

PROPERTY INSPECTION REPORT

Prepared For: SAHA
(Name of Client)

Concerning: 414 Precious San Antonio, TX 78237
(Address or Other Identification of Inspected Property)

By: Jon Krauss 4255 01/31/08
(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: 20080141591 Phone Number: _____
Date of Inspection: 01/31/08 Fax Number: _____
Time of Inspection: 4:30pm
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 left exterior.

B. Grading and Drainage
Comments

Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at left front of house. 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.
 ROOF COVERING OBSERVATIONS- Starter strip around perimeter edge of roof improperly installed, not sealed down.
 Nails lifting shingles on roof at right rear two locations, at right front.

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 partially blocked in attic. Trim decking out for full air flow
 ROOF STRUCTURE OBSERVATIONS- No problems observed during this inspection period.
 INSULATION OBSERVATIONS- The insulation layer is approximately, 7 - 9 inches thick.

E. Walls (Interior and Exterior)
Comments

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

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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-paint/seal base of trim at corners of house. Cracking in mortar at front center exterior Seal trim at top of wall at front right Paint trim at right exterior near a/c unit.

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-left door paint/seal top and bottom of door enclosure.

H. Windows
Comments

OBSERVATIONS-swelling at interior, signs of leakage at front bedroom, at left master area in need of repairs

Thermal pane window(s) deficiencies- Some windows observed have lost thermal seals and may have become clouded and/or have moisture between the glass panes Seal failure may not be visible at all times. (depends on outside/inside temperatures- humidity) 1 pane at front bedroom.

Reseal exterior trim at rear, at master area.

missing flashing at master rear window

Torn screens one living room, one rear bedroom, at left master

I. Fireplace/Chimney
Comments

Not Present

J. Porches, Decks and Carports (Attached)
Comments

PORCH OBSERVATIONS-deteriorated wood trim at patio right and left sides.

K. Other
Comments

Not Present

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II. ELECTRICAL SYSTEMS

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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 wires used as hot legs for circuits but not properly marked as hot legs.

SUB-PANEL COMMENTS: SUB-ELECTRICAL PANEL OBSERVATIONS- No problem(s) noted at the time of inspection.

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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:

FEEDERS- Copper, Aluminum (220 volt OK)
 VISIBLE BRANCH WIRING TYPE- Grounded type branch wiring present. Copper
 BRANCH WIRING OBSERVATIONS- LIGHTING & CEILING FAN DEFICIENCIES- lights not functional at front exterior, at left exterior, at kitchen fluorescent fixture.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment #1:

Type/Energy Source: System Type- Electric Forced Air Heat Pump.
Comments:

Unit is located in, closet
 Unit not adequately heating in heat pump mode, in need of repairs.

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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-interior coils in need of cleaning/servicing
 Debris observed at interior blower housing in need of proper removal/repairs
 CONDENSER (EXTERIOR UNIT) OBSERVATIONS-oversized 50 amp breaker installed for unit. Change to maximum 30 amps as per manufacturer
 Damaged insulation on exterior lines to unit in need of repair

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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 throughout attic.

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.

Kitchen

KITCHEN SINK PLUMBING-damaged sink drainline at p trap. Water damage at base of sink cabinet.

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.
TUB/SHOWER PLUMBING- Restricted/Slow drainage was noted.
Seal spout at wall. Water damage at wall outside of tub.

Bathroom #2 MASTER BATHROOM:

LAVATORY-missing stopper at sink
TOILET PLUMBING- No problems observed during this inspection period.
TUB/SHOWER PLUMBING-missing stopper at tub.
Old staining at front wall outside of tub unit.

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

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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, Hallway.
 State 40 gallon 2000 unit
 No problems observed during this inspection period.

D. Hydro Therapy Equipment
Comments:
Not Present

V. APPLIANCES

A. Dishwasher
Comments:
 Unit not allowing water in, not functional.
 Missing jet dry cover at interior door
 Missing latch at soap dish on door

B. Food Waste Disposer
Comments:
 Deficiencies- Unit failed to operate.
 Splash guard is damaged/missing.

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.
 Missing one knob at top cooktop unit.

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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Not Present

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