



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:	518 Precious	San Antonio, TX
	(Address or Other Identification of Inspected Property)	
By:	Matthew Gessner	4192 08/28/07
	(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: <u>20070839681</u>	Phone Number: _____
Date of Inspection: <u>08/28/07</u>	Fax Number: _____
Time of Inspection: <u>1:00pm</u>	
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.

Garage "apron" area at front edge garage is too low in relation to driveway and will allow water to accumulate.

B. Grading and Drainage
Comments
 Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at front 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 upon walking on the roof at lower roof. Upper roof observed from eaves and 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 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.
 Leak observed at dryer vent penetration to roof, in need of repair

GUTTERING OBSERVATIONS- DAMAGE/DEFECTS NOTED- Gutter is sloped improperly and holding water at front porch area.

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
 Staining, signs of roof leakage around dryer vent in attic.
 ROOF STRUCTURE OBSERVATIONS- No problems observed during this inspection period.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need of Repair	Inspection Item
I	NI	NP	R			

INSULATION OBSERVATIONS- Blown type insulation (either fiberglass or rock wool) present. **The insulation layer is approximately, 5 - 9 inches thick.**

-

E. Walls (Interior and Exterior)
Comments

INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)- Drywall.
OBSERVATIONS-hole in wall behind front door noted.
Damaged base trim at master bath, at upper hall bath near tub
Stored items or furnishings prevent full inspection.

EXTERIOR WALL OBSERVATIONS- EXTERIOR WALLS ARE CONSTRUCTED OF THE FOLLOWING MATERIALS- Brick and/or block (stone) veneer over wood framing. Cement Fiber type siding. Soffit(s), eave(s), and/or trim are painted wood.
OBSERVATIONS-deteriorated wood trim at front right corner garage
gaps observed at hardie siding joints at right, at left, at rear of house.
Chipped corners concrete foundation at rear of house

-

F. Ceilings and Floors
Comments

CEILING COVERING(S)-Patching, staining observed at garage ceiling. Appears to be from leakage at master tub.
Staining on ceiling at living room near base of stairs.

FLOOR COVERING(S)-Cuts, tears noted at vinyl flooring at kitchen.
Loose, squeaking sub flooring throughout upper master bedroom, hallway, doors to bedrooms in need of repairs.

-

G. Doors (Interior and Exterior)
Comments

INTERIOR DOOR OBSERVATIONS-missing knobs at upper laundry closet doors
Missing master closet doors, two upper rear bedroom closet doors
Hole in door at rear center bedroom.

EXTERIOR DOOR OBSERVATIONS- Moisture related deterioration is present in door(s) and/or related trim in the following area(s). --- rear exterior door . Repair damage, reseal exterior and consider cover to protect from elements.
Rear door to house not fully sealed when closed.

-

H. Windows
Comments

OBSERVATIONS-Staining at interior of windows at upper rear left bedroom, at right rear bedroom areas. Signs of leakage from exterior. Repair exterior of all windows to prevent

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or in Need of Repair	Inspection Item
I	NI	NP	R			

leakgae.
 Note: many windows blocked at interior with storage, not opened.

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

J. **Porches, Decks and Carports (Attached)**
Comments
 PORCH OBSERVATIONS- No problems observed during inspection period.

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 rear.
 PREDOMINANT OVERLOAD PROTECTION DEVICES- Circuit breakers are provided.
 MAIN ELECTRICAL PANEL OBSERVATIONS-conduit pulled loose from base of meter on exterior and wiring exposed, in need of repair.

SUB-PANEL COMMENTS: LOCATION- Garage
 SUB-ELECTRICAL PANEL OBSERVATIONS- No access to panel due to storage.

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- LIGHTING & CEILING FAN DEFICIENCIES- cracked cover at kitchen ceiling fixture
 Unbalanced ceiling fan at lower family room

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. **Heating Equipment #1:**
Type/Energy Source: System Type- Electric Forced Air Heat Pump.
Comments:
 Unit located at upper hall closet.

I=Inspected		NI=Not Inspected		NP=Not Present		R=Not Functioning or in Need of Repair		Inspection Item
I	NI	NP	R					

Heating System- The heating system operated correctly at the time of the inspection.

