

PROPERTY INSPECTION REPORT

Prepared For: SAHA

(Name of Client)

Concerning: 307 Villa Rosa San Antonio, TX 78237

(Address or Other Identification of Inspected Property)

By: Jon Krauss 4255 04/02/08

(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: 20080442553 Phone Number: _____
Date of Inspection: 04/02/08 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	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, eroded at rear under roofline. Repair drainage at these areas to properly drain away from foundation, to prevent water accumulation and possible stress to structure.
 Note; dry conditions on exterior soil to foundation around house. Regular watering should be done around house

C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)
Comments

Est. Age: 6-10 years.

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.
 ROOF COVERING OBSERVATIONS- Seal all exposed fasteners at ridge caps, flashings on roof.
 Several exposed nails at front slope on roof in need of repairs
 Starter strip around perimeter edge of roof improperly installed, not sealed down
 Tree limb(s) observed in contact and rubbing surface of roof. Trim to avoid excessive wear.

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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There are vents installed to allow airflow; however, the vents are blocked, rendering the vents inadequate. Trim roof decking out from under upper vents for full air flow.

INSULATION OBSERVATIONS- Blown type insulation (either fiberglass or rock wool) present.
 As per tag in attic, minimum 9.6" required for R30 value.
 Only 7 to 8" of insulation installed throughout.

E. Walls (Interior and Exterior)
Comments

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

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-tape/seal patches at rear garage wall for fire rating
 Seal lap siding joints at left, at rear, at right walls.
 Damaged, missing siding at left rear
 Seal corners of fascia around house
 Paint, seal base of trim at corners, around house

F. Ceilings and Floors
Comments

CEILING COVERING(S)-cracking at front entry ceiling.

G. Doors (Interior and Exterior)
Comments

INTERIOR DOOR OBSERVATIONS-doors removed at laundry closet, at front closet
 Storage at interior master, rear bedroom, front bedroom limiting access and operation.

EXTERIOR DOOR OBSERVATIONS- Moisture related deterioration is present in door(s) and/or related trim in the following area(s). --- secondary entry door .
 Repair damage, reseal exterior and consider cover to protect from elements.

H. Windows
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OBSERVATIONS-seal exterior trim gaps on windows around house.
 Staining at interior of windows from leakage at breakfast, at master bedroom, living room bedrooms.
 Two master windows screwed shut, not opened.

I. **Fireplace/Chimney**
Comments

J. **Porches, Decks and Carports (Attached)**
Comments

PORCH OBSERVATIONS- No problems observed during inspection period.

K. **Other**
Comments

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-meter loose from wall, in need of repairs
 Panel locked, no key observed . Recommend gain access to review.

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

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inspection period.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment #1: Trane.

Type/Energy Source: System Type- Electric Forced Air Heat Pump

Coverage: Unit covers the entire Structure.

Estimated age: 7-8 years.

Heating System- The heating system operated correctly at the time of the inspection.

B. Cooling Equipment #1: Trane.

Type/Energy Source: Electric.

Coverage: Unit covers the entire Structure.

Estimated age: 7-8 years.

Est. Size: 2 1/2 ton

Cooling System- - Central, - Split System.

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.

Evaporator Deficiencies- Evaporator coils have corrosion , chemical damage

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observed.

Blower deficiencies - Debris observed at interior blower unit, blower housing in need of full cleaning / 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- Electrical wiring was present in the return air duct work.

Openings observed at ducts and/or at blower unit allowing air to escape from the system. Seal all duct joints.

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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Kitchen

Kitchen Sink Plumbing: faucet dripping constantly.

Water damage observed at sink cabinet.

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Bathroom #1

HALL BATHROOM:

LAVATORY Comments: Stopper, missing at sink.

Corrosion at drain line from sink.

Toilet comments: Water closet fill valve leaking in tank when flushed. Repair/replace valve.

Cracked tank lid observed.

Tub/shower comments: Stopper missing at tub.

slow drain observed at tub.

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Bathroom #2

MASTER BATHROOM:

LAVATORY Comments: No problems observed during this inspection period.

Toilet comments: Water closet fill valve leaking in tank when flushed. Repair/replace valve.

Tub/shower comments: Stopper missing at tub.

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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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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.

Location: Closet.

State 40 gallon 2000 unit.
No problems observed during this inspection period.

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D. Hydro Therapy Equipment

Comments:

V. APPLIANCES

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A. Dishwasher

Comments:

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Unit not operated as per owner

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:

F. Trash Compactor
Comments:

G. Bathroom Exhaust Fans and/or Heaters
Comments:
 No problems observed during limited test run of appliance.

H. Whole House Vacuum Systems
Comments:

I. Garage Door Operators
Comments:

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

K. Dryer Vents
Comments:
 No problems noted.

L. Other Built-in Appliances
Comments:

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VI. OPTIONAL SYSTEMS

- A. Lawn Sprinklers**
Comments:
- B. Swimming Pools and Equipment**
Comments:
- C. Outbuildings**
Comments:
- D. Outdoor Cooking Equipment**
Energy Source:
Comments:
- E. Gas Lines**
Comments:
- F. Water Wells** (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:
- G. Septic Systems**
Comments:
- H. Security Systems**
Comments:

Pressure testing of the gas lines is not part of this inspection. If the client would like the system pressure tested, a licensed plumber is recommended.

security testing is not part of this inspection