



Property: Sample Copy
Austin , TX 78731
Client: Sample Copy
Inspector: Andy Jordan #9458
Date: September 13, 2016



To Whom It May Concern:

On September 13, 2016, a site visit to the above mentioned address was made in order to perform a property inspection. Information discovered during the inspection process has been provided in this report.

Multiple limitations were present and additional issues, minor and/or significant, may not be documented in this report or discovered during the property assessment. The inspection process is not designed to be intrusive, destructive, or all encompassing. Rather, the inspection and report represent this inspector's professional opinion of the overall condition of the structure and associated systems. Concerns, recommendations, and opinions may vary from one professional to another. This 3rd party inspection and report has been provided to the client for the purposes of due diligence, research, and filing of available information. The inspection process and report do not, in any manner, represent a guarantee or warranty that all issues, minor and/or significant, will be discovered during the inspection process. Further information and helpful links in regards to inspection limitations and licensing standards can be found in the addendum section of this report.

PROPERTY INSPECTION REPORT

Prepared For: Sample Copy
(Name of Client)

Concerning: Sample Copy Austin, TX 78731
(Address or Other Identification of Inspected Property)

By: Andy Jordan, Lic #9458 September 13, 2016
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) 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 **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST)

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

GENERAL STATEMENTS

– FOUNDATION AND STRUCTURAL INFORMATION:

FOUNDATION TYPE: Concrete Slab

FOUNDATION AGE: 50 - 70 Years

APPX. SQUARE FOOTAGE: Under 3500

RELATIVE ELEVATION SURVEY: Performed - See Below

EQUIPMENT USED: Altimeter - ZipLevel Pro 2000

PRIMARY PURPOSE OF MEASUREMENT: Determine Elevation

SURROUNDING GEOLOGICAL FORMATIONS: Kfr - Fredericksburg Group

ASSOCIATED ROCK/SOIL TYPES: Limestone

EXPANSIVE SOILS PRESENT: Typical for Central Texas

MAP REFERENCED: USGS - Geological Atlas of Texas

– VISUAL LIMITATIONS:

Limitations to the visual inspection of the foundation wall were present. Ideally, all portions of the foundation should be visible to allow for periodic assessment. Adjustments to areas of limited visibility would be considered a maintenance improvement.

– CONCLUSIONS AND RECOMMENDATIONS: MODERATE SETTLEMENT

The visual analysis of the structure and foundation did not reveal indicators associated with excessive foundation movement and failure. Evidence of moderate phenomena (structural damage caused by settlement) was noted. Relative height differences recorded by foundation surveying equipment (ZipLevel Pro) indicate that settlement common to the structure's location, type, and age has occurred. The survey information correlates with visual indicators (primary source of evaluation). In this inspector's professional opinion, the structure is currently supported by the foundation to an adequate degree. Noted evidence of structural damage caused by settlement appears to be, for the most part, cosmetic in nature. Ensure that the home is properly maintained and updated as needed. Any recommendation or concerns noted in this report should be addressed by skilled professionals. If further evaluation or verification of these findings are required, a structural engineer should be contacted. A site drawing and readings have been recorded and filed. Survey drawings are available by request or per the scope of work.

GENERAL RECOMMENDATIONS

– EXPOSED REBAR DISCOVERED:

Exposed rebar was noted at the back portion of the foundation wall (1.5' section near electrical box and various minor areas). Ensure the exposed rebar is sealed with mortar or properly rated caulking. This is a minor issue; but one that should be addressed to prevent further rusting and additional damage.

– LARGE TREES NEAR STRUCTURE:

Large trees were noted as being near the main structure. Trees and their associated root systems can affect a structure through direct contact, root activity, and/or moisture absorption. Ensure the tree remains trimmed back to avoid direct damage. Consulting with an arborist may aid in determining if additional improvements or adjustments are warranted.

– ADDRESS GRADING AND DRAINAGE CONCERNS:

Recommendations to improve grading and drainage are detailed in the following section. These recommendations, if followed, may reduce foundation settlement/movement and improve the overall protection of the structure.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D



SETTLEMENT CRACKS - MONITOR



TREE NEAR STRUCTURE

☒ ☐ ☐ ☒ **B. Grading and Drainage**

GENERAL STATEMENTS

– GRADING AND DRAINAGE INFORMATION

GRADING IMPROVEMENTS: Fair - See Below

DRAINAGE IMPROVEMENTS: Common Update Recommendations - See Below

MOISTURE DIVERSION: Fair - See Below

FLOODPLAIN SEARCH: Not Conducted

MAP REFERENCED: N/A

– CONCLUSION: COMMON CONCERNS DISCOVERED

A visual inspection of the drainage improvements and slope of the yard indicates moisture diversion away from the structure is in need of common updates, improvements, or further evaluation. Over time, excess moisture caused by inadequate grading and drainage can lead to significant structural issues. Ensure all recommendations and concerns noted below are properly addressed as needed.

GENERAL RECOMMENDATIONS

– MONITOR GRADING AND DRAINAGE:

Areas that may be in need of grading/drainage updates were noted (marginal slope to divert run-off). It is recommended that areas surrounding the structure be monitored (particularly after heavy rains) for excess moisture pooling and/or limited drainage away from the structure. If areas of improper grading and drainage are discovered, steps should be taken to eliminate or reduce the issue. Consulting with landscaping expert will aid in determining what improvements are available and warranted.

– VERMIN HOLE NEAR FOUNDATION:

What appears to be a vermin entry hole at the front right wall of the structure was discovered. Ensure this area is eliminated. Consulting with a pest control specialist is recommended to address any vermin issues.

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I NI NP D

COMMON ISSUES

– COMMON GUTTER MAINTENANCE AND UPDATES REQUIRED:

Common adjustment and general servicing needs were noted throughout the rain gutter system. Contacting a gutter specialist is recommended to address common issues and maintenance needs.

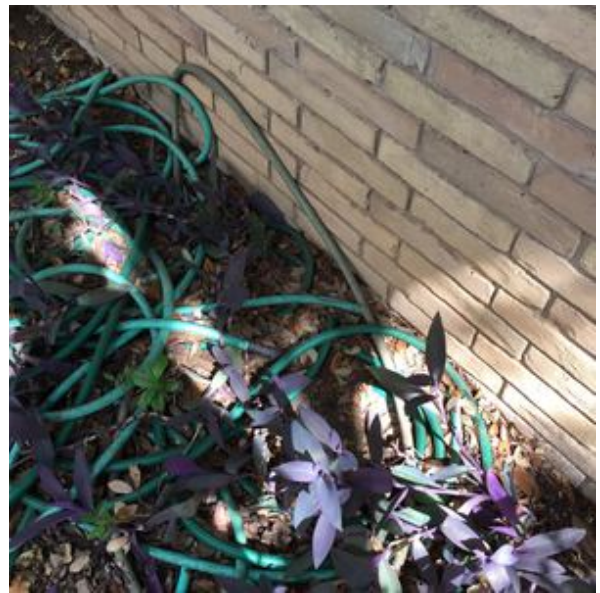
– ISOLATED AREAS OF ELEVATED SOIL LINES:

Elevated soil lines were noted at the exterior walls (soil rises above foundation - contact w/ siding). High soil lines increase the likelihood of moisture damage and insect intrusion. General standards call for no less that 3" of foundation wall to be visible above all soil lines. Adjustments to the soil line should take place to properly protect the structure and reduce the likelihood of damage. Areas of elevated soil lines were noted in the following locations:

-Right Wall Garage



SERVICE GUTTERS



ADDRESS SOIL LINE (MINOR)

☒ ☐ ☐ ☒ C. Roof Covering Materials

GENERAL STATEMENTS

– ROOFING INFORMATION:

ROOF TYPE: Composite Shingles

VIEWED FROM: Walked the Roof

HAIL DAMAGE: No Significant Damage Noted

GENERAL CONDITION: Good - See Below

MATERIAL LIFE SPAN: nachi.org/life-expectancy.htm (Central Texas: Subtract 5-7 Years)

– CONCLUSION: ROOFING MATERIAL MEETS GENERAL STANDARDS:

The roof coverings are considered to be in generally good condition. The installation methods and materials present appear to meet or exceed general standards. Any listed recommendations and/or update needs (if present) should be addressed to reduce the likelihood of moisture entry or more substantial issues at a future date. Ensure the roof and structure are monitored and maintained per general maintenance guidelines.

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I NI NP D

GENERAL RECOMMENDATIONS

– GENERAL ROOFING ADVICE:

The roof system is a key component to the overall protection of the structure. Regular maintenance and monitoring of the roofing and attic material will be needed to prevent moisture entry and possible significant damage to the building components. Additional maintenance advice can be found in the following section, the back of this report, and at the following link:

<https://www.nachi.org/roofs.htm>

COMMON ISSUES

– TREE LIMB CONTACT NOTED - NO SIGNIFICANT DAMAGE:

Current tree limb contact with the roof and structure was noted. At the time of inspection, no significant damage to roofing material was discovered, however, updates are required to prevent more significant damage at a future date. Tree contact with the roof and structure can lead to material damage in a relatively short amount of time. A tree specialist should address limb contact and make needed adjustments to surrounding trees/shrubs. Ensure updates and maintenance are addressed in an expeditious manner.



