

Subject Property:





PROPERTY INSPECTION REPORT FORM

Eric Cook <i>Name of Client</i>	05/24/2024 <i>Date of Inspection</i>
4603 Charles Ave., Austin, TX 78746 <i>Address of Inspected Property</i>	
Richard H Craycroft <i>Name of Inspector</i>	5069 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Opinions and comments in this report are based solely on visually accessible observations of the apparent condition of the structure and appurtenances at the time of inspection. No warranty as to future life, performance and/or need for repairs of items observed, tested and/or commented on is expressed or implied and should not be assumed. No destructive engineering or scientific tests were performed. Limitations on Inspectors prohibit invasive testing or investigation. Any area that is not visibly accessible should be considered outside the scope of this inspection. The Standards of Practice, the minimum levels of inspection practice required of inspectors for the accessible parts, components, and systems typically found in improvements to real property do not apply to environmental conditions, presence of toxic or hazardous wastes or substances, presence of termites or other wood destroying insects or organisms or compliance with codes, ordinances, statutes or restrictions or the efficiency, quality, or durability of any item inspected. Therefore, the inspection will not address such issues. The inspection is a practical test and/or observation of the major components and appurtenances of the structure limited to visual, audible, accessible and operable techniques. No equipment or permanent components of the structure will be dismantled, nor will unsafe or inaccessible areas be entered for the purpose of inspection. No method of repair for any item noted in this report as deficient or in need of repair is either expressed or implied. Inspection, testing, and repair should be performed only by qualified and/or licensed trade professionals specializing in the appropriate fields of concern. Hill Country Inspections and the Inspector will not assume any responsibility for loss or damage to property, nor for latent defects that emerge during or after the inspection. This report is provided to the client for their sole and exclusive use only and improper or any other use is strictly prohibited. This report is not transferable and any other than the named client's use is strictly prohibited and subject to Copyright Infringement Litigation.

NOTE: The property was occupied and in a state of disarray at the time of the Inspection. Furniture and belongings obscured many areas and prevented access for visual Inspection. Limitations placed on Inspectors prevent moving belongings, furniture, appliances, etc. State Law (TREC S.O.P.) does not require Inspectors to move said items. In all cases, reasonable effort is made by the Inspector to be as thorough as possible, but limitations do exist, and that is a simple obvious reality. Once the home is vacant, prior to closing, the client is strongly recommended to perform a walk through of the property. This is customarily done with the Realtor just prior to closing. The Inspector will assume no liability for defects either intentionally or incidentally concealed. ANY undisclosed or previously unidentified issues should be brought to the immediate attention of the Inspector at 512-331-5470 to determine importance and consequence. An amended Inspection Report will be provided at no additional charge within 24 hours of notice.

Inspection Fee(s): Structure: \$575.00

I=Inspected

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I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Structural Stress Indicators

- | | |
|--|---|
| <input type="checkbox"/> Doors/Windows Out of Alignment | <input checked="" type="checkbox"/> Fractures at Foundation Perimeter |
| <input type="checkbox"/> Cracks in Walls and/or Ceilings | <input checked="" type="checkbox"/> Cracks in Exposed Concrete Surfaces |
| <input type="checkbox"/> Floors not level | <input type="checkbox"/> Fractures in Exterior Claddings |
| <input type="checkbox"/> Tile Flooring Cracks | <input type="checkbox"/> Frieze Board/Wall/Ceiling Separations |

Performance Opinion: (An opinion on performance is mandatory)

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

- The foundation shows no overt signs of structural settling.
- Structural movement and/or settling noted; however, movement and/or settling does not appear to be excessive. Further evaluation is recommended. Remedial actions may be necessary.
- Differential movement and/or structural movement was noted. It is recommended that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective or remedial actions should be taken.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and soil moisture maintenance for all types of foundations due to the expansive nature of the area load bearing soils is important. Drainage must be directed away from all sides of the foundation with proper grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement or cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stabilize structural movement.

Additional Issues/Comments:



Portions of the foundation are obscured from view. Covered expansion joints, high soil lines, or obscured areas may hide evidence of, or promote termite infestation. Preventative "spot" treatment may be recommended by a Termite Inspector.

Spalling observed along brick ledge and/or at corners of foundation beam. Cracks of this type are the result of friction between exterior cladding and foundation as a result of differential thermal expansion and contraction rates of dissimilar materials and does not represent a loss of structural integrity and are cosmetic in nature unless otherwise noted. Cracks should be monitored and perform repairs in the future as necessary.

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There are curing cracks in the exposed concrete floor surfaces. These do not represent a loss of structural integrity.

Maintaining consistent soil moisture through variations in seasonal changes is important for long term foundation care and maintenance. See the above section, Suggested Foundation Maintenance and Care.

Central Texas is subject to radical shifts in weather patterns and therefore, soil moisture levels which can adversely effect foundation performance. The key is to limit the variations in soil moisture. During extended dry periods landscape irrigation can help mitigate these extreme changes. Proper grading and drainage are critical to prevent excess moisture levels.

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B. Grading and Drainage

Comments:

NOTE: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. The grade should slope away from the structure at a rate of six inches in 10 feet.

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|--|---|
| <input type="checkbox"/> Improper drainage from foundation | <input type="checkbox"/> Inadequate grade clearance |
| <input checked="" type="checkbox"/> Gutters draining too close to the structure | <input checked="" type="checkbox"/> Grade slopes toward the structure |
| <input type="checkbox"/> Underground Drainage Systems Present | <input checked="" type="checkbox"/> Extend A/C condensate line 3 feet from foundation |
| <input checked="" type="checkbox"/> Trees/Heavy Foliage too close to the structure | <input checked="" type="checkbox"/> Erosion Occurring on Building Site |

Additional Issues/Comments:



Clean out gutters, reseal joints as necessary, level for drainage, and extend down spouts 3 feet from the foundation perimeter and/or install splash blocks.



Gutter are damaged in a number of locations.

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Extend down spouts 3 feet from foundation perimeter or install splash blocks.

There is erosion occurring at the foundation perimeter. Improper drainage patterns will have a deleterious effect on the long term performance of the foundation.



Extend the A/C condensation drain line(s) at least 3 feet from the foundation perimeter.

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C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From: Walked Roof Surface

Comments:

Deficiencies Noted:

- Damaged Shingles
- Roof decking deflection and/or sagging
- Drip Edge Flashing Missing/Improperly Installed
- Inappropriate roof covering for slope of the roof
- Trim, soffit, fascia boards are in need of repair
- Flashing is Lifting
- Remove Debris From Roof
- Trim trees back a minimum of 3 feet
- Primary Fasteners: Nails
- Primary Fasteners: Staples
- Chimney lacks cricket flashing where in excess of 30" in width
- Skylight covers not secured and / or flashed properly
- Exposed fasteners
- Roof penetration(s) not properly flashed /sealed
- Missing step/head wall/sidewall/counter kick out flashings
- Lower Rain Collars on Exhaust Vents

Additional Issues/Comments:

This roof is showing signs of advanced aggregate loss, staining, and brittleness. As roofing material ages, aggregate embedded in the shingles tends to loosen and wear away, staining begins to occur, the shingles become increasingly more brittle, and the boot jacks will split. Shingles of this type typically have an expected lifespan of around 18-20 years or so, excluding severe environmental factors.

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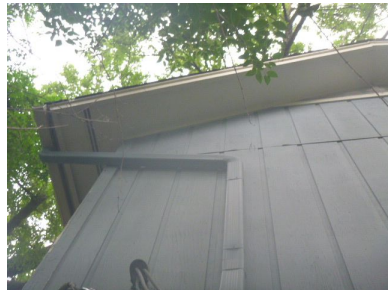


Drip and rake edge flashing is not present where currently required. [IRC R905.2.8.5]

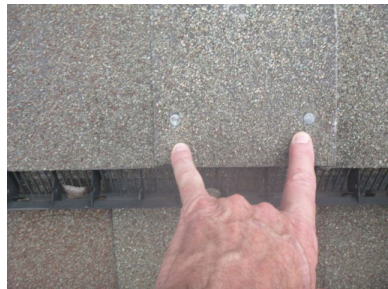


A number of areas have damaged and missing shingles from tree abrasion.

