

PROPERTY INSPECTION REPORT

Prepared For: SAHA

(Name of Client)

Concerning: 403 Precious San Antonio, TX 78237

(Address or Other Identification of Inspected Property)

By: Jon Krauss 4255 02/25/08

(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: 20080241984 Phone Number: _____
Date of Inspection: 02/25/08 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.

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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 front of house, at front walkway . Repair drainage at these areas to properly drain away from foundation, to prevent water accumulation and possible stress to structure.
 Dry soil observed on exterior at front, left. Regular watering should be done to lessen stress.

- 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- Roof covering observed showing normal wear for age.
 Seal all exposed fasteners at ridge caps, flashings on roof.
 Starter strip around perimeter edge of roof improperly installed, not sealed down.
 Exposed nails 6 at rear slope on roof in need of repair

- 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 blocked in attic. Trim out fully for proper venting
 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, 7 to 8 inches thick. Add throughout for 9.6"

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						minimum. Note: plastic sheathing present at center attic area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<p>E. Walls (Interior and Exterior) <i>Comments</i></p> <p>INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)- Drywall.</p> <p>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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<p>F. Ceilings and Floors <i>Comments</i></p> <p>CEILING COVERING(S)- CEILING OBSERVATIONS- No problems observed during this inspection period.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<p>G. Doors (Interior and Exterior) <i>Comments</i></p> <p>INTERIOR DOOR OBSERVATIONS-missing door at laundry Delaminated master bedroom door</p> <p>EXTERIOR DOOR OBSERVATIONS- Overhead garage door left side jumping out of track</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<p>H. Windows <i>Comments</i></p> <p>OBSERVATIONS-staining observed at interior windows at living room, master bedroom, front bedroom windows in need of repair</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<p>I. Fireplace/Chimney <i>Comments</i></p> <p>Not Present</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<p>J. Porches, Decks and Carports (Attached) <i>Comments</i></p> <p>PORCH OBSERVATIONS-front concrete walkway.has inadequate slope toward house</p>

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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 wire used as hot leg in panel but not properly marked as hot leg.
 Conduit to meter separated, exposed wiring observed in need of repair

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- missing light cover at left exterior.

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-
 Unit not heating properly in emergency heat mode, in need of repairs.

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

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between 15 - 20 degrees. (taken between interior return and supply air) This is considered a normal operating range.

EVAPORATOR OBSERVATIONS- interior blower has debris and fungal type growth in need of proper removal

Interior coils in need of cleaning/servicing

CONDENSER (EXTERIOR UNIT) OBSERVATIONS-unit out of level, in need of repairs

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 area.

Electrical wiring was present in the return air duct work from water heater installation.

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- No problems observed during this inspection period.

TOILET PLUMBING- No problems observed during this inspection period.

TUB/SHOWER PLUMBING- Missing stopper at tub.

Bathroom #2 MASTER BATHROOM:

LAVATORY- No problems observed during this inspection period.

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

TUB/SHOWER PLUMBING- Missing stopper at tub.

B. Drains, Wastes, Vents

Comments:

DRAIN/WASTE & VENT PIPING TYPE- PVC plastic

SEWER PIPE OBSERVATIONS- missing cleanout cover on exterior drainline

Bathroom #1 HALL BATHROOM:

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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.
 State 40 gallon 2001 unit.
 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:

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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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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