TREE CONTACT WITH STRUCTURE



LIMBS NEARING CONTACT

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

GENERAL STATEMENTS

– ROOF STRUCTURE INFORMATION:

VIEWED ROOF FROM: Viewed From Hatch - Limited Visibility

OVERALL INSULATION: Meets General Standards of Time

ROOF FRAMING: Stick Built - Meets Standards

VENTILATION: Present - No Significant Issues Discovered

LIMITATIONS: Access/Material Limited Visual Assessment

– CONCLUSION: MEETS STANDARDS OBSERVED AT TIME OF CONSTRUCTION:

Overall, the roof structure and attic appear to be in fair condition and properly supporting material loads. The framing design and installation appears to have been performed in a professional manner and within the general standards observed at the time of construction. Recommendations and/or concerns, if any, are noted below. Any noted concerns are considered to be common for a structure of this age and type.

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I	NI	NP	D
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GENERAL RECOMMENDATIONS

– INSULATION UPDATES RECOMMENDED:

Areas of reduced insulation (by today's standards) were discovered in the attic at various locations. The redistribution or installation of additional insulation is recommended to improve the overall energy efficiency of the structure. The overall degree of reduced insulation is considered minimal for a structure of this age and type. Updates would be considered a general improvement.

– PREVIOUS MOISTURE ENTRY:

Evidence of previous moisture entry and minor sub-roof and/or framing material damage was noted at various roof exit points (vent/exhaust exits). At the time of inspection, the areas of noted moisture entry were visually assessed and tested with moisture metering equipment. Active leaks were not discovered during the site assessment. Ensure all needed caulking/sealing updates take place at the roof level. Regularly monitoring these areas (particularly after heavy storms) is recommended to ensure active leaks are not present.



INSULATION MEETS DATED STANDARDS



PREVIOUS MOISTURE ENTRY (MINOR)

☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

i. Interior Walls

GENERAL STATEMENTS

– INTERIOR WALL INFORMATION:

MATERIALS TYPE: Drywall

GENERAL CONDITION: Fair

NOTE: Damage at Covered Material May Be Present

Generally speaking, the interior walls are in fair condition. Any noted flaws are considered to be common for a structure of this age and type. Ensure maintenance recommendations and/or update needs are addressed as needed.

– PREVIOUS MOISTURE DAMAGE DISCOVERED:

Previous moisture damage at the HVAC closet wall was noted. Additional testing for elevated moisture levels were conducted (Tramex Moisture Encounter). At the time of inspection, moisture levels in this area were within normal levels. Ensure this area is monitored per general maintenance guidelines.

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I NI NP D



BENCHMARK READING



NORMAL LEVELS HVAC CLOSET

ii. Exterior Walls

GENERAL STATEMENTS

– EXTERIOR WALL INFORMATION:

SIDING MATERIAL: Brick

GENERAL CONDITION: Fair

Overall, the exterior walls appear to be in a condition consistent with the material age/type. A visual assessment indicates that the material has been installed in a professional manner. Evidence of common settlement and typical wear/tear was noted. Any noted material flaws are considered common and minor. Any listed maintenance recommendations and/or update needs should be addressed as needed (listed below if present). Ensure all exterior material is monitored and maintained per general maintenance guidelines.

GENERAL RECOMMENDATIONS

– COMMON MAINTENANCE ADVISE:

Caulking, sealing, and painting updates are generally required every 5-7 years. Ensure the structure is monitored regularly. Cracks in caulking and deterioration of exterior paints and sealants should be addressed as needed. Checking for signs of moisture damage or possible moisture entry into the structure should occur regularly. Continuous monitoring and general maintenance is the best defense against significant damage to a structure. Additional maintenance advise can be found at the final section of this report.

COMMON ISSUES

– EXTEND DRAIN LINE:

A system drain line (HVAC) is releasing moisture on and around the structure foundation. Updates to the drain line are required to prevent excess moisture issues.

– GENERAL MAINTENANCE UPDATE RECOMMENDATIONS:

The following updates, adjustments, and/or minor improvements will increase the overall quality and protection of the exterior walls and structure as a whole. Noted areas in need of general maintenance include, but are not limited to:

-Minor Wood Rot Garage Trim: Repair/Replace As Needed

-Monitor Settlement Cracks at Various Locations: Ensure No Additional Settlement Cracks Occurring/Increasing

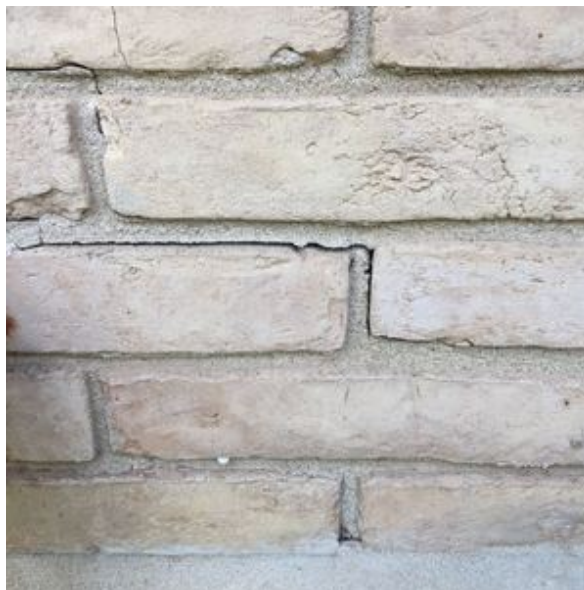
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I NI NP D

- Address High Soil Left Garage Wall: Reduce Soil Line to Eliminate Possible Moisture/Insect Issues
- General Maintenance Updates Required Throughout: Caulking/Sealing/Minor Repairs



DRAIN LINE UPDATES NEEDED



COMMON SETTLEMENT CRACKS

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

i. Ceilings

GENERAL STATEMENTS

– PRIMARY CEILING MATERIAL: Drywall

GENERAL CONDITION: Meets Standards

The ceiling material is considered to be in generally fair condition. Minor flaws noted are consistent with the structure's age and type.

– PREVIOUS MOISTURE DAMAGE DISCOVERED:

Previous moisture damage at the ceiling (near fireplace) was noted. Additional testing for elevated moisture levels were conducted (Tramex Moisture Encounter). At the time of inspection, moisture levels in this area were within normal levels. Leakage in this area was likely addressed when the roof was replaced. Ensure this area is monitored per general maintenance guidelines.

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I	NI	NP	D
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BENCHMARK READING



NORMAL LEVEL AT PREVIOUS LEAK

ii. Floors

GENERAL STATEMENTS

- FINISH FLOORING MATERIAL: Various Materials Present
GENERAL CONDITION: Meets Standards - Flooring Dated
The flooring material and installation meets general standards. Noted flaws are consistent with the structure's age and type.

GENERAL RECOMMENDATIONS

- GENERAL CARPET WEAR AND TEAR NOTED:
The carpet material appears to have surpassed its general life expectancy. Areas of damage, loose material, and cosmetic flaws were noted throughout. Replacement of the carpeting should take place at the owner's discretion.

☒ ☐ ☐ ☒ G. Doors

GENERAL STATEMENTS

- DOOR MATERIAL: Standard Interior Doors
GENERAL CONDITION: Consistent with Age of Structure - Common Updates Recommended
Doors throughout the home are considered to be in a condition considered normal for the structure's age and type.

COMMON ISSUES

- COMMON UPDATES AND ADJUSTMENTS REQUIRED:
The following common updates, adjustments, and/or recommendations should be addressed per general maintenance guidelines. Door maintenance needs noted at the time of inspection include; but are not limited to:
 - Ghosting/Sticking Doors (Uneven Due to Settlement): Common Adjustments Needed
 - Some Missing Door Stops: Update Missing Stops As Needed
 - Doors Not Latching: Minor Strike Plate Adjustment Needs
 - Common Material Damage: Normal Wear/Tear
 - Missing/Damaged Hardware: Update As Needed

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I NI NP D

☒ ☐ ☐ ☒ **H. Windows**

GENERAL STATEMENTS

- WINDOW TYPE: Single Pane
- GENERAL CONDITION: Dated By Today's Standards - General Wear/Tear
- By today's standards, single pane windows are considered to be a low energy efficiency feature. Single pane windows met general standards at the time of construction.

COMMON ISSUES

- MISSING/DAMAGED WINDOW SCREENS DISCOVERED:
- Missing and/or damaged window screen were noted at various areas. Ensure all missing/damaged screens are replaced to improve functionality and overall system quality.

