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**PROPERTY INSPECTION REPORT**

**Prepared For:** SAHA

**Concerning:** 435 Precious (Name of Client)  
 435 Precious (Address or Other Identification of Inspected Property)

**By:** Gary Armstrong 9604 02/02/08 (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: 20080141615 Phone Number: \_\_\_\_\_

Date of Inspection: 02/02/08 Fax Number: \_\_\_\_\_

Time of Inspection: 11:00am

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 |
|-----------------|------------------|----------------|--|
| 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.

**B. Grading and Drainage**

Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at left front of house, at rear 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.)

METHOD USED TO INSPECT ROOF- The following was observed from either eave level and/or ground level using binoculars.  
 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.

**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  
 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, 7 - 9 inches thick.

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

INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)- Drywall.  
 OBSERVATIONS- new paint noted at interior areas.

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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-damaged fascia at left front of house. Trim damaged at base of garage door frame, at left front corner of house. Seal trim at windows on exterior. Reseal lap siding joints on exterior. Damaged lap siding at right, at left side.

**F. Ceilings and Floors**

*Comments*

CEILING COVERING(S)-signs of repair at living room ceiling. Wall to ceiling cracking noted at stairs.

FLOOR COVERING(S)-uneven flooring at kitchen area observed.

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

*Comments*

INTERIOR DOOR OBSERVATIONS- No problems observed during this inspection period.

EXTERIOR DOOR OBSERVATIONS-front door not latching properly. Rear door damage observed.

**H. Windows**

*Comments*

OBSERVATIONS- No problems observed during this inspection period.

**I. Fireplace/Chimney**

*Comments*

Not Present

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

*Comments*

PORCH OBSERVATIONS- No problems observed during inspection period.

**K. Other**

*Comments*

Not Present

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments*

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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 for hot legs on circuits but not properly marked as hot legs.

SUB-PANEL COMMENTS: 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.):

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: Electric Forced Air Heat Pump.

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

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

Est. Size: 3 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-debris, fungal type growth observed at interior blower housing, air handler in need of proper repairs/removal  
 CONDENSER (EXTERIOR UNIT) OBSERVATIONS-replace deteriorated insulation on exterior lines to unit.

**C.**      **Ducts and Vents**

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 in attic area.

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### 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.

**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 TRRC rules.)

*Comments:*

Energy Source: Electrically operated.

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:*

No problems observed during limited test run of appliance.

**B. Food Waste Disposer**

*Comments:*

Deficiencies- Noise and or vibration was present when operated.

**C. Range Hood**

*Comments:*

Exhaust vent is, a vented type. No problems observed during limited test run of appliance.

**D. Ranges/Ovens/Cooktops**

*Comments:*

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|-------------|------------------|----------------|--|

Oven present, Electric. Oven not operated due to storage at time of inspection  
 Free standing range is not properly secured in place to prevent accidental tip over. Unit  
 should be secured with wall or floor brackets as a safety precaution.

**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:

No problems noted.

**L. Other Built-in Appliances**

Comments:

Not Present

**VI. OPTIONAL SYSTEMS**

**A. Lawn Sprinklers**

Comments:

Not Present

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|-------------|----|----|---|-----------------|

**B. Swimming Pools and Equipment**     **Not Present**  
*Comments:*

**C. Outbuildings**     **Not Present**  
*Comments:*

**D. Outdoor Cooking Equipment**     **Not Present**  
*Energy Source:*

**E. Gas Lines**     **Not Present**  
*Comments:*

**F. Water Wells (A coliform analysis is recommended.)**     **Not Present**  
*Type of Pump:*  
*Type of Storage Equipment:*

**G. Septic Systems**     **Not Present**  
*Comments:*

**H. Security Systems**     **Not Present**  
*Comments:*

**I. Fire Protection Equipment**     **Not Present**  
*Comments:*

security testing is not part of this inspection