

26, 09/83



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: 606 Villa Linda San Antonio, TX 78227

 (Address or Other Identification of Inspected Property)

By: Gary Armstrong 9604 09/08/07

 (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: 20070839874 Phone Number: _____
 Date of Inspection: 09/08/07 Fax Number: _____
 Time of Inspection: 9:00am
 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 front porch, at garage floor areas, at front porch area.

B. Grading and Drainage
Comments
 Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at left, at rear right, at front porch areas. 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.
 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- Starter strip around perimeter edge of roof improperly installed, not sealed down as per manufacturer installation instructions. Seal all exposed fasteners at ridge caps, flashings on roof.
 Vent pipe stops short on roof at 3". Extend to 6" minimum
 GUTTERING OBSERVATIONS-downspout missing at left front of house gutter.

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- A combination of fiberglass (and/or rock wool) batt type and blown in insulation were present.
 The insulation layer is approximately, 7 - 10 inches thick.

E. Walls (Interior and Exterior)
Comments

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

INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)- Drywall.
OBSERVATIONS- holes, damaged walls at garage, at front right bedroom window area

EXTERIOR WALL OBSERVATIONS- EXTERIOR WALLS ARE CONSTRUCTED OF THE FOLLOWING MATERIALS- Aluminum/vinyl siding. Brick and/or block (stone) veneer over wood framing.
Cement Fiber type siding. Soffit(s), eave(s), and/or trim are painted wood.
OBSERVATIONS-Seal lap siding joints at exterior walls
Damaged trim at left rear corner, at left rear window
Staining , discolored siding at front porch soffit.

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>F. Ceilings and Floors
<i>Comments</i></p> <p>CEILING COVERING(S)- CEILING OBSERVATIONS- nail pops at garage ceiling
FLOOR COVERING(S)- carpet torn/missing at living room.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>G. Doors (Interior and Exterior)
<i>Comments</i></p> <p>INTERIOR DOOR OBSERVATIONS-rear right bedroom door sticking in jamb.
EXTERIOR DOOR OBSERVATIONS- side door sticking in jamb</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>H. Windows
<i>Comments</i></p> <p>OBSERVATIONS- No problems observed during this inspection period.
Note: exterior of windows must be kept sealed to prevent leakage.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>I. Fireplace/Chimney
<i>Comments</i></p> <p>Not Present</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>J. Porches, Decks and Carports (Attached)
<i>Comments</i></p> <p>PORCH OBSERVATIONS- No problems observed during inspection period.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>K. Other
<i>Comments</i></p> <p>Not Present</p> |

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

II. ELECTRICAL SYSTEMS

- 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 at hot circuit, not properly marked 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-front porch light missing glass pane

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 hall closet.

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 2 1/2 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.

EVAPORATOR OBSERVATIONS-interior blower and coils in need of cleaning/servicing.

Debris and fungal type growth observed at interior blower unit in need of proper removal.

CONDENSER (EXTERIOR UNIT) OBSERVATIONS-replace insulation on lines between interior and exterior unit

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

Unit out of level on exterior, in need of repair

-

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-all duct joints in need of sealing to prevent leakage

It is not recommended to install cord or outlet for water heater in return chase.

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, Galvanized

POTABLE WATER LINE OBSERVATIONS- Appears serviceable.

-

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.

-

Bathroom #2 HALL BATHROOM:

LAVATORY-No problems observed during this inspection period.

TOILET/BIDET PLUMBING-tank loose from bowl at toilet, in need of repair

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

-

B. Drains, Wastes, Vents

Comments:

DRAIN/WASTE & VENT PIPING TYPE- PVC plastic

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

-

Bathroom #1 MASTER BATHROOM:

LAVATORY- 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			

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

-

Bathroom #2 HALL 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.

-

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 unit located at hall closet.
 No problems observed during this inspection period.

-

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- Unit failed to operate.

-

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:

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

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:
 No problems observed during limited test run of appliance.

- 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:

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

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