☐ ☒ ☒ ☐ **I. Stairways**

GENERAL STATEMENTS

- STAIRWELL PRESENT: No
- GENERAL CONDITION: N/A

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

GENERAL STATEMENTS

- FIREPLACE/CHIMNEY PRESENT: Yes
- GENERAL CONDITION: Meets Standards

GENERAL RECOMMENDATIONS

- MINOR BRICK SEPARATION AT FIREBOX:
- Gaps at the brick within the firebox was noted. The degree of shifting does not appear to be affecting the functionality or safety of the feature as a whole. Brick shifting/movement at fireboxes is commonly caused by general aging and excess temperature shifts. Ensure the area is monitored per general maintenance guidelines.

☒ ☐ ☐ ☒ **K. Porches, Balconies, Decks, and Carports**

GENERAL STATEMENTS

- EXTERIOR FEATURES INFORMATION:
- PORCH TYPE: Monolithic and/or Separate Slab
- BALCONY PRESENT: N/A
- FENCING TYPES: Standard Design and Construction
- EXTERIOR FEATURES IN NEED OF GENERAL MAINTENANCE:
- Overall, the back deck and/or additional exterior features are in need of general maintenance, updates, and repairs. The maintenance issues discovered at the time of inspection are considered to be common for a structure of this age and type.

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☒ ☐ ☐ ☐ L. Other

GENERAL STATEMENTS

– LIMITED THERMAL CAMERA ASSESSMENT:

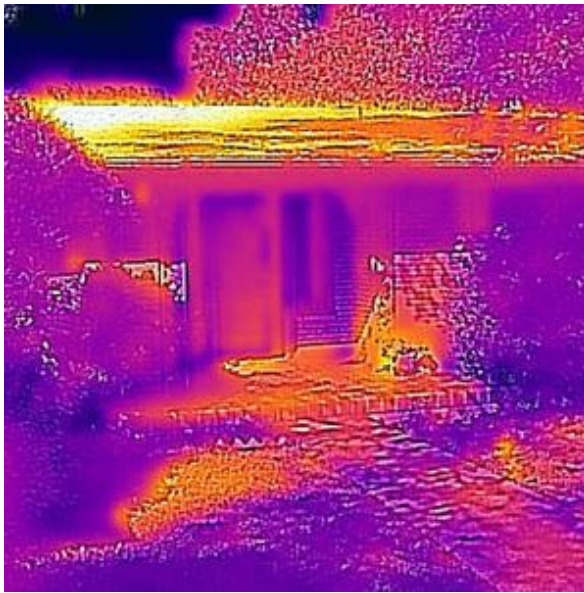
EQUIPMENT USED: Flir Thermal Camera

AREAS ASSESSED: Limited Interior/Exterior

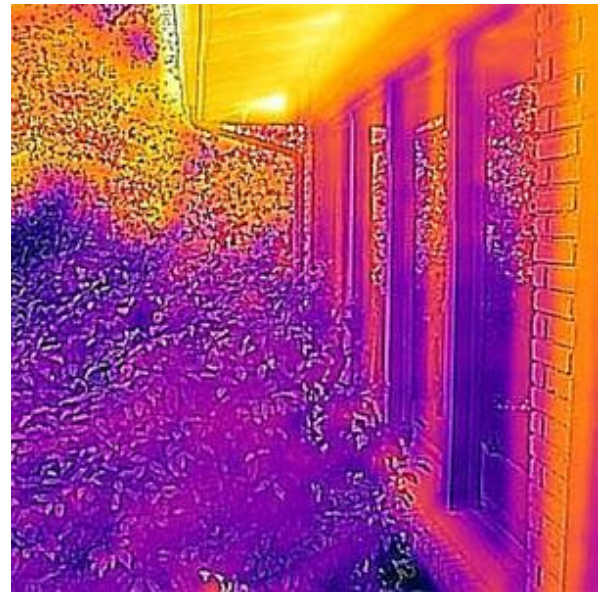
NOTE: Thermal camera equipment is employed to assist in the visual inspection of the property. Multiple equipment limitations apply. Generally speaking, thermal equipment is not designed to verify areas of damage or deficiency; but rather to aid in locating areas that may require further investigation. This equipment does not eliminate or reduce any visual limitations noted in this report, associated agreements, or TREC produced documents.

– LIMITED THERMAL CAMERA ASSESSMENT INFORMATION:

A partial thermal imaging analysis of the exterior and interior portions of the structure was conducted during the inspection of the property. Overall, the areas assessed appeared to be free from excessive temperature shifts. This suggests that the structure is sealed and insulated to a level common for the building's age and type. No concerning readings were discovered during this partial analysis. Noted recommendations or concerns, if any, are listed below.



NORMAL READINGS



NORMAL READINGS

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NORMAL READINGS



LOW INSULATION (OARNGE AT CEILING)

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

i. Main Disconnect Panel

GENERAL STATEMENTS

– MAIN SERVICE AND PRIMARY COMPONENTS INFORMATION:

SERVICE ENTRY: Overhead Service

SERVICE MATERIAL: Copper or Properly Utilized Aluminum

MAIN DISCONNECT: 90 AMP - Meets General Sizing Standards

GROUND ROD: Not Visible - Not Verified

PANEL BONDED: No - Meets Dated Standards

LOCATION: Exterior Wall

THERMAL CAMERA ASSESSMENT: Partial Assessment Performed

THERMAL CAMERA RESULTS: Normal Readings

– SYSTEM MEETS DATED STANDARDS: COMMON UPDATES AND IMPROVEMENTS RECOMMENDED

Information available during the assessment of the main panel and associated components indicates that the system meets most standards observed at the time of construction. Although the electrical system is functional, safety and component updates are recommended to improve the overall protection and quality of the system. In most cases, updating system features to today's standards is not be required, but would be considered a safety and functionality improvement. Ensure all updates are conducted by a licensed professional.

GENERAL RECOMMENDATIONS

– GENERAL SAFETY ADVISORY:

Electrical work is inherently dangerous. All electrical adjustments, improvements, updates and/or repairs to the system should be conducted by licensed professionals.

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- ANTI-OXIDANT GEL REQUIRED AT ALUMINUM SUPPLY WIRING:
The aluminum supply lines at the main and sub panel should be coated with an anti-oxidant gel to aid in the prevention of arching/overheating. This material can be easily installed by a licensed service specialist. The installation of this gel should take place at the next scheduled system servicing.
- CONSULT WITH ELECTRICAL EXPERT AS NEEDED:
Consulting with an electrical expert will aid in determining what system updates and improvements would best benefit the structure as a whole. Any additional updates would be considered a general improvements. Overall, the system meets installation and safety standards observed at the time of construction.

ii. Sub Panels

GENERAL STATEMENTS

- SUB PANEL INFORMATION:
SUB PANEL LOCATION: Laundry
SERVICE MATERIAL: Copper and Properly Utilized Aluminum
- SUB PANEL MEETS GENERAL STANDARDS OF CONSTRUCTION DATE:
No evidence of significant failure or system errors were discovered during the inspection process. Common adjustment or update recommendations, if any, should be addressed as needed to improve system safety and/or functionality.

iii. Distribution Wiring

GENERAL STATEMENTS

- DISTRIBUTION WIRING INFORMATION:
PRIMARY WIRING TYPE: Copper - Romex and Asbestos
GENERAL INSTALLATION: Meets construction Date Standards
NOTE: Most portions of the structure's distribution wiring was not available for visual assessment.
Accessible areas distribution wiring indicated that the material was lines were functional and professionally installed. Common adjustment or update recommendations, if any, should be addressed as needed to improve system safety and/or functionality.
- VARIOUS SYSTEM UPDATES NOTED:
Grounding and circuit safety updates (GFCI Protection) has been discovered at various areas. At the time of construction, ungrounded circuits were the standard and GFCI protection (shock hazard safety devices) were not commonly installed in residential structures.

GENERAL RECOMMENDATIONS

- UPDATE EXPOSED DISTRIBUTION WIRING:
Exposed distribution wiring was noted at exterior walls and/or various portions of the structure. By today's standards, all exposed wiring should be ran through enclosed portions of the structure or placed in properly rated conduit (metal/vinyl/PVC protective barrier). The wiring installation methods noted at the home were a common practice at the time of construction. Updates to exposed wiring would be considered a system and safety update. Areas of exposed wires include, but are not limited to:
-Laundry Room
- MOST CIRCUITS UNGROUNDED:
Most circuits of the home have been wired without grounding protection. This method of installation met the standards of the time of construction. By today standards, ungrounded circuits are considered to be dated. Additional grounding updates and additional circuit protection would be considered an overall system improvement.

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I	NI	NP	D
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COMMON ISSUES

– TREE CONTACT WITH MAIN SUPPLY:

Contacting a tree specialist or the electric utility provider is recommended to address tree branches in contact with electrical supply wires. Ensure this issue is addressed to prevent safety hazards and/or functionality disruptions.

