

PROPERTY INSPECTION REPORT

Prepared For: SAHA

(Name of Client)

Concerning: 423 Precious San Antonio, TX 78237

(Address or Other Identification of Inspected Property)

By: Jon Krauss 4255 02/28/08

(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: 20080242044 Phone Number: _____
Date of Inspection: 02/27/08 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=Not Inspected		NP=Not Present	R=Not Functioning or in Need of Repair	Inspection Item
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

B. Grading and Drainage
Comments
 Structure is on a slightly sloped lot. Grade at foundation appears adequate at time of inspection
 Dry soil conditions observed on exterior at left, at rear, at front of house. Regular watering should be done to prevent added 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- Roof covering observed showing normal wear for age.
 Starter strip around perimeter edge of roof improperly installed, not sealed down.
 Seal all exposed fasteners at ridge caps, flashings on roof.
 Edge of shingles too short at rear left, at rear right corner.
 GUTTERING OBSERVATIONS- damaged, missing elbow at front downspout.

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
 Trim out under upper roof vents for adequate air flow
 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, 5 to 7 inches thick.
 Add insulation throughout to 9.6" minimum for R30 value.

E. Walls (Interior and Exterior)
Comments

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

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. Aluminum/vinyl siding.

OBSERVATIONS- Paint, seal base of wood trim at corners, around perimeter of house
Deteriorated wood trim at rear left fascia in need of repairs
Seal gaps at fascia joints around house

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F. Ceilings and Floors
Comments

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

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G. Doors (Interior and Exterior)
Comments

INTERIOR DOOR OBSERVATIONS- laundry door not latching

EXTERIOR DOOR OBSERVATIONS- garage to house door missing hardware. 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.

Garage to house door adjust to lock. Cracked jamb at latch area.
Adjust spring tension at overhead garage door

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H. Windows
Comments

OBSERVATIONS-No visible flashing over master rear window
Paint, seal exterior trim at left rear.

Missing screens all windows at left bedroom, living room, at breakfast
Note: one breakfast window changed to single pane

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I. Fireplace/Chimney
Comments

Not Present

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J. Porches, Decks and Carports (Attached)
Comments

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PORCH OBSERVATIONS- No problems observed during inspection period.

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K. Other Comments
Not Present

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 in panel but not properly marked as hot legs.

SUB-PANEL COMMENTS: LOCATION- Garage
 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- light not functional at right exterior, at interior garage

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

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B. Cooling Equipment #1:
Type/Energy Source: Electric.
Comments:

Est. Size: 2 1/2 ton
 Cooling System- - Central, - Split System.

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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 blower has heavy debris, fungal type growth in need of proper removal.

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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- Openings observed at ducts and/or at blower unit allowing air to escape from the system. Reseal all connections.

IV. PLUMBING SYSTEM

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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.

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Kitchen

missing drainline at sink.

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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- stopper disconnected at tub

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Bathroom #2 MASTER BATHROOM:

LAVATORY- No problems observed during this inspection period.

TOILET PLUMBING- No problems observed during this inspection period.

TUB/SHOWER PLUMBING- stopper not connected at tub.

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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:

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 unit.
 No problems observed during this inspection period.

D. **Hydro Therapy Equipment**
Comments:
 Not Present

V. APPLIANCES

A. **Dishwasher**
Comments:
 no drainline at kitchen sink. not operated.

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. With the thermostat set at 350 degrees the oven shut down temperature was 298 degrees. Adjust, repair for proper operation.

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:
 Missing exterior vent cover.
- 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