



210-344-1344 S.A.  
 713-923-2133 Houston  
 512-804-2637 Austin  
 888-390-5692 Toll Free  
 mgessner@amerispec.net  
 www.amerispec.net/gessner

**PROPERTY INSPECTION REPORT**

**Prepared For:** SAHA

**Concerning:** 4218 El Paso (Name of Client)  
 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: 20080241983  
 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.

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

### 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 side of house. 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 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.  
 Starter strip around perimeter edge of roof improperly installed, not sealed down.  
 Nails fitting shingles 5 at right and front right roof.  
 Damaged edge of roof at left front observed. Past tree damage at left rear roof.  
 GUTTERING OBSERVATIONS- DAMAGE/DEFECTS NOTED- 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**

**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)

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

The insulation layer is approximately, 10 - 16 inches thick.  
present.

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

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), eave(s), and/or trim are painted wood. Aluminum/Vinyl siding.  
OBSERVATIONS-paint, seal base of wood trim at corners, around house.

**F. Cellings and Floors**

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

**G. Doors (Interior and Exterior)**

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, reseal exterior and consider cover to protect from elements.  
Split/damaged jamb at breakfast door

**H. Windows**

OBSERVATIONS-staining observed at interior windows at rear bedroom, front bedroom windows in need of repair  
Seal gaps at exterior master bedroom windows

**I. Fireplace/Chimney**

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

Not Present  
Comments

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

PORCH OBSERVATIONS- No problems observed during inspection period.

Not Present

Other  
Comments

## 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.

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 is located in, closet

Heating System-blower not shutting off on system

Unit not heating properly, in need of repairs.

B. Cooling Equipment #1:

Type/Energy Source: Electric.

Comments:

Est. Size: 2 1/2 ton



I=Inspected	NI	NP	R	Inspection Item
-------------	----	----	---	-----------------

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

**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 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:*

Unit full of storage, not operated

**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.  
Oven not operated due to storage  
Front burner missing at range unit

**E. Microwave Cooking Equipment**      *Comments:*

I=Inspected	NI	NP	R	Inspection Item
				NI=Not Inspected
				NP=Not Present
				R=Not Functioning or In Need of Repair

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:

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:

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

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:

security testing is not part of this inspection

I. Fire Protection Equipment

Comments:

Not Present