– REPLACE DAMAGED CONDUIT PLATE:

Replacement of a rusting and damaged conduit plate at the front exterior wall (near porch) is recommended to prevent moisture entry at this area.



TREE CONTACT WITH SUPPLY LINE



REPLACE CONDUIT PLATE

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

i. Outlets and Switches

GENERAL STATEMENTS

– OUTLETS AND DEVICES INFORMATION:

OUTLETS GROUNDED: Limited Grounding - Exceeds Construction Date Standards

GFCI DEVICES PRESENT: Meet/Exceed Construction Date Standards

AFCI DEVICES PRESENT: N/A

Overall, the inspected outlets, switches, fixtures, and alarms appeared to function as intended and meet or exceed the standards observed at the time of construction. Update, adjustment, or repair needs noted below, if any, are considered common for a system of this age and type. Any installation, adjustment, or update recommendations that exceed the standards observed at the time of construction/remodel would be considered an improvement to the overall functionality and safety of the system. Recommendations, if any, are listed below.

– SYSTEM UPDATES NOTED AT VARIOUS LOCATIONS:

Various key locations of the home have been updated to meet more recent electrical safety standards. Any additional updates would be considered an overall improvement to system safety and functionality. Consulting with a licensed electrician is recommended to determine what updates would best benefit the home.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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GENERAL RECOMMENDATIONS

– REPLACE DATED OUTLETS AS NEEDED:

Most outlets throughout the structure are designed for ungrounded, two-prong electrical plugs. Replacing the dated outlets with three prong devices is recommended to improve system functionality. Any grounding updates to circuits would be considered a system improvement.

NOTE: It is possible to install outlets designed for grounded circuits onto ungrounded wiring. The circuit will remain ungrounded.



PROPER SYSTEM UPDATES NOTED



DATED OUTLETS

ii. Fixtures

GENERAL STATEMENTS

– ELECTRICAL FIXTURES INFORMATION:

FUNCTIONALITY TESTS: Performed - Most Fixtures Functional

A limited functionality test of the system fixtures was conducted. Generally speaking, fixtures were functioning as intended when engaged. All non-functioning light bulbs, if present, should be replaced. If bulb replacement does not address fixture issues noted below (where applicable), further investigation of the circuit and/or device will be needed. The cause of fixture issues (bulb or otherwise) is not verified during the inspection process.

COMMON ISSUES

– VARIOUS FIXTURES NON-FUNCTIONAL AND DAMAGED:

Functionality issues/common damage at various light and/or electrical fixtures were noted. Replacement of bulbs and fixtures will be needed at various locations. If fixture/bulb replacements do not address common issues, further investigation of individual circuit will be needed.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

iii. Smoke and Fire Alarms

GENERAL STATEMENTS

- ALARM TYPES: Functional Battery Operated
- ALARM LOCATIONS: Meet Construction Date Standards
- ALARM RECOMMENDATIONS: See Below
- The alarm system was tested and functioned as intended at the time of inspection. Re-tesing of the alarm system should take place when the property is occupied.

GENERAL RECOMMENDATIONS

- UPDATED ALARMS TO TODAY'S STANDARDS RECOMMENDED:
All alarm batteries should be replaced and systems tested regularly (per manufacturer recommendations). Ensure alarms are present and located in all bedrooms and at least one common area per floor. Additional gas detection alarms are considered a safety improvement and highly recommended.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

GENERAL STATEMENTS

- HEATING SYSTEM INFORMATION:
HEATING TYPE: Central
TOTAL UNITS: 1
ENERGY SOURCE: Gas
MFG. WARRANTY: None Current
APPX. LIFE EXPECTANCY: nachi.org/life-expectancy.htm
LOCATION: Attic and/or Properly Vented Closet
The heating system appeared to be functioning within general standards during the unit assessment. The system responded properly to controls. Unless recent service documents are available, an initial servicing by an HVAC specialist is strongly advised. Annual maintenance and service visits by a professional HVAC technician is essential to the proper functionality and longevity of the heating and cooling system. Additional recommendations/concerns, if any, should be addressed during the system servicing.
- SYSTEM NEARING/SURPASSED GENERAL LIFE EXPECTANCY:
The heating system was functional at the time of inspection. The unit appears to be nearing or surpassed general life expectancy dates The likelihood that a system will need servicing, repairs and replacement increase as it ages. Budgeting for common service and repair costs is recommended.

GENERAL RECOMMENDATIONS

- SAFETY UPDATE RECOMMENDED:
By today's standards, gas flex lines entering the heating unit should be replaced with steel piping or protected from the edge of the unit housing. This updated safety standard reduces the possibility of gas leaks in the home.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

☒ ☐ ☐ ☒ **B. Cooling Equipment**

GENERAL STATEMENTS

– COOLING SYSTEM INFORMATION:

COOLING TYPE: Central

TOTAL UNITS: 1

MANUFACTURER: Trane

TONNAGE: 5

APPX. TONNAGE REQUIRED: 5

MFG DATE: 2009

APPX. LIFE EXPECTANCY (TEXAS): 12-15 Years w/ Proper Maintenance

UNIT RECALLS: None Discovered

WARRANTY: 5 Year Limited - Contact Manufacturer

SUPPLY TEMPERATURE: 66 °F

RETURN TEMPERATURE: 81 °F

SYSTEM SPLIT: 15 °F (Within General Parameters)

NOTE: Various System Issues May Cause False 'Split' Readings

INSPECTION LIMITATIONS: See Below

Information gathered during the testing process of the HVAC indicate that the system was operating within basic functionality parameters. The system responded properly to controls and temperature drops recorded at the evaporator coil were within acceptable ranges. Unless recent service documents are available, an initial servicing by an HVAC specialist is strongly advised. Annual maintenance and service visits by a professional HVAC technician is essential to the proper functionality and longevity of the heating and cooling system. Additional recommendations/concerns, if any, should be addressed during the system servicing.

– NOTICE OF LIMITATIONS:

A standard HVAC inspection should be considered a cursory assessment of the system. Temperature readings and visual analysis' are designed to verify functionality of major components and determine if physical damage is present at exposed portions of the equipment. Further analysis by a licensed HVAC technician will aid in providing more detailed information. Additional HVAC investigations can be provided by TAHI Services (parent company to The Austin Home Inspector - HVAC License #48637) or by most HVAC service providers.

– CONDENSING SYSTEM UPDATED:

The condensing unit (outdoor system) appears to have been replaced in or around 2009. This places the condensing unit within general life expectancy ranges (12-15 years). Ensure the unit is serviced regularly per general maintenance guidelines.

COMMON ISSUES

– GENERAL SERVICING AND UPDATING RECOMMENDED:

Based on general maintenance guidelines and noted areas indicating lack of recent maintenance (primarily at indoor equipment), general servicing and updating by an HVAC specialist is recommended. A full servicing will likely improve system efficiency and functionality, as well as address needed updates and/or repairs. The noted issues present at the HVAC unit are considered common for a system of this age and type.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

☒ ☐ ☐ ☒ **C. Duct Systems, Chases, and Vents**

GENERAL STATEMENTS

– DUCT SYSTEM INFORMATION:

DUCT TYPES: Metal

DAMPERS PRESENT (ZONED): No

ELEVATED AIR LOSS: Common For Age of Structure

GENERAL CONDITION: Fair

THERMAL CAMERA ASSESSMENT: Performed

THERMAL CAMERA RESULTS: Normal Readings - Loss Common to Structure Age

Accessible ducts and vents appeared to be in fair condition and consistent with the age of construction. Updating and servicing the duct system would be considered an improvement.

– NOTICE OF COMMON SYSTEM VARIATIONS:

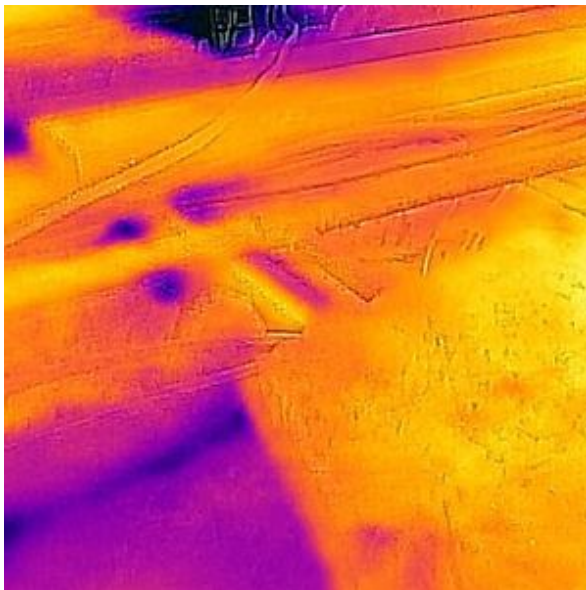
Variations of room temperature is a common occurrence in residential structures. Vent location and number, duct size, installation techniques, duct run (distance to vent), system fan speeds, energy efficiency of the home, amount of exterior walls in an area, and system quality, and myriad other items can all affect room temperature. Often, air comfort issues can not be detected until the home is fully occupied (individual comfort varies by person). If air conditioning issues exist, further analysis and investigation by an HVAC comfort specialist will be needed.