Remove all of the debris from the roof seasonally or as necessary. Build up of debris in valleys, behind chimneys, etc. can lead to water penetration of the roof assembly.



Trim trees back a minimum of 3 feet from the roof surface to avoid abrasion damage of the roof surface.



Seal all exposed fasteners to prevent possible water penetration at flashings, roof penetrations, satellite dishes, etc.

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Secure all lifting flashings flush to the roof surface.

Skylight covers are aged and UV damaged and have become opaque.

A qualified roofer is recommended to provide estimates and perform all necessary repairs.

Note: The rooftop solar water heating panels have been decommissioned and are no longer in use. Old plumbing stubs are visible at the right side exterior by the AC units and in the water heater enclosure.

-Remove the panels when the roof is replaced.

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D. Roof Structures and Attics

Viewed From: Scuttle Entrance

Approximate Average Depth of Insulation: 4"-6"

Comments:

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| <input type="checkbox"/> Insufficient attic ventilation | <input type="checkbox"/> Damaged and / or missing vent screens |
| <input type="checkbox"/> Damaged and / or missing roof sheathing | <input checked="" type="checkbox"/> Bath / Kitchen vents terminating in attic |
| <input type="checkbox"/> Evidence of moisture penetration | <input type="checkbox"/> Deflection in roof surface |
| <input checked="" type="checkbox"/> Evidence of Rodents/Vermin | <input type="checkbox"/> Insulation voids |
| <input type="checkbox"/> Inadequate roof support and / or failed members | <input type="checkbox"/> Defective Attic Ventilator |
| <input checked="" type="checkbox"/> Inadequate or Missing Attic Access | <input type="checkbox"/> Purlins / Struts Improper |

Additional Issues/Comments:

NOTE: The lack of catwalks prevented full attic access.



The attic lacks proper provisions for access. The attic access shall be no less than 30" x 22" when in a ceiling or wall. The attic access shall be in a hallway or other *readily accessible* location. Unobstructed headroom clearance above the access shall be a minimum 30". [IRC R807.1]

The attic hatch lacks weather stripping and insulation resulting in unnecessary heat transfer into and out of conditioned air spaces.

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Insulation is minimal by current requirements. Energy efficiency of structure can be greatly increased with additional insulation coverage. Current energy codes require a minimum R-38 insulation value (roughly equivalent to 14-16" of loose fill insulation).

The attic storage decking is undersized and loose. The plywood is too thin and not rated for the spans of the ceiling joists. Use and traverse with caution. 3/4" material is required. Replacement is recommended.

There is evidence of rodent activity in the attic.

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E. Walls (Interior and Exterior)

Comments:

Interior Walls:

- Cosmetic Cracks
- Freshly Painted
- Cracks Indicative of Structural Settling
- Water Damage Present

Exterior Walls:

- Siding Materials:
- Brick
 - Cement Board
 - Hardboard
 - Stone
 - Stucco
 - Vinyl
 - Aluminum
 - Asbestos
 - Synthetic Stone
 - Wood

- Facia / trim boards are water damaged at several areas
- Mortar is separated or missing in some areas
- Caulking / sealant is separated or missing in some areas
- Hairline cracks at the brick, stone, or stucco siding
- Wood siding is water damaged in some areas
- Siding damaged, loose, or missing
- Weep Holes Missing/Improper Spacing
- Lintel Weep Holes Missing @ Windows/Doors
- Head Flashing Missing @ Windows/Doors
- Stucco Weep Screeds Sealed/Missing
- Stucco less than 2" clearance to flatwork
- Stucco terminates at or below grade
- Trim/Remove Foliage

Additional Issues/Comments:



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Weep holes are missing at the bases of the exterior masonry wall assemblies at various locations. Weep holes are required at intervals of 33" for proper drainage and to allow a path for dispersal of accumulated moisture from bulk water intrusion or water vapor condensation inside of the wall assemblies. [IRC R703.7.6]



Weep holes are missing over the window and/or door lintels.

The masonry veneer lacks expansion joints.

There are a number of areas with minor hairline cracking in the masonry veneer typical of thermal expansion and contraction.



There is water damage to various areas of the siding, trim and fascia.



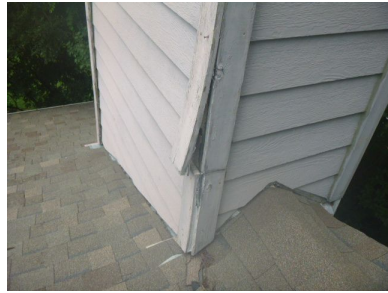
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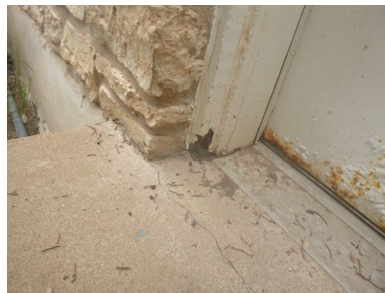
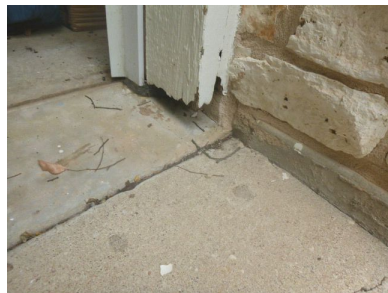
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Siding and trim on the chimney is water damaged, has large open gaps, holes, loose trim, and damaged Weather Resistant Barriers (WRB).

-Repair to prevent water and vermin infiltration.

Hardboard siding present. This type of siding is composed of wood fiber, waxes, resins and glues. It is not a water proof material. Edges and rear of panels are not primed or sealed and therefore are susceptible to water damage. It is essential that all surfaces be properly sealed and painted in order to extend lifespan. Regular maintenance will help extend life of product.



Exterior wood trim is water damaged.



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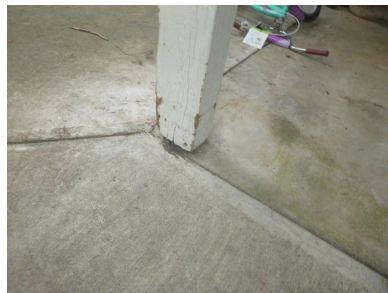
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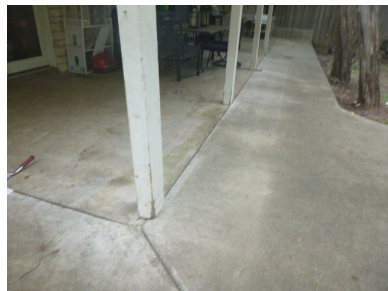
Head flashing is not present above the projecting exterior wall trim at the windows and doors as required. Head flashing is required to prevent bulk water penetration of the exterior wall assemblies at these vulnerable areas and to protect the trim from exposure and water damage. [IRC R703.4(4)]



The right side rear porch post is water damaged and is no longer anchored to the patio.
-This could create a safety hazard and compromise the patio roof structure.



Patio posts are butt jointed and toe nailed.
-Some of the joints are loose.
-Add structural straps and bolts.



The rear porch posts lack offsets from the concrete patio to prevent water damage.
-The post in the foreground is the loose one.

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Right and left side fences are in failure stage.

Caulk and seal all gaps at wall penetrations, fascia, soffit, frieze, trim boards, and around windows and doors as necessary to prevent bulk water penetration of the exterior wall assemblies.

The exterior of the structure shows signs of deferred exterior maintenance such as seasonal caulking and sealing. The exterior finishes are beginning to deteriorate and will need regular maintenance and reapplication as necessary.



There is excessive moisture and biologic growth at the HVAC enclosures in the garage and upper hallway.
-Some biologic growth can be harmful.
-A qualified technician is recommended for sample collection and lab analysis to determine the type of biologic growth present.



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Wall trim and enclosure platforms at the HVAC enclosures are water damaged.



Wall trim in the Jack and Jill bath by the tub is water damaged.

Sink cabinets throughout are water damaged.

There are tape joint and compression cracks at various interior wall and ceiling locations.

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F. Ceilings and Floors

Comments:

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| <input checked="" type="checkbox"/> Ceiling cracks in some areas | <input type="checkbox"/> Water stains on ceiling |
| <input type="checkbox"/> Signs of structural settling | <input checked="" type="checkbox"/> Water stains on floor |
| <input type="checkbox"/> Floors Unlevel | <input type="checkbox"/> Freshly Painted |
| <input checked="" type="checkbox"/> Tile Flooring Fractured | <input checked="" type="checkbox"/> Upper Level Floors are Creaky |

Additional Issues/Comments:

There are tape joint cracks at various interior wall and ceiling locations.

Upper level tile flooring in the Jack and Jill bath has hairline cracks.

Flooring throughout is water damaged at exterior doors and has surface blemishes elsewhere.



Leakage has caused water damage to the garage ceiling.

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- The sub floor insulation needs to be replaced.
- Drywall must be repaired to restore the required fire rating of the garage ceiling assembly.
- Occupied spaces above the garage must have an intact fire separation between the garage and the conditioned spaces.

G. Doors (Interior and Exterior)

Comments:

Garage Doors: Type: Metal Wood Fiberglass

- Hardware Missing/ Damaged
- Tension Springs Lack Safety Cables
- Door Panels Damaged
- Lubricate Wheels/Tracks
- Locks Not Removed/Opener Present
- Sensors +6" Above Garage Floor

Additional Issues/Comments:

Exterior doors have weather stripping gaps.

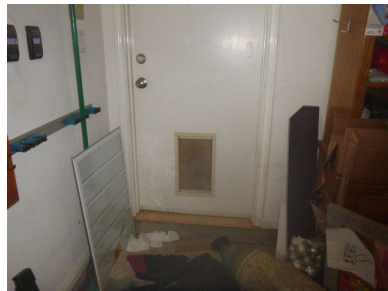
Various door stops are either missing or damaged.

Locksets throughout are loose, damaged, and inoperative.



The exterior door off the garage is subject to water damage due to the close proximity of the adjacent deck or patio slab from back splashing and exposure. Storm doors are very effective at protecting exposed exterior doors from damage. Water damage was noted to the door and adjacent areas.

-Note: This door was blocked by stored items in the garage and could not be fully inspected.



Interior garage door is not fire rated for location installed due to a pet door. Interior garage doors are required to be 1 3/8" solid core/metal [IRC R302.5.1].

-The interior garage door lacks required functioning self closing hinges. [IRC 302.5.1]

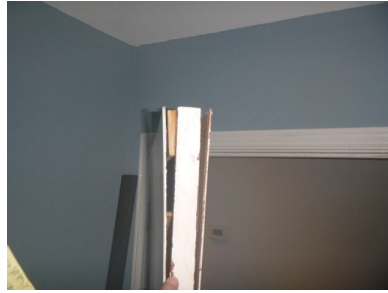
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The master bedroom door is damaged.
-The door skins are loose.
-Replace.

The handle on the master bedroom patio door is damaged.
-Replace.

The upper bedroom bi-fold closet doors drag on the carpet.
-Adjust for proper clearance.

Note: Interior doors should be provided with about 3/4" -1" of clearance to the flooring to allow the free flow of HVAC air when closed. Undercut as necessary for proper function.

H. Windows

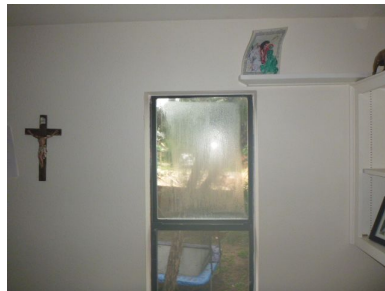
Comments:

- Sash Supports are loose, damaged or missing
- Screens Missing/Damaged/Not Installed
- Safety glass not present in currently required locations
- Thermal pane window seals have failed, moisture is present
- Glazing Seals/Plastic Trim Damaged

Additional Issues/Comments:

Screens were noted to be missing, damaged or not installed at the time of the inspection.

The plastic glazing trim is damaged in various locations.



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Various windows were observed to have moisture or staining between double panes. This is the result of failure of the seals between double panes allowing moisture to enter space and causes "fogging" to windows.

- Living room
- Upper rear right bedroom
- Den
- Possibly others that were inaccessible due to belongings.



Bedroom window sills measure at a height in excess of 44" above the floor.

- Current code requires window sills shall be no more than 44" above the floor to provide for emergency egress/rescue access. [IRC 310.2.2]
- Upper rear middle bedroom.

A number of windows were noted to have loose or improperly operating sash springs/balancers. This will result in difficult or improper window operation.

The master bathroom wall mirror is fractured at the right side.

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I. Stairways (Interior and Exterior)

Comments:

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- Baluster Spacing on steps exceeds 4 3/8"
- Vertical railing spacing exceeds 4"
- Overhead clearance less than 6'-8"
- Improper dimensions of stair risers
- Improper dimensions of stair treads
- Hand railing is loose / missing at one or more locations
- Hand railing is not terminated properly
- Hand railing not at proper height
- Hand railing not continuous top to bottom

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Stair and guard rail spacing will allow passage of a 4" sphere. This is considered a safety hazard. [IRC R312.3]



Hand rails terminate improperly. Hand rails are required to turn back at the adjacent wall plane to avoid loose clothing or articles to snag and become a tripping hazard. [IRC R311.7.7.2]
-The stairway hand railing is loose at the midpoint.

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: Factory Masonry Free Standing

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|---|--|
| <input type="checkbox"/> Flue in contact with Attic Insulation | <input checked="" type="checkbox"/> Creosote build up in firebox or flue |
| <input type="checkbox"/> Fire Stops Missing Between Levels/Attic | <input type="checkbox"/> Damper does not operate or missing |
| <input type="checkbox"/> Fire Proof Caulk Missing at Log Starter | <input type="checkbox"/> Deficiencies in combustion air vent |
| <input type="checkbox"/> Flue Cap/Spark Arrestor Missing | <input type="checkbox"/> Damper Block missing with Gas Log Units |
| <input type="checkbox"/> Firebox Bricks Loose/Mortar Deteriorated | <input type="checkbox"/> Hearth Undersized/Missing |

Additional Issues/Comments:

NOTE: In resale properties a Level II inspection by qualified chimney sweep is recommended and not using the fireplace until necessary repairs have been performed. [NFPA 211 15.1]

Creosote/soot build up present in flue is a potential fire hazard and may lead to chimney/flue fires. Recommend cleaning by a qualified chimney sweep.

Note: The fireplace has a functioning heat distribution fan controlled by the wall switch to the immediate right of the unit.

K. Porches, Balconies, Decks, and Carports

Comments:

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|--|--|
| <input type="checkbox"/> Improper Attachment to Structure | <input type="checkbox"/> Decking Water Damaged |
| <input type="checkbox"/> Step down from house to exterior surface < 3 1/2" | <input type="checkbox"/> Decking Boards Loose |
| <input checked="" type="checkbox"/> Rail/Guard Spacing Exceeds 4" | <input checked="" type="checkbox"/> Posts/Supports Not Through Bolted |
| <input type="checkbox"/> Spindles or rails greater than 4 3/8" spacing on stairs | <input checked="" type="checkbox"/> Posts Lack Standoffs/Grade Contact |
| <input type="checkbox"/> Guards Missing > 30" above grade | <input checked="" type="checkbox"/> Posts Water Damaged |

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Rails/Guards Loose
- Inadequate/Missing Ledger Flashing
- Inaccessible Areas

- Joist Hangers Missing
- Ledgers/Joists/Rim Joists Water Damaged

Additional Issues/Comments:

Note: See the Walls Section of this Report for rear porch post deficiencies.

NOTE: See the Stairways Section for exterior guard rail deficiencies.

