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PROPERTY INSPECTION REPORT

Prepared For: Tony Scarnato
(Name of Client)

Concerning: 615 Villa Linda San Antonio, TX
(Address or Other Identification of Inspected Property)

By: Gary Armstrong 9604 09/19/07
(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: 20070940022 Phone Number: _____
 Date of Inspection: 09/19/07 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.

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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. Smaller, fracture cracks to finished floor in garage observed, at front porch area.
 Missing parge coating at right side foundation.

B. Grading and Drainage
Comments
 Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at front left of door, at front of house, at front left door. 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 rain
 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- Roof covering observed showing normal wear for age.
 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.
 GUTTERING OBSERVATIONS- DAMAGE/DEFECTS NOTED- Gutter(s) are filled with debris. (Leaves, sticks, and/or aggregate.) Debris may have restricted full viewing at some areas.

D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)
Comments
 ACCESS METHOD/LIMITATIONS- No access due to storage in garage
 ATTIC OBSERVATIONS- Truss framing
 ROOF STRUCTURE OBSERVATIONS- No view

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INSULATION OBSERVATIONS- not viewed

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E. Walls (Interior and Exterior)

Comments

INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S)- Drywall.

OBSERVATIONS- repairs noted at interior areas.
corner cracking at kitchen area

Front right bedroom locked, no access

Stored items or furnishings prevent full inspection.

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 lap siding joints on exterior

Nails exposed on fascia exterior

Trim damaged at left rear, at front door

Vent damaged at right garage

Damaged left side lap siding

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F. Ceilings and Floors

Comments

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

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G. Doors (Interior and Exterior)

Comments

INTERIOR DOOR OBSERVATIONS- rear right bedroom door not latching

EXTERIOR DOOR OBSERVATIONS-doors sticking in frame at front door

Side door not fully sealed when closed

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H. Windows

Comments

OBSERVATIONS-Staining, fungal type growth at interior of windows at right side windows in need of repairs

Damaged glazing beads on windows at front exterior windows

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I. Fireplace/Chimney

Comments

Not Present

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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 side.
 PREDOMINANT OVERLOAD PROTECTION DEVICES- Circuit breakers are provided.
 MAIN ELECTRICAL PANEL OBSERVATIONS- white wires at interior of panel used for hot legs but 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- light cover missing at front porch

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 rear of house.

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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 and coils in need of proper removal.
 CONDENSER (EXTERIOR UNIT) OBSERVATIONS-insulation on exterior refrigerant piping to unit in need of replacement.

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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- **No access to attic to review ducts**
Electrical wiring was present in the return air duct work from water heater. This was common in older installations.

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.
 EXTERIOR PLUMBING-rear hose bibb leaking.

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Bathroom #1 MASTER BATHROOM:

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--water hammer at water lines to master bath when fixtures are operated, in need of repair

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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.

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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- Noise and or vibration was present when operated.

C. **Range Hood**
Comments:
 No problems observed during limited test run of appliance.

D. **Ranges/Ovens/Cooktops**
Comments:
 Oven present, Electric.
 large amount of storage on oven. Unit not operated

E. **Microwave Cooking Equipment**
Comments:
 Not Present

F. **Trash Compactor**
Comments:
 Not Present

G. **Bathroom Exhaust Fans and/or Heaters**
Comments:

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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:
 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:

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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

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