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### PROPERTY INSPECTION REPORT

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

**Concerning:** 138 Villa Arboles San Antonio, TX  
(Address or Other Identification of Inspected Property)

**By:** Gary Armstrong 9604 09/25/07  
(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: 20070940134 Phone Number: \_\_\_\_\_

Date of Inspection: 09/25/07 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.

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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- Deficiencies- Excessive cracking observed in size and /or numbers at master area of structure. Recommend foundation company and/or engineer for review and possible repairs prior to closing.  
 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 front porch, at living room.

- B. Grading and Drainage**  
*Comments*  
 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.

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.  
 Gutter is sloped improperly and holding water.

- 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

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						period. INSULATION OBSERVATIONS- Blown type insulation (either fiberglass or rock wool) present. 5 - 9 inches thick.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<p><b>E. Walls (Interior and Exterior)</b> <i>Comments</i></p> <p>INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)- Drywall. OBSERVATIONS-interior under construction at time of inspection</p> <p>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-trim damaged at left rear corner. Siding at right front wall damaged</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<p><b>F. Ceilings and Floors</b> <i>Comments</i></p> <p>CEILING COVERING(S)- CEILING OBSERVATIONS- Nail pops at front right bedroom</p> <p>FLOOR COVERING(S)-finished flooring removed at living room, at bedrooms</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<p><b>G. Doors (Interior and Exterior)</b> <i>Comments</i></p> <p>INTERIOR DOOR OBSERVATIONS- interior doors removed/missing</p> <p>EXTERIOR DOOR OBSERVATIONS- Moisture related deterioration is present in door(s) and/or related trim in the following area(s). --- at side door . Repair damage, reseal exterior and consider cover to protect from elements.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<p><b>H. Windows</b> <i>Comments</i></p> <p>OBSERVATIONS-spring out at master bedroom window in need of repair Missing screens on windows</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<p><b>I. Fireplace/Chimney</b> <i>Comments</i></p> <p>Not Present</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<p><b>J. Porches, Decks and Carports (Attached)</b> <i>Comments</i></p>

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PORCH OBSERVATIONS- No problems observed during inspection period.

- 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- panel locked, not accessed

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- fixtures throughout not mounted, hanging loose due to construction  
 Missing bulbs at fixture  
 Light missing at rear exterior

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

- B. Cooling Equipment #1:  
*Type/Energy Source:* Electric.  
*Comments:*  
 Cooling System- - Central, - Split System.

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Trane est 2 1/2 ton unit located at rear of house.  
 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-Replace insulation on exterior 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- **Openings observed at ducts and/or at blower unit allowing air to escape from the system. Reseal all joints.**  
**Electrical wiring was present in the return air duct work from water heater unit installation**  
**Vent covers missing due to construction**  
 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  
 POTABLE WATER LINE OBSERVATIONS- Appears serviceable  
**EXTERIOR PLUMBING- No anti-siphon protection observed on exterior hose bibs/ faucets. This is a basic safety attachment to the end of faucets that will protect from a cross connection or back-flow of water into the house.**

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**Bathroom #1 HALL BATHROOM:**

LAVATORY- No problems observed during this inspection period.  
 TOILET/BIDET PLUMBING- No problems observed during this inspection period.  
 TUB/SHOWER PLUMBING- spray head painted over.

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**Bathroom #2 MASTER BATHROOM:**

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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.

**B. Drains, Wastes, Vents**  
*Comments:*

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

**Bathroom #1 HALL BATHROOM:**

LAVATORY- **Leakage/drip is noted under the lavatory at drainline.**  
 TOILET/BIDET PLUMBING- No problems observed during this inspection period.  
 TUB/SHOWER PLUMBING- No problems observed during this inspection period.

**Bathroom #2 MASTER BATHROOM:**

LAVATORY- **Leakage/drip is noted under the lavatory at drainlines.**  
 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:*

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

**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:*

No problems observed during limited test run of appliance.

**C. Range Hood**  
*Comments:*

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No problems observed during limited test run of appliance.

**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:*  
 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:*  
 No problems noted.

**L. Other Built-in Appliances**  
*Comments:*  
 Not Present

**VI. OPTIONAL SYSTEMS**

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

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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:  
security testing is not part of this inspection

I. **Fire Protection Equipment**  
Comments:

Not Present

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