

PROPERTY INSPECTION REPORT

Prepared For: SAHA

(Name of Client)

Concerning: 471 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: 20080242072 Phone Number: _____
Date of Inspection: 02/28/08 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, at flooring areas.

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.
 Exposed edge of roof decking at front left.
 Damaged edge of roof at front entry
 Overexposed shingles at least 10 at left rear roof.

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.

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E. Walls (Interior and Exterior)
Comments

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 Seal seams around perimeter of house siding.

F. Ceilings and Floors
Comments

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

G. Doors (Interior and Exterior)
Comments

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

EXTERIOR DOOR OBSERVATIONS-

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.

H. Windows
Comments

OBSERVATIONS-Staining at interior of windows at master area.

Paint, seal exterior trim at master right, at rear master, at exterior.

Missing screens all windows

I. Fireplace/Chimney
Comments

Not Present

J. Porches, Decks and Carports (Attached)
Comments

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PORCH OBSERVATIONS-right patio area slopes improperly toward foundation of house.

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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.

Conduit pulled loose from meter, in need of repairs.

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- missing outlet cover at bedroom

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

Not Present

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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.

CONDENSER (EXTERIOR UNIT) OBSERVATIONS-Oversized 50 amp breaker installed for unit. Change to 30 amps maximum as per manufacturer
Unit out of level on exterior, in need of repairs.

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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.
Electrical wiring was present in the return air duct work from water heater.

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

KITCHEN SINK PLUMBING-Stopped up aerator at faucet

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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- Restricted/Slow drainage was noted.

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Bathroom #2 MASTER 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- No problems observed during this inspection period.

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B. Drains, Wastes, Vents
Comments:

DRAIN/WASTE & VENT PIPING TYPE- PVC plastic

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SEWER PIPE OBSERVATIONS- No problems observed during this inspection period.

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 problems observed during limited test run of appliance.

B. Food Waste Disposer

Comments:

Deficiencies- Unit failed to operate.

C. Range Hood

Comments:

Not Present

D. Ranges/Ovens/Cooktops

Comments:

Not Present

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:

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:

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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