There are cracks and settling to the flat work such as drives and walkways adjacent to the structure. Flat work and hardscapes lack footings and beams, and are typically about 4" thick, making them susceptible to movement and cracking over time with changing soil moisture levels. As a general rule, this movement does not effect the structural integrity of the foundation unless otherwise noted.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

- Service Entrance Cable Exposed
- Service Drop or Drip Loops <10' Above Grade

Service Panel/Grounding/Bonding

Feeder Wire: Copper Aluminum

- Breakers Not Labeled Properly
- No Exterior Disconnect Present
- Knock Outs/Bushings Missing
- Dead Front Spacers Missing
- Dead Front Cover Screws Missing
- Incorrect Breaker Sizes
- Gas Bond Missing/Improper
- Cold Water Bond Missing
- Lug Covers Missing

- Main Disconnect Missing/> 6 Throws
- Dead Front has Pointed Screw(s)
- GEC Not Present at Point of First Disconnect
- GEC Not Attached to Ground Rod
- Anti Oxidation Paste Missing/Al Wire Connections
- Meter/Panel Bonds Missing
- Panel Access Restricted (30" x 36" x 78")
- Seal Panel(s) to Exterior Cladding
- Surge Protection Missing

Distribution Panel(s):

- Breakers Not Labeled Properly
- Dead Front Cover Screw(s) Missing
- Dead Front Cover Attached with Pointed Screws
- Dead Front Cover Spacer(s) Missing
- Incorrect Breakers Sizes
- Multi Tapped Breakers
- Multi Lugged Neutrals
- Grounds and Neutrals Bonded

- Panel(s) Not Bonded
- Multi Wire Circuit(s) Lack Trip Ties
- Ground Bus Not Present/Grounds to Panel
- Panel(s) Installed in Prohibited Location
- Panel Access Restricted (30" x 36" x 78")
- "Hot" Conductors Not Properly Marked
- Paint/Debris Contamination
- Knock Outs/Bushings Missing

AFCI Breakers are not present where currently required

HVAC Disconnect(s)/Breaker(s)/Supply:

- Disconnect Access Restricted (30" x 36" x 78")
- Disconnect(s) Missing/Improper Location

- Air Handler Disconnect(s) Missing
- Air Handler Feeder(s) Lack Bushings/Wire Clamps

A/C condensing unit #1 specifies max amp Breaker 35 and a 50 amp breaker is in use
 A/C condensing unit #2 specifies max amp Breaker 39 and a 50 amp breaker is in use

Additional Issues/Comments:

Panel Brand: GE

I=Inspected

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I	NI	NP	D
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The Service Drop is in direct contact with trees and subject to damage and power interruption



The SEC cables are exposed. Currently, code requires SEC cables to be contained within approved and listed raceways.

Service/Grounding/Bonding:



Overhead Feeder. Al SEC. Cu BCW. 7 throws required for system disconnect (max. 6 allowed).

-The panel requires too many breakers to shut off power.

-The panel lacks a currently required Main Service Disconnect.

-GEC to earth via driven rod.

-The cold water bond attachment was not identified. The cold water bond attachment point is required to be accessible. [250.104(A)].



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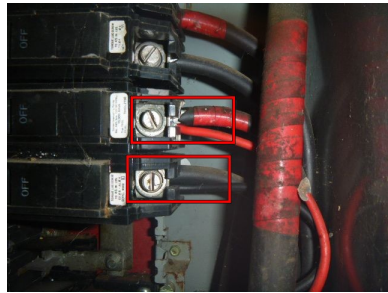
I	NI	NP	D
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The panel is badly corroded and has a damaged panel cover latch.

The breakers lack required circuit identification labeling. All circuits must be legibly marked as to their clear, evident, and **specific purpose** [NEC 408.4].



The aluminum feeder wire terminations lack the required application of anti oxidation paste.
-Required by TREC SOP to be reported as Deficient.



Double tapped breaker present. Manufacturer specifically forbids attachment of more than one branch circuit wire to each breaker.

The 50 amp HVAC breakers are significantly oversized for the 30 and 35 amp condensing units.
-Replace with properly sized breakers.

Seal the panel to the exterior wall.

Garage Sub Panel:



Panel lacks required clearance for service access (30"x36"x78") [NEC 110.26]
-Shelving blocks required access.

The breakers lack required circuit identification labeling. All circuits must be legibly marked as to their clear, evident, and **specific purpose** [NEC 408.4].

I=Inspected

NI=Not Inspected

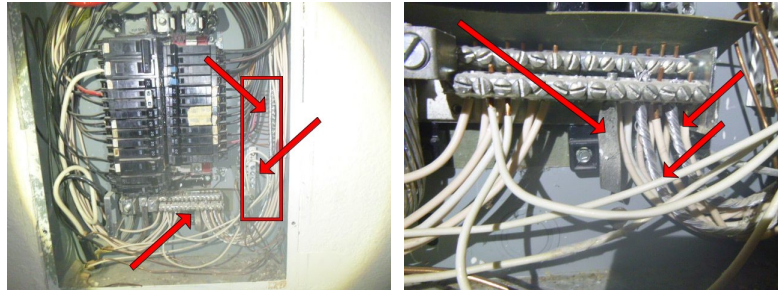
NP=Not Present

D=Deficient

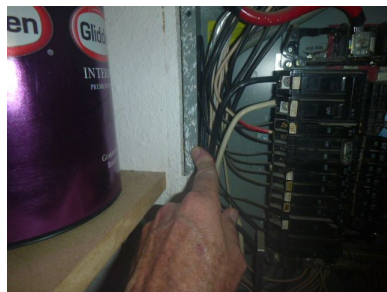
I	NI	NP	D
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The panel dead front cover is attached with pointed sheet metal screw(s).
-Screws are in dangerously close proximity to conductor(s) inside the panel
-Damage to the conductor insulation will result in an electrical fault that could be potentially very hazardous.
-Replace the substandard screws with blunt tipped screws supplied by the manufacturer of the panel.
-Safety/Fire Hazard.



The Grounded (bare copper wires) and Grounding (white/neutrals) are bonded at the Sub Panel. This is never allowed at Sub Panels as it creates a false, or circular ground path. Grounded and Grounding conductors are to be bonded ONLY at the Service Disconnect Panel. [NEC 480.40] Safety Hazard.
-The bonding strap must be removed from the Neutral Buss Bar.
-Ground Wires are attached to the Neutral Buss Bar.
-The Ground strap causes a bond connection between the Neutral Buss Bar and the Grounding Buss Bars.
-Safety Hazard.



Drywall gaps around the panel are greater than the allowed 1/8". [NEC 312.4]
-Seal the gaps.

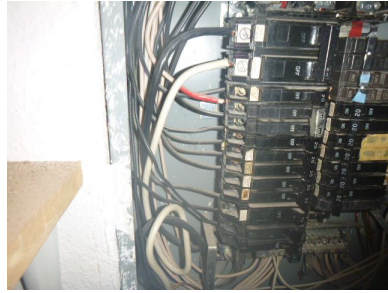
I=Inspected

NI=Not Inspected

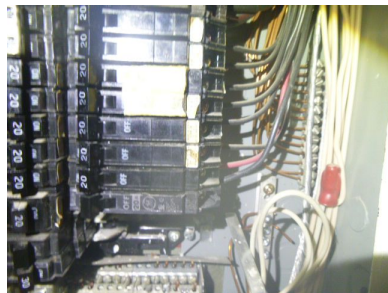
NP=Not Present

D=Deficient

I NI NP D



Breaker(s) have a "white" wire utilized as a "hot" conductor on one leg of the circuit without being designated as such. For example, this white wire should have a piece of red tape wrapped around it to designate it as a "hot" conductor versus a "neutral" conductor. [NEC 210.5]



The multi wire circuit(s) lack required trip ties. [NEC 210.4].

-Install a listed and manufacturer approved trip tie specific to the brand or replace the two one pole breakers with a double pole breaker.

-Additionally, the multi wire circuit conductors must be grouped together inside the panel with a wire tie or similar device [NEC 210.4(D)].

