

Property:

Client: Inspector: Date: 2905 Richard Ln. Austin, Texas 78703 Carol Dochen Andy Jordan #9458 April 5, 2018



To Whom It May Concern:

On April 5, 2018, 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:	Carol Dochen (Name of Clie	ent)
Concerning:	2905 Richard Ln. Austin, Texas 78703	
	(Address or Other Identification	of Inspected Property)
By:	Andy Jordan, Lic #9458	April 5, 2018
	(Name and License Number of Inspector)	(Date)
	(Name License Number of Sponsoring Inspecto	or)

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 TREClicensed 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

Report Identification: 2905 Richard Ln. Austin, Texas 78703

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. STRUCTURAI	L SYSTEMS			
	A Foundations					
	GENERAL STATEMENTS					
	- FOUNDATION AND STRUCTURAL INFORMATION.					
	- FOUNDATION AND S	I KUCI UKAL INFORMA Concrete Slob	ATION:			
	FOUNDATION AGE: I	Inder 5 Years				
	APPX. SQUARE FOOT	TAGE: 8000+				
	SURROUNDING GEO	LOGICAL FORMATIONS	S:			
	ASSOCIATED ROCK/S	SOIL TYPES: Qhg - High	Gravel Deposits			
	ADDITIONAL ROCK/S	SOIL TYPES NEAR ARE.	A: Kfr - Fredericksburg Group			
	EXPANSIVE SOILS PR	RESENT: Mixed Soil Mate	erials - Typical for Central Texas			
	MAP REFERENCED: U	JSGS - Geological Atlas of	of Texas			
	RELATIVE ELEVATIO	N SURVEY: Performed -	See Below			
	EQUIPMENT USED: A	ltimeter - ZipLevel Pro 20				
	PRIMARY PURPOSE (OF MEASUREMENT: Det	termine Elevation - Real Estate Transaction			
	MAX HIGH ELEVAIL MAX I OW FI FVATIO	IN READING: +0.4				
	OVERALL RECORDED	D ELEVATION DIFFERE	ENCE: 0.9"			
	PRIMARY SOURCE O	F INFO COLLECTION: V	Visual Inspection			
	SCOPE OF WORK: De	/FD: Professional Opinion	n and Protocols Noted Below			
	INSPECTOR NOTES: N	Minor Settlement Cracks/E	Damage are Considered Common			
	INSPECTOR NOTES: I	Professional Opinion May	Vary			
	GENERAL RECOMME	ENDATIONS: atxinspect.c	com/maintenance411			
	MONITORING RECOM	MMENDATIONS: atxinsp	pect.com/foundation411			
	– FOUNDATION AND S	TRUCTURAL INSPECTI	ION PROCEDURE:			
	The foundation inspection	on procedure performed by	y TAHI Inspection Services has been created through the			
	guidance of several indu	stry specific publications,	C.E. course work, industry association standards, individual			
	structural and foundation	n assessment will vary den	pending on the building type, inspection limitations, and scope of			
	the project. The complet	the methodology used by this	is company to inspect and evaluate structures is proprietary.			
	Pertinent criteria for the	proper evaluation of struct	tural settlement and foundation issues have been described in			
	document #FPA-DC-01-	A published by the Found	lation Performance Association. The findings noted in this report			
	constitute the profession	al opinion of the project le	ead inspector. Professional opinions may vary from one			
	specialist to the next. Fu	rther investigation and/or v	verification of information noted in this section can be obtained			
			HICH.			
	Data collected during the	e performed foundation an	in solutional indicates that the current degree of			
	settlement is common in	relation to the structure's	age, type, and location. At the time of inspection, no significant			
	structural damage associ	iated with foundation failu	rre was discovered. Noted evidence of foundation settlement			
	and/or structural damage	e commonly associated wit	th settlement was minimal and considered to be mainly cosmeti			
	in nature. Ensure the stru	ucture is monitored and ma	aintained per general maintenance guidelines. Any additional			
	concerns and/or recomm	nendations included below	(where applicable) should be addressed or further evaluated as			
	needed/advised.					

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GENERAL RECOMMENDATIONS

- 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.

