CEILING COVERING(S)- CEILING OBSERVATIONS- No problems observed during this inspection period.

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

INTERIOR DOOR OBSERVATIONS-upper left rear bedroom closet doors off track

EXTERIOR DOOR OBSERVATIONS- Moisture related deterioration is present in door(s) and/or related trim in the following area(s). --- rear door . Repair damage, reseal exterior and consider cover to protect from elements.  
Rear door sticking in frame.

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**H. Windows**  
*Comments*

OBSERVATIONS-damaged glazing beads at windows all around house

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

Not Present

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

PORCH OBSERVATIONS- No problems observed during inspection period.

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**K. Other**  
*Comments*

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Not Present

**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- No problem(s) noted at the time of inspection.

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

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**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- unbalanced ceiling fan at family room.  
 Chain broken for light fixture.  
 Missing cover at lower stairs landing light fixture

**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.  
 Trane est 3 ton 1999 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

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a normal operating range.  
 CONDENSER (EXTERIOR UNIT) OBSERVATIONS- **Condenser Deficiencies-  
 resecure disconnect box on exterior wall**  
**Extend condensate drainline away from foundation on exterior**  
**Replace insulation on exterior lines to unit**  
 EVAPORATOR OBSERVATIONS-**drainline at unit stopped up, in need of clearing/  
 repairs**  
**Some debris, fungal type growth observed at interior air handler unit**

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**C. Ducts and Vents**

*Comments:*

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- Openings observed at ducts and/or at blower unit allowing air to escape from the system. Seal all joints throughout attic. Electrical wiring was present in the return air duct work from water heater unit installation.**

FILTER OBSERVATIONS- Filters are very dirty.

**IV. PLUMBING SYSTEM**

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**A. Water Supply System and Fixtures**

*Comments:*

The potable water supply source is- Municipal service is primary water source.

SUPPLY PIPING TYPE- Copper, Galvanized

POTABLE WATER LINE OBSERVATIONS- water pressure slightly excessive at 85 psi at time of inspection. Maximum recommended is 80 psi

EXTERIOR PLUMBING-leaking at hose bibb on exterior at front of house

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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-water damage at drywall at sides of tub enclosure

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**B. Drains, Wastes, Vents**

*Comments:*

DRAIN/WASTE & VENT PIPING TYPE- PVC plastic

SEWER PIPE OBSERVATIONS- No problems observed during this inspection period.

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**Bathroom #1**

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MASTER BATHROOM:

**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 2000 unit located at closet.  
 Water in pan under unit from a/c overflow. Clear out to prevent rusting of unit

**D. Hydro Therapy Equipment**  
*Comments:*  
 Not Present

**V. APPLIANCES**

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

**B. Food Waste Disposer**  
*Comments:*  
 Deficiencies- clean debris out of interior of unit

**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:*  
 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.

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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:*  
 Doorbell failed to operate.

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

C. **Outbuildings**  
*Comments:*  
 Not Present

D. **Outdoor Cooking Equipment**  
*Energy Source:*  
*Comments:*  
 Not Present

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

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Not Present

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>F. Water Wells</b> (A coliform analysis is recommended.)
<i>Type of Pump:</i>				
<i>Type of Storage Equipment:</i>				
<i>Comments:</i>				

Not Present

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>G. Septic Systems</b>
<i>Comments:</i>				

Not Present

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. Security Systems</b>
<i>Comments:</i>				
security testing is not part of this inspection				

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>I. Fire Protection Equipment</b>
<i>Comments:</i>				

Not Present