Multiple options are available to address home comfort concerns.

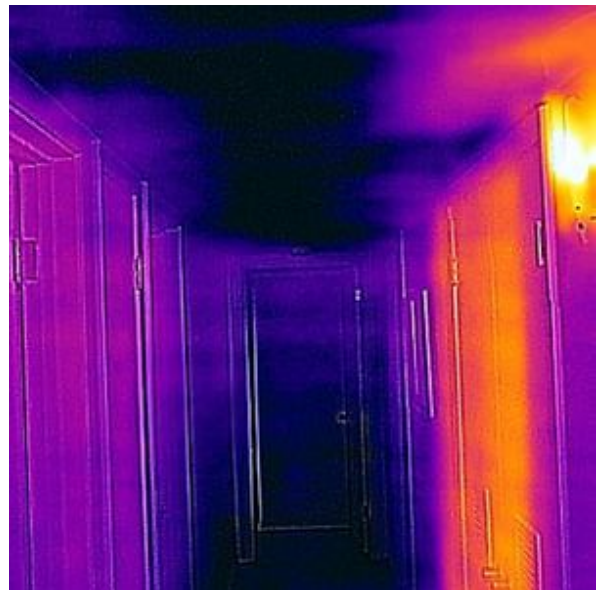
GENERAL RECOMMENDATIONS

– THERMAL CAMERA ASSESSMENT:

A partial thermal imaging analysis of the HVAC duct system was conducted during the inspection of the property. Areas of common air/energy loss was discovered during the limited test. The loss of air appeared to be consistent with the age of construction. Updating and servicing the duct system would be considered an improvement.



NORMAL READINGS - THERMAL CAMERA



ENERGY LOSS HALL DUCT - THERMAL CAMERA

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution Systems and Fixtures

GENERAL STATEMENTS

– NOTICE OF LIMITATIONS:

Most portions of the plumbing system are not available for visual analysis. A standard plumbing inspection should be considered a cursory assessment of the system. Visual analysis' and system tests are designed to verify functionality of major components and determine if physical damage is present at exposed portions of the equipment. Further analysis will aid in providing more detailed information. Additional investigations can be provided by TAHI Services (parent company to The Austin Home Inspector) or by most plumbing service providers.

– PLUMBING SYSTEM INFORMATION:

WATER SOURCE: Public

SEWAGE TYPE: Public

METER/MAIN VALVE LOCATION: Front Yard

WATER PRESSURE: 70 PSI (Meets Pressure Standards 40-80 PSI)

PRESSURE REDUCING VALVE: Not Present

ANTI-SIPHON DEVICES: Not Present - Install at Hose Bibs

ADVANCED ANALYSIS PERFORMED: No - Not Requested

OVERALL CONDITION: Meets General Standards

Overall, plumbing and plumbing equipment and material available for inspection appeared to meet the standards observed at the time of construction. General wear/tear from common usage was noted. No evidence of significant system errors, damage, or failure was detected during the partial assessment of the system. Any noted recommendations or areas of concern (if applicable) should be addressed by a licensed professional. Regular maintenance, servicing, and update needs should be expected and budgeted for.

GENERAL RECOMMENDATIONS

– REPLACE DATED VALVES:

As a general maintenance recommendation, all dated supply fixture valves (located at sinks, commodes, laundry, water heater, etc.) should be updated and replaced every 10 years or as needed. As these valves age, the material becomes weak and is prone to damage/leakage. Replacement of dated valves would reduce the likelihood of future leaks and improve the system as a whole. At the time of inspection, no active valve leaks were discovered.

NOTE: Valves were not turned due to general age and concerns of damage if tested.

– INSTALL ANTI-SIPHON DEVICES:

The installation of anti-siphon devices at the exterior hose bibs is recommended. These devices prevent water from flowing back into the plumbing supply lines. Anti-Siphon devices are easily installed, inexpensive, and available at most hardware stores.

☒ ☐ ☐ ☐ B. Drains, Wastes, and Vents

GENERAL STATEMENTS

– PLUMBING DRAINAGE SYSTEM INFORMATION:

SEWAGE LINE MATERIAL: PVC Present at Clean Out

MATERIAL LIFE EXPECTANCY: nachi.org/life-expectancy.htm

CLEAN OUT ACCESS PORT: Font Side Yard

DRAINAGE FLOW TEST: Performed - Proper Drainage Observed

TRAPS AND VENT STACKS: Present: No Issues Discovered (Limited Visual)

EVIDENCE OF STRUCTURAL SETTLEMENT: Moderate Settlement

GENERAL MATERIAL CONDITION: Consistent w/ Age of Material

UPDATES NOTED: Various System Updates and Improvements

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

Visual observations and functionality tests indicate the system is operating as intended at most areas. No evidence of significant system blockage, failure, or leakage was discovered during the assessment process. Ensure the structure and system is maintained per general guidelines. Any recommendations or concerns noted below should be addressed by a licensed professional. Occasional servicing, updates, and repair needs should be expected and budgeted for.

– **SEWAGE LINE UPDATES NOTED:**

The plumbing material located at the main sewage line clean out is PVC (viewed at access port to buried plumbing). This indicates that all or portions of the buried plumbing has been updated and replaced. Any available update records should be filed. All proper system updates are considered a general improvement.

– **PLUMBING DRAINAGE CHECK:**

Multiple plumbing fixtures were turned on and basins filled. Water was released and viewed from the clean out access point. At the time of inspection, waste water flowing through the primary sewage line appeared to be properly exiting the structure. No evidence of significant blockage, slope issues, and/or pipe damage was discovered during this limited, visual assessment of the plumbing drainage.

– **SAMPLE MOISTURE READINGS:**

Various areas (walls) near plumbing equipment were tested with moisture metering devices (Tramex Moisture Encounter). The areas were chosen at random. No unusual readings were detected during representative sampling.

GENERAL RECOMMENDATIONS

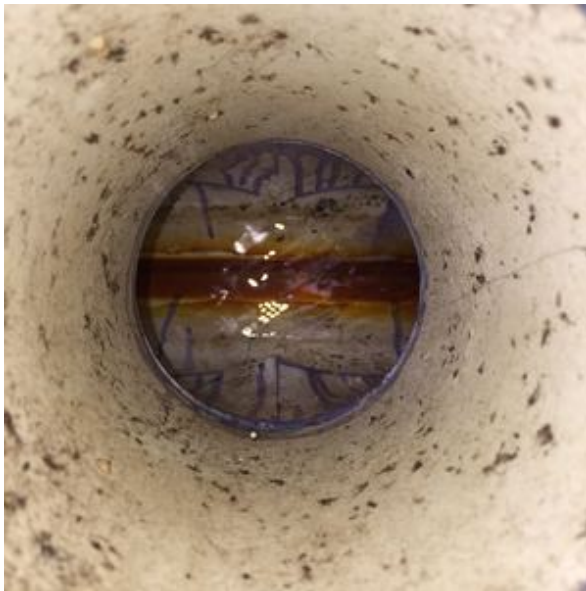
– **ADDITIONAL DRAIN PLUMBING ASSESSMENTS RECOMMENDED:**

Further evaluation of the plumbing system, particularly buried portions of sewage and drain lines, are advised for structures where an elevated concerns are present. Concerns noted at the property include; but are not limited to:

-Buried Pipe Material Near Large Root Systems

-Cast Iron Plumbing Present in Some Areas

-NOTE: No Evidence of Pipe Damage Discovered - Recommendation Based on General Observation



PROPER DRAIN FLOW/UPDATED PVC



PLUMBING NEAR ROOT SYSTEM

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒ **C. Water Heating Equipment**

COMMON ISSUES

– COMMON UPDATE AND SERVICE RECOMMENDATIONS:

Common issues and concerns were noted. The areas of concern noted below are considered to be common for a unit of this age and type. All common issues should be addressed by a licensed professional. Concerns and update needs include, but are not limited to:

- Update Gas Appliance Venting: No Ventilation in Laundry
- Today's Standards Call for Gas Appliance to Be Placed on 18" Pedestal: Safety Improvement
- Unit Popping: Sediment Build Up in Tank (Service Unit)

☐ ☒ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

GENERAL STATEMENTS

- NOT PRESENT

☒ ☐ ☐ ☐ **E. Other**

GENERAL STATEMENTS

– LIMITED THERMAL CAMERA ASSESSMENT:

