



AmeriSpec

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PROPERTY INSPECTION REPORT

Prepared For: SAHA. _____
(Name of Client)

Concerning: 448 Precious. San Antonio, TX. _____
(Address or Other Identification of Inspected Property)

By: Jon Bueche. 7223. 07/11/07. _____
(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 visible and present 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 meet their needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Report Number: 20070638445. _____

Fax Number: _____

Fax Number: _____

Date of Inspection: 06/11/07. _____

Time of Inspection: _____

Client Mailing Address: _____

City/State/Zip: _____

SPECIAL NOTES: Reinspection done 03/10/08.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachment. 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	I	NI	NP	R

I. STRUCTURAL SYSTEMS

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>A. Foundations (If all crawl space areas are not inspected, provide and explanation.)
 <i>Comments</i> (An opinion on performance is mandatory.):
 Foundation Type- Concrete slab on grade.
 Foundation appears to be functioning normally.</p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>B. Grading and Drainage
 <i>Comments</i>
 Home is built on a slightly sloped lot. Grade at foundation appears inadequate at front, at left sides of house.
 Add, adjust soil at these areas to properly slope away from foundation, to prevent water accumulation and possible stress to structure.
 REPAIRED 03/10/08</p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)
 <i>Comments</i>
 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 this roof covering is believed between 5 to 10 years old.
 OBSERVATIONS-Valley flashings on roof installed under wall to roof flashings at front center valley area
 Improper overlap at wall to roof flashing joints in relation to felt paper behind siding.
 Reinstall with proper overlap.
 Rear of house over a/c appears to be roof leakage under diverter flashing.
 ROOFING NOT REPAIRED 03/10/08.</p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)
 <i>Comments</i>
 ACCESS METHOD/LIMITATIONS- Full access
 OBSERVATIONS- Truss framing
 OSB roof decking installed.
 No problems observed at this time.
 INSULATION OBSERVATIONS- Blown type insulation (either fiberglass or rock wool) insulation observed
 As per tag in attic, minimum insulation thickness should be 9.6" for R30 value.
 Only 4 to 5" of insulation installed in attic over rear bedroom.
 Only 6 to 7" of insulation installed at front areas of attic. Add for proper R value.
 INSULATION REPAIRED 03/10/08.</p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>E. Walls (Interior and Exterior)
 <i>Comments</i>
 INTERIOR WALLS- INTERIOR WALLS ARE A COMBINATION OF THE FOLLOWING MATERIALS- Drywall</p> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|

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OBSERVATIONS-water staining, fungal type staining at master bedroom left window sill
 PAINTING/REPAIRED 03/10/08
 EXTERIOR WALLS- Brick and/or block (stone) veneer over wood framing.
 Cement based plank type siding. Wood trim(s) and vinyl overhangs (soffits).
 OBSERVATIONS-top brick ledge at left of garage has inadequate slope toward house.
 Reslope to properly shed water.
 Window flashing not properly set at left rear, at right front windows
 Deteriorated wood trim at fascia rear under a/c diverter flashing on roof.
 NOT REPAIRED 03/10/08.

F. Ceillings and Floors
Comments

Old repair noted at hall ceiling.

G. Doors (Interior and Exterior)
Comments

INTERIOR DOORS-right rear bedroom door sticking in jamb
 Loose screws in hinge at right rear bedroom door.
 Master bedroom closet door not latching.
 EXTERIOR DOORS-old repairs noted at storm door
 Animal damage at weatherstrip at garage to house door.
 REINSPECTION 03/10/08. NEW DOOR INSTALLED ON EXTERIOR, MISSING
 HARDWARE

H. Windows
Comments

No problems observed at this time.

I. Fireplace/Chimney
Comments

J. Porches, Decks and Carprts (Attached)
Comments

PORCH/DECKS-concrete patio at exterior side door has inadequate slope toward foundation
 of house. Repair/replace with proper slope away from foundation.
 NOT REPAIRED 03/10/08.

