

## PROPERTY INSPECTION REPORT

**Prepared For:** SAHA  
\_\_\_\_\_  
(Name of Client)

**Concerning:** 4018 El Paso San Antonio, TX 78237  
\_\_\_\_\_  
(Address or Other Identification of Inspected Property)

**By:** Jon Krauss 4255 02/21/08  
\_\_\_\_\_  
(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: 20080241930 Phone Number: \_\_\_\_\_  
Date of Inspection: 02/21/08 Fax Number: \_\_\_\_\_  
Time of Inspection: \_\_\_\_\_  
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 left, at rear and right of house where soil has dried out. 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.  
 ROOF COVERING OBSERVATIONS-Several nails on each roof slope backing out of shingles, in need of repairs  
 Starter strip around perimeter edge of roof improperly installed, not sealed down.  
 GUTTERING OBSERVATIONS- DAMAGE/DEFECTS NOTED- Gutter is sloped improperly and holding water. Gutter is pulling loose at these areas.

**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  
 Upper vents not fully cut out in attic. Trim for full air flow.  
 ROOF STRUCTURE OBSERVATIONS- No problems observed during this inspection period.  
 INSULATION OBSERVATIONS- Blown type insulation (either fiberglass or rock wool) present. The insulation layer is approximately, 8 - 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- water damage, fungal type growth observed at breakfast left wall in need of repairs/removal  
 Damaged hall bath wall near tub.

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), cave(s), and/or trim are painted wood. Aluminum/vinyl siding.  
 OBSERVATIONS-paint, seal base of wood trim at corners, around house.  
 Loose soffit at left rear corner.

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**F. Ceilings and Floors**  
*Comments*

CEILING COVERING(S)- CEILING OBSERVATIONS- No problems observed during this inspection period.

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

INTERIOR DOOR OBSERVATIONS- doors not latching at master, at rear bedroom closet.

EXTERIOR DOOR OBSERVATIONS- split jamb at breakfast door in need of repairs. Center lock not functional at door

OVERHEAD GARAGE DOOR OBSERVATIONS- damaged at bottom panel

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**H. Windows**  
*Comments*

OBSERVATIONS-swelling, water damaged window openings from leakage at master, at front bedroom, at rear bedroom, at breakfast.

Torn/damaged screens one master, one living room, one breakfast, at rear bedroom.  
 note: one breakfast window converted to single pane

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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**  
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 wires used as hot legs on circuits but not properly marked as hot legs.**

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- LIGHTING & CEILING FAN DEFICIENCIES- loose cover at front bedroom fan to ceiling  
 Light not functional at hallway.

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment #1:**  
*Type/Energy Source:* System Type- Electric Forced Air Heat Pump.  
*Comments:*

Unit is located in, closet  
 Heating System- The heating system operated correctly at the time of the inspection.

**B. Cooling Equipment #1:**  
*Type/Energy Source:* Electric.  
*Comments:*

Est. Size: 3 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.

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EVAPORATOR OBSERVATIONS-debris at interior blower in need of cleaning/  
servicing

CONDENSER (EXTERIOR UNIT) OBSERVATIONS-Extend condensate drainline away  
from foundation on exterior

**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-seal all duct connections in attic areas.

**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

POTABLE WATER LINE OBSERVATIONS- Appears serviceable.

EXTERIOR PLUMBING- No anti-siphon protection observed on exterior hose bibs/  
faucets. This is a basic safety attachment to the end of faucets that will protect from a  
cross connection or back-flow of water into the house.

**Bathroom #1 HALL BATHROOM:**

LAVATORY- missing stopper at sink. Leaking at stopped up aerator

TOILET PLUMBING- tank loose from bowl at toilet in need of repair

TUB/SHOWER PLUMBING- missing stopper at tub. Seal spout to wall. Water damage at  
wall outside of enclosure.

**Bathroom #2 MASTER BATHROOM:**

LAVATORY- missing stopper at sink

TOILET PLUMBING- Water closet fill valve leaking in tank when flushed. Repair/replace  
valve.

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.

Loose tank from toilet in need of repairs.

TUB/SHOWER PLUMBING-missing stopper at tub.

**B. Drains, Wastes, Vents**

*Comments:*

DRAIN/WASTE & VENT PIPING TYPE- PVC plastic

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SEWER PIPE OBSERVATIONS- No problems observed during this inspection period.

**Bathroom #1** HALL BATHROOM:

**Bathroom #2** MASTER BATHROOM:

**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:*

*Location/Coverage:* Closet, Hallway.

State 40 gallon 2001 unit.

No problems observed during this inspection period.

**D. Hydro Therapy Equipment**

*Comments:*

**Not Present**

**V. APPLIANCES**

**A. Dishwasher**

*Comments:*

Unit is not operational or is in need of service/replacement at this time.

Discharge hose is, installed without an air gap. The drain line should be raised to the underside of the counter top.

Missing jet dry and soap dish covers at door.

**B. Food Waste Disposer**

*Comments:*

Deficiencies- Noise and or vibration was present when operated from debris inside of unit

**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**

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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:*

Not Present

**J. Door Bell and Chimes**  
*Comments:*

No problems observed.

**K. Dryer Vents**  
*Comments:*

No problems noted.

**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:*

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**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:*

**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**