

PROPERTY INSPECTION REPORT

Prepared For: SAHA

(Name of Client)

Concerning: 146 Villa Grande San Antonio, TX 78228

(Address or Other Identification of Inspected Property)

By: Jon Krauss 4255 03/20/08

(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: 20080342370 Phone Number: _____
Date of Inspection: 03/20/08 Fax Number: _____
Time of Inspection: 12:00 noon
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.

B. Grading and Drainage
Comments
 Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at perimeter of house from erosion off of roof drainage. 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
 Est. Age: 6-10 years.

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- Seal all exposed fasteners at ridge caps, flashings on roof.
 Secure and seal loose flashings at front patio to house joint
 Overexposed shingles on roof at rear slope, at left, at right slopes.
 Starter strip around perimeter edge of roof improperly installed, not sealed down.

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 period.

There are vents installed to allow airflow; however, the vents are blocked, rendering the vents inadequate. Trim decking under upper vents in attic.

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INSULATION OBSERVATIONS- Blown type insulation (either fiberglass or rock wool) present.
The insulation layer is approximately, 9 - 10 inches thick.

E. Walls (Interior and Exterior)
Comments

INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)-
Drywall. Impact fractures/holes were noted in the following area(s). ----

EXTERIOR WALLS ARE CONSTRUCTED OF THE FOLLOWING MATERIALS-
Cement Fiber type siding. Soffit(s), eave(s), and/or trim are painted wood.
OBSERVATIONS-paint peeling at siding front right, right base of walls.
Seal lap siding joints at front right of house
Loose trim at front right corner garage.

F. Ceilings and Floors
Comments

CEILING COVERING(S)-loose texture at master bath tub area.

G. Doors (Interior and Exterior)
Comments

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

EXTERIOR DOOR OBSERVATIONS-garage to house door loose threshold.
Damaged weatherstrip at door
Moisture related deterioration is present in door(s) and/or related trim in the following area(s). --- rear of house . Repair damage, reseal exterior and consider cover to protect from elements.

OVERHEAD GARAGE DOOR OBSERVATIONS-damaged, broken spring and door not functional.

H. Windows
Comments

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OBSERVATIONS-torn screens at front bedroom, two at breakfast
Light staining at interior breakfast, front bedroom windows.

I. Fireplace/Chimney
Comments

J. Porches, Decks and Carports (Attached)
Comments

PORCH OBSERVATIONS- No problems observed during inspection period.

K. Other
Comments

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-exposed wiring at base of conduit from meter on exterior, in need of repair.

SUB-PANEL COMMENTS: 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- light fixture loose at laundry ceiling.
Missing light cover at upper hallway.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment #1: Trane.

Type/Energy Source: System Type- Electric Forced Air Heat
Pump

Coverage:
Estimated age: 9- 10 years.

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

B. Cooling Equipment #1: Trane.

Type/Energy Source: Electric.

Coverage:
Estimated age: 9- 10 years.

Est. Size: 3 ton

Cooling System- - Central, - Split System.
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 Location- closet
Evaporator Deficiencies- Condensate drainline, Damaged/rusty pan observed.

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Replace to prevent leakage.

CONDENSER (EXTERIOR UNIT) OBSERVATIONS- Condenser Deficiencies- Damaged, missing insulation on exterior refrigerant piping to unit, in need of replacement.
Exterior unit out of level, in need of repairs.

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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 throughout house.

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

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Bathroom #1

HALL BATHROOM:

LAVATORY Comments: No problems observed during this inspection period.

Toilet comments: Water closet fill valve leaking in tank when flushed. Repair/replace valve.

Tub/shower comments: No problems observed during this inspection period.

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Bathroom #2

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MASTER BATHROOM:

LAVATORY Comments: No problems observed during this inspection period.

Toilet comments: Water closet fill valve leaking in tank when flushed. Repair/replace valve.

Toilet tank loose from bowl, in need of repairs to prevent leakage.

Tub/shower comments: Stopper missing at tub.
Slow drain, in need of repairs.

B. Drains, Wastes, Vents
Comments:

DRAIN/WASTE & VENT PIPING TYPE- PVC plastic
SEWER PIPE OBSERVATIONS- 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.

Location: Closet, Hallway.

State 40 gallon 2001 unit
No problems observed during this inspection period.

D. Hydro Therapy Equipment
Comments:

V. APPLIANCES

A. Dishwasher
Comments:

No problems observed during limited test run of appliance.

B. Food Waste Disposer
Comments:

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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:

F. Trash Compactor
Comments:

G. Bathroom Exhaust Fans and/or Heaters
Comments:

No problems observed during limited test run of appliance.

H. Whole House Vacuum Systems
Comments:

I. Garage Door Operators
Comments:

J. Door Bell and Chimes
Comments:

No problems observed.

K. Dryer Vents
Comments:

No problems noted.

L. Other Built-in Appliances
Comments:

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers
Comments:

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B. Swimming Pools and Equipment
Comments:

C. Outbuildings
Comments:

D. Outdoor Cooking Equipment
Energy Source:
Comments:

E. Gas Lines
Comments:

Pressure testing of the gas lines is not part of this inspection. If the client would like the system pressure tested, a licensed plumber is recommended.

F. Water Wells (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:

G. Septic Systems
Comments:

H. Security Systems
Comments:

security testing is not part of this inspection