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**PROPERTY INSPECTION REPORT**

**Prepared For:** SAHA  
**Concerning:** 4136 El Paso (Name of Client)  
 San Antonio, TX 78237  
 (Address or Other Identification of Inspected Property)  
**By:** Jon Krauss 4255  
 (Name and License Number of Inspector)  
 02/22/08  
 (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 repair, 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: 20080241978  
 Date of Inspection: 02/25/08  
 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	NI	NP	R	Inspection Item
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## 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.  
 Dry soil observed on exterior at left, at rear. Regular watering should be done to lessen stress.

**C. Roof Covering**

*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.  
 Nails backing out of shingles at rear and left slope in need of repair.  
 Hole observed in shingle at rear slope, possibly from bullet.  
 Starter strip around perimeter edge of roof improperly installed, not sealed down.

**D. Roof Structure and Attic**

*Comments*  
 (If the attic is inaccessible, report the method used to inspect.)

**ACCESS METHOD/LIMITATIONS**- Full access  
**ATTIC OBSERVATIONS**- Truss framing  
 Upper vents not fully cut out in attic. Trim for proper air flow.  
 Signs of rodents/animal activity in attic area.  
**ROOF STRUCTURE OBSERVATIONS**- No problems observed during this inspection period.  
**INSULATION OBSERVATIONS**- Blown type insulation (either fiberglass or rock wool) present.  
 As per tag, minimum 9.6" of insulation is needed for R30 value.

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The insulation layer is approximately, 7 to 8 inches thick in center of attic. Add insulation in attic for R30 value

**E. Walls (Interior and Exterior)**  
Comments

INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)- Drywall.

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 right side of house.

**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- No problems observed during this inspection period.

EXTERIOR DOOR OBSERVATIONS- Moisture related deterioration is present in door(s) and/or related trim in the following area(s). --- breakfast door . Repair damage, resal exterior and consider cover to protect from elements.

**H. Windows**  
Comments

OBSERVATIONS-Missing screens at front bedroom, at living room windows No visible flashing over windows at right bedrooms note: breakfast windows have been changed to single pane

**I. Fireplace/Chimney**  
Comments

Not Present

**J. Porches, Decks and Carports (Attached)**  
Comments

PORCH OBSERVATIONS- No problems observed during inspection period.

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## II. ELECTRICAL SYSTEMS

- K. Other**
- Comments*  
Not Present
- 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.

- B. Branch Circuits - Connected Devices and Fixtures**
- Comments:*  
SUB-PANEL COMMENTS: LOCATION- Garage  
SUB-ELECTRICAL PANEL OBSERVATIONS- No problem(s) noted at the time of inspection.  
repair the lack of ground fault circuit protection where required. (Report as in need of)
- FEEDERS- Copper, Aluminum (220 volt OK)**  
VISIBLE BRANCH WIRING TYPE- Grounded type branch wiring present. Copper  
BRANCH WIRING OBSERVATIONS- LIGHTING & CEILING FAN DEFICIENCIES-  
light out at master closet  
Missing covers on lights at closet front entry.

## 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.

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EVAPORATOR OBSERVATIONS-

Debris, fungal type growth observed at blower housing in need of proper removal.

Gaps in insulation in attic on lines in need of repairs

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

of repairs.

Repair, replace insulation on lines to exterior unit

**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 Chace and/or Plenum Observations--seal all duct connections in attic area.

FILTER OBSERVATIONS- Filters are very dirty.

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

valve.

Loose tank from bowl, in need of repairs

TUB/SHOWER PLUMBING- stopper not connected in tub.

**Bathroom #2 MASTER BATHROOM:**

LAVATORY- Restricted/Slow drainage was noted.

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

valve.

Tank loose from bowl, in need of repair

TUB/SHOWER PLUMBING- stopper not connected at tub.

**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	HALL BATHROOM:	Bathroom #2	MASTER BATHROOM:
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**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.

With the thermostat set at 350 degrees the oven shut down temperature was 294 degrees.

Adjust, repair unit.

Missing one rack at interior of oven.

**E. Microwave Cooking Equipment**

*Comments:*

Not Present

**F. Trash Compactor**

*Comments:*

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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:*

Not Present

**D. Outdoor Cooking Equipment**  
*Energy Source:*  
*Comments:*

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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