



210-344-1344 S.A.
 713-923-2133 Houston
 512-804-2637 Austin
 888-390-5692 Toll Free
 mgessner@amerispec.net
 www.amerispec.net/gessner

PROPERTY INSPECTION REPORT

Prepared For:	Tony Scarnato
	(Name of Client)
Concerning:	470 Precious San Antonio, TX 78237
	(Address or Other Identification of Inspected Property)
By:	John Van De Walle 6035 08/23/07
	(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 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: 20070939603	Phone Number: _____
Date of Inspection: 08/23/07	Fax Number: _____
Time of Inspection: 12:00 noon	
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.

B. Grading and Drainage
Comments
 Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at left, at rear areas. Repair drainage at these areas to properly drain away from foundation, to prevent water accumulation and possible stress to structure.
 Soil installed too high to siding at left and right of house. Lower soil properly below base of siding and maintain proper slope away from foundation.

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. Approximate age of roof. Approximate age of this roof covering is believed to be between 5 and 10 years old.
 ROOF COVERING OBSERVATIONS- Seal all exposed fasteners at ridge caps, flashings on roof.
 Starter strip around perimeter edge of roof improperly installed, not sealed down as per manufacturer installation instructions.
 Roof covering observed showing normal wear for age.

GUTTERING OBSERVATIONS- DAMAGE/DEFECTS NOTED- damaged bottom of downspout at exterior.

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
 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, 5-9 inches thick.

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E. Walls (Interior and Exterior)
Comments
 INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)- Drywall.
 OBSERVATIONS-patching noted at front left bedroom walls

 EXTERIOR WALL OBSERVATIONS- EXTERIOR WALLS ARE CONSTRUCTED OF THE FOLLOWING MATERIALS-
 Cement Fiber type siding. Soffit(s), cave(s), and/or trim are painted wood
 OBSERVATIONS- seal siding penetrations at left, right cable lines.
 Siding bowed out at rear left exterior
 Seal hole in lap siding at left rear
 Front fo house brick ledge has inadequate slope
 Trim deteriorated at front above right brick ledge area.
 Excessive spacing, missing weep holes in masonry siding at front garage door. Add every 33"
 Vent cover not flush to siding at right. Reseal

F. Ceilings and Floors
Comments
 CEILING COVERING(S)- CEILING OBSERVATIONS-staining at front right near door
 Staining at front left bedroom near door

 FLOOR COVERING(S)-damaged vinyl at kitchen, cuts observed
 Staining observed at carpeting throughout
 Carpet damaged at rear left bedroom near door
 Staining on vinyl floor at master bath toilet

G. Doors (Interior and Exterior)
Comments
 INTERIOR DOOR OBSERVATIONS-delaminated door at front left bedroom closet.
 Door swinging on own
 Upper hall closet door not latching.

 EXTERIOR DOOR OBSERVATIONS- Moisture related deterioration is present in door(s) and/or related trim in the following area(s). ---rear door . Repair damage, reseal exterior and consider cover to protect from elements. Knobs loose and door sticking in jambs
 Damaged weatherstrip at front door.

H. Windows
Comments

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OBSERVATIONS- Missing 5 screens at front of house.
one pane front family room window has been partially removed.

I. **Fireplace/Chimney**
Comments
Not Present

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

PORCH OBSERVATIONS-deteriorated wood post at front porch front left
Deteriorated wood trim at front posts all locations.

K. **Other**
Comments
Not Present

II. ELECTRICAL SYSTEMS

A. **Service Entrance and Panels**
Comments:

SERVICE COMMENTS: Under Ground
MAIN PANEL COMMENTS: LOCATION- Exterior of house at right side.
PREDOMINANT OVERLOAD PROTECTION DEVICES- Circuit breakers are provided.

MAIN ELECTRICAL PANEL OBSERVATIONS- Labeling is incorrect or missing for circuits in panel.

SUB-PANEL COMMENTS: LOCATION- Garage
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.):
Comments:

FEEDERS- Copper, Aluminum (220 volt OK)
VISIBLE BRANCH WIRING TYPE- Grounded type branch wiring present. Copper
BRANCH WIRING OBSERVATIONS, RECEPTACLE DEFICIENCIES-GFCI outlet not tripping at garage, in need of repair/replacement
Ground Fault circuit Interrupter(s) were not present, not install properly, and/or do not operate as shown by use of a separate testing devise in the following location(s). --- two exterior outlets, one garage outlet.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. **Heating Equipment #1:**
Type/Energy Source:
Comments:

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System Type- Electric Forced Air Heat Pump.

Unit located at upper hall 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:

Cooling System- - Central, - Split System.
 Trane est 3 ton 2000 unit located at exterior
AIR TEMPERATURE DIFFERENTIAL- Air Temperature Deficiencies- Temperature drop/differential observed to be over 20 degrees. This may indicate dirty evaporator coils, dirty air filter, or air flow restriction. Contact a licensed service company for further evaluation and/or cleaning.
EVAPORATOR OBSERVATIONS-debris and fungal type growth observed at interior blower, coils in need of professional cleaning/removal
CONDENSER (EXTERIOR UNIT) OBSERVATIONS-exterior coils in need of cleaning/servicing.
Extend condensate drainline away from foundation on exterior

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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. Seal all joints throughout attic. Electrical wiring was present in the return air duct work from water heater unit installation.
 Dirty supply vents observed throughout house

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, Galvanized
 POTABLE WATER LINE OBSERVATIONS- Appears serviceable.
EXTERIOR PLUMBING- No anti-siphon protection observed on right exterior hose bibs/faucets. 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.

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Bathroom #1 MASTER BATHROOM:

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LAVATORY- No problems observed during this inspection period.
 TOILET/BIDET PLUMBING- **Toilet is loose at the floor with the possibility of leakage, an unsanitary condition that can also cause damage to flooring. A plumber should resecure the toilet as needed.**
 TUB/SHOWER PLUMBING-missing stopper at tub

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Bathroom #2 HALL BATHROOM: SECOND FLOOR.

LAVATORY- missing stopper at sink
 TOILET/BIDET PLUMBING- No problems observed during this inspection period.
 TUB/SHOWER PLUMBING-base trim damaged outside of tub from splash out both sides.
 Missing stopper 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 MASTER BATHROOM:

LAVATORY- No problems observed during this inspection period.
 TOILET/BIDET PLUMBING- No problems observed during this inspection period.
 TUB/SHOWER PLUMBING- No problems observed during this inspection period.

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Bathroom #2 HALL BATHROOM: SECOND FLOOR.

LAVATORY- No problems observed during this inspection period.
 TOILET/BIDET PLUMBING- No problems observed during this inspection period.
 TUB/SHOWER PLUMBING- No problems observed during this inspection period.

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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:

State 40 gallon 2000 unit located at closet.
 No problems observed during this inspection period.

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D. Hydro Therapy Equipment

Comments:

Not Present

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V. APPLIANCES

- A. Dishwasher**
Comments:
 No problems observed during limited test run of appliance.
- 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.
 Note: unit not leveled on floor
- 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:

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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

B. Swimming Pools and Equipment

Comments:

Not Present

C. Outbuildings

Comments:

Not Present

D. Outdoor Cooking Equipment

Energy Source:

Comments:

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: