

PROPERTY INSPECTION REPORT

Prepared For: Tony Scarnato
(Name of Client)

Concerning: 2619 Villa Norte San Antonio, TX
(Address or Other Identification of Inspected Property)

By: Gary Armstrong 9604 08/28/07
(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: 20070839692 Phone Number: _____
Date of Inspection: 09/28/07 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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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 garage floor, at front porch area.

B. Grading and Drainage
Comments
 Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at side door area on exterior, at left of house, at rear left a/c unit . 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- 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.
 Tree limb(s) observed in contact and rubbing surface of roof. Trim to avoid excessive wear at rear of house.

GUTTERING OBSERVATIONS- DAMAGE/DEFECTS NOTED- Extend gutter downspouts properly away from foundation around house. It is recommended to extend 3 to 5 feet away from foundation.

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.

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								INSULATION OBSERVATIONS- Blown type insulation (either fiberglass or rock wool) present. Only 4 to 5" of insulation observed throughout front of attic. 8" of insulation at rear areas. Add throughout for proper R 30 value.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					<p>E. Walls (Interior and Exterior) <i>Comments</i></p> <p>INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)- Drywall. OBSERVATIONS-Seal holes at interior return air closet under air handler Stored items or furnishings prevent full inspection.</p> <p>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-excessive spacing, missing weep holes in masonry siding base of walls. Add every 33". Seal joints in lap siding at right, left and rear of house. Staining, worn paint observed on eaves at front porch, at left front. Deteriorated wood trim at rear right, at front left of house in need of repairs.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					<p>F. Ceilings and Floors <i>Comments</i></p> <p>FLOOR COVERING(S)-staining at flooring master bath toilet from leakage.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					<p>G. Doors (Interior and Exterior) <i>Comments</i></p> <p>INTERIOR DOOR OBSERVATIONS- No problems observed during this inspection period.</p> <p>EXTERIOR DOOR OBSERVATIONS-garage to house door sticking in frame. Adjust/repair deadbolt at left rear door.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					<p>H. Windows <i>Comments</i></p> <p>OBSERVATIONS-light staining observed at interior several windows of house. Repair from exterior to prevent leakage.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<p>I. Fireplace/Chimney <i>Comments</i></p> <p>Not Present</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					<p>J. Porches, Decks and Carports (Attached) <i>Comments</i></p>

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PORCH OBSERVATIONS-deteriorated base of post at front porch.

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K. Other
Comments

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 at left side.

PREDOMINANT OVERLOAD PROTECTION DEVICES- Circuit breakers are provided.

MAIN ELECTRICAL PANEL OBSERVATIONS-white wiring used for hot legs from panel but not properly marked.

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- LIGHTING & CEILING FAN DEFICIENCIES- bulbs missing at rear exterior.

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 2 1/2 ton 2000 unit located at exterior of house.

AIR TEMPERATURE DIFFERENTIAL- Air Temperature Deficiencies- Temperature

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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- Insulation is damaged and/or not present on refrigerant piping to unit.**

EVAPORATOR OBSERVATIONS-interior blower and coils in need of cleaning/ servicing.

Debris, fungal type growth observed at interior blower housing in need of 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-all joints of ducts throughout attic in need of sealing to stop leakage.

It is not recommended to install cord and outlet for water heater in return chase to air handler.

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.

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Bathroom #1 HALL 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 HALL 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: Electrically operated.
Comments:
 State 40 gallon 2000 unit located at hall closet.
 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, Electric.
 No problems observed during this inspection period.

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:
 Door out of track, not operated.
 Damaged top panel of door.

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