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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: 502 Precious San Antonio, TX 78237
(Address or Other Identification of Inspected Property)

By: Gary Armstrong 9604 09/05/07
(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 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, 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: 20070939816 Phone Number: _____

Date of Inspection: 09/06/07 Fax Number: _____

Time of Inspection: 3:30pm

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.

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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 front porch area.

B. Grading and Drainage
Comments
 Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at front right, at right of house, at left 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.)
Comments
 METHOD USED TO INSPECT ROOF- The following was observed from either eave level and/or ground level using binoculars due to height of eaves
 DESCRIPTION OF MATERIALS- Architectural composition shingles. Note: With regular maintenance average life expectancy is between 20 -25 years under normal installation/conditions.
 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.
 Roof covering observed showing normal wear for age.
 Add proper diverter/gutter at rear doorway area roofline.

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- The insulation layer is approximately, 10 - 16 inches thick.

E. Walls (Interior and Exterior)
Comments

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INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)- Drywall.
 OBSERVATIONS-moisture staining, damage at upper bath. Signs of fungal type growth observed in need of repairs.
 Stored items or furnishings prevent full inspection.

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.
 OBSERVATIONS-soffit missing at front of house.
 Exposed nails at fascia around house
 Seal lap siding joints around house.
 Deteriorated wood trim at rear doorway

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F. Ceilings and Floors
Comments

CEILING COVERING(S)- CEILING OBSERVATIONS-nail pops at left front bedroom.
 Water staining at upper bath area
 Leaking observed in kitchen at light fixture.

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G. Doors (Interior and Exterior)
Comments

INTERIOR DOOR OBSERVATIONS-right rear closet sticking in jamb.
 EXTERIOR DOOR OBSERVATIONS-rear door sticking, in need of repairs.
 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.

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H. Windows
Comments

OBSERVATIONS-cracked glass at rear kitchen, at right breakfast
 Staining, signs of water penetration at front living room, at right breakfast/dining area windows, at upper right rear bedroom indicating leakage. Repair interior damage and reseal windows.
 Missing screens on exterior windows.

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I. Fireplace/Chimney
Comments

Not Present

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J. Porches, Decks and Carports (Attached)
Comments

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PORCH OBSERVATIONS- No problems observed during inspection period.

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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 at left of house.

PREDOMINANT OVERLOAD PROTECTION DEVICES- Circuit breakers are provided.

MAIN ELECTRICAL PANEL OBSERVATIONS- white wiring used as hot legs in panel
These should be properly marked

SUB-PANEL COMMENTS: LOCATION- Garage

SUB-ELECTRICAL PANEL OBSERVATIONS- no access to panel due to heavy storage in garage.

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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- RECEPTACLE DEFICIENCIES- loose gfci outlet at bar area.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment #1:
Type/Energy Source: System Type- Electric Forced Air Heat Pump.
Comments:

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

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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.

EVAPORATOR OBSERVATIONS-debris and fungal type growth observed at interior blower unit, air handler in need of proper removal.

CONDENSER (EXTERIOR UNIT) OBSERVATIONS- **Condenser Deficiencies- Insulation is damaged and/or not present on refrigerant piping to unit.**

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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-ducts not sealed at joints throughout attic.

Electric wiring and connections from water heater improperly installed in return chase to air handler. This is not recommended.

FILTER OBSERVATIONS- Filters are very dirty.

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, Plastic

POTABLE WATER LINE OBSERVATIONS- Appears serviceable

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Kitchen

KITCHEN SINK PLUMBING-broken faucet at kitchen.

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Bathroom #1 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-signs of leakage at tub unit.

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Bathroom #2 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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B. Drains, Wastes, Vents

Comments:

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DRAIN/WASTE & VENT PIPING TYPE- PVC plastic
 SEWER PIPE OBSERVATIONS- No problems observed during this inspection period.

Kitchen

KITCHEN DRAIN PLUMBING-heavy corrosion observed at drainlines, in need of repairs.

Bathroom #1 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-leakage observed at tub drain, at wall area of enclosure.

Bathroom #2 MASTER BATHROOM:

LAVATORY- No problems observed during this inspection period.
 TOILET/BIDET PLUMBING- No problems observed during this inspection period.
 TUB/SHOWER PLUMBING-signs of leakage observed at master bath tub to ceiling below.

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 hall closet.
 Corrosion observed in drain pan under unit from past leakage at closet

D. Hydro Therapy Equipment

Comments:
 Not Present

V. APPLIANCES

A. Dishwasher
Comments:

Unit is not properly secured in cabinet.

B. Food Waste Disposer
Comments:

Deficiencies- Splash guard is damaged/missing.

C. Range Hood
Comments:

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Exhaust vent --unit not adequately secured in place.

- D. Ranges/Ovens/Cooktops**
Comments:
 Oven present, Electric.
 missing knobs at unit.
- 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:
Vent cap is damaged.
- L. Other Built-in Appliances**
Comments:
Not Present

VI. OPTIONAL SYSTEMS

- A. Lawn Sprinklers**
Comments:

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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:

Not Present

H. Security Systems
Comments:

security testing is not part of this inspection

I. Fire Protection Equipment
Comments:

Not Present