EQUIPMENT USED: Flir Thermal Camera

AREAS ASSESSED: Limited Areas at/Near Plumbing

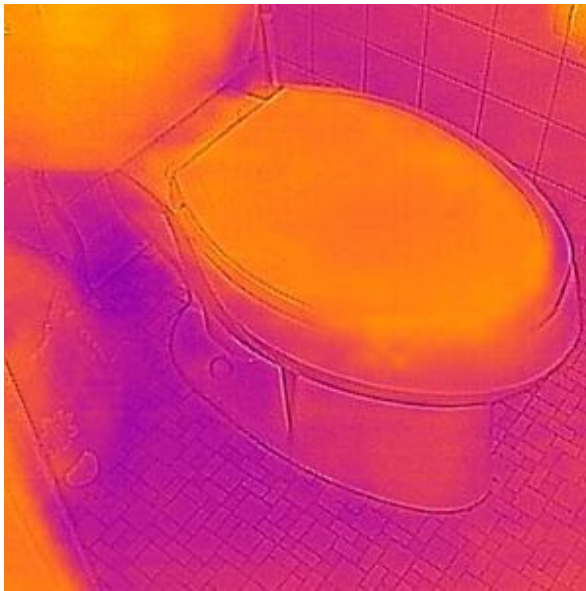
NOTE: Thermal camera equipment is employed to assist in the visual inspection of the property. Multiple equipment limitations apply. Generally speaking, thermal equipment is not designed to verify areas of damage or deficiency; but rather to aid in locating areas that may require further investigation. This equipment does not eliminate or reduce any visual limitations noted in this report, associated agreements, or TREC produced documents.

– THERMAL CAMERA INFORMATION:

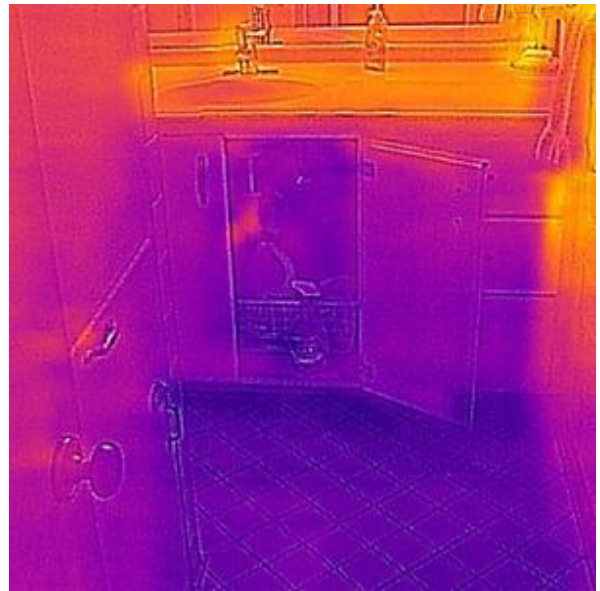
A partial thermal imaging analysis of the plumbing system and surrounding materials was conducted during the inspection of the property. The areas assessed appeared to be free from excessive temperature shifts. This suggests that the areas included in the analysis were free from detectable leakage at the time of assessment.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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NORMAL READINGS



NORMAL READINGS

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

GENERAL STATEMENTS

- APPLIANCE PRESENT: Yes
GENERAL CONDITION: Functional
- DISHWASHER PRESENT: No
GENERAL CONDITION: N/A

☐ ☒ ☒ ☐ **B. Food Waste Disposers**

GENERAL STATEMENTS

- DISPOSAL PRESENT: No
GENERAL CONDITION: N/A

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

GENERAL STATEMENTS

- APPLIANCE PRESENT: Yes
GENERAL CONDITION: Functional

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D
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☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

GENERAL STATEMENTS

- RANGE AND COOKTOP INFORMATION:
 RANGE TYPE: Electric - Functional
 OVEN TYPE: Electric - Functional
 UNIT CONDITION: Functional

☒ ☐ ☐ ☐ **E. Microwave Ovens**

GENERAL STATEMENTS

- APPLIANCE PRESENT: Yes
 GENERAL CONDITION: Functional

☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

GENERAL STATEMENTS

- APPLIANCE PRESENT: Yes
 GENERAL CONDITION: Functional

GENERAL RECOMMENDATIONS

- ENSURE VENTING:
 Ensure all exhaust fans are piped to existing attic vents. Piping exhaust fans prevents moist air from entering into the attic.

☒ ☐ ☐ ☒ **G. Garage Door Operators**

GENERAL STATEMENTS

- APPLIANCE PRESENT: Yes
 GENERAL CONDITION: Not Functional

GENERAL RECOMMENDATIONS

- SYSTEM ISSUES DISCOVERED:
 repairs or adjustments to the garage door operator are required. At the time of inspection, the garage door operator would not retract. The door was manually lowered to security home. Access limitations prevented verification of proper exhaust venting.

☐ ☒ ☐ ☐ **H. Dryer Exhaust Systems**

GENERAL STATEMENTS

- APPLIANCE PRESENT: Yes
 GENERAL CONDITION: Not Inspected - Clean Vent Prior to Usage

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D
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☐ ☒ ☐ ☐ **I. Other**

GENERAL RECOMMENDATIONS

– NOTIFICATION OF DATED APPLIANCES:

Several of the appliances appear to have met or exceeded their general life expectancy. Budgeting for increased repair and replacement costs is advised.

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

GENERAL STATEMENTS

– IRRIGATION SYSTEM LIMITED FUNCTIONALITY TEST:

A limited functionality and pressure test of the sprinkler system was conducted. A single station (Station #1) was selected at random and the system engaged. The station engaged as intended and adequate pressure was provided.

NOTE: Undiscovered issues at non-tested areas may be present.

☐ ☒ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

GENERAL STATEMENTS

– Not Inspected: Not Present

☐ ☒ ☒ ☐ **C. Outbuildings**

GENERAL STATEMENTS

– Not Inspected: Not Present

☐ ☒ ☒ ☐ **D. Private Water Wells**

GENERAL STATEMENTS

– Not Inspected: Not Present

☐ ☒ ☒ ☐ **E. Private Sewage Disposal (Septic) Systems**

GENERAL STATEMENTS

– Not Inspected: Not Present

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D
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☐ ☒ ☐ ☐ **F. Other**

GENERAL STATEMENTS

– GENERAL MAINTENANCE ADVICE AND RECOMMENDATIONS

The following information is provided as a guide to improve home maintenance, prevent damage, and improve the overall life span and quality of the structure and building systems.

-STRUCTURAL-

Ensure the structure and surrounding areas are properly monitored and maintained. Proper building maintenance and upkeep will have a direct affect on the overall condition and quality of the structure.

Ensure moisture diversion is regularly monitored. Any areas of pooling or excessive moisture near the home should be addressed. Proper grading and drainage is essential to the proper maintenance and protection of the structure.

The roof and covering material should be assessed no less that once a year. Ensure all roof covering material is free from damage and possible moisture penetration points.

As a general rule, all tree limbs near the roof structure should be trimmed back to avoid damage to roofing material and exterior portions of the home.

Overhanging branches increase the amount of debris collection at the roof and raise the likelihood of damage from falling branches/branch contact. Ensure debris is removed regularly and all branches remain trimmed (where applicable).

The following maintenance checks should take place at the attic and structure regularly to improve the overall protection of the structure and expedite the discovery of possible issues. This maintenance advise applies to all/most structures and property owners. General maintenance checks/update recommendations include; but are not limited to:

- Caulk and Seal Soffit/Fascia Material (Roof Perimeter) As Needed or Every 5-7 Years
- Inspect Exterior Portions of Attic/Roof Area for Damage and/or Maintenance Needs
- Monitor For and Eliminate Any Vermin Entry Points (Gaps at Attic Perimeter)
- Redistribute/Add Insulation at Missing/Reduced Coverage Areas As Needed
- Ensure Exhaust Fan Ducts Remain Connected and Routed to An Exterior Vent
- Inspect Attic Spaces and Vent Exits After Heavy Rains and Inclement Weather for Leak Points
- Inspect Attic Spaces for Evidence of Vermin Activity
- Inspect Attic Spaces for Evidence of Framing Member Stress/Separation/Damage
- Inspect Mechanical Equipment Located in the Attic for Signs of Damage or Leakage
- Inspect Attic Ventilation Areas for Blockage, Moisture Entry, and/or Screen Damage
- Inspect HVAC Ducts for Signs of Mildew, Separation, Vermin Damage, and Kinks

As a general maintenance recommendation, ensure all gaps at the fascia board and soffits (outward facing and under side boards at roof's edge) are properly caulked and sealed. Caulking, sealing, and painting updates are typically needed every 5-7 years.

Ensure the exterior walls are regularly monitored for signs of damage, insect issues, and settling (cracks at siding/foundation wall). Proper building maintenance and upkeep will have a direct affect on the overall condition and quality of the structure.

Wood material at porches, decks, and balconies should be monitored and updated as needed. Any wood to soil contact should be reduced or eliminated to prevent wood damage and insect intrusion. Caulking, sealing, and painting updates are typically needed every 5-7 years.

