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PROPERTY INSPECTION REPORT

Prepared For: SAHA

Concerning: 422 Precious (Name of Client)
 San Antonio, TX 78237
 (Address or Other Identification of Inspected Property)

By: Jon Krauss 4255 02/18/08
 (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: 20080241859 Phone Number: _____

Date of Inspection: 02/18/08 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
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				NP=Not Present
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I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

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

Dry conditions around house foundation, soil pulling away. Regular watering should be done in dry times to prevent added stress to structure.

C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

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 - Seal all exposed fasteners at ridge caps, flashings on roof.
 Damaged roof shingles at rear overhang 3 areas.
 Nails backing out of shingles at rear slope several areas, at right and left in need of repairs.

D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)

ACCESS METHOD/LIMITATIONS - Full access
ATTIC OBSERVATIONS - Truss framing
 Upper vents partially blocked in attic area. Trim roof decking for full air flow
ROOF STRUCTURE OBSERVATIONS - No problems observed during this inspection period.
INSULATION OBSERVATIONS - Blown type insulation (either fiberglass or rock wool) present.

As per tag in attic, minimum 8.2" required for R30 value.
 Only 4 to 7" of insulation observed through center areas. Add properly.

E. Walls (Interior and Exterior)

INTERIOR WALL OBSERVATIONS - INTERIOR WALLS ARE COVERED WITH

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THE FOLLOWING MATERIAL(S)- Drywall.
Stored items or furnishings prevent full inspection.

EXTERIOR WALL OBSERVATIONS- EXTERIOR WALLS ARE CONSTRUCTED OF THE FOLLOWING MATERIALS- Cement Fiber type siding. Soffit(s), eave(s), and/or trim are painted wood.
OBSERVATIONS- loose soffit at front left, at front center of house.
Paint, seal base of wood trim at corners, around perimeter of house.

F. Ceilings and Floors
Comments

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

G. Doors (Interior and Exterior)
Comments

INTERIOR DOOR OBSERVATIONS-damaged latch at hall bath door
Master door missing parts to latch. Damaged trim at door.

EXTERIOR DOOR OBSERVATIONS-front door missing striker at knob. Damaged interior trim

OVERHEAD GARAGE DOOR OBSERVATIONS-adjust spring tension on door for proper support. Paint/seal base of jambs.

H. Windows
Comments

OBSERVATIONS-no visible flashings at rear window
Staining at interior sill at master window from leakage.
Torn/damaged screen at front bedroom.

I. Fireplace/Chimney
Comments

Not Present

J. Porches, Decks and Carports (Attached)
Comments

PORCH OBSERVATIONS-left concrete pad inadequate slope toward house foundation.
in need of repair.

K. Other
Comments

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Not Present

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-Left rear of house conduit pulling loose at meter, in need of repair.

White wiring used in panel as hot leg 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.

Adjust wiring at interior panel away from screws.

B. Branch Circuits - Connected Devices and Fixtures

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- batteries missing at smoke detectors several locations in house.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment #1:

Heating Equipment #1: Type/Energy Source: 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:

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.

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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-seal all supply duct connections in attic.
 Electrical wiring was present in the return air duct work from water heater wiring.

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-broken, corrosion at drainline joints under sink.

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-damaged stopper cover at tub unit.

Bathroom #2 MASTER BATHROOM:

LAVATORY- No problems observed during this inspection period.
 TOILET PLUMBING-toilet running constantly, in need of repair
 TUB/SHOWER PLUMBING-damaged wall outside of tub from splash out.

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:

specifically listed as recognized hazards by TRRC rules.)
 Energy Source:
 Comments:

(Report as in need of repair those conditions

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Electrically operated.

V. APPLIANCES

Not Present

D. Hydro Therapy Equipment

No problems observed during this inspection period.
Rheem 40 gallon 2006 unit.

Location/Coverage: Closer.

A. Dishwasher

Comments:

Unit not washing, not pumping out water. Unit not functional

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:

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Not Present

Garage Door Operators

Comments:

Not Present

Door Bell and Chimes

Comments:

No problems observed.

Dryer Vents

Comments:

No problems noted.

Other Built-in Appliances

Comments:

Not Present

VI. OPTIONAL SYSTEMS

Lawn Sprinklers

Comments:

Not Present

Swimming Pools and Equipment

Comments:

Not Present

Outbuildings

Comments:

Not Present

Outdoor Cooking Equipment

Energy Source:

Comments:

Not Present

Gas Lines

Comments:

Not Present

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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