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PROPERTY INSPECTION REPORT

Prepared For: Tony Scarnato
(Name of Client)

Concerning: 1523 NW 26th St San Antonio, TX 78228
(Address or Other Identification of Inspected Property)

By: Gary Armstrong 9608 09/13/07
(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: 20070939923 Phone Number: _____

Date of Inspection: 09/13/07 Fax Number: _____

Time of Inspection: 5:00pm

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			

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, at rear living area.

B. Grading and Drainage
Comments

Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at front yard, at right front of house. 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 from either eave level and/or ground level using binoculars due to height of eaves.
 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.

D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)
Comments

ACCESS METHOD/LIMITATIONS- Partially accessible. Limited access due to storage.
 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 type and blown in insulation were present. The insulation layer is approximately, 5 - 9 inches thick.

E. Walls (Interior and Exterior)
Comments

INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH

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THE FOLLOWING MATERIAL(S)- Drywall.
OBSERVATIONS-gaps at stairs observed
 Cracking, holes at left front, at rear bedrooms
 Cracking observed at interior areas at rear doorway, at master closet.

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-seal exterior joints of hardie lap siding.
 Deteriorated wood at garage door jambs, at rear door trim
 Seal holes in lap siding at left side of porch, at right of front door
 Soffit damaged at front entry area.
 Damaged trim at front windows, fascia corners.
 note: exterior paint surfaces worn, discolored.

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F. Ceilings and Floors
Comments

CEILING COVERING(S)-damaged ceiling at bath area.
 Staining observed at kitchen ceiling.

FLOOR COVERING(S)-no interior floor coverings noted. Slab exposed at interior.

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G. Doors (Interior and Exterior)
Comments

INTERIOR DOOR OBSERVATIONS-front right bedroom closet off track at top.

EXTERIOR DOOR OBSERVATIONS-weatherstrip damaged at front door
 Damaged door at rear of house, staining observed at base from exposure to elements.

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H. Windows
Comments

OBSERVATIONS-Missing screens on windows at front, at right sides.
 Cracked, damaged plastic glazing beads on windows at front of house.
 Master bedroom signs of leakage at interior of window. Repair, reseal all exterior windows.

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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

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Not Present

II. ELECTRICAL SYSTEMS

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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 at hot legs from panel but missing proper markings.

SUB-PANEL COMMENTS: LOCATION- Garage
 SUB-ELECTRICAL PANEL OBSERVATIONS- No problem(s) noted at the time of inspection.

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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-electrical short observed at range hood in need of repairs.
 LIGHTING & CEILING FAN DEFICIENCIES- light out at hallway.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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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.

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B. Cooling Equipment #1:

Type/Energy Source: Electric.
Comments:

Cooling System- - Central, - Split System.
 Trane est 3 ton unit located at exterior of house.
 AIR TEMPERATURE DIFFERENTIAL- Temperature drop/differential observed between 15 - 20 degrees. (taken between interior return and supply air) This is considered

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a normal operating range.
 CONDENSER (EXTERIOR UNIT) OBSERVATIONS- **Condenser Deficiencies- Insulation is damaged and/or not present on refrigerant piping to unit. The unit is very unlevel.**
 EVAPORATOR OBSERVATIONS-heavy debris and fungal type growth observed at interior blower and coils in need of full and 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-joints, connections not sealed throughout attic area for system.
Electrical wiring was present in the return air duct work from water heater unit
 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
 POTABLE WATER LINE OBSERVATIONS- Appears serviceable.

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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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B. Drains, Wastes, Vents
Comments:

DRAIN/WASTE & VENT PIPING TYPE- PVC plastic
 SEWER PIPE OBSERVATIONS- No problems observed during this inspection period.

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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.

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C. Water Heating Equipment #1: (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)
Energy Source:
Comments:



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Electrically operated.

State 40 gallon 2000 unit located at closet.
 Rust at base of unit. Water present in pan under unit.
 Corrosion at supply connections at top of unit in need of repairs

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

V. APPLIANCES

- A. Dishwasher**
Comments:
 Unit is not properly secured in cabinet.
- B. Food Waste Disposer**
Comments:
Deficiencies- Noise and or vibration was present when operated.
- C. Range Hood**
Comments:
 Breaker tripping when vent fan turned on.
- D. Ranges/Ovens/Cooktops**
Comments:
 Oven present, Electric.
 Only one burner functional at top of unit, in need of repair.
- 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.

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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:
Vent cap is damaged.

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:

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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