-ELECTRICAL-

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D
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Electrical work is inherently dangerous. All recommendations for updates and repairs should be performed by a licensed professional.

Fire alarms should be tested monthly or per the manufacturers guidelines.

Breaker boxes should be checked quarterly for signs of overheating. If evidence of over heating is discovered cease monitoring and call an electrician.

Avoid using excessive amounts of surge protectors (with multiple outlets). These items can overload a circuit.

If outlets or fixtures cease working, the breaker boxes and GFCI outlets (with reset buttons) should be checked. Often, non-functional circuits can be easily reset.

Common Areas for Breaker Boxes: Exterior Walls, Garages, Utility Closets

Common Areas for GFCI Outlets: Kitchens, Bathrooms, Garages, Exterior Outlets, Laundry Rooms

By today's standards, smoke alarms should be installed in all sleeping areas and at least one common area per floor. Installing additional smoke alarms (if needed) is recommended to increase the overall safety of the home. Ensure all smoke alarms are tested monthly and system batteries are fresh.

-HEATING VENTILATION AND COOLING SYSTEMS-

A standard HVAC inspection should be considered a cursory assessment of the system. Temperature readings and visual analysis' are designed to verify functionality of major components and determine if physical damage is present at exposed portions of the equipment. Further analysis by a licensed HVAC technician will aid in providing more detailed information. Additional HVAC investigations can be provided by TAHI Services (parent company to The Austin Home Inspector - HVAC License #48637) or by most HVAC service providers. Yearly servicing is recommended as general maintenance advice.

The manufacturer should be contacted to ensure recalls are not present, verify warranties, and determine if additional system protection is available.

Ensure the air filters are changed monthly or per the manufacturer recommendation. Creating a reoccurring reminder on your phone or email is an easy way to schedule filter changes.

Excess debris at filters can lead to system inefficiency, reduction of life span, and eventual failure.

Variations of room temperature is a common occurrence in residential structures. Vent location and number, duct size, installation techniques, duct run (distance to vent), system fan speeds, energy efficiency of the home, amount of exterior walls in an area, and system quality, and myriad other items can all affect room temperature. Often, air comfort issues can not be detected until the home is fully occupied (individual comfort varies by person). If air conditioning issues exist, further analysis and investigation by an HVAC comfort specialist will be needed. Multiple options are available to address home comfort concerns.

The system drain line should be checked regularly to ensure it is free from blockage. Many systems are equipped with 2 drain lines (a primary and a secondary). Often, secondary drain lines will be placed over windows to notify the home owner that the primary drain is blocked (the dripping water over the window indicates an issue). Occasionally checking the system drain pan (at horizontally installed units - typically attic units) is recommended.

All HVAC systems should be serviced yearly regardless of functionality. A yearly inspection and servicing by an HVAC expert will increase system quality, life span, and efficiency.

-PLUMBING-

Further evaluation of the plumbing system, particularly buried portions of sewage and drain lines, are advised for structures where an elevated concern of system damage/issues are present. Structures of elevated concern include; but are not limited to:

- Structures Having Undergone Foundation Settlement and/or Repair
 - Structures in Areas of Known Expansive Soils and Elevated Ground Swell
 - Structures Containing Dated or Problematic Plumbing Material (Cast Iron, Clay, Orangeburg)
 - Structures Containing Amateur or Un-permitted Plumbing Installs
 - Any Structure w/ Current Issues or Concerns of Significant Previous Issues
- Areas at and around plumbing equipment should be checked monthly for signs of moisture or issues.

Clearing (fully draining) the water heater should take place yearly to prevent sediment build up in the tank. If a 'popping' noise can be heard from within the tank, excess sediment build up is present.

Ensure commodes remain firmly anchored to the flooring. Loose commodes are a coming cause of leakage (gaps at wax ring).

Ensure the location of water cut off valves are known and the valves are tested regularly. Cut off valves are typically found at the meter, at a secondary box near the meter, at the hot water heater (hot side only), and at individual fixtures (valves under sinks and commodes).

Older fixture valves should be replaced as needed. As valves age, the likelihood of small leaks and functionality issues increase.

Discoloration of drywall or unpleasant 'mildew' odors may be an indication of leakage. Ensure the home is monitored per general maintenance guidelines.

Small leaks at fixtures and commode bases are common shortly after a vacant home has been occupied. Ensure all areas are monitored upon occupation of the home.

Further evaluation of the plumbing system, particularly buried portions of sewage and drain lines, are advised for structures where an elevated concern of system damage/issues are present. Structures of elevated concern include; but are not limited to:

- Structures Having Undergone Foundation Settlement and/or Repair
- Structures in Areas of Known Expansive Soils and Elevated Ground Swell
- Structures Containing Dated or Problematic Plumbing Material (Cast Iron, Clay, Orangeburg)
- Structures Containing Amateur or Un-permitted Plumbing Installs
- Any Structure w/ Current Issues or Concerns of Significant Previous Issues

-APPLIANCES-

Many appliances have a life span of 10-15 years. Ensure proper budgeting takes place for replacements.

Ensure non-vented range exhausts and filters are cleaned regularly. Updating the range exhaust to a vented system will improve air quality.

Ensure all range/ovens are protected with an anti-tip device to reduce the likelihood of injury. The auto pressure reverse feature at garage operators was not tested (where applicable).

Excess pressure applied to the unit can cause damage. Ensure the pressure reverse feature is engaged and functional.

Upon the initial installation of a dryer unit, ensure air is exiting the vent as intended. Yearly cleaning of the vent will be needed to meet general maintenance standards and reduce the likelihood of vent blockage.

– TAHI SERVICES - PREFERRED CONTRACTORS AND TRADES LIST:

Below is a list of preferred trade providers that may be of assistance to our clients. Feel free to contact TAHI Services any time with additional questions or concerns. We are always available to our clients and agents.

– REFERRAL INFORMATION NOTIFICATION:

The companies and tradesmen listed below are provided as a courtesy to our clients. No referral fees or compensation to TAHI Services PLLC are offered or accepted for providing this information. TAHI Services does not guarantee the workmanship or professionalism of the below listed companies. All referred companies are vetted and company research is performed prior to inclusion in this list.

STRUCTURAL REPAIR, REMODEL, HANDY MAN SERVICES:

Anything Around the House (Full Service Remodel and Repair)

512-577-9228

Licensed, bonded with a solid reputation. Industry standard pricing.

Gary Niven – Hole-In-One Handyman (Handyman/Remodel)

512-554-9776

Gary has been a trusted handyman to several of my clients and family members for several years. Quality work at industry standard prices.

Dan Summerlin (Carpentry/Remodel)

512-762-3606

Dan is an amazing carpenter and remodeler. I have worked with him and seen many of his projects. Very skilled, highly sought after and is typically booked weeks in advance.

Prime Wall Systems (Stucco, Interior Walls, Stone)

512-869-6509

Kevin Maxwell and his team is trusted and used by a local contractor who we work with regularly. I have not personally worked with Prime; but the company comes very well recommended and reviewed.

STRUCTURAL ENGINEERING AND FOUNDATION REPAIR:

Coby Osborne - Osborne Engineering (Professional Structural Engineering)

512-964-6117

Coby is a fully licensed professional engineer. I have worked with Coby on several projects. His knowledge and professionalism is impressive.

Enrique Comparan - Co-Owner, Centex Foundation Repair (Professional Foundation Repair)

512-444-5438

Centex is the largest foundation repair company in Central Texas. They typically offer lifetime, transferable warranties on their work and have honored those warranties on several previous projects I have been involved with (Centex uses concrete pressed pilings which occasionally do fail over time). I recommend working directly with Enrique if possible. Centex is a well known company with industry standard pricing.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D
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Supieror Foundation Repair

512-320-1911

Supieror only installs steel piers as oppsed to pressed pilings (used by most other companies - to include Centex). Steel is the perferred method of foundation repair and has a far lower liklihood of future failure.

IRRIGATION, DRAINAGE, AND LANDSCAPING:

Allan Seekatz - IHS Landscaping (Full Servicing, Professional Landscaping)

512-461-6730

IHS is a fully licensed and bonded landscaping company. Professional work at industry standard prices.

Austin Affordable Gutters

512-336-5592

A-Affordable has worked with several of my clients. Professional installation at competitive rates.

Hill Country Seamless Gutters

512-736-7087 hcgutters@austin.rr.com

Hill Country is a rain gutter installation company used by my roofer. I have not worked directly with this company; but they come well recommended.

Lakeline Gutters

512-259-8264 www.lakelinegutters.com

Lakeline is a rain gutter installation company used by my roofer. I have not worked directly with this company; but they come well recommended.

ROOFING:

Victoria Toler – The Roof Lady LLC (Full Service Roofing)

512-785-7767

I have worked with Victoria and her crew several times. Great work done in a timely fashion at a fair price.

