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PROPERTY INSPECTION REPORT

Prepared For:	SAHA			
		(Name of Client)		
Concerning:	135 Villa Arboles.		San Antonio, TX 78237	
	(Address or Other Identification of Inspected Property)			
By:	Gary Armstrong	9604	02/26/08	
	(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 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>20080242036</u>	Phone Number: _____
Date of Inspection: <u>02/26/08</u>	Fax Number: _____
Time of Inspection: _____	
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.
 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 at living area, at garage floor areas.

- B. Grading and Drainage**
Comments
 Soil installed too high to siding at front 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.
 ROOF COVERING OBSERVATIONS- Roof covering observed showing normal wear for age.
 Seal all exposed fasteners at ridge caps, flashings on roof.
 Starter strip around perimeter edge of roof improperly installed, not sealed down.
 GUTTERING OBSERVATIONS- DAMAGE/DEFECTS NOTED- damaged gutter 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
 Upper vents not fully cut out in attic. Trim for proper air flow.
 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, 5- 9 inches thick.
 Add insulation in attic for R30 value

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

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INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)- Drywall.
 OBSERVATIONS- cracking observed at living room.
 Hole/damaged behind front door

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-paint, seal base of wood trim at corners, around house.
 Trim damaged at right rear window, at left center window.
 Reseal lap siding joints on exterior

F. Ceilings and Floors
Comments

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

FLOOR COVERING(S)-finished flooring removed.

G. Doors (Interior and Exterior)
Comments

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

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

H. Windows
Comments

OBSERVATIONS-missing screens all windows.
 Glazing bead damaged at right rear window

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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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 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- WIRING DEFICIENCIES-light out at right exterior

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

Unit is located in, closet
 Heating System- The heating system was under repair, not operated

- B. Cooling Equipment #1:**
Type/Energy Source: Electric.
Comments:

Est. Size: 2 1/2 ton
 Cooling System- - Central, - Split System.
 AIR TEMPERATURE DIFFERENTIAL- unit not operated.
 EVAPORATOR OBSERVATIONS-interior coils in need of cleaning, servicing.
 Debris, fungal type growth observed at blower housing in need of proper removal.
 CONDENSER (EXTERIOR UNIT) OBSERVATIONS-replace insulation on exterior

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lines to 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-seal all duct connections in attic area.

FILTER OBSERVATIONS- Filters missing at unit

IV. PLUMBING SYSTEM

-

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.

EXTERIOR PLUMBING-leaking at right hose bibb on handle.

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Kitchen

KITCHEN SINK PLUMBING-drainline not connected at kitchen sink and at disposal, not operated.

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B. Drains, Wastes, Vents

Comments:

DRAIN/WASTE & VENT PIPING TYPE- PVC plastic

SEWER PIPE OBSERVATIONS-drainline missing at kitchen sink

-

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:

Location/Coverage: Closet.

State 40 gallon 2001 unit.

Unit not heating water at time of inspection

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D. Hydro Therapy Equipment

Comments:

Not Present

V. APPLIANCES

-

A. Dishwasher

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Not operated. Drain not connected

B. Food Waste Disposer
Comments:
 Deficiencies- Unit failed to operate.

C. Range Hood
Comments:
 Light failed to operate.

D. Ranges/Ovens/Cooktops
Comments:
 Not Present

E. Microwave Cooking Equipment
Comments:
 Not Present

F. Trash Compactor
Comments:
 Not Present

G. Bathroom Exhaust Fans and/or Heaters
Comments:
 Vent unit present. Failed to operate at master bath.

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:

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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:
 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:

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security testing is not part of this inspection

- I. **Fire Protection Equipment**
Comments:
Not Present