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PROPERTY INSPECTION REPORT

Prepared For: SAHA.

 (Name of Client)

Concerning: 402 Precious. San Antonio, TX.

 (Address or Other Identification of Inspected Property)

By: Matthew Gessner, John Van De 4192, 6035. 06/11/07.

 (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 visible and present 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 meet their needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Report Number: 200706. Fax Number: _____

 Date of Inspection: 06/11/07. Fax Number: _____

 Time of Inspection: _____
 Client Mailing Address: _____

 City/State/Zip: _____

SPECIAL NOTES: Reinspection Done - 3/10/08

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachment. 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
I	NI	NP	R

I. STRUCTURAL SYSTEMS

- A. Foundations** (If all crawl space areas are not inspected, provide and explanation.)
Comments (An opinion on performance is mandatory.):
 Foundation Type- Concrete slab on grade.
 Foundation appears to be functioning normally.

- B. Grading and Drainage**
Comments
 Home is built on a slightly sloped lot. Grade at foundation appears inadequate at left side behind fence.. Adjust soil at this area to properly drain off of lot, to prevent water accumulation.
 Low area observed in yard at left rear near fenceline. Adjust, add soil to prevent water accumulation.
 Low area observed at right side behind fence area. Adjust soil to prevent water accumulation, to properly drain off of lot. Some repaired. Flat area at right, at rear still present in need of repairs.

- 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 this roof covering is believed between 5 to 10 years old.
 OBSERVATIONS- Roof covering observed showing normal wear for age.
 One exposed nail at left slope of roof in need of removal/repair Repaired
 Signs of leakage observed at rear edge of roof under diverter flashings, at right exterior Repaired doorway under diverter flashings. Damaged fascia trim present at these areas. Repaired
 Add proper kickoff type flashings at edge of roof to siding joints at front left of porch. Repaired
 Starter strip around perimeter edge of roof improperly installed, not sealed down. Seal as per manufacturer installations. Repaired

- D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect.)
Comments
 ACCESS METHOD/LIMITATIONS- Full access
 OBSERVATIONS- Truss framing
 No problems observed at this time.
 INSULATION OBSERVATIONS- Blown type insulation (either fiberglass or rock wool) insulation observed.
 As per tag in attic, minimum insulation should be 9.6" thick for R30 value.
 Only 7" of insulation observed at front attic, at right attic.
 Only 6" of insulation observed at rear attic and left attic areas.
 Only 5" of insulation observed at left attic areas. Add insulation throughout for proper R value. Repaired

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>E. Walls (Interior and Exterior)
 <i>Comments</i>
 INTERIOR WALLS- INTERIOR WALLS ARE A COMBINATION OF THE FOLLOWING MATERIALS- Drywall,
 EXTERIOR WALLS- EXTERIOR WALLS ARE A COMBINATION OF THE FOLLOWING MATERIALS- Brick and/or block (stone) veneer over wood framing. Cement fiber plank type siding. Wood trim(s) and overhangs (soffits).
 OBSERVATIONS-soil installed too high to siding at right wall of house, right rear, at rear of house. Lower at least 6" below base of siding and maintain proper slope away from foundation. <u>Repaired</u>
 Front of house porch area top row of bricks have inadequate slope. Reinstall with proper slope away from wall of structure. <u>Repaired</u>
 Deteriorated wood fascia trim at rear of house above a/c unit, at right of house above door. Appears to be from leakage at diverter flashing on roof.
 Uneven siding joints observed at front of house
 Wood touching concrete at front porch area will increase rate of damage, deterioration to wood over time. Gaps observed at trim at these areas. <u>Repaired</u></p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>F. Ceilings and Floors
 <i>Comments</i>
 No problems observed during this inspection period.</p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>G. Doors (Interior and Exterior)
 <i>Comments</i>
 INTERIOR DOORS- No problems observed during this inspection period.
 EXTERIOR DOORS-Right exterior door needs at least one security type hinge installed on door <u>Repaired / Replace door.</u>
 Staining observed at base of door at right exterior due to moisture penetration, exposure to elements. <u>Repaired / Replace door</u></p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>H. Windows
 <i>Comments</i>
 Staining, water damage observed at left front bedroom left window from leakage. Exterior trim at some windows at rear, at sides have been sealed at base improperly. Trim to siding under windows should be open to allow for drainage. <u>Repaired</u></p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>I. Fireplace/Chimney
 <i>Comments</i></p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>J. Porches, Decks and Carptrs (Attached)
 <i>Comments</i>
 PORCH/DECKS-patched cracks noted at concrete surfaces at front porch.</p> |
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|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>K. Other
 <i>Comments</i></p> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|---|

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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:
 SERVICE- Underground, 110/220 Volt, Aluminum (220 volt OK)
 FEEDERS- Copper, Aluminum (220 volt OK)
 Main panel located at left exterior.

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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:
 PREDOMINANT OVERLOAD PROTECTION DEVICES- Circuit breakers are provided
 VISIBLE WIRING TYPE- Copper
 SUB PANEL OBSERVATIONS- Circuit and wire sizing correct so far as visible
 SWITCH/OUTLET OBSERVATIONS- No significant problems were noted during the course of the inspection.
 DEVICE/FIXTURE OBSERVATIONS-unbalanced ceiling fan at master bedroom.
 Fan not functional at family room and lights missing bulbs.
 Smoke detector not functional at master bedroom.
 Missing battery on smoke detector at master bedroom.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type and Energy Source: Electric - Forced air type heat pump system.
Comments: Unit located at family room closet.
 Thermostat is not switching unit to emergency heat mode setting.
 Recommend HVAC professional for repair.

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B. Cooling Equipment:

Type and Energy Source: Central, "Split System" -Electric.
Comments: Trane est 2 1/2 ton 2000 unit located at rear 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 is not level on pad! This may cause excessive vibration when operating.
 Object has been placed under unit at rear exterior, causing unit to lean. It appears that concrete pad under rear unit has inadequate slope toward house foundation.
 Exterior coils in need of cleaning/servicing.

New American Standard 2.1/2ton 2008 unit installed. Oversized 30 amp breaker is present Change to 20 amps maximum.

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C. Ducts and Vents

Comments: DUCTWORK TYPE- Fiberglass duct board and/or flexible type ducts were

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primarily used for distribution/return system throughout.
 OBSERVATIONS-ducts not sealed at joints throughout. Seal to prevent air leakage.
New ducts installed and sealed at reinspection.

IV. PLUMBING SYSTEM

- A. Water Supply System and Fixtures**
Comments:
 SUPPLY PIPING TYPE- Copper, Municipal service is primary water source.
 OBSERVATIONS-meter box full of soil at front yard.
 SINK OBSERVATIONS-hall bath sink loose at wall.
 TOILET OBSERVATIONS- No problems observed during this inspection period
 TUB/SHOWER OBSERVATIONS- No problems observed during this inspection period.
- B. Drains, Wastes, Vents**
Comments:
 DRAIN/WASTE & VENT PIPING TYPE- PVC plastic
 OBSERVATIONS- No problems observed during this inspection period.
- C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)
Energy Source: -Electrically operated.
Comments:
 40 gallon unit located at hall closet
 No problems observed during this inspection period.
A.O Smith 40 gallon 2008 unit installed in garage. Unit is functional.
- D. Hydro-Therapy Equipment**
Comments:

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:
 Range/Oven is electric.
 No significant problems noted at this time and date.

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- 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:

VI. OPTIONAL SYSTEMS

- A. Lawn Sprinklers
Comments:

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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:
 security system testing is not part of this inspection.

I. **Fire Protection Equipment**
Comments:
 fire sprinkler system not present.