- 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. Areas of foundation wall which have been visually obstructed include, but are not limited to:

-Portions of Structure Covered By Climbing Vines: Adjust as Needed/Desired

-Areas of Foundation Wall Covered By Porch Slabs/Pavers: See Next Chapter ('Grading and Drainage') -Areas of Foundation Wall Covered By Finish Material: See 'Exterior Walls' Section

COMMON ISSUES

- COMMON FOUNDATION ADJUSTMENT AND IMPROVEMENT RECOMMENDATIONS:

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

-Portions of Foundation Wall Not Finished With Parging Material: Common Cosmetic Finish (Not a Structural Feature - Update as Needed/Desired)

-Protruding Nails at Back Foundation/Decking Walls: Remove Protruding Nails to Reduce Risk of Injury -Portions of Form Boards Left in Place (Back Wall): Remove Wood Debris Near Foundation to Prevent Termite Attraction

-Exposed Plumbing at Back Foundation Wall: Install Foundation Parging to Improve Material Protection



GEOLOGICAL MAP INFORMATION



REFERENCE POINT - FOUNDATION SURVEY

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NORMAL READINGS - FOUNDATION SURVEY



NORMAL READINGS - FOUNDATION SURVEY



VISUAL LIMITATIONS DUE TO FOLIAGE



REMOVE FORM BOARD DEBRIS

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REMOVE PROTRUDING NAILS

EXPOSED PLUMBING - BACK WALL

\boxtimes \square \boxtimes \boxtimes B. Grading and Drainage

GENERAL STATEMENTS

 GRADING AND DRAINAGE INFORMATION: GENERAL STANDARD - GRADING: 5% Grade Slope Where Attainable GENERAL STANDARD - DRAINAGE: Per Professional Opinion LIMITATIONS: Limited to Date/Time of Inspection - Long Term Monitoring Required ADDITIONAL LIMITATIONS: Various Factors May Prevent Discovery of Issues GENERAL RECOMMENDATIONS: atxinspect.com/maintenance411

GENERAL RECOMMENDATIONS

- ONGOING MONITORING/MAINTENANCE REQUIREMENTS - ALL PROPERTIES:

Per general maintenance guidelines, areas surrounding the structure should be monitored (particularly after heavy rains) for excess moisture pooling and/or marginal drainage away from the structure. If a 5% grade slope (6" drop per 10') away from the structure is not feasibly attainable due to topographic or other limitations, drainage features should be installed to attain sufficient moisture diversion. Monitoring of the property and maintenance of drainage features should be considered an ongoing requirement. If areas of concern are discovered, an irrigation or system specialist should be contacted.

- SUB-SURFACE DRAINAGE PRESENT - MONITOR/SERVICE AS NEEDED:

Buried drain features are present throughout the property. The proper functionality and maintenance of these irrigation features are essential to proper protection of the building. Ensure all drainage and irrigation features are monitored and maintained per general maintreance guidelines. Professional servicing of the grading/drainage system as a whole should take place on a bi-yearly basis or as needed.

- ISOLATED AREAS IN NEED OF MONITORING AND/OR UPDATES:

Overall, the grading and drainage at/around the building appeared to promote moisture diversion away from the structure to an adequate degree. Isolated areas of marginal grading/drainage, or areas that may benefit from grading/drainage updates were noted. It is recommended that the following areas be monitored and/or updated as needed. Areas of general, minor concern noted at the time of inspection include, but are not limited to: -Consider Installing Splash Stones/All Gutter Exits: Prevent Soil Erosion/Improves Water Diversion -Negative Slope Towards Structure/Right Side Yard: Monitor for Pooling Near Foundation/Address as Needed

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COMMON ISSUES

- REDUCE ELEVATED SOIL/LANDSCAPE MATERIAL HEIGHT:

Elevated soil/material lines were noted at portions of the exterior walls (soil rises above foundation - contact w/ siding). High soil lines increase the likelihood of moisture penetration into the structure, damage to building material, and insect intrusion (to include termites). General standards call for no less that 3" of foundation wall to be visible above the soil line or landscaping material. Additionally, a 5% grade slope (6" drop per 10') away from the structure is recommended to promote natural moisture diversion. Ensure soil line issues are addressed and overall moisture diversion away from the structure meets or exceeds minimum standards. If limitations are present which prevent the ability to feasibly attain minimum soil line and/or slope standards, a landscaping/irrigation specialist should be contacted to determine what improvement options are available and warranted.