K. Other
Comments

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II. ELECTRICAL SYSTEMS

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|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>A. Service Entrance and Panels
 <i>Comments:</i>
 SERVICE- Underground, 110/220 Volt, Aluminum (220 volt OK)
 FEEDERS- Copper, Aluminum (220 volt OK)
 Main panel located at right exterior.</p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):
 <i>Comments:</i>
 PREDOMINANT OVERLOAD PROTECTION DEVICES- Circuit breakers are provided
 VISIBLE WIRING TYPE- Copper
 SUB PANEL OBSERVATIONS- Circuit and wire sizing correct so far as visible
 SWITCH/OUTLET OBSERVATIONS- Ground Fault Circuit Interrupter (GFCI) outlet or circuit breaker protection is required at exterior, garage, bath rooms & kitchen outlets, and swimming pool or wet areas. GFCI's are designed to provide accidental shock protection in these areas. GFCI protection is NOT PROVIDED at: 4 kitchen counter outlets.
 NOT REPAIRED 03/10/08
 DEVICE/FIXTURE OBSERVATIONS- No significant problems were noted during the course of the inspection.</p> |
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>A. Heating Equipment
 <i>Type and Energy Source:</i> Electric - Forced air type heat pump system.
 <i>Comments:</i> Unit located at hall closet.
 Unit was operated in emergency heat mode, in heat pump mode at time of inspection
 No problems observed during this inspection period.</p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>B. Cooling Equipment:
 <i>Type and Energy Source:</i> Central, "Split System" -Electric.
 <i>Comments:</i> Trane est 2 1/2 ton 2000 unit located at rear 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.

 REINSPECTION 03/10/08. NEW UNIT INSTALLED. NO THERMOSTAT INSTALLED
 OVERSIZED EXTERIOR BREAKER FOR NEW UNIT.</p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>C. Ducts and Vents
 <i>Comments:</i> DUCTWORK TYPE- Fiberglass duct board and/or flexible type ducts were primarily used for distribution/return system throughout.
 OBSERVATIONS-seal all joints at flex duct connections in attic.</p> |
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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Comments:

SUPPLY PIPING TYPE- Copper, Plastic, Municipal service is primary water source.

OBSERVATIONS- Water pressure to house excessive at 92 psi at time of inspection.

SINK OBSERVATIONS- No problems observed during this inspection period

TOILET OBSERVATIONS- No problems observed during this inspection period.

TUB/SHOWER OBSERVATIONS-master bath gap in drywall at top of enclosure wall.

Hall bath water dripping at valve handle. Wet wall behind this location from leakage and fungal type staining observed.

EXTERIOR FAUCETS- No anti-siphon protection observed on front left exterior hose bib/ faucet. This is a basic safety attachment to the end of faucets that will protect from a cross connection or back-flow of water into the house.

B. Drains, Wastes, Vents

Comments:

DRAIN/WASTE & VENT PIPING TYPE- PVC plastic

OBSERVATIONS- No problems observed during this inspection period.

C. Water Heating Equipment (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 hall closet.

No problems observed during this inspection period with operation of units.

REINSPECTION 03/10/08. UNIT REPLACED TO GARAGE.

EXTEND T AND P DRAINLINE CLOSER TO GROUND ON EXTERIOR.

D. Hydro-Therapy Equipment

Comments:

V. APPLIANCES

A. Dishwasher

Comments:

No problems observed during limited test run of appliance with operation of units.

Discharge hose is installed with out a air gap. (loop in line)

B. Food Waste Disposer

Comments:

No problems observed during limited test run of appliance.

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C. Range Hood
Comments:
 No problems observed during limited test run of appliance.

D. Ranges/Ovens/Cooktops
Comments:
 Range/Oven is electric.
 No significant problems noted at this time and date.

E. Microwave Cooking Equipment
Comments:

F. Trash Compactor
Comments:

G. Bathroom Exhaust Fans and/or Heaters
Comments:
 No problems observed during limited test run of appliance.

H. Whole House Vacuum Systems
Comments:

I. Garage Door Operators
Comments:

J. Door Bell and Chimes
Comments:
 No problems observed.

K. Dryer Vents
Comments:
 No problems noted.

L. Other Built-in Appliances
Comments:

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VI. OPTIONAL SYSTEMS

- A. Lawn Sprinklers**
Comments:

- B. Swimming Pools and Equipment**
Comments:

- C. Outbuildings**
Comments:

- D. Outdoor Cooking Equipment**
Energy Source:
Comments:

- E. Gas Lines**
Comments:

- F. Water Wells** (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:

- G. Septic Systems**
Comments:

- H. Security Systems**
Comments:
 security system inspection is beyond the scope of this inspection.

- I. Fire Protection Equipment**
Comments:

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no fire sprinkler system present.