A licensed electrician is recommended to perform all necessary repairs.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum

Comments:

Receptacles and Switches

Inspection of receptacles, switches, and devices was limited due to concealment

Tamper Resistant Receptacles not present (required as of 09/01/2008)

Weather Resistant Receptacles not present (required as of 09/01/2008)

Fixtures/Bulbs Inoperative

Exposed/Improperly Rated Exterior Wiring

Face Plates Loose/Missing/Damaged

Exposed Wire Terminations-Safety Hazard

Closet/Attic/Garage Bulbs Missing Covers

Open Junction Boxes in the Attic

Replace Exposed Exterior Covers with Wet Location Rated "Bubble" Covers

Exterior Switches/Receptacles have Damaged/Missing Covers

Wiring in Exterior Wet Location Raceways not properly Rated

Ground Fault Circuit Interrupt (GFCI) Safety Protection

Kitchen:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial	Crawl Space:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Exterior:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial	Storage:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Bathrooms:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Wet Bar:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Garage:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial	Utility Sink:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Laundry:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Hydro Tub:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Attic:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Pool Equip:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

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D=Deficient

I NI NP D

- GFCI protection missing at one or more locations listed above. Safety Hazard.
- GFCI protected receptacles lack currently required identification labeling

Arc Fault Circuit Interrupt (AFCI) Safety Protection

-Installation Date/Code Edition Dependant

- Present at all required locations
- Not present at all currently required locations

Smoke Alarms:

- Smoke Alarms Loose
- No alarms installed- Safety Hazard
- Smoke Alarms Inoperative
- Smoke Alarms Missing in Bedroom(s)
- Smoke Alarms not Hardwired
- Smoke Alarms Missing in Hallways/Each Level

Note: Smoke alarms are currently required inside and outside each bedroom (common hallway acceptable), on each level of the structure, be hardwired with battery back ups, and interconnected so that if one alarm sounds, they all sound.

Carbon Monoxide Alarms:

- Present
- Not Present

Note: It is strongly recommended that Carbon Monoxide Alarms be installed if not present.

Door Bell:

- Doorbell did not function
- One or more tones muted
- Chime Cover Missing/Damaged
- Doorbell button is loose
- Doorbell button is damaged
- Doorbell Not Present

Additional Issues and Comments:

GFCI protection is missing at required locations as defined in [NEC 210.8(A)-(F)]. Lack of GFCI protection is considered to be a safety hazard. Updating to current requirements is recommended. GFCI protection is missing at:

-Currently required locations listed below

-The front exterior balcony receptacle

-Garage receptacles may not all be GFCI. Most were inaccessible. The garage ceiling receptacles are currently required to be GFCI

-The kitchen island receptacle

-The 1/2 Bath GFCI receptacle is redundant on the circuit.

-Note: The bathroom GFCI circuit is common with the garage and exterior receptacles. Bathroom GFCI circuits may currently have no other outlets on the circuit. [NEC 210.11(C)(3)]



Smoke alarms are not present inside and outside all bedrooms and at each level where required.

-The bedroom smoke alarms will not be hardwired or interconnected as currently required.

-Install functioning smoke alarms inside and outside all bedrooms.

-Safety Hazard.

Carbon Monoxide Alarms are not present. Code requires CO alarms outside each sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel fired appliances are installed and in dwelling units that have attached garages. [IRC R315.2.1]

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I	NI	NP	D
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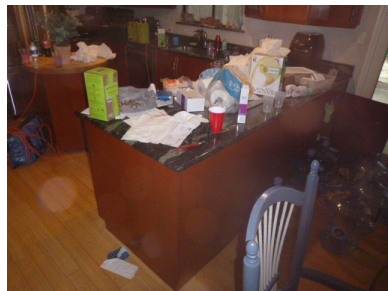
Replace the exposed exterior receptacle cover(s) with a wet location rated, "in use", "bubble cover". [NEC 406.9(2)]



Install protective cages or globes on all exposed attic and closet lights to prevent physical damage. -Several fixtures have missing covers, cages, and globes.



Extension cords are present in the attic. If wiring penetrates any walls, structures or enclosures, or runs through attic it is considered a fire hazard. Extension cords should not be used for permanent appliances or as a substitute for structure wiring. [NEC 400.8 (1)]



The kitchen peninsula lacks receptacles.

The garage HVAC air handler lacks a required electrical disconnect.

I=Inspected

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D=Deficient

I	NI	NP	D
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The garage water heater lacks a required electrical disconnect.



Wire clamps are missing at the wiring entrances to the upper level HVAC air handler disconnect. This may allow damage to the conductor insulation which could result in an electrical fault and become a shock/fire hazard. Missing cable clamps and bushings are considered to be a latent fire and safety hazard. [NEC 300.4(B)(1)]



The HVAC disconnect(s) lack required clearance(s) for access. [NEC 110.26(A)]

Ceiling fans throughout wobble.

- Several could not be operated due to missing remotes.
- Function is indeterminate.

A licensed electrician is recommended to perform all necessary repairs.

Note: 3 pin dryer outlets may not be compatible with newer dryers. Newer dryers come with a 4 pin plug to meet current code requirements.

- The dryer power cord may need to be changed for compatibility.
- This code became effective in 1997.

NOTE: Changes to the National Electric Code (NEC) occur every three years. Many safety features to residential electrical installations have been implemented since construction of this property. **TREC SOP requires that these be reported as Deficient if not present.**

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I	NI	NP	D
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GFCI Protection: [NEC 210.8]

GFCI is required in more locations than before. ALL exterior receptacles, regardless of accessibility, are required to be GFCI protected. This includes eave outlets for exterior lighting. ALL garage area receptacles are required to be GFCI protected, regardless of accessibility. This includes the garage door opener receptacle(s) on the ceiling and dedicated use receptacles for appliances, sprinklers, etc.
-Exterior receptacles for ice melting equipment are not required to be GFCI protected.

ALL 15 amp or 20 amp 120v-250v outlets within 6 feet of a wet bar, laundry, wet areas, or a utility sink are required to be GFCI protected. That includes the receptacle the washer plugs into.

NEC 2014 requires ALL 15 and 20 ampere kitchen counter top receptacles and all 15 and 20 ampere outlets within 6 feet of the kitchen sink (dishwashers, disposers, etc.) to be GFCI protected.

NEC 2020 requires GFCI protection for dryer 250 volt receptacles, and kitchen stove, range, and oven 250 volt receptacles located within 6' of a sink.

NEC 2023 requires GFCI protection for all kitchen 120-250 volt circuits.

Equipment service receptacles (attics, etc.) are required to be GFCI protected.

Crawl space lighting and receptacle circuit(s) require GFCI protection.

GFCI devices are required to be accessible.

AFCI Protection:

All 15A or 20A, 120V branch circuits in dwelling units supplying outlets (including smoke alarms) in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas or similar rooms or areas must be protected by a listed AFCI device of the combination type [210.12(A)]. A combination AFCI is designed to detect both series and parallel arc faults.

-2002-2007: Only bedroom circuits were required to be AFCI protected.

-2008-2013: Most interior spaces with a number of exceptions (bathrooms, laundry).

-2014-Present: All interior spaces except bathrooms.

Tamper Resistant (TR) Receptacles:

All 15 amp and 20 amp 120v receptacles will be required to be Tamper Resistant type receptacles. These are intended to protect children from inserting objects into the receptacle and receiving a shock or burn as a result. [NEC 2008]

Weather Resistant (WR) Receptacles:

ALL receptacles located in damp and wet locations are required to be WR rated and clearly marked. (NEC 406.8) [NEC 2008]

--This list is not intended to be an exhaustive representation of all codes or changes to the codes, but rather, is included in the report to help you understand the constantly evolving state of building codes that effect residential structures. As always, if you have any questions, please feel free to call me!

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A. Heating Equipment

Type of Systems: Zoned

Energy Sources: Electric: Heat Pump

Comments:

- | | |
|---|---|
| <input type="checkbox"/> Flue in contact with flammable material | <input checked="" type="checkbox"/> Electric feeder wire lacks wire clamp |
| <input type="checkbox"/> Flue lacks straps to secure it in place | <input type="checkbox"/> Improper clearance around unit |
| <input type="checkbox"/> Flue is in contact with attic insulation | <input type="checkbox"/> Heat strips inoperative |
| <input type="checkbox"/> Furnace enclosure lacks Fire/Draft Stop | <input type="checkbox"/> Fan/Motor Unbalanced |
| <input type="checkbox"/> Flue is not secured to exhaust port with screws | <input type="checkbox"/> Install Programmable Thermostats |
| <input type="checkbox"/> Flue is not attached to the furnace-Safety Hazard | |
| <input type="checkbox"/> Combustion Air Vents Missing/Improper Installation | |
| <input type="checkbox"/> Gas flex line not hard piped at cabinet | |
| <input type="checkbox"/> Gas line lacks a currently required sediment trap | |
| <input type="checkbox"/> Old Furnace. Corroded steel heat exchanger | |
| <input type="checkbox"/> Furnace burner corroded/flame impingement | |

Additional Issues/Comments:

Upper Level System:

The system is beyond the generally recognized typical life span for HVAC systems (circa 2010). Recommend thorough evaluation by a qualified HVAC technician to evaluate the condition of the system and any necessary repairs to extend life and serviceability of the the system prior to closing. Recommend budgeting for replacement in future.