- GUTTER SERVICING AND REPAIR RECOMMENDED:

Common gutter servicing and repair needs were discovered during the inspection process (debris build up/loose or damaged material/leaks at joint connections/gutter exit update needs/etc.). Contacting a gutter specialist is recommended to service and update the gutter system as needed. Gutter issues noted at the time of inspection include, but are not limited to:

-Replace Damaged Gutters Due to Tree Contact: Left Side Structure Near Carport

-Trim Trees to Prevent Further Damage to Gutter/Structure

-Consider Gutter Screens to Reduce Tree Debris Entry/Servicing Needs



FRENCH DRAIN SYSTEM PRESENT



INSTALL SPLASH STONES

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MONITOR NEGATIVE GRADE - RIGHT

SERVICE/CLEAR GUTTERS



TREES IN CONTACT WITH GUTTERS/ROOF



GUTTER DAMAGE - LEFT SIDE

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\boxtimes			C. Roof Covering Materials	
			GENERAL STATEMENTS	
			 ROOFING INFORMATION: ROOF TYPE: Standing Seam Metal VIEWED FROM: Walked the Roof Unless Otherwise Stated Below MATERIAL LIFE SPAN: atxinspect.com/maintenance411 GENERAL RECOMMENDATIONS: www.atxinspect.com/maintenance411 SCOPE OF INSPECTION: Visual - Determine General Condition LIMITATIONS: Visual Assessment - Undiscovered Issues May Be Present TOLERANCES: Varies Based on Material Type/Age/Scope of Work INSPECTOR NOTES: Recommendations Deferred to Subject Matter Expert EXPERT ON SITE AT TIME OF ASSESSMENT: Jay Puckett - Jay Puckett Roofing 	
			GENERAL RECOMMENDATIONS	
			 ONGOING MONITORING/MAINTENANCE REQUIREMENTS - ALL PROPERTIES: The roof system, roof coverings, attic are a critical building components. Reoccurring maintenance checks and updates will be required. Roof and attic assessments should take place bi-annually and following any inclement weather. Caulking/sealing updates are typically required every 5-7 years. Safety factors may require skilled professionals to perform routine maintenance checks and updates. 	
		 BRANCHES OVERHANG ROOF STRUCTURE: Tree limbs overhanging the roof structure were noted. Overhanging branches increases the need for structure maintenance and monitoring. Ensure all tree debris is cleared from the roof and/or rain gutters regularly. Monitoring of branches and trimming as needed is recommended to reduce the likelihood of damage to the structure. Ensure any associated insurance protection includes coverage due to tree related damage. Consu with an arborist may be beneficial to determine what updates, adjustments, and removal options are availa warranted. 		
			 NOTICE OF INCREASED DESIGN FEATURES/SIZE: At the time of inspection, the overall condition of the roof and general quality of material and installation met or exceeded standards in most areas. Isolated section of repair and or replacement needs were discovered. In general, the roofing system is considered to be of a custom and complex design. Fees associated with repair, maintenance, and replacement will be greater than average costs. Ensure additional budgeting is allocated for maintenance and repair needs. 	
			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 (damage to gutters, minor roof damage/concerns). Tree contact with the roof and structure can lead to material damage in a relatively short amount of time. Additionally, tree to structure contact is a common bridge for vermin and insects to access and infest buildings. 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. 	
			 MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS: Areas of common flaws, adjustment needs, and/or general concern were discovered during the roof assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to: Self Tapping Screws Utilized at Porch Roof and Ridge Caps: Monitor and Update as Needed (Re- SecureCaulk/Seal Every 5-7 Years) Ensure All Standing Seams Properly Crimped: 1' Un-crimped Section Over Car Port (Minor Issue) Excess Tree Sap and/or Construction Adhesive at Exposed Rafter Ends/Soffit Features (Various Areas): Cosmetic Issue Only (Update as Needed/Desired) 	

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- FLASHING UPDATES AND IMPROVEMENTS RECOMMENDED:

Flashing issues and/or areas of minimal moisture diversion were noted. Improper flashing is a common point of moisture entry and damage to a structure. Flashing improvements are recommended to eliminate or prevent issues associated with improper roof run-off diversion. Areas of concern noted at the time of inspection include, but are not limited to:

