

PROPERTY INSPECTION REPORT

Prepared For: SAHA

(Name of Client)

Concerning: 4026 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: 20080241932 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 on a slightly sloped lot. Grade at foundation appears adequate at time of inspection
 Note: dry soil conditions at rear, at rear right and left. Regular watering should be done.

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.
 Add proper kickout type flashing extension at edge of roof to siding joint at front center.
 GUTTERING OBSERVATIONS- DAMAGE/DEFECTS NOTED- Gutter is sloped improperly and holding water at front of roof.
 Gutter(s) are filled with debris. (Leaves, sticks, and/or aggregate.) Debris may have restricted full viewing at some 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
 ROOF STRUCTURE OBSERVATIONS- add blocking under hip ridge at rear porch trusses joint to hip trusses
 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

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INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)- Drywall.
OBSERVATIONS- No problems observed during this inspection period.

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. Aluminum/ vinyl siding.
OBSERVATIONS-paint, seal base of wood trim at corners, around house. Seal seams at front fascia joints on house.

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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- damaged door at rear bedroom
EXTERIOR DOOR OBSERVATIONS- No problems observed at this time.

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H. Windows
Comments

OBSERVATIONS-swelling, water damaged window openings from leakage at rear bedroom
Torn screen at front bedroom window

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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

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A. Service Entrance and Panels
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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- 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 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: 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 OBSERVATIONS-debris at interior blower in need of proper removal.
 Interior coils in need of cleaning/servicing
 Damaged, gaps on insulation on lines in attic in need of repairs
 CONDENSER (EXTERIOR UNIT) OBSERVATIONS-exterior unit out of level, in need of repairs.

- C. Ducts and Vents**
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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.

Bathroom #1 HALL BATHROOM:

LAVATORY- Restricted/Slow drainage was noted.

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

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.

TUB/SHOWER PLUMBING-missing stopper at tub.

Bathroom #2 MASTER BATHROOM:

LAVATORY- missing stopper at sink

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

Loose tank from toilet in need of repairs.

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-water damage at wall outside of tub.

B. Drains, Wastes, Vents

Comments:

DRAIN/WASTE & VENT PIPING TYPE- PVC plastic

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:

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Electrically operated.

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:
 Discharge hose is, installed without an air gap. The drain line should be raised to the underside of the counter top.
 Unit not operated due to storage at interior.

- 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:
 Range present-- rear right burner not functional at unit
 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**
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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:
Not Present

D. Outdoor Cooking Equipment
Energy Source:
Comments:
Not Present

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			E. Gas Lines <i>Comments:</i> Not Present
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			F. Water Wells (A coliform analysis is recommended.) <i>Type of Pump:</i> <i>Type of Storage Equipment:</i> <i>Comments:</i> Not Present
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			G. Septic Systems <i>Comments:</i> Not Present
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			H. Security Systems <i>Comments:</i> security testing is not part of this inspection
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			I. Fire Protection Equipment <i>Comments:</i> Not Present