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PROPERTY INSPECTION REPORT

Prepared For: Tony Scarnato

 (Name of Client)

Concerning: 142 Villa Arboles San Antonio, TX 78228

 (Address or Other Identification of Inspected Property)

By: Gary Armstrong 9604 08/28/07

 (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: 20070839693 Phone Number: _____
 Date of Inspection: 08/28/07 Fax Number: _____
 Time of Inspection: 11:30am
 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	Inspection Item	

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.
 Smaller, fracture cracks to finished floor in garage observed, at living room floor, at master closet area.

B. Grading and Drainage
Comments
 Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at left front of entry, at rear yard center area, at front porch area. 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.
 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- Starter strip around perimeter edge of roof improperly installed, not sealed down as per manufacturer installation instructions. Seal all exposed fasteners at ridge caps, flashings on roof.
 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
 Gaps, missing insulation on sections of a/c refrigerant piping in attic area and dripping to ceiling below. Repair/replace insulation on lines.

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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.

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E. Walls (Interior and Exterior)
Comments

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

EXTERIOR WALL OBSERVATIONS- EXTERIOR WALLS ARE CONSTRUCTED OF THE FOLLOWING MATERIALS-

Cement Fiber type siding. Soffit(s), eave(s), and/or trim are painted wood.
 OBSERVATIONS-deteriorated wood at garage door jambs in need of repairs.
 Seal exterior siding at right main electric panel
 Exposed nails observed at right under electric panel.
 Peeling finish coating/paint at right, at left sides of house observed.

-

F. Ceilings and Floors
Comments

CEILING COVERING(S)-Nail pops noted on ceiling at garage.

FLOOR COVERING(S)-staining on flooring at master bath area.
 Flooring at living, at hallway has been removed.
 Vinyl flooring at master bath peeling, loose

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G. Doors (Interior and Exterior)
Comments

INTERIOR DOOR OBSERVATIONS-right front bedroom gap at door to jambs.
 EXTERIOR DOOR OBSERVATIONS-front door out of square in jamb.

-

H. Windows
Comments

Spring out, not properly supporting window at living room.

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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
 Not Present

II. ELECTRICAL SYSTEMS

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- white wiring used as hot legs in panel but not properly marked in panel.

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 cst 2 1/2 ton 2000 unit located at exterior.
 AIR TEMPERATURE DIFFERENTIAL- Air Temperature Deficiencies- Temperature drop/differential observed to be over 20 degrees. This may indicate dirty evaporator

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coils, dirty air filter, or air flow restriction. Contact a licensed service company for further evaluation and/or cleaning.

CONDENSER (EXTERIOR UNIT) OBSERVATIONS- **Condenser Deficiencies- Insulation is damaged and/or not present on refrigerant** piping to unit.

EVAPORATOR OBSERVATIONS-interior blower and coils in need of cleaning/ servicing.

Debris, fungal type growth observed at blower housing in need of proper 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-seal all joints of ducts in attic to prevent air leakage,**

It is not recommended to install electric cord or outlet for water heater in return chase.

FILTER OBSERVATIONS- Filters are very dirty to unit.

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- Appears serviceable.

-

Bathroom #1 MASTER BATHROOM:

LAVATORY- No problems observed during this inspection period.

TOILET/BIDET PLUMBING- **Toilet is loose at the floor with the possibility of leakage, an unsanitary condition that can also cause damage to flooring. A plumber should resecure the toilet as needed.**

TUB/SHOWER PLUMBING- No problems observed during this inspection period.

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Bathroom #2 HALL BATHROOM:

LAVATORY- No problems observed during this inspection period.

TOILET/BIDET PLUMBING- **Toilet is loose at the floor with the possibility of leakage, an unsanitary condition that can also cause damage to flooring. A plumber should resecure the toilet as needed.**

TUB/SHOWER PLUMBING- No problems observed during this inspection period.

-

B. Drains, Wastes, Vents

Comments:

DRAIN/WASTE & VENT PIPING TYPE- PVC plastic

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

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Bathroom #1 MASTER BATHROOM:

LAVATORY- **Restricted/Slow drainage was noted.**

NOTE: Moisture stain(s) and/or damage to cabinet shelf are observed. This is a signs of previous leakage.

TOILET/BIDET PLUMBING- No problems observed during this inspection period.

TUB/SHOWER PLUMBING- No problems observed during this inspection period.

-

Bathroom #2 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 2000 unit located at closet.

No problems observed during this inspection period.

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D. Hydro Therapy Equipment

Comments:

Not Present

V. APPLIANCES

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A. Dishwasher

Comments:

No problems observed during limited test run of appliance.

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B. Food Waste Disposer

Comments:

No problems observed during limited test run of appliance.

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C. Range Hood

Comments:

No problems observed during limited test run of appliance.

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D. Ranges/Ovens/Cooktops

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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:
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:

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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