

## PROPERTY INSPECTION REPORT

**Prepared For:** SAHA  
(Name of Client)

**Concerning:** 134 Villa Grande San Antonio, TX 78237  
(Address or Other Identification of Inspected Property)

**By:** Jon Krauss 4255 031/4/08  
(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 mode. 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: 20080242040 Phone Number: \_\_\_\_\_  
Date of Inspection: 03/14/08 Fax Number: \_\_\_\_\_  
Time of Inspection: 2:00pm  
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.  
 CONCRETE FOUNDATION OBSERVATIONS- Foundation appears to be functioning normally at time of inspection.

**B. Grading and Drainage**  
*Comments*  
 Structure is on a slightly sloped lot. Grade at foundation appears adequate at time of inspection

**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)  
*Comments*  
 Est. Age: 6-10 years.  
 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.  
 ROOF COVERING OBSERVATIONS-damaged shingle tabs at right corner patio roof.  
 Starter strip around perimeter edge of roof improperly installed, not sealed down.

**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- No problems observed during this inspection period.

There are vents installed to allow airflow; however, the vents are blocked, rendering the vents inadequate. Trim out upper vents in attic.

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INSULATION OBSERVATIONS- Blown type insulation (either fiberglass or rock wool) present.  
 The insulation layer is approximately, 5 - 8 inches thick.  
 As per tag in attic, minimum 9.6" required for R30 value. Add throughout

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

*Comments*

INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)-  
 Drywall.  
 Stored items or furnishings prevent full inspection

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-paint, seal base of wood trim at corners, around house.

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**F. Ceilings and Floors**

*Comments*

CEILING COVERING(S)-loose, missing texture on ceiling at master bath tub area.

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

*Comments*

INTERIOR DOOR OBSERVATIONS- No problems observed during this inspection period.  
 Limited operation due to storage in house.

EXTERIOR DOOR OBSERVATIONS-damaged bottom panels overhead garage door  
 Damaged weatherstrip at garage to house door  
 Front door split/damaged jamb. Damaged weatherstrip at door.

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**H. Windows**

*Comments*

OBSERVATIONS-damaged glazing beads at all left windows  
 Cracked glass right master window.  
 Missing screens two at left bedroom  
 Torn screens two at living room windows.  
 Adjust window to lock at living room window  
 Swelling, staining, signs of leakage at interior rear bedroom sill

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**I. Fireplace/Chimney**

*Comments*

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

PORCH OBSERVATIONS- No problems observed during inspection period.

**K. Other**  
*Comments*

**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 wire used as hot leg in panel but not properly marked as hot leg.

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- missing light cover at rear bedroom fan, at hallway light.  
 Light not functional at front entry wall  
 Loose smoke detector at rear bedroom ceiling  
 Smoke detector missing at hallway.

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

**A. Heating Equipment #1:** Trane.

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

*Coverage:*  
*Estimated age:* 7-8 years.

*Comments:* The heating system operated correctly at the time of the inspection.

**B. Cooling Equipment #1:** Trane.

*Type/Energy Source:* Electric.

*Coverage:*  
*Estimated age:* 7-8 years.

Est. Size: 2 1/2 ton

Cooling System- - Central, - Split System.  
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.

Evaporator Deficiencies- Evaporator coils are dirty in need of cleaning/servicing.

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Blower deficiencies - Debris observed at interior blower unit, blower housing in need of full cleaning / removal.

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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-sealant, repair needed at all duct connections in attic

Heavy debris in return chase in need of cleaning out

FILTER OBSERVATIONS- Filters are 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

POTABLE WATER LINE OBSERVATIONS- Appears serviceable

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**Kitchen**

Kitchen Sink Plumbing: Faucet is leaking at drainline connections in cabinet.  
Water damage observed in sink cabinet.

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**Bathroom #1**

HALL BATHROOM:

LAVATORY Comments: Stopper, missing at sink.

Toilet comments:toilet running constantly, in need of repair.

Tub/shower comments: Stopper missing at tub.  
slow drain at tub unit.

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**Bathroom #2**

MASTER BATHROOM:

LAVATORY Comments: Stopper, missing at sink.

Toilet comments: No problems observed during this inspection period.

Tub/shower comments: Stopper missing at tub.

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**B. Drains, Wastes, Vents**

*Comments:*

DRAIN/WASTE & VENT PIPING TYPE- PVC plastic

SEWER PIPE OBSERVATIONS-one vent pipe disconnected, terminates in attic improperly. Rerout/extend to exterior.

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**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.

*Location:* Closet, Hallway.

State 40 gallon 2001 unit

No problems observed during this inspection period.

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**D. Hydro Therapy Equipment**

*Comments:*

**V. APPLIANCES**

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**A. Dishwasher**

*Comments:*

not operated due to storage and leakage at kitchen drain

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**B. Food Waste Disposer**

*Comments:*

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Deficiencies- Unit failed to operate.

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

**D. Ranges/Ovens/Cooktops**  
*Comments:*  
 heavy storage at interior, not operated

**E. Microwave Cooking Equipment**  
*Comments:*

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

**G. Bathroom Exhaust Fans and/or Heaters**  
*Comments:*  
 No problems observed during limited test run of appliance.

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

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

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

**K. Dryer Vents**  
*Comments:*  
 No problems noted.

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

**VI. OPTIONAL SYSTEMS**

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

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

**C. Outbuildings**  
*Comments:*

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

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

Pressure testing of the gas lines is not part of this inspection. If the client would like the system pressure tested, a licensed plumber is recommended.

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

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

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

security testing is not part of this inspection