Wire clamps are missing at the wiring entrances to the upper level HVAC air handler disconnect. This may allow damage to the conductor insulation which could result in an electrical fault and become a shock/fire hazard. Missing cable clamps and bushings are considered to be a latent fire and safety hazard. [NEC 300.4(B)(1)]

Lower Level System:

The system is approaching the generally recognized typical life span for HVAC systems (circa 2015). Recommend thorough evaluation by a qualified HVAC technician to evaluate the condition of the system and any necessary repairs to extend life and serviceability of the the system prior to closing. Recommend budgeting for replacement in future.

The air handler lacks a required electrical disconnect.

A licensed HVAC contractor is recommended to perform all necessary repairs.

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B. Cooling Equipment

Type of Systems: Zoned-Split/Electric

Comments:

Unit #1 - Supply Air Temp: 48 Return Air Temp: 67 Temp. Differential: 19 Degrees F

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Unit #2 - Supply Air Temp: 49 Return Air Temp: 71 Temp. Differential: 22 Degrees F

- Temperature differential is not within range of 15-22 degrees Fahrenheit
- Refrigerant lines not properly insulated at:
 - Condenser
 - Evaporative coil
 - In Attic
- Condenser unit coil fins damaged
- Condenser unit not level
- Condenser airflow restricted
- Air handler plenum is not properly sealed
- Water/Corrosion in drain pan
- Primary condensate line not insulated in attic
- Extend condensate line(s) 3' from foundation
- Updraft unit lacks a currently required secondary drain line or float switch
- Missing conduit on thermostat wiring
- Refrigerant lines lack protective sleeves
- Tamper proof valve caps are missing
- No electric disconnect within sight of unit
- Lack of service receptacle near unit
- Excessive noise/vibration
- Filter(s) dirty/Coils dirty
- Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at the time of inspection. Operation at or below 60 degrees could cause damage to the unit. Inspection was limited to installation.
- Service is Recommended

Air Handlers in Attics

- Lack of work platform (>30")
- Lack of 24" Walkway, light near unit, or outlet

Additional Issues/Comments:



The refrigerant lines are not adequately protected from damage. Protective sleeves are required to prevent abrasion damage, UV exposure, and potential leakage. [IRC N1103.1.1] [R403.4.1]

The thermostat control wiring is not properly protected from damage and contained within an approved raceway at the condensing unit.

Required tamper proof refrigerant line valve caps are not present. [IRC M1419.9]



I=Inspected

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I NI NP D

There are insulation voids on the refrigerant line. These will cause a loss of system efficiency, and when indoors or in attics, will cause sweating and possible water damage.



Extend the condensation drain line(s) a minimum of 3 feet away from foundation perimeter to avoid excessive deposit of water directly adjacent to foundation perimeter.

Upper Level System:

The system is beyond the generally recognized typical life span for HVAC systems (circa 2010). Recommend thorough evaluation by a qualified HVAC technician to evaluate the condition of the system and any necessary repairs to extend life and serviceability of the the system prior to closing. Recommend budgeting for replacement in future.

Lower Level System:

The system is approaching the generally recognized typical life span for HVAC systems (circa 2015). A thorough evaluation by a qualified HVAC technician to evaluate the condition of the system(s) and any necessary repairs to extend the life and serviceability of the the system(s) prior to closing is recommended. Budgeting for replacement in the future is a prudent idea.

A licensed HVAC contractor is recommended to perform all necessary repairs.

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C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flex Duct Duct Board Metal

- Ducts kinked/improperly routed
- Damaged Ducts
- Ducts not sealed at connections with mastic
- Gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenums, and/or chases
- Inadequate duct support
- Return air filter needs cleaning or replacement
- Restricted air flow at register(s)

Additional Issues/Comments:



Grey flexible ducting observed. Ducting of this type is known to have a higher than normal failure rate due to the lack of resistance to UV radiation in attics. Some ducts were observed to have degraded vapor barriers which is a sign of failure. Recommend budgeting for replacement.

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I NI NP D

The air ducts are not properly supported in the attic.
 -Ducts in contact with insulation may form condensation.
 -Ducts must be supported every 4 feet.



Ceiling registers are missing in a number of locations.



The air filters are dirty, damaged, and past due for change out.

NOTE: The systems are equipped with inline air filters located under the air handlers.
 -This is where you will change your filters.

NOTE: There are no jumper ducts installed in the bedrooms to help facilitate free air exchange and air flow throughout the structure by eliminating over pressurization of rooms when the doors are closed. This condition causes unnecessary wear on the HVAC systems and increases utility bills.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front Left

Location of main water supply valve: Meter

Static water pressure reading: Normal: 40-80 psi High: > 80 psi Unknown/Condo

Type of supply piping material: Copper PEX CPVC Galvanized Steel Unknown

Comments:

Water Source: Public Private **Sewer Type:** Public Private

Pressure Reducing Valve Present: Yes No Unknown

Exterior Plumbing:

Back Flow Preventer(s) Missing

Missing/Damaged Wall Sleeves/Collars

Home Owner's Cut Off not present

Insulate Exposed Plumbing

Hose Bibbs Loose

Home Owner's Cut Off Buried/Corroded/Damaged

Washing Machine Connections:

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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- Washing machine not connected at this time - faucets/drain operation indeterminate
- Leakage at plumbing connections
- Connection box cover missing

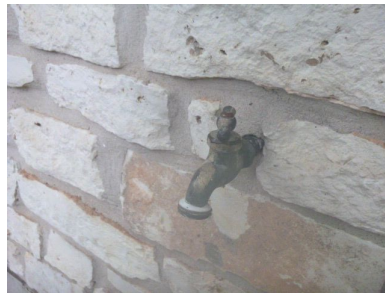
General Issues:

- Reseal all showers, tubs, sinks, back/side splashes, toilet bases, shower doors, etc. as necessary to prevent leakage and water damage
- Shut off valves frozen/leak when operated. Replace as necessary.
- Aerators clogged/damaged/missing
- Low flow toilets not present

Additional issues/Comments:



There is no home owner's cut off valve. System cut off is at city side of the water meter.
-A meter box key and city shut off Tee Handle will be required to turn the water to the structure off.
-These are recommended tools for home owners.



Back flow prevention is missing at exterior hose bibbs. Protective sleeves and collars are not present or damaged at exterior hose bibb masonry veneer penetrations. The hose bibbs drip when operating.

Fully insulate all exposed exterior plumbing to help prevent freeze damage.



Plumbing in the garage ceiling is exposed and subject to freeze damage in extreme weather conditions.

I=Inspected

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NP=Not Present

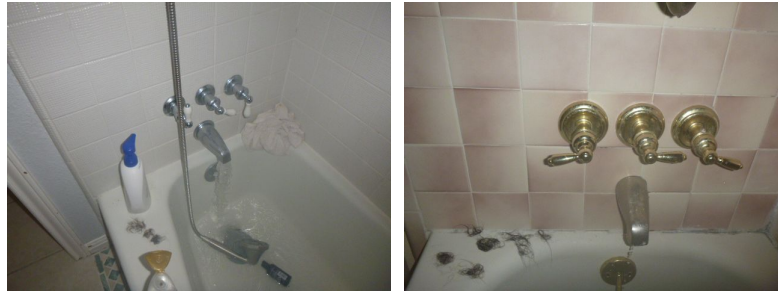
D=Deficient

I	NI	NP	D
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Reseal back splashes, sink rims, toilet bases, tubs, fixtures, and shower surrounds as needed to prevent water penetration to adjacent structures.

A number of shut off valves under sinks and other areas are either frozen or leak when operated. Recommend replacement with newer style 1/4 stop ball valves.

The sink cabinets are water damaged at a number of locations.

