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### PROPERTY INSPECTION REPORT

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

**Concerning:** 1507 NW 26th San Antonio, TX 78237  
(Address or Other Identification of Inspected Property)

**By:** Gary Armstrong 9604 09/14/07  
(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: 20070939952 Phone Number: \_\_\_\_\_

Date of Inspection: 09/14/07 Fax Number: \_\_\_\_\_

Time of Inspection: 9:00am

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 |  |
|-------------|----|------------------|---|-----------------|--|--|--|
| 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- Minor signs of past settlement observed in the form of hair line type cracking to finished surfaces at garage floor areas, at left of house  
 Deficiencies-  
 Excessive slope observed at interior flooring at kitchen , left of house . Recommend foundation company and/or engineer for review and possible repairs.
  
- B. Grading and Drainage**  
*Comments*  
 Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at left side, at right front areas. . 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- 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.  
 Roof covering observed showing normal wear for age.  
  
 GUTTERING OBSERVATIONS- DAMAGE/DEFECTS NOTED- loose gutter at front left of house.
  
- 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.  
 Loose brace at entry area to attic.  
 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. The insulation layer is approximately, 7 to 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.  
 OBSERVATIONS- patching, repairs noted at garage door, at living, entry doorway areas  
 Signs of water penetration at kitchen left side.  
 Rear wall of house peeling surface noted  
 Note; represented that water heater flooded house in past  
 Stored items or furnishings prevent full inspection.

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- Exposed nails at fascia  
 Damaged soffit at side door area.  
 Trim damaged at front right window, at right rear corner  
 Seal lap siding joints at sides, at rear of house  
 Excessive spacing of weep holes in brick siding. Add every 33".

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

CEILING COVERING(S)- CEILING OBSERVATIONS-patching noted on ceiling at kitchen  
 FLOOR COVERING(S)-staining on flooring at kitchen, at bath closet areas.  
 Unlevel flooring observed at kitchen area.

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

INTERIOR DOOR OBSERVATIONS-front right bedroom large gap observed  
 Rear right bedroom knob missing  
 EXTERIOR DOOR OBSERVATIONS- doors sticking in jambs at side door, at front door, at garage entry door to house  
 Damaged door at garage.

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**H. Windows**  
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OBSERVATIONS-damaged screens at left side of house.  
 Damaged plastic glazing beads on windows at right side, at front right bedroom, at rear right bedroom.

I. **Fireplace/Chimney**  
*Comments*  
 Not Present

J. **Porches, Decks and Carports (Attached)**  
*Comments*  
 PORCH OBSERVATIONS-carpenter ants observed at front porch area  
 Deteriorated wood at base of post on porch.

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 , 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, - RECEPTACLE DEFICIENCIES-loose outlet at living room.  
 LIGHTING & CEILING FAN DEFICIENCIES- master bedroom broken fixture cover.

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

A. **Heating Equipment #1:**  
 Type/Energy Source:  
*Comments:*

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System Type- Electric Forced Air Heat Pump.

Unit located at hall closet.  
 Heating System- excessive vibration and noise on fan unit during operation

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**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- Air Temperature Deficiencies- Temperature drop/differential observed to be over 20 degrees. This may indicate dirty evaporator 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- The unit is very unlevel.**  
**Replace insulation on exterior lines to unit**  
**EVAPORATOR OBSERVATIONS-debris and fungal type growth observed at interior blower , air handler unit in need of repair/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- **Openings observed at ducts and/or at blower unit allowing air to escape from the system. Seal all joints throughout attic.**  
**Electrical wiring was present in the return air duct work from water heater unit installation.**  
 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, Galvanized  
 POTABLE WATER LINE OBSERVATIONS- Appears serviceable.  
 EXTERIOR PLUMBING-leaking at hose bibb on exterior.

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**B. Drains, Wastes, Vents**  
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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.  
*Comments:*  
 Rheem 38 gallon 2007 unit located at closet.  
 No problems observed during this inspection period.

D. **Hydro Therapy Equipment**  
*Comments:*  
 Not Present

**V. APPLIANCES**

A. **Dishwasher**  
*Comments:*  
 Unit is not properly secured in cabinet.  
 Base of unit taken apart at time of inspection.

B. **Food Waste Disposer**  
*Comments:*  
 Deficiencies- Splash guard is damaged/missing. Noise and or vibration was present when operated.

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

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**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:*  
 No problems observed during limited test run of appliance.

**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:*

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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