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PROPERTY INSPECTION REPORT

Prepared For: Tony Scarnato
(Name of Client)

Concerning: 418 Precious San Antonio, TX 78237
(Address or Other Identification of Inspected Property)

By: Gary Armstrong 9604 08/25/07
(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: 20070939994 Phone Number: _____
Date of Inspection: 08/25/07 Fax Number: _____
Time of Inspection: 5:30pm
Client Mailing Address: _____
City/State/Zip: _____

SPECIAL NOTES:

Reinspection done 09/15/08. Notes are in report.
The purpose of this reinspection is identify if repairs have been performed. It is not within the scope of this inspection to determine quality of repairs or extent of repairs as this is a visual only examination. Receipts or repair documents should be requested from those who performed the repairs for details and warranty information.

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=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or in Need of Repair

I	NI	NP	R	Inspection Item

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 exterior parge coating front entry areas, at garage floor areas.

☑ ☐ ☐ ☑ **B. Grading and Drainage**
Comments

Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at left front , at right, at rear areas. . Repair drainage at these areas to properly drain away from foundation, to prevent water accumulation and possible stress to structure.**Repaired 09/15/08.**

☑ ☐ ☐ ☑ **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.**Repaired 09/15/08.**
Starter strip around perimeter edge of roof improperly installed, not sealed down as per manufacturer installation instructions.**Repaired 09/15/08.**
Roof covering observed showing normal wear for age.

☑ ☐ ☐ ☑ **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
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, 6 -8 inches thick.
9.6" recommended for R30 value in attic. Add properly.**Repaired 09/15/08.**

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

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					INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)- Drywall. OBSERVATIONS-bow noted in wall at bath rear wall over sink **Repaired 09/15/08.** 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- exposed nails at front fascia observed.**Repaired 09/15/08.** Seal lap siding joints around house**Repaired 09/15/08.** Deteriorated wood at right porch posts, at door frame.**Repaired at door frame 09/15/08.**
☑	☐	☐	☑	F.	**Ceilings and Floors** *Comments* CEILING COVERING(S)- CEILING OBSERVATIONS-cracking noted at living room ceiling **Repaired 09/15/08.** Nail pops at hallway
☑	☐	☐	☑	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). ---side door . Repair damage, reseal exterior and consider cover to protect from elements.**Repaired 09/15/08.**
☑	☐	☐	☑	H.	**Windows** *Comments* OBSERVATIONS-Torn screen at left rear window
☐	☐	☑	☐	I.	**Fireplace/Chimney** *Comments* **Not Present**
☑	☐	☐	☐	J.	**Porches, Decks and Carports (Attached)** *Comments* PORCH OBSERVATIONS- No problems observed during inspection period.
☐	☐	☑	☐	K.	**Other** *Comments*

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				Not Present

II. ELECTRICAL SYSTEMS

I	NI	NP	R		
☑	☐	☐	☑	A.	**Service Entrance and Panels**

Comments:

SERVICE COMMENTS: Under Ground
MAIN PANEL COMMENTS: LOCATION- Exterior of house at left side.
PREDOMINANT OVERLOAD PROTECTION DEVICES- Circuit breakers are provided.
MAIN ELECTRICAL PANEL OBSERVATIONS-white wiring used on hot leg of circuit but not properly marked in panel.**Repaired 09/15/08.**

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

I	NI	NP	R		
☑	☐	☐	☐	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

I	NI	NP	R		
☑	☐	☐	☐	A.	**Heating Equipment #1:**

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

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

I	NI	NP	R		
☑	☐	☐	☑	B.	**Cooling Equipment #1:**

Type/Energy Source: Electric.
Comments:

Cooling System- - Central, - Split System.
Trane est 2 1/2 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

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				blower, coils in need of professional cleaning/removal **Repaired 09/15/08.** CONDENSER (EXTERIOR UNIT) OBSERVATIONS-exterior coils in need of cleaning/ servicing.**Repaired 09/15/08.** Replace insulation on exterior refrigerant piping to unit.**Repaired 09/15/08.**
☑	❑	❑	☑	**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. **Repaired 09/15/08.** **Electrical wiring was present in the return air duct wor**k from water heater unit installation.**Repaired 09/15/08.**

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, Galvanized POTABLE WATER LINE OBSERVATIONS- Appears serviceable.
☑	❑	❑	❑	**B. Drains, Wastes, Vents** *Comments:* DRAIN/WASTE & VENT PIPING TYPE- PVC plastic SEWER PIPE OBSERVATIONS- 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. T and p valve stuck open, in need of repair/replacement **Repaired 09/15/08.**
❑	❑	☑	❑	**D. Hydro Therapy Equipment** *Comments:* **Not Present**

V. APPLIANCES

☑	❑	❑	❑	**A. Dishwasher** *Comments:*

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					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:* 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:*

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I	NI	NP	R		Inspection Item
					Vent cap is damaged.**Repaired 09/15/08.**
☐	☐	☑	☐	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**
☐	☐	☑	☐	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:*

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					security testing is not part of this inspection
❑	❑	☑	❑	**I.**	**Fire Protection Equipment** *Comments:* **Not Present**