

18 of 83



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
(Name of Client)

Concerning: 2631 Villa Norte San Antonio, TX 78228
(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: 20070839649 Phone Number: _____

Date of Inspection: 08/28/07 Fax Number: _____

Time of Inspection: 1:30pm

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	Inspection Item
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.

- B. Grading and Drainage**
Comments
 Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at front of house, at left 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 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.
 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
 Vehicle blocking access in garage. No access to attic

- E. Walls (Interior and Exterior)**
Comments
 INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)- Drywall.
 OBSERVATIONS-Termite damage at kitchen, at master bath
 Stored items or furnishings prevent full inspection.

I=Inspected		NI=Not Inspected		NP=Not Present		R=Not Functioning or in Need of Repair		Inspection Item
I	NI	NP	R					

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-scal exterior siding at main panel. Deteriorated wood trim at right window, at right garage. Replace all deteriorated wood. Worn, weathered eave at exterior paint coatings.

-

F. Ceilings and Floors
Comments

FLOOR COVERING(S)-unlevel flooring at kitchen area.

-

G. Doors (Interior and Exterior)
Comments

INTERIOR DOOR OBSERVATIONS-right rear bedroom door sticking in jamb.

EXTERIOR DOOR OBSERVATIONS- No problems observed at this time.
Note: side door appears repaired recently.

-

H. Windows
Comments

OBSERVATIONS- No problems observed during this inspection period.

-

I. Fireplace/Chimney
Comments

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.
PREDOMINANT OVERLOAD PROTECTION DEVICES- Circuit breakers are provided.

MAIN ELECTRICAL PANEL OBSERVATIONS-white wiring used for hot legs in panel

I=Inspected	NI=Not Inspected	NP=Not Present	R=Not Functioning or in Need of Repair	Inspection Item
I	NI	NP	R	

and not marked properly.

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: Electric.
Comments:
 Cooling System- - Central, - Split System.
 Trane est 2 1/2 ton 2000 unit located at exterior.
 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.
 CONDENSER (EXTERIOR UNIT) OBSERVATIONS- **Condenser Deficiencies- The unit is very unlevel.**
Heat transfer fins were dirty/clogged.
Insulation is damaged and/or not present on refrigerant piping to unit
 EVAPORATOR OBSERVATIONS- debris, fungal type growth observed at interior of blower unit in need of proper removal.

- C. **Ducts and Vents**
Comments:
 Ductwork, Air Chase and/or Plenum Observations- it is not recommended to install cord or outlet for water heater in return chase.
 No access to attic.

IV. PLUMBING SYSTEM

- A. **Water Supply System and Fixtures**
Comments:

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or in Need of Repair	Inspection Item
I	NI	NP	R			

The potable water supply source is- Municipal service is primary water source.
 SUPPLY PIPING TYPE- Copper, Galvanized
 POTABLE WATER LINE OBSERVATIONS- Appears serviceable.

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.

Bathroom #2 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.

B. Drains, Wastes, Vents
Comments:

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.

Bathroom #2 HALL BATHROOM:

LAVATORY- **Restricted/Slow drainage was noted.**
 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.

I=Inspected		NI=Not Inspected		NP=Not Present		R=Not Functioning or in Need of Repair		Inspection Item
I	NI	NP	R					

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.
- H. **Whole House Vacuum Systems**
Comments:
 Not Present
- I. **Garage Door Operators**
Comments:

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or in Need of Repair	Inspection Item
I	NI	NP	R			

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:
 Not Present

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

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or in Need of Repair	Inspection Item
I	NI	NP	R			

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