

## PROPERTY INSPECTION REPORT

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

**Concerning:** 142 Villa Grande San Antonio, TX 78228  
\_\_\_\_\_  
(Address or Other Identification of Inspected Property)

**By:** Jon Krauss 4255 01/26/08  
\_\_\_\_\_  
(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: 20080141541 Phone Number: \_\_\_\_\_  
Date of Inspection: 01/26/08 Fax Number: \_\_\_\_\_  
Time of Inspection: 11:00am  
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 master doorway, slightly sloped flooring at breakfast area of house.

**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*  
 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 3 and 7 years old.  
 ROOF COVERING OBSERVATIONS- Roof covering observed showing normal wear for age.

GUTTERING OBSERVATIONS- DAMAGE/DEFECTS NOTED- Extend gutter downspouts properly away from foundation around house. It is recommended to extend 3 to 5 feet away from foundation.

**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 in attic blocked partially. Clear, trim out for proper venting.  
 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, 8 - 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- Cracking noted at interior master, breakfast doorway areas from minor settlement.

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 lap siding joints on exterior sides, at rear.  
 paint base of wood trim at left, at right, at rear.

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

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

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

INTERIOR DOOR OBSERVATIONS-laundry, master closet doors blocked, not operated  
 Delaminated, damaged door at hall bath.

EXTERIOR DOOR OBSERVATIONS-front door damaged weatherstrip, not fully sealed when closed.  
 Breakfast door damaged interior trim. Damaged weatherstrip at door. Loose threshold at door.

**H. Windows**  
*Comments*

OBSERVATIONS-cracked glass at top left master area.  
 Blocked windows noted at master bedroom rear and left

**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 at left of house.  
 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.

- 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- No problems observed during this inspection period.

## 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.  
 Trane est 2 1/2 ton 2000 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.  
 EVAPORATOR OBSERVATIONS-some bent areas of coil, some debris observed in need of cleaning/servicing.

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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- light debris observed at interior return chase, in need of cleaning out.

**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.

**Bathroom #1 HALL BATHROOM:**

LAVATORY- No problems observed during this inspection period.  
 TOILET/BIDET PLUMBING-loose tank at bowl at unit.  
**Water closet fill valve leaking in tank when flushed. Repair/replace valve.**  
 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- 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:*

State 40 gallon 2004 unit located at hall closet.  
 No problems observed during this inspection period.

**D. Hydro Therapy Equipment**  
*Comments:*

**Not Present**

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**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:*  
 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.
- H. Whole House Vacuum Systems**  
*Comments:*  
 Not Present
- I. Garage Door Operators**  
*Comments:*  
 Not Present
- J. Door Bell and Chimes**  
*Comments:*

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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:*

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:*

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Not Present

H. **Security Systems**

*Comments:*

security testing is not part of this inspection

I. **Fire Protection Equipment**

*Comments:*

Not Present