Ja-Mar Roofing (Full Service Roofing and Sheet Metal)

512-441-8437

Ja-Mar is a mid-large sized company well known in the industry for their specialization in metal, commercial, and high-end residential roofing. Ja-Mar carries an A+ rating with the BBB and has an impressive project portfolio. I have not worked directly with Ja-Mar; but have researched the company and consulted with the owner, David Philips. Ja-Mar is a fully licensed and bonded company at industry standard prices.

INSULATION:

Deruiter Insulation (Full Service Blown and Foam Experts)

512-834-0551

Kurt Deruiter, owner, is known to be the foremost expert on foam insulation in the Central Texas area. Great reputation at industry standard prices.

PATIOS AND DECKS:

Quality Custom Decks (Full Service Decking Experts)

512-657-3763

I have not worked directly with QCD, however, they come well recommended.

ELECTRICAL:

Jed Jordan - Texas Electrical Services of Austin (Full Service Electrical)

512-608-1948

Texas Electrical is a full service residential electrical company. My brother, Jed Jordan, is employed with this

company. Jed has worked with the owners for many years in the commercial and residential industry. Requesting Jed is advised as I am absolutely confident in his skills and professionalism.

Tim Putman – Putman Electrical (Full Service Electrician)

512-751-0340

Tim is a master electrician. Fully licensed insured and bonded. I have worked with Tim on several projects. Very good work at industry standard prices.

HEATING AND AIR CONDITIONING:

Texas Air Specialists (Full Service HVAC)

512-736-6839

Texas Air Specialists are a mid-sized HVAC company. They are very quick to respond and typically schedule a servicing within 24 hours. I have worked and several projects with Texas Air and am always impressed with their knowledge and professionalism. Fully licensed and bonded. Industry standard pricing.

Ruben Coronado – Tex Air (Full Service HVAC)

512-563-7505

Ruben has worked with many of my clients. I have received great feedback and personally use Ruben for my HVAC needs. Fully licensed and bonded. Competitive pricing.

PLUMBING:

Jonathan Betak – Asics Plumbing (Full Service Plumbing)

512-228-8568

Jonathan is a master plumber. Fully licensed insured and bonded. I have worked with Jonathan on several projects. Very good work at industry standard prices.

PEST CONTROL:

TAHI Services (Termite/WDI Inspection and Remediation)

512-788-1001

I am the owner of TAHI Services (parent company to The Austin Home Inspector). My remediation services cover residential treatments and inspections of termites and wood destroying insects. All treatments include a 1-Year warranty. Fully licensed and insured at industry standard prices.

Worldwide Pest Control (Full Service Pest Control)

512-476-2847

I work directly with Worldwide and refer all pest control jobs outside my scope of service to them. Worldwide maintains a solid reputation and performs professional work at industry standard prices.

POOL AND SPA:

Ideal Pool Solutions (Pool/Spa Design, Repair, Servicing)

512-587-2911

Curt Beaird, owner of IPS, has worked with several of my clients. Very professional and honest. Solid work at fair prices.

– HELPFUL LINKS:

-System and Material Life Expectancy:

<https://www.nachi.org/life-expectancy.htm>

-General Maintenance and Maintenance Calendars:

<http://lifehacker.com/5844978/how-to-stop-neglecting-your-home-and-keep-it-from-turning-into-the-money-pit>

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http://www.nationalhomewarranty.com/sites/default/files/maintenance_manual_sept2011.pdf

-Texas Real Estate Commission Links and Licensed Inspector Limitations/SOP/Guidelines:

<https://www.trec.state.tx.us/pdf/inspectors/535.227-535.233.pdf>

http://www.trec.texas.gov/pdf/inspectors/Request_comments_SOP-commentary.pdf

ADDENDUM: REPORT OVERVIEW

THE SCOPE OF THE ASSESSMENT

THE SCOPE OF THE INSPECTION All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the “Not Inspected” or “Not Present” check boxes. Explanations for items not inspected may be in the “TREC Limitations” sections within this report. This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

THE STRUCTURE IN PERSPECTIVE

WELL BUILT - COMMON ISSUES AND UPDATE NEEDS FOR OLDER STRUCTURE

In this inspector's professional opinion, the structure has been built in a professional manner. Noted issues and concerns are considered common for a structure of this age and type. All structures require occasional repair, update, and improvement as they age.

ADDENDUM: REPORT SYNOPSIS

The following is a synopsis of the recommended repairs noted in this report. Most of the recommended repairs are considered to be minor. However, there may be some potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations:

STRUCTURAL SYSTEMS

Grading and Drainage

COMMON GUTTER MAINTENANCE AND UPDATES REQUIRED:

Common adjustment and general servicing needs were noted throughout the rain gutter system. Contacting a gutter specialist is recommended to address common issues and maintenance needs.

ISOLATED AREAS OF ELEVATED SOIL LINES:

Elevated soil lines were noted at the exterior walls (soil rises above foundation - contact w/ siding). High soil lines increase the likelihood of moisture damage and insect intrusion. General standards call for no less than 3" of foundation wall to be visible above all soil lines. Adjustments to the soil line should take place to properly protect the structure and reduce the likelihood of damage. Areas of elevated soil lines were noted in the following locations:

- Right Wall Garage

Roof Covering Materials

TREE LIMB CONTACT NOTED - NO SIGNIFICANT DAMAGE:

Current tree limb contact with the roof and structure was noted. At the time of inspection, no significant damage to roofing material was discovered, however, updates are required to prevent more significant damage at a future date. Tree contact with the roof and structure can lead to material damage in a relatively short amount of time. A tree specialist should address limb contact and make needed adjustments to surrounding trees/shrubs. Ensure updates and maintenance are addressed in an expeditious manner.

Exterior Walls

EXTEND DRAIN LINE:

A system drain line (HVAC) is releasing moisture on and around the structure foundation. Updates to the drain line are required to prevent excess moisture issues.

GENERAL MAINTENANCE UPDATE RECOMMENDATIONS:

The following updates, adjustments, and/or minor improvements will increase the overall quality and protection of the exterior walls and structure as a whole. Noted areas in need of general maintenance include, but are not limited to:

- Minor Wood Rot Garage Trim: Repair/Replace As Needed
- Monitor Settlement Cracks at Various Locations: Ensure No Additional Settlement Cracks Occurring/Increasing
- Address High Soil Left Garage Wall: Reduce Soil Line to Eliminate Possible Moisture/Insect Issues
- General Maintenance Updates Required Throughout: Caulking/Sealing/Minor Repairs

Doors

Doors (continued)

COMMON UPDATES AND ADJUSTMENTS REQUIRED:

The following common updates, adjustments, and/or recommendations should be addressed per general maintenance guidelines. Door maintenance needs noted at the time of inspection include; but are not limited to:

- Ghosting/Sticking Doors (Uneven Due to Settlement): Common Adjustments Needed
- Some Missing Door Stops: Update Missing Stops As Needed
- Doors Not Latching: Minor Strike Plate Adjustment Needs
- Common Material Damage: Normal Wear/Tear
- Missing/Damaged Hardware: Update As Needed

Windows

MISSING/DAMAGED WINDOW SCREENS DISCOVERED:

Missing and/or damaged window screen were noted at various areas. Ensure all missing/damaged screens are replaced to improve functionality and overall system quality.

Distribution Wiring

TREE CONTACT WITH MAIN SUPPLY:

Contacting a tree specialist or the electric utility provider is recommended to address tree branches in contact with electrical supply wires. Ensure this issue is addressed to prevent safety hazards and/or functionality disruptions.

REPLACE DAMAGED CONDUIT PLATE:

Replacement of a rusting and damaged conduit plate at the front exterior wall (near porch) is recommended to prevent moisture entry at this area.

Fixtures

VARIOUS FIXTURES NON-FUNCTIONAL AND DAMAGED:

Functionality issues/common damage at various light and/or electrical fixtures were noted. Replacement of bulbs and fixtures will be needed at various locations. If fixture/bulb replacements do not address common issues, further investigation of individual circuit will be needed.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Cooling Equipment

GENERAL SERVICING AND UPDATING RECOMMENDED:

Based on general maintenance guidelines and noted areas indicating lack of recent maintenance (primarily at indoor equipment), general servicing and updating by an HVAC specialist is recommended. A full servicing will likely improve system efficiency and functionality, as well as address needed updates and/or repairs. The noted issues present at the HVAC unit are considered common for a system of this age and type.

PLUMBING SYSTEMS

Water Heating Equipment

Water Heating Equipment (continued)

COMMON UPDATE AND SERVICE RECOMMENDATIONS:

Common issues and concerns were noted. The areas of concern noted below are considered to be common for a unit of this age and type. All common issues should be addressed by a licensed professional. Concerns and update needs include, but are not limited to:

- Update Gas Appliance Venting: No Ventilation in Laundry
- Today's Standards Call for Gas Appliance to Be Placed on 18" Pedestal: Safety Improvement
- Unit Popping: Sediment Build Up in Tank (Service Unit)