-

B. Cooling Equipment #1:
Type/Energy Source: Electric.
Comments:

Cooling System - - Central, - Split System.
 Trane est 3 1/2 ton 2000 unit located at right rear exterior
AIR TEMPERATURE DIFFERENTIAL- Air Temperature Deficiencies- Temperature drop/differential observed was less than 15 degrees. Refrigerant leakage may have occurred. A licensed air conditioning contractor should be called to make further evaluation and repairs as needed to all sources of refrigerant leakage.
CONDENSER (EXTERIOR UNIT) OBSERVATIONS- Condenser Deficiencies- Insulation is damaged and/or not present on refrigerant piping to unit
 Extend condensate drainline away from foundation at exterior
EVAPORATOR OBSERVATIONS-interior fiberglass panels in air handler loose, damaged and in need of replacement
Debris and fungal type growth observed at interior of blower housing, in need of proper removal.
 Interior coils at air handler in need of cleaning/servicing.

-

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-seal all duct joints in attic to prevent air leakage.**
It is not recommended to have cord and outlet for water heater installed in return chase to air handler.
 FILTER OBSERVATIONS- Filters are very dirty.

IV. PLUMBING SYSTEM

-

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.

-

Kitchen

KITCHEN SINK PLUMBING- No problems observed during this inspection period.

-

Bathroom #1 MASTER BATHROOM:

I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or in Need of Repair	Inspection Item
I	NI	NP	R				
							LAVATORY-cabinet doors damaged. Missing stopper at sink. One faucet handle missing TOILET/BIDET PLUMBING- Toilet does not flush properly. TUB/SHOWER PLUMBING- fixture loose at wall.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				Bathroom #2 HALL BATHROOM: SECOND FLOOR. LAVATORY-cabinet doors damaged at sink. TOILET/BIDET PLUMBING- Water closet fill valve leaking in tank when flushed. Repair/replace valve. Toilet running constantly, in need of repairs. TUB/SHOWER PLUMBING- No problems observed during this inspection period.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				B. Drains, Wastes, Vents <i>Comments:</i> DRAIN/WASTE & VENT PIPING TYPE- PVC plastic SEWER PIPE OBSERVATIONS- No problems observed during this inspection period.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				Kitchen KITCHEN DRAIN PLUMBING-sag, water damage at base of sink cabinet observed. Broken drain nut observed at drainline from sink unit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				Bathroom #2 HALL BATHROOM: SECOND FLOOR. LAVATORY- Restricted/Slow drainage was noted. TOILET/BIDET PLUMBING- No problems observed during this inspection period. TUB/SHOWER PLUMBING- No problems observed during this inspection period.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				C. Water Heating Equipment #1: (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) <i>Energy Source:</i> Electrically operated. <i>Comments:</i> State 40 gallon 2000 unit located at upper hall closet. No problems observed during this inspection period.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				D. Hydro Therapy Equipment <i>Comments:</i>

I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or in Need of Repair	Inspection Item
I	NI	NP	R				

Not Present

V. APPLIANCES

- A. Dishwasher**
Comments:
 Unit is not operational or is in need of service/replacement at this time.
- B. Food Waste Disposer**
Comments:
 Deficiencies- Splash guard is damaged/missing.
- 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.
- E. Microwave Cooking Equipment**
Comments:
 Not Present
- F. Trash Compactor**
Comments:
 Not Present
- G. Bathroom Exhaust Fans and/or Heaters**
Comments:
 Vents at master bath, upper hall bath in need of cleaning out for proper operation
- H. Whole House Vacuum Systems**
Comments:
 Not Present
- I. Garage Door Operators**
Comments:
 Not Present
- J. Door Bell and Chimes**
Comments:

I=Inspected		NI=Not Inspected		NP=Not Present		R=Not Functioning or in Need of Repair		Inspection Item
I	NI	NP	R					

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:

I=Inspected	NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need of Repair	Inspection Item
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Not Present

H. **Security Systems**
Comments:
security testing is not part of this inspection

I. **Fire Protection Equipment**
Comments:
Not Present