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PROPERTY INSPECTION REPORT

Prepared For: SAHA
(Name of Client)

Concerning: 143 Villa Arboles San Antonio, TX 78237
(Address or Other Identification of Inspected Property)

By: Jon Krauss 4255 02/27/08
(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: 20080242038 Phone Number: _____
Date of Inspection: 02/27/08 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**

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, at interior concrete flooring

☑ ☐ ☐ ☐ **B. Grading and Drainage**
Comments

Structure is on a slightly sloped lot. Grade at foundation appears adequate at time of inspection
Dry soil conditions observed on exterior at left, at rear, at front of house. Regular watering should be done to prevent added 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.
ROOF COVERING OBSERVATIONS- Roof covering observed showing normal wear for age.
Starter strip around perimeter edge of roof improperly installed, not sealed down.
Seal all exposed fasteners at ridge caps, flashings on roof.
Rear roof diverter flashing loose, lifting

☑ ☐ ☐ ☑ **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
Old staining in attic at sewer vent penetration
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 to 8 inches thick.
Add insulation throughout to 9.6" minimum 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.
					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. Aluminum/ vinyl siding. OBSERVATIONS- Paint, seal base of wood trim at corners, around perimeter of house Soil installed too high to siding at front, at right front. Lower properly
☑	☐	☐	☐	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-door removed at hall bath, at left bedrooms, at master areas.
					EXTERIOR DOOR OBSERVATIONS- Moisture related deterioration is present in door(s) and/or related trim in the following area(s). --- breakfast door . Repair damage, reseal exterior and consider cover to protect from elements. Garage to house door removed/missing
☑	☐	☐	☑	H.	**Windows** *Comments*
					OBSERVATIONS- Missing screens 6 windows.
☐	☐	☑	☐	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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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 wires used as hot legs in panel but not properly marked as hot legs.

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- missing outlet cover at living room.
Right exterior light not functional
Fixture missing at master bedroom

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- unit taken apart, not functional

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

Exterior unit missing. Est. Size: 2 1/2 ton
Cooling System- - Central, - Split System.
EVAPORATOR OBSERVATIONS-interior unit taken apart, not functional
Interior coils in need of cleaning/servicing.

☑ ☐ ☐ ☐ **C. Ducts and Vents**
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				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 connections.

IV. PLUMBING SYSTEM

I	NI	NP	R	Inspection Item
☑	☐	☐	☐	**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 PLUMBING- unit disconnected. Water damage at wall TUB/SHOWER PLUMBING- missing stopper at tub
☑	☐	☐	☑	**Bathroom #2** MASTER BATHROOM: LAVATORY- No problems observed during this inspection period. TOILET PLUMBING-unit disconnected 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:
☐	☐	☐	☐	**Bathroom #2** MASTER BATHROOM:
☑	☐	☐	☐	**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, Hallway. State 40 gallon unit.

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					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:* No problems observed during limited test run of appliance.
☑	☐	☐	☑	D.	**Ranges/Ovens/Cooktops** *Comments:* Oven present, Unit unplugged and taken apart
☐	☐	☑	☐	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**

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☑	☐	☐	☐	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:* **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:*

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					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