

PROPERTY INSPECTION REPORT

Prepared For: SAHA
(Name of Client)

Concerning: 619 Matthews San Antonio, TX 78237
(Address or Other Identification of Inspected Property)

By: Jon Krauss 4255 02/15/08
(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: 20080241838 Phone Number: _____
Date of Inspection: 02/15/08 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.

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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.

- B. Grading and Drainage**
Comments

Structure is on a slightly sloped lot. Grade at foundation appears adequate at time of inspection.

- 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.
 Seal all exposed fasteners at ridge caps, flashings on roof.
 Starter strip around perimeter edge of roof improperly installed, not sealed down.

- 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
 Signs of animals, rodents observed in attic.
 ROOF STRUCTURE OBSERVATIONS- Front patio trusses not making proper contact with hip trusses at top chord, in need of repairs.
 Add proper blocking at ridge front corner in attic
 INSULATION OBSERVATIONS- Blown type insulation (either fiberglass or rock wool) present. The insulation layer is approximately, 6 to 8 inches thick.
 Add throughout for R30 value to minimum 9.5"

- E. Walls (Interior and Exterior)**
Comments

INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH

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THE FOLLOWING MATERIAL(S)- Drywall.

EXTERIOR WALL OBSERVATIONS- EXTERIOR WALLS ARE CONSTRUCTED OF THE FOLLOWING MATERIALS-

Aluminum/vinyl siding. Soffit(s), eave(s), and/or trim are painted wood. Cement Fiber type siding.

Brick and/or block (stone) veneer over wood framing.

OBSERVATIONS-paint, seal base of wood trim at corners, around house.

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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- damaged, delaminated door at front bedroom

EXTERIOR DOOR OBSERVATIONS- No problems observed at this time.

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H. Windows

Comments

OBSERVATIONS-swelling, water damage observed at windows at master bedroom, at rear bedroom, at front bedroom.

Torn/damaged screens one front bedroom, at rear bedroom, two master, two living area.

No flashing observed at rear window, at right 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.

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K. Other

Comments

Not Present

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

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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.

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- RECEPTACLE DEFICIENCIES-broken exterior outlet cover at front left
 LIGHTING & CEILING FAN DEFICIENCIES- missing cover on light at master closet, at laundry.

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 is located in, 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:

Est. Size: 2 1/2 ton
 Cooling System- - Central, - Split System.
 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 observed at interior coils in need of servicing.
 Debris, fungal type growth observed at interior blower housing in need of proper removal
 Gaps in insulation in attic, in need of repairs.

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C. Ducts and Vents
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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 connections throughout attic
 Clean loose debris out of return chase.

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-valve reversed hot/cold.

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Bathroom #1 MASTER BATHROOM:

LAVATORY-missing stopper at sink
 Restricted/Slow drainage was noted.
 TOILET PLUMBING- Water closet fill valve leaking in tank when flushed. Repair/replace valve.
 TUB/SHOWER PLUMBING-water damage at wall outside of tub
 missing stopper at tub.

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Bathroom #2 HALL BATHROOM:

LAVATORY- Restricted/Slow drainage was noted.
 TOILET PLUMBING- No problems observed during this inspection period.
 TUB/SHOWER PLUMBING-missing stopper at tub.
 Water damage at wall outside of tub unit.

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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:

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Bathroom #2 HALL BATHROOM:

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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 2000 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:
 No problems observed during limited test run of appliance.

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 with operation of unit
 Missing one rack at interior of unit.

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:
 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

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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