

## PROPERTY INSPECTION REPORT

<b>Prepared For:</b>	SAHA		
	(Name of Client)		
<b>Concerning:</b>	754 Matthews	San Antonio, TX 78237	
	(Address or Other Identification of Inspected Property)		
<b>By:</b>	Jon Krauss	4255	02/05/08
	(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: 20080241683      Phone Number: \_\_\_\_\_  
 Date of Inspection: 02/05/08      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.

**B. Grading and Drainage**  
*Comments*  
 Structure is built on a slightly sloped lot. Grade at foundation appears inadequate at right front 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.  
 DESCRIPTION OF MATERIALS- Composition and/or fiberglass shingles. Note: Average life expectancy under normal installation/conditions is between 10 -14 years.  
 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.  
 ROOF JACKS, FLASHING, & COUNTER FLASHING OBSERVATIONS-add, extend flashing at front roof to siding joint  
 GUTTERING OBSERVATIONS- DAMAGE/DEFECTS NOTED- Gutter is sloped improperly and holding water.

**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 observed in attic at right sewer vent penetration. Repair, reseal from roof.  
 Upper vents not fully cut out in attic. Trim for full air flow.  
 Signs of rodents noted in attic.  
 ROOF STRUCTURE OBSERVATIONS- No problems observed during this inspection period.  
 INSULATION OBSERVATIONS- Blown type insulation (either fiberglass or rock wool) present. 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.

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. Aluminum/ vinyl siding.

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

**F. Ceilings and Floors**  
*Comments*

CEILING COVERING(S)-loose, missing texture on ceiling at master bath tub.

**G. Doors (Interior and Exterior)**  
*Comments*

INTERIOR DOOR OBSERVATIONS- No problems observed during this inspection period.

EXTERIOR DOOR OBSERVATIONS-front door split jamb at latch area. Moisture related deterioration is present in door(s) and/or related trim in the following area(s). ---breakfast door . Repair damage, reseal exterior and consider cover to protect from elements.

**H. Windows**  
*Comments*

OBSERVATIONS-swelling, signs of leakage at interior master window, at front bedroom Missing screens at master, at rear bedroom windows.

**I. Fireplace/Chimney**  
*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:*

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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 wire used as hot leg in panel but not properly marked as hot leg.

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- LIGHTING & CEILING FAN DEFICIENCIES-  
 missing light cover at master closet fixture.  
 Light at living room fan not functional.  
 Light in hall not functional

**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- 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.  
 EVAPORATOR OBSERVATIONS-debris, fungal type growth observed at interior blower housing in need of proper cleaning/removal  
 Gaps at insulation lines in attic, in need of repairs  
 CONDENSER (EXTERIOR UNIT) OBSERVATIONS-conduit loose to exterior unit

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Unit out of level, in need of repairs.

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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-gaps observed at return chase to air handler, open to tub plumbing

Seal all duct connections in attic.

**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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**Bathroom #1 HALL BATHROOM:**

LAVATORY-stopper not holding water.

Restricted/Slow drainage was noted.

TOILET 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-valve reversed hot/cold.

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**Bathroom #2 MASTER BATHROOM:**

LAVATORY-leaking at aerator on faucet. missing stopper at sink

TOILET 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.

Water closet fill valve leaking in tank when flushed. Repair/replace valve.

TUB/SHOWER PLUMBING-seal spout to wall. Missing stopper at tub.

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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 HALL BATHROOM:**

- 

**Bathroom #2**

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MASTER BATHROOM:

**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:*  
 Range present, Electric. Rear left burner not functional.  
 Storage in oven, not operated at time of inspection.

**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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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<b>E. Gas Lines</b> <i>Comments:</i>  <b>Not Present</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<b>F. Water Wells</b> (A coliform analysis is recommended.) <i>Type of Pump:</i> <i>Type of Storage Equipment:</i> <i>Comments:</i>  <b>Not Present</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<b>G. Septic Systems</b> <i>Comments:</i>  <b>Not Present</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<b>H. Security Systems</b> <i>Comments:</i>  security testing is not part of this inspection
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<b>I. Fire Protection Equipment</b> <i>Comments:</i>  <b>Not Present</b>