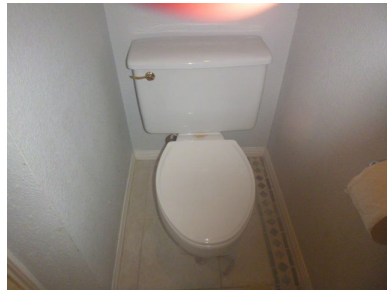


The bathtub hot water valves do not have an identifiable temperature limiting device as currently required by local and National Building Codes.

-Temperature delivered at the tub hot water valve could exceed 120° F.

-[IRC P2713.3] [UPC 414.5]

Jack and Jill Bath:



Replacing older, less efficient toilets with HETs (High Efficiency Toilets) is a good way to save water and reduce usage. HETs use 1.28 gallons per flush and are even more efficient than 1.6 gallon toilets that have been required since 1996.

The rear toilet is disabled and likely needs to be repaired, if not replaced with a High Efficiency toilet.

The shower diverter valve failed to direct entire flow of water to the shower head.

Master Bath:

The tub stop is inoperative.

The shower diverter valve failed to direct entire flow of water to the shower head.

The right side sink stop is detached and inoperative.

The sinks have surface fractures.

1/2 Bath:

The sink stop is missing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

A licensed plumber is recommended.

B. Drains, Wastes, and Vents

Type of drain piping material: PVC Cast Iron Galvanized Steel Unknown/Inaccessible

Comments:

NOTE: The property has a septic system. Recommend complete evaluation of system including pumping, inspection and flow testing by qualified septic inspection company on the recommended schedule according to size and usage of system.

-The septic system is outside the scope of this Inspection.

NOTE: The condition of the building drain system is unknown. Sub slab, concealed, and buried plumbing is inaccessible and is therefore, outside the scope of this Inspection. Most older systems lack sewer clean outs and will require a toilet to be removed to access the drain system for remote camera observation. Blockages such as tree roots and other obstructions may not be readily apparent. For properties over 10 years old, those exhibiting signs of foundation movement, or any house with antiquated cast iron plumbing, remote camera drain line testing is recommended.

NOTE: Houses located on sloped building sites, those located in areas with Karst Formations (porous rocky areas), or areas with expansive clay soils, have a higher incidence of drain system plumbing leaks due to settling and disbursement of the foundation back fill over time and/or during prolonged droughts. Remote camera testing is recommended for verification that all sub slab plumbing connections are intact and low spots, or "bellies", are not present.

Additional Issues/Comments:

Various compression fittings under sinks were noted to be a little loose. Tighten to help prevent leaks.

Laundry:



The structure is susceptible to water damage in the event of leakage from the washer. It is strongly recommended that a drip tray (available at home improvement stores) be installed under the washer to prevent potential water damage to the structure.

A licensed plumber is recommended.

C. Water Heating Equipment

Energy Sources: Electric

Capacity: 50

Comments:

Expansion Tank(s) Present: Yes No N/A

Vacuum Relief Valve(s) Present: Yes No N/A

Unit not in operation. Inspection Limited Flue lacks required clearance to flammables

Isolation Valve Inoperative Flue in direct contact with attic insulation

Corroded/Leaking Connections Flue lacks a fire stop at enclosure ceiling

Drip Pan not present Flue not secured to draft hood with screws

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Drip pan drain line missing
- Gas leak detected around unit
- Replace copper gas line
- No electrical disconnect provided
- Unit is located in the garage or adjacent area and is not elevated so that its ignition source is 18" above the floor. Required if not a sealed combustion chamber.
- Flue is disconnected from the unit. Safety Hazard
- Flue is improper material. Safety Hazard
- Improper provisions for Combustion Air

Water Heater Temperature and Pressure Relief Valve

- T/P valve inoperative. Safety Hazard
- Drain line is not plumbed to the exterior
- T/P valve has no drain line
- Drain line lacks continuous gravity drainage
- Drain line is undersized (3/4" required)
- Drain line is improper material. T/P valves release at 180 psi and 210°. The material in use is not rated for this purpose. Safety Hazard.
- Drain line has a Tee/Not separate to the exterior
- Drain line terminates improperly (<6"/>24")
- Drain line termination indeterminate/below grade
- Drain line lacks an elbow directing discharge down
- Drain line termination threaded/blocked

Additional Issues/Comments:

The water heater is approaching the recognized serviceable lifespan (circa 2015). As water heaters age, sediment and corrosion build up. Gas fired units will have corroded and impinged combustion chambers. Electric units will have corroded and failed heating elements. Connections will corrode and begin to leak. Safety devices will become inoperative. Anodes will deteriorate. Mineral deposits will reduce capacity and cause discharge. Recommend evaluation by qualified plumber and budgeting for replacement as necessary.



The expansion tank is corroded and actively leaking down the unit and into the drip pan.
 -The drip pan has standing water and corroded.
 -Repair ASAP.

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I	NI	NP	D
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The water heater lacks a required electrical disconnect. [NEC 422.30]

A licensed plumber is recommended.



Note: The rooftop solar water heating panels have been decommissioned and are no longer in use. Old plumbing stubs are visible at the right side exterior by the AC units and in the water heater enclosure.

-Remove the panels when the roof is replaced.

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: No Gas Supply

Type of gas distribution piping material:

Comments:



There is an unused LPG gas tank at the right side.

-The structure has no gas appliances or apparent gas lines or connections.

V. APPLIANCES

A. Dishwashers

Comments:

Unit leaking

Unit hardwired (No Switch or Flexible Cord)

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D=Deficient

I NI NP D

- Drain line lacks an anti-siphon loop
- Unit is not properly secured in place
- Door seal is damaged or leaking
- Failure to drain properly
- Heater element has hard water deposits
- Controls are worn or damaged

- Soap dispenser not functioning properly
- Rust present on inside/baskets
- Inoperative unit(s)
- Deficiency in rack, rollers, spray arms
- Inside of unit has water deposits/soap scum
- Missing Bushing at Cabinet/Flexible Cord

Additional Issues/Comments:

Note: The calcium and soap scum build up inside the unit is usually the result of hard water and poor quality dish washing detergents. In my experience, Finish Brand detergent tablets with drying agents are very effective at keeping both your dishes and your dishwasher spotless. Also, white vinegar or CLR will remove built up hard water deposits. Put about a cup of vinegar in the dishwasher during the wash cycle as necessary to maintain a clean interior.

B. Food Waste Disposers

Comments:

- Unit leaking
- Operates with excessive noise or vibration
- Corroded Fittings
- Unit is jammed
- Splash Guard Missing/Excessive Wear

- Inoperative Unit
- Debris in grinder area
- Hardwired (Flexible Cord Required)
- Exposed electrical cable
- Electric cable lacks wire clamp

Additional Issues/Comments:

C. Range Hood and Exhaust Systems

Comments:

- Filter is dirty/greasy
- Vent terminates in the attic
- Vent is improper material (no flex duct allowed)
- Missing/damaged knobs/switches
- Recirculating type range hood. While installed as per manufacturer's specs, be aware that no exterior venting is occurring.

- Light not functioning
- Unit is loose
- Unit is inoperative
- Operates with excessive noise/vibration

Additional Issues/Comments:



Motorized Retractable Down Draft Unit.

- The control button is damaged.
- The unit is difficult to operate and is corroded.
- The vent connector could not be observed due to belongings.
- Vent connectors are required to be sheet metal. Flex duct is not allowed.

D. Ranges, Cooktops, and Ovens

Comments:

Cook Top: Electric Gas

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D=Deficient

I NI NP D

- Control knobs are loose and/or missing
- One or more burners failed to operate
- Inadequate clearance from combustibles
- Absence of anti-tilt device

- Gas leaks were detected around unit
- Missing or Inaccessible gas shut off valve
- Improper materials used for gas connections
- Deficiencies in the operation of the gas flame

Oven(s): Unit #1: Electric Gas

Unit #2: Electric Gas

Oven(s) test outside the allowable tolerance range of +/- 25° F when set at 350° F

- Control knobs are loose and/or missing
- Unit is not securely mounted
- Door seal is damaged/tightness of closure
- Inadequate clearance from combustibles
- Interior light does not operate
- Glass panels and/or hardware damaged

- Gas leaks were detected around unit
- Deficiencies in the operation of the gas flame
- Broiler / heating element does not operate
- Deficiencies in operation of timer and thermostat
- Deficiencies in thermostat(s) sensor support

Additional Issues/Comments:

Cook Top:



The glass cook top has a fracture in the glass surface.
 -Knobs are missing and damaged.
 -Burner controls are damaged and inoperative.
 -Several burners are inoperative.
 -The cook top is beyond repair and should be considered for replacement.

