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PROPERTY INSPECTION REPORT

Prepared For: SAHA

Concerning: 758 Mattheys (Name of Client)
 San Antonio, TX 78237
 (Address or Other Identification of Inspected Property)

By: Jon Krauss 4255 02/01/08
 (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: 20080141612 Phone Number: _____

Date of Inspection: 02/01/08 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.

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

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 built on a slightly sloped lot. Grade at foundation appears inadequate at left front, at front center. 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-damaged shingle at left slope, at right rear roof areas
 Nails backing out through shingles at rear, at left, at front slopes several areas each in need of repairs
 Left rear corner shingles too short at edge of roof
 Seal all exposed fasteners at ridge caps, flashings on roof.
 Starter strip around perimeter edge of roof improperly installed, not sealed down.
 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- Full access
 ATTIC OBSERVATIONS- Truss framing
 Upper vents partially blocked in attic. Trim decking under vents for proper air venting.
 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.

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E. Walls (Interior and Exterior)

Comments

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. OBSERVATIONS-paint base of trim at rear left, rear right of house.

F. Ceilings and Floors

Comments

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

G. Doors (Interior and Exterior)

Comments

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

EXTERIOR DOOR OBSERVATIONS-Front door not fully sealed when closed. Overhead garage door bent bottom panel. Deteriorated base of jamb at overhead garage door.

H. Windows

Comments

OBSERVATIONS- No problems observed during this inspection period.

I. Fireplace/Chimney

Comments

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 at right front.
 PREDOMINANT OVERLOAD PROTECTION DEVICES- Circuit breakers are provided.
 MAIN ELECTRICAL PANEL OBSERVATIONS- white wires used in panel as hot legs but not properly marked.

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- No problems observed during this inspection period.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment #1: Heating Equipment #1:
 Type/Energy Source: System Type- Electric Forced Air Heat Pump.
 Comments:

Unit is located in, closet
 Unit not functional, not heating air on emergency heat setting, in need of repair.

B. Cooling Equipment #1: 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.
 CONDENSER (EXTERIOR UNIT) OBSERVATIONS- extend condensate drainline away from foundation on exterior.
 Conduit loose on exterior to unit
 Unit out of level, in need of repairs
 EVAPORATOR OBSERVATIONS- debris observed at interior blower housing and coils in need of proper cleaning/removal.

C. Ducts and Vents
 Comments:

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State 40 gallon 2001 unit
 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.

Unit not letting water in or out, not washing at time of inspection.

B. Food Waste Disposer

Comments:

Deficiencies- Splash guard is damaged/missing.

Unit failed to operate at start up

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:

Range present, Electric, front left burner not functional

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:

Vent unit present. No problems observed during limited test run of appliance.

H. Whole House Vacuum Systems

Comments:

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I. Garage Door Operators Not Present
 Comments:

J. Door Bell and Chimes Not Present
 Comments:

K. Dryer Vents No problems observed.
 Comments:

L. Other Built-In Appliances Debris, signs of leakage at vent in attic.
 Comments:

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers Not Present
 Comments:

B. Swimming Pools and Equipment Not Present
 Comments:

C. Outbuildings Not Present
 Comments:

D. Outdoor Cooking Equipment Not Present
 Energy Source:
 Comments:

E. Gas Lines Not Present
 Comments:

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F. Water Wells (A colliform 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