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PROPERTY INSPECTION REPORT

Prepared For: Tony Scarnato
(Name of Client)

Concerning: 407 Precious San Antonio, TX 78237
(Address or Other Identification of Inspected Property)

By: Gary Armstrong 9604 08/21/07
(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 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: 20070939571 Phone Number: _____
Date of Inspection: 08/21/07 Fax Number: _____
Time of Inspection: 2:00pm
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, at water heater closet, at rear wall garage.

B. Grading and Drainage
Comments
 Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at left, at side fence, at rear right a/c unit areas. 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. Approximate age of roof. Approximate age of this roof covering is believed to be between 5 and 10 years old.
 ROOF COVERING OBSERVATIONS- Seal all exposed fasteners at ridge caps, flashings on roof.
 Starter strip around perimeter edge of roof improperly installed, not sealed down as per manufacturer installation instructions.
 Broken shingles on roof at perimeter several areas observed.
 Paint sewer vents, rubber boots on roof
 Tree limb(s) observed in contact and rubbing surface of roof. Trim to avoid excessive wear.

 GUTTERING OBSERVATIONS- DAMAGE/DEFECTS NOTED- Gutter is sloped improperly and holding water at front
 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

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ATTIC OBSERVATIONS- Truss framing
 Metal vent in attic improperly sealed with duct tape.
 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, 5-6 inches thick.
 Minimum should be 9.6" for R30 value. Add throughout

E. Walls (Interior and Exterior)
Comments

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
 OBSERVATIONS- seal exterior a/c electric box at rear.
 Seal hole at right front corner.

F. Ceilings and Floors
Comments

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

G. Doors (Interior and Exterior)
Comments

INTERIOR DOOR OBSERVATIONS-closet door right front bedroom out of alignment
 Master bath closet door sticking in jamb

EXTERIOR DOOR OBSERVATIONS- doors sticking in jamb at front door, at side door

H. Windows
Comments

OBSERVATIONS- No problems observed during this inspection period.
 note: furniture blocking access to some windows in house.

I. Fireplace/Chimney
Comments

Not Present

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J. Porches, Decks and Carports (Attached)
Comments
 PORCH OBSERVATIONS-seal gaps at front sidewalk to entry area

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 at right side.
 PREDOMINANT OVERLOAD PROTECTION DEVICES- Circuit breakers are provided.
 MAIN ELECTRICAL PANEL OBSERVATIONS- No problem(s) noted at the time of inspection.

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 located at upper hall closet.
 Heating System- The heating system operated correctly at the time of the inspection.

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

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Cooling System- - Central, - Split System.
 Trane est 3 ton 2000 unit located at 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.
 EVAPORATOR OBSERVATIONS-debris and fungal type growth observed at interior blower, coils in need of professional cleaning/removal
 Inadequate, improper insulation on refrigerant piping to unit in closet. Staining observed in closet.

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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- **Openings observed at ducts and/or at blower unit allowing air to escape from the system. Seal all joints throughout attic.**
Electrical wiring was present in the return air duct work from water heater unit installation.

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, Galvanized
 POTABLE WATER LINE OBSERVATIONS- Appears serviceable.

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Bathroom #1 MASTER BATHROOM:

LAVATORY- No problems observed during this inspection period.
 TOILET/BIDET PLUMBING- **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- No problems observed during this inspection period.

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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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Bathroom #1 MASTER BATHROOM:

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LAVATORY- No problems observed during this inspection period.
 TOILET/BIDET PLUMBING- No problems observed during this inspection period.
 TUB/SHOWER PLUMBING- No problems observed during this inspection period.

- 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:
 State 40 gallon 2000 unit located at closet.
 Corrosion noted at t and p drainline connections from possible leakage, in need of repairs

- 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 is not properly secured in cabinet.

- 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:
 Unit in use, not operated

- E. **Microwave Cooking Equipment**
Comments:
 Not Present

- F. **Trash Compactor**
Comments:
 Not Present

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- G. Bathroom Exhaust Fans and/or Heaters**
Comments:
 vent unit loose at bath ceiling.
- 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