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PROPERTY INSPECTION REPORT

Prepared For: SAHA. _____
 (Name of Client)

Concerning: 467 Precious. San Antonio, TX. _____
 (Address or Other Identification of Inspected Property)

By: Jon Bueche. 7223. 06/12/07. _____
 (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: 200706. _____ **Fax Number:** _____

Date of Inspection: 06/12/07. _____ **Fax Number:** _____

Time of Inspection: 11:00am. _____

Client Mailing Address: _____

City/State/Zip: _____

SPECIAL NOTES: reinspection done 03/10/08. notes are in report.

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 , low areas at right of house. Add, adjust soil at these areas to properly slope away from foundation, off of lot and to prevent added stress to structure.
 REINSPECTION 03/10/08. GRADING REPAIRED BUT LOW SLOPE AT REAR UNDER ROOF EDGE AREA.</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 at lower roof.
 Upper roof observed from ground.
 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-starter strip around perimeter edge of roof improperly installed, not sealed down as per manufacturer instructions.NOT REPAIRED 03/10/08
 Missing proper kickout type flashings at front porch roof to left wall. Add at this location to prevent possible water damage, leakage.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 decking installed throughout.
 Ventilation blocked/minimal at upper vents in attic. Trim decking out under upper vents for full air flow, discharge from attic.NOT REPAIRED 03/10/08
 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 6 to 8" of insulation was measured throughout attic.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>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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I	NI	NP	R
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OBSERVATIONS-water damage at carpet tack strip, at base trim around rear door due to leakage from exterior
 Water damage, fungal type staining on walls at hall bath several areas.
 REINSPECTION 03/10/08--NEW PAINT AT THESE AREAS
 EXTERIOR WALLS- Brick and/or block (stone) veneer over wood framing.
 Cement based siding planks. Wood trim(s) and overhangs (soffits).
 OBSERVATIONS-missing weep holes in masonry siding above front upper floor right window. Add properly every 33".REPAIRED 03/10/08
 Bowing at left wall cement plank type siding.REPAIRED 03/10/08
 Vinyl soffit sagging at front porch left side.REPAIRED 03/10/08

Paint peeling at right wall exterior noted.
 Cement based plank type siding at rear left of rear door cracked/damaged.
 Animal damage at 1x4 trim at rear left of house.
 Front porch wood trim at base of posts improperly in contact with concrete. This will increase risk of damage at these locations.

F. Ceillings and Floors
Comments

Loose, squeaking sub flooring at stairs interior of house.

G. Doors (Interior and Exterior)
Comments

INTERIOR DOORS- Upper right rear bedroom door out of square.
 Upper right rear bedroom and left front doors locked. No access to these rooms at time of inspection
 EXTERIOR DOORS-rear door water damage at base trim and carpet interior of door from leakage. It appears that water is leaking in from exterior at this location.
 REINSPECTION 03/10/08. DOOR HAS BEEN REPLACED AT REAR. NO VISIBLE FLASHING AT TOP OF DOOR.

H. Windows
Comments

Missing flashing at front upper left window on exterior.
 Water staining at interior of window sills at front right bedroom. It appears to be leaking from exterior.
 REINSPECTION 03/10/08. SIGNS OF REPAIRS TO EXTERIOR. PAINT OBSERVED AT INTERIOR.

I. Fireplace/Chimney
Comments

J. Porches, Decks and Carppts (Attached)
Comments

PORCH/DECKS- No problems observed during inspection period.

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	K. Other Comments

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Comments:
 SERVICE- Underground, 110/220 Volt, Aluminum (220 volt OK)
 FEEDERS- Copper, Aluminum (220 volt OK)
 Main panel located at exterior.
 Conduit missing proper connector at exterior meter unit.REPAIRED 03/10/08
 Undersized 35 amp breaker installed in panel for a/c circuit. Minimum 40 amp breaker is installed as per a/c manufacturer.REPAIRED 03/10/08
 REINSPECTION 03/10/08. GROUND WIRE NOT CONNECTED TO GROUND ROD ON EXTERIOR.

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.);
Comments:
 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- No power to outlet at left of rear door on exterior.
 DEVICE/FIXTURE OBSERVATIONS-unbalanced ceiling fan at family room.
 REINSPECTION 03/10/08. NO POWER AT EXTERIOR OUTLETS.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment
Type and Energy Source: Electric - Forced air type heat pump system.
Comments: Trane unit located at upper hall closet.
 Unit was operated in emergency heat mode, heat pump mode at time of inspection.
 No problems observed during this inspection period.
 REINSPECTION 03/10/08. UNIT REPLACED

B. Cooling Equipment:
Type and Energy Source: Central, "Split System" -Electric.
Comments: Trane est 3 ton 2000 unit located at 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.
 CONDENSER (EXTERIOR UNIT) OBSERVATIONS-Extend condensate drainline away from foundation at exterior at least 3'.
 Condenser is not level on pad! This may cause excessive vibration when

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operating.
 EVAPORATOR OBSERVATIONS-interior blower and coils are in need of cleaning/servicing.
 Unit is not adequately cooling house, not dropping interior temperature at time of inspection.
 REINSPECTION 03/10/08. SYSTEM HAS BEEN REPLACED AND FUNCTIONAL

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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.
 OBSERVATIONS- No problems observed during this inspection period.
 REINSPECTION 03/10/08. DUCTS ARE ALL SEALED AT CONNECTIONS.

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:
 SUPPLY PIPING TYPE- Copper, Municipal service is primary water source.
 OBSERVATIONS-excessive pressure to house measured at 100 psi at time of inspection. Recommend repair to 80 psi or less.REPAIRED 03/10/08
 SINK OBSERVATIONS-missing stopper at upper hall bath sink
 master bath not inspected
 TOILET OBSERVATIONS- No problems observed during this inspection period at hall bath.
 Master bath not inspected.
 TUB/SHOWER OBSERVATIONS-master bath not inspected.

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B. Drains, Wastes, Vents

Comments:
 DRAIN/WASTE & VENT PIPING TYPE- PVC plastic
] OBSERVATIONS- No problems observed during this inspection period.

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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 upper hall closet.
 No problems observed during this inspection period.
 REINSPECTION 03/10/08. UNIT HAS BEEN REPLACED AND RELOCATED TO GARAGE. GARAGE LOCKED AT TIME OF INSPECTION, NOT ACCESSED.

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D. Hydro-Therapy Equipment

Comments:

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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Dishwasher

Comments:

No problems observed during limited test run of appliance.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Food Waste Disposer

Comments:

No problems observed during limited test run of appliance.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood

Comments:

No problems observed during limited test run of appliance.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Ranges/Ovens/Cooktops

Comments:

Range/Oven is electric.

No significant problems noted at this time and date with operation of unit.

Oven door not sealing properly.

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E. Microwave Cooking Equipment

Comments:

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F. Trash Compactor

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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G. Bathroom Exhaust Fans and/or Heaters

Comments:

No problems observed during limited test run of appliance.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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H. Whole House Vacuum Systems

Comments:

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I. Garage Door Operators

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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J. Door Bell and Chimes

Comments:

No problems observed.

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K. Dryer Vents
Comments:
 No problems noted.

L. Other Built-in Appliances
Comments:

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

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Comments:

H. Security Systems
Comments:
security systems are not part of this inspection.

I. Fire Protection Equipment
Comments:
fire sprinkler systems not present.