



210-344-1344 S.A.  
 713-923-2133 Houston  
 512-804-2637 Austin  
 888-390-5692 Toll Free  
 mgessner@amerispec.net  
 www.amerispec.net/gessner

**PROPERTY INSPECTION REPORT**

**Prepared For:** Tony Scarnato  
**Concerning:** 1522 Villa Flores  
 San Antonio, TX 78237  
 (Address or Other Identification of Inspected Property)  
**By:** Gary Armstrong  
 9604  
 09/11/07  
 (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: 20070839889  
 Phone Number: \_\_\_\_\_  
 Date of Inspection: 09/11/07  
 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.

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				R=Not Functioning or in Need of Repair
				NI=Not Inspected
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### 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 front porch, at garage floor areas

**B. Grading and Drainage**

**Comments**  
 Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at right, at rear areas. Repair drainage at these areas to properly drain away from foundation, to prevent water accumulation and possible stress to structure.

**C. Roof Covering**

**Comments**  
 METHOD USED TO INSPECT ROOF- The following was observed from either eave level and/or ground level using binoculars due to height of 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- Gutter(s) are filled with debris. (Leaves, sticks, and/or aggregate.) Debris may have restricted full viewing at some areas.  
 Gutter is sloped improperly and holding water.

**D. Roof Structure and Attic**

**Comments**  
 ACCESS METHOD/LIMITATIONS- Full access  
 ATTIC OBSERVATIONS- Truss framing  
 ROOF STRUCTURE OBSERVATIONS- No problems observed during this inspection period.  
 INSULATION OBSERVATIONS- A combination of fiberglass (and/or rock wool) batt

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type and blown in insulation were present.

The insulation layer is approximately, 7 - 10 inches thick.

**E. Walls (Interior and Exterior)**

*Comments*

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

OBSERVATIONS- signs of repairs noted at doors, at windows Nail pops at master closet walls, at upper hall left front bedroom

Water damage at family room wall right side.

Stored items or furnishings prevent full inspection.

EXTERIOR WALL OBSERVATIONS- EXTERIOR WALLS ARE CONSTRUCTED OF THE FOLLOWING MATERIALS- Aluminum/vinyl siding. Brick and/or block (stone) veneer over wood framing.

Cement Fiber type siding. Soffit(s), cave(s), and/or trim are painted wood.

OBSERVATIONS-Exposed nails, loose at fascia around house

Reseal lap siding joints at sides, at rear of house.

Excessive spacing, missing weep holes in masonry siding. Add every 33".

**F. Ceilings and Floors**

*Comments*

CEILING COVERING(S)- CEILING OBSERVATIONS- Nail pops on ceiling throughout upper floor areas.

FLOOR COVERING(S)-loose flooring at right front bedroom

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

*Comments*

INTERIOR DOOR OBSERVATIONS-seal trim at left front bedroom door Left front bedroom closet door damaged, delaminated.

EXTERIOR DOOR OBSERVATIONS- Moisture related deterioration is present in door(s) and/or related trim in the following area(s). ---rear door . Repair damage, reseal

exterior and consider cover to protect from elements. Damage observed at garage door.

**H. Windows**

*Comments*

OBSERVATIONS- Missing screen at upper right rear bedroom window. Staining, signs of fungal type growth observed at interior master bedroom window. This

may indicate leakage at windows

**I. Fireplace/Chimney**

*Comments*

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Not Present

J. Porches, Decks and Carports (Attached)

Comments

PORCH OBSERVATIONS- No problems observed during inspection period.

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 of house  
 PREDOMINANT OVERLOAD PROTECTION DEVICES- Circuit breakers are provided.

MAIN ELECTRICAL PANEL OBSERVATIONS-white wiring used at hot circuit, 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:  
 Comments:

Inspected	I	NI	NP	R	Inspection Item
					Electric.

Cooling System - Central, - Split System.  
 Trane est 3 ton 1999 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.  
 EVAPORATOR OBSERVATIONS-interior blower and coils in need of cleaning/  
 servicing.  
 Debris and fungal type growth observed at interior blower unit in need of proper removal.  
 CONDENSER (EXTERIOR UNIT) OBSERVATIONS- Condenser Deficiencies- The unit is very unlevel.  
 Replace insulation on lines to exterior unit.

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-all duct joints in need of sealing to prevent leakage  
 It is not recommended to install cord or outlet for water heater in return chase.

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, Galvanized  
 POTABLE WATER LINE OBSERVATIONS- Appears serviceable.  
 EXTERIOR PLUMBING-leaking at rear hose bibb handle.

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.  
 Tank loose from bowl at toilet unit  
 TUB/SHOWER PLUMBING- No problems observed during this inspection period.

B.

Drains, Wastes, Vents  
 Comments:

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DRAIN/WASTE & VENT PIPING TYPE- PVC plastic  
 SEWER PIPE OBSERVATIONS- No problems observed during this inspection period.  
 Bathroom #1 MASTER 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 2001 unit located at hall closet.  
 No problems observed during this inspection period.

D. Hydro Therapy Equipment

Not Present

A. Dishwasher

Unit is not properly secured in cabinet.

B. Food Waste Disposer

Deficiencies- Noise and or vibration was present when operated.

C. Range Hood

No problems observed during limited test run of appliance.

D. Ranges/Ovens/Cooktops

Comments: Electric.

No problems observed during this inspection period with operation of oven.  
 Left front burner not functional at cooktop

E. Microwave Cooking Equipment

Not Present

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F. Trash Compactor     Not Present  
Comments:

G. Bathroom Exhaust Fans and/or Heaters     Not Present  
Comments:

Bath vent humms only, not functional, Vent unit present. No problems observed during limited test run of appliance.

H. Whole House Vacuum Systems     Not Present  
Comments:

I. Garage Door Operators     Not Present  
Comments:

J. Door Bell and Chimes     No problems observed.  
Comments:

K. Dryer Vents     Vent cap is damaged.  
Comments:

L. Other Built-in Appliances     Not Present  
Comments:

A. Lawn Sprinklers     Not Present  
Comments:

B. Swimming Pools and Equipment     Not Present  
Comments:

C. Outbuildings     Not Present  
Comments:

**VI. OPTIONAL SYSTEMS**

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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