-Flashing/Install Issues and Concerns at the Right Side Low/Flat Roof

-Flashing Install Issues and Concerns at The Right Side Chimney Area

-NOTE: Consult With Subject Matter Expert On Site for Further Details and Update Recommendations/Costs

IMMEDIATE ACTION REQUIRED

- INSTALLATION CONCERNS AND MAINTENANCE UPDATE NEEDS:

Areas of roofing installed in a manner considered to be outside best practices were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Improper Installation of Metal Roofing at Low/Flat Sloped Portion of Roof (Right Side): Contact Roofing Specialist to Update as Needed

-Improper Installation of Roof Flashing/Metal Panels at Flat/Low Slope Roof (Right Side): Elevated Likelihood of Moisture Penetration/Issues (Contact Roofing Specialist to Update as Needed)

-Improper Installation of Roof Vent Pipe Boots/Flashing at Various Areas: Increased Likelihood of Moisture Penetration (Contact Roofing Specialist to Update as Needed)

-Excess Use of Caulking/Sealing as Primary Means of Moisture Protection (Right Side and Various Vent Boots): Contact Roofing Specialist to Update as Needed



COMPLEX ROOF DESIGN



BRANCHES OVERHANG ROOF

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ELIMINATE TREE CONTACT

INSTALL CONCERN AT BOOTS

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INSTALL CONCERN AT BOOTS



FLASHING/PANEL ISSUES - RIGHT SIDE



BOOT/SEAM CONCERN - LEFT SLOPE



INSTALL/MOISTURE PENETRATION CONCERNS

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INSTALL CONCERN - RIGHT FLAT ROOF

FLASHING INSTALL CONCERNS

⊠ □ □ □ D. Roof Structures and Attics

GENERAL STATEMENTS

– ROOF STRUCTURE INFORMATION:

VIEWED ROOF FROM: Entered the Attic Unless Otherwise Stated Below INSULATION: Foam Insulation ROOF FRAMING: Stick Built and I-Beam/Steel Framing VENTILATION: Meets Basic Standards Unless Otherwise Noted GENERAL RECOMMENDATIONS: www.atxinspect.com/maintenance411 SCOPE OF INSPECTION: Visual - Determine General Condition LIMITATIONS: Visual Limitations - Undiscovered Issues May Be Present TOLERANCES: Minor Flaws/Errors to be Expected (Not Specified in Report)

- NOTICE OF ATTIC ACCESS LIMITATIONS:

All attic spaces present visual and access limitations. The degree of limitation will vary depending on multiple factors. As a general rule, portions of the attic which are blocked, areas in which framing/electric is fully covered by insulation, areas not equipped with walkways/catwalks, and/or areas which create a concern of personal injury or property damage (as determined by the inspector) are not accessed. In such cases, a visual inspection from accessible areas occurs (with sight improvements by use of flashlights). Undiscovered issues and areas of damage may be present at non-inspected locations. Properly budgeting for incidental repair needs is recommended to all clients and for all structures.

GENERAL RECOMMENDATIONS

- PREVIOUS REPAIR/UPDATE - GARAGE ATTIC:

A section of previously removed and patch foam insulation was noted at the garage attic wall. Consulting with the current owner is recommended to determine what the issues caused a need for material removal. Requesting any available repair/update documentation is advised.

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- FOAM INSULATION PRESENT:

Structures provided with foam insulation typically benefit from increased energy efficiency. The insulation material requires an encapsulated attic (no ventilation). An increased degree of importance is placed on roof/attic maintenance when foam insulation is present. Any gaps and/or moisture entry points into the attic can lead to increased damage and repair costs. Ensure the roof, ceilings, and available attic spaces are monitored regularly for signs of moisture entry or damage. Any concerns should be investigated in a timely manner. Consulting with a foam insulation specialist will aid in determining what additional steps should be taken to ensure the structure remains sealed and protected. Additional information in regards to this product can be viewed at the following link:

www.atxinspect.com/foam



I-BEAM CONSTRUCTION - LOWER LEVEL



FOAM INSULATION AND PATCH

⊠ □ □ ⊠ E. Walls (Interior and Exterior)

i. Interior Walls

GENERAL STATEMENTS

INTERIOR WALL TYPE: Drywall and/or Approved Materials
 GENERAL RECOMMENDATIONS: www.atxinspect.com/maintenance411
 SCOPE OF INSPECTION: Visual - Determine General Condition
 LIMITATIONS: Visual Limitations - Undiscovered Issues May Be Present
 TOLERANCES: Minor Flaws/Errors to be Expected (Not Specified in Report)

- LASER LEVEL CHECKS - MEETS GENERAL STANDARDS: Various interior wall corners, connections, and areas of flooring were selected at random and tested to determine if the material was within general standards for plumb and level (standard framing levels, squares, and/or laser levels utilized). Areas assessed met general standards. Any tested area that was slightly out of plumb/level appeared to be isolated and not affecting the overall quality of the framing as a whole. No visible evidence of significant framing errors/damage was discovered during the general inspection process.

MOISTURE LEVEL CHECKS - MEETS GENERAL STANDARDS: A comparative analysis of interior wall material was conducted at various portions of the structure. (compared to known normal moisture levels using a Tramex Moisture Meter). Typical areas selected for analysis are at locations near plumbing (hidden within walls), near common areas of moisture penetration, and/or at locations of unusual

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staining/damage (if discovered/accessible). Readings recorded during the limited, comparative testing were normal (common moisture level fluctuations only). No visible evidence of active leaks or significant moisture damage was discovered during the general inspection process. Consulting with the current owner/s should take place if areas of current or previous wall damage/staining are present. Any areas of significant damage or concern, if discovered during the inspection process, will be noted below.

GENERAL RECOMMENDATIONS

- VENTILATION UPDATES RECOMMENDED - LOWER LEVEL SHOWER AREA:

During the inspection process, hot water was ran at the lower level shower and the shower door shut. Several hours after running the shower, steam and moisture remained. The noted reduced ventilation in this area is likely due to the tight seal created at the shower wall and door. If ventilation updates in this area do not occur, ensure the door is left in the open position following use of the shower. Excess humidity and water which does not ventilate or evaporate in a timely fashion may lead to an increased likelihood of moisture issues and/or organic growth in the area.

COMMON ISSUES

- TILE GAPS AND REPAIR NEEDS AT BATHROOM WALLS:

Maintenance and repair needs to reduce moisture entry points were discovered at bathroom walls. Ensure all gaps and issues at bathroom walls are eliminated and any current damage to surrounding material addressed. Areas of noted wall gaps/issues include, but are not limited to:

-Tile Wall at Upstairs Pink Bathroom

-Pedestal Area of Lower Level Shower Wall

-NOTE: Gaps at shower pedestals (sitting areas) is a common area of discovered damage and moisture issues within structures. An elevated degree of maintenance and monitoring is required at these areas to prevent damage to interior framing and possible air quality/organic growth.

- MOISTURE DAMAGE AT KITCHEN WALL:

An area of moisture damage to the interior kitchen wall (near entry door) was discovered. The area of noted damage is located near/adjacent to exterior features which may be causing/promoting moisture penetration into the structure. Ensure the area of damaged wall material is removed and non-visible portions of the structure are visually assessed for additional damage. Adjust/update exterior features to prevent future damage and make all cosmetic repairs per contractual agreements.

NOTE: Additional investigation of this area is scheduled. Report updates will be provided following further investigation.

UPDATE (2018APR13): During a return visit to the property, additional information provided by the current owners indicated that the wall damage discovered in the kitchen area was causes by the loss of power and leakage of a freezer (date of incident unknown). Additional moisture meter and thermal testing took place at the area of concern. When compared to control moisture readings (moisture percentages recorded at non-damaged areas of similar material), moisture percentages appeared to be normal at the affected area. Although the interior wall damage/issue appears to be unrelated to concerns at outdoor pavers, the recommendation to adjust exterior features remains unchanged.

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LASER LEVEL - TESTED WALLS PLUMB

LASER LEVEL - TESTED WALLS PLUMB



CONTROL READING - MOISTURE METER



NORMAL READING - PREVIOUS LEAK DAMAGE

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





TILE GAPS/TUB SURROUND



MOISTURE DAMAGE - KITCHEN AREA WALL

GAP AT SHOWER PEDESTAL



SLAB ADJACENT INTERIOR DAMAGE

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

ii. Exterior Walls

GENERAL STATEMENTS

 PRIMARY EXTERIOR WALL MATERIAL: Polished Cement Stucco or Similar GENERAL RECOMMENDATIONS: www.atxinspect.com/maintenance411
 SCOPE OF INSPECTION: Visual - Based on Age/Type of Material (General Condition)
 LIMITATIONS: Visual Limitations - Undiscovered Issues May Be Present
 TOLERANCES: Minor Flaws/Errors to be Expected (Not Specified in Report)

GENERAL RECOMMENDATIONS

- ONGOING MONITORING/MAINTENANCE REQUIREMENTS ALL PROPERTIES: Per general maintenance advise, caulking/sealing improvements should take place at exterior walls and trim as needed. Generally, caulking, sealing, and painting updates are required every 5-7 years. Ensure the structure is monitored and maintenance checks/updates occur regularly.
- COMMON SETTLEMENT CRACKS NOTED VARIOUS AREAS:

Wall cracks due to structural settlement and shifting were noted at various areas. At the time of inspection, the cracks appeared to be mainly cosmetic in nature and not indicative of significant structural issues (less than 1/8" in width - common for building age, size, type). No repair recommendations are offered at this time. Ensure the structure is monitored per general maintenance guidelines. If wall cracks increase in size and/or number, further evaluation should take place.

- CRACK AND POSSIBLE PATCH WORK NEAR BACK CHIMNEY/PORCH:

A crack penetrating deeper than common surface material and indicators of possible repairs/patchwork at the back wall and porch slab area (near chimney and capped porch) was noted. Consulting with the current owner is recommended to determine what, if any, updates and repairs took place in this area. Requesting any available repair/update documents is advised.

NOTE: Additional information may be provided by a stucco material expert (subject matter expert on site 12APR2018).

COMMON ISSUES

- ELEVATED FOLIAGE CONTACT WITH STRUCTURE:

Areas of elevated contact with foliage was noted. Siding and building material in direct contact with foliage is at a higher risk of moisture issues, insect, and vermin intrusion. Trimming all heavy foliage is recommended to reduce these concerns and improve visibility of the structure (per general maintenance guidelines).

- REDUCED CONTROL JOINTS - INSTALLATION METHODS OUTSIDE BEST PRACTICES:

A reduction of wall control joints were noted. These wall features are typically installed throughout the exterior siding to allow for release of material stress as the structure naturally moves/shifts. Reduced control joints may result in an increase of stress cracking (both in size and number). At the time of inspection, common stress and shrinkage cracks were noted at various areas. Isolated areas of elevated crack damage was discovered (elevated cracks remain minor - less than 1/8" gaps). Further assessment by a stucco/exterior siding specialist is recommended to determine if updates/adjustments are available and warranted. Noted cracks or general issues considered to be of elevated concern (outside that of common cosmetic damage) include, but are not limited to: -Siding Crack Over Main Entry

- -Siding Crack at Flashing Under Flat Roof (Right Side Structure)
- -Siding Crack and Possible Patch Work/Updates at Back Wall (Near Chimney and Porch Slab)

-All Areas In Which Siding is in Direct Contact With Soil

- -All Areas in Which Siding is In Direct Contact With Pavers/Slabs
- _ MATERIAL INSTALLATION CONCERN CEMENT BACKER BOARD AT EXTERIOR WALL:

Material which appeared to be cement backer board (or similar) was present at the back right portion of the structure (installed over foundation wall under master bedroom windows). At the time of assessment, minor damage to the material due to direct soil contact was noted. Ensure adjustments to all siding material in direct contact with soil grade material takes place and repairs occur as needed. Further assessment by a material expert

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient	
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took place on 12APR2018. Additional repair/update recommendations are deferred to the subject matter expert.

- MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the exterior wall assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Moisture Staining/Elevated Water Run Off at Chimney Area: Consult With Roofer to Determine if Flashing Updates are Available and Warranted

-Moisture Staining/Elevated Water Run Off at Right Side Flat Roof Area: Consult With Roofer/Address Cosmetic Issues as Needed

-Secure Loose Vermin Screen at Exhaust Cap Exit: Upper Wall Over Back Porch Roof (Maintenance Update) -Minor Damage/Material Separation at Metal Trim Pieces: Wall Panel/Stucco Edges (Update as Needed) -Seal All Gaps at Window/Door Frame Joints With Exterior Framing: Preventative Maintenance Update Need -Sprinkler Overspray/Front Entry Paver Feature: Adjust Surrounding Sprinklers as Needed