E. Microwave Ovens

Comments:

- Deficiencies in door seal / tightness of closure
- Unit not properly secured in place
- Internal Baking Rack Missing
- Interior light does not operate
- Controls damaged / inoperative
- Door Damaged

Note: A radiation leak test is beyond the scope of this Inspection and was not performed.

Additional Issues/Comments:

The microwave is not permanent to the structure and is personal property unlikely to convey with the sale of the house.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Units are loose at ceiling and / or wall
- Unit motor and / or fan is noisy
- Lack of exhaust ventilator in bath(s) without a window
- Unvented gas wall heaters are considered a safety hazard. Disable unit(s) and cap gas line(s).
- Light(s) Inoperative
- Missing covers
- Unit(s) Inoperative

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I NI NP D

Fans vent to the attic or enclosed spaces (must be exterior venting after 1997)

Additional Issues/Comments:

Bathroom exhaust vents terminate in the attic contrary to current code requirements.
 -Exhaust vents are required to terminate at the exterior of the structure. (IRC M1507.2)
 -This code became effective in 1997.

The bathroom exhaust fans operate with excessive noise and vibration.

G. Garage Door Operators

Comments:

- Auto reverse failed - Safety Hazard
- Missing safety wire inside door spring
- Electronic sensor does not operate
- Electronic sensors missing (required since 1993)
- Electronic sensors located >6" off floor-Safety Hazard
- Lubricate tracks/rollers/guides/wheels/mechanisms
- Door locks/pull ropes have not been removed or permanently disabled-Safety Hazard
- Adjust sensitivity of the auto reverse feature
- No garage door operator(s) were present. When installed, ensure proper setting of the auto reverse. Install the electronic sensors within 6" of the garage floor and ensure proper function. Disable or remove the door locks, and remove any pull ropes if present.
- Button(s) installed within reach of children
- Button(s) loose or damaged
- Opener is not properly secured
- Emergency release/pull rope missing
- Electrical extension cords are not allowed

Additional Issues/Comments:

H. Dryer Exhaust Systems

Comments:

Location of Dryer Vent Termination: Sidewall Foundation Perimeter Roof
 Improper/Prohibited Indeterminate/Not Located

- Dryer vent shroud is loose, damaged or missing
- Flexible vent pipe occupies concealed spaces
- Improper termination
- No dryer vent present when required
- Inadequate Support in Attic
- Dryer vent termination is screened
- Prohibited flexible vent pipe material
- Dryer vent termination lacks a damper device
- Vent connections are loose resulting in spillage
- Clean Vents and Shrouds. See Below.

Dryer vents are prone to blockage from normal use and must be cleaned proactively to prevent reduced flow and blockage. In all cases, dryer vent cleaning is recommended upon taking possession of the property unless newly constructed. Thereafter, cleaning every few years, or as necessary, is recommended as a part of normal household maintenance. Dryer lint is highly flammable. Failure to maintain dryers vents is considered to be a latent fire hazard.

Additional Issues/Comments:



The dryer vent terminates above the roof at a non dampered vent cap.

I=Inspected

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D=Deficient

I	NI	NP	D
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- Dryer vents are currently required to be equipped with a back draft damper. (IRC M1502.3)
- Install a proper vent when the roof is replaced.

Example:



I. Other

Comments:

Refrigerators/Laundry Equipment:

These appliances are considered personal property and are not Inspected.

Alarms and Security Systems:

Alarm and security systems are outside the scope of the inspection.

INSPECTION AGREEMENT

(Please Read Carefully)

In consideration of payment of the inspection fee set forth above, Hill Country Inspections ("HCI") agrees to conduct an inspection and prepare a written Inspection Report ("Report") to alert the Customer of any major deficiencies in the property's condition in the following areas: structural condition; electrical, plumbing, water heater(s), heating and air conditioning; condition of major systems and appliances; kitchen appliances; general interior, including ceiling, walls, floors, insulation and ventilation; general exterior, including roof, gutter, chimney; drainage and grading of the building site. HCI performs the inspection and prepares the report for the sole, confidential and **exclusive use and possession of the CUSTOMER.**

Customer understands and agrees that the inspection will be of the readily accessible areas of the property and is limited to visual observation of apparent conditions existing at the time of the inspection only. Excluded from the inspection are latent and concealed defects and deficiencies. Equipment, systems, or other items will not be dismantled during inspection.

HCI will perform the inspection in accordance with the STANDARDS OF PRACTICE ("SOP") of the TEXAS REAL ESTATE COMMISSION ("TREC"). A copy of these standards is on file at HCI's office, or at <http://www.trec.texas.gov/>. The inspection will be completed at the location designated on the inspections conditions page of the report. All inspection information will be conveyed to the customer or the customer's representative in the report. HCI accepts no responsibility for use or misrepresentation by third parties of the inspection or the report.

Maintenance and other items may be discussed, but they are not part of the inspection. The inspection is not a compliance inspection of certification for past or present governmental codes or regulations of any kind. Any reference to Code is provided solely for clarity and basis of fact. The Inspector is NOT a code Inspector.

The inspection and report do not address and are not intended to address the possible presence of, or danger from, any potentially harmful substances and environmental hazards including, but not limited to: mold, radon gas, lead in paint, lead in water, asbestos, urea formaldehyde and toxic or flammable chemicals, defective or recalled products, "Meth Labs", Kitec Plumbing, or "Chinese Drywall". Also excluded are inspections of and reports concerning fences, sheds, wells, septic systems, and presence or absence of rodents, termites, or other insects. These services are separate and available through other service providers.

This inspection, as defined by TREC SOP, is a limited visual inspection provided for a reasonable fee in a timely manner . The Inspection is **NOT technically exhaustive.** If the Customer desires a technically exhaustive inspection of any or all aspects of the property, HCI will coordinate and manage for an appropriate fee. A technically exhaustive inspection will involve hiring individual licensed trade persons to fully dismantle and exhaustively test all systems present at the property. An inspection of this type typically takes two to three weeks to coordinate and involves a total cost of several thousand dollars.

If the Customer believes that the inspection or report are deficient or inaccurate, then HCI reserves the right to re-inspect visually the alleged deficiency and inaccuracies before the customer takes any step to remedy same. Within fourteen (14) days of the inspection, Customer shall give written notice of the alleged deficiency to HCI. The notice shall state the alleged deficiency and the grounds or basis for the allegations that the deficiency exists. Any alterations to the property following the inspection will render any condition null and void for the purposes of the report, findings, and responsibility of HCI.

The parties agree that HCI, its employees and agents assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies that are either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. **THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTION, ITEM OR SYSTEM.**

Customer understands and agrees that if HCI, its agents or employees are found liable for any loss or damage resulting from a failure to perform any of the obligations under this agreement including, but not limited to negligence, breach of contract, or otherwise, then the liability of HCI, its agents or employees shall be limited to the amount of the inspection fee paid by Customer.

Resolution of disputes by arbitration – If after the proper notice by Customer, HCI has re-inspected, evaluated and addressed any alleged deficiencies in the performance of the inspection or preparation of the Report; and if the parties cannot reach an amicable resolution to same, then both parties agree that the subject matter of the dispute shall be submitted to binding arbitration subject to the rules of American Arbitration Association. The term "dispute" includes any dispute as to the deficiency of the inspection, report, or any other duty of either party arising under this agreement. Furthermore, the parties agree that each shall pay their own attorney fees and shall share equally in the cost of arbitration.

This Inspection Agreement represents the entire agreement between the parties and incorporate by reference the above referenced Cover Sheet, and Standards of Practice of the Texas Real Estate Commission. Changes or modifications to this agreement shall be in writing and signed by the parties. This agreement shall inure to the benefit only to the parties signing this agreement, and shall not inure to the benefit of any successor or assignee of either party.

Use of this document shall constitute prima facie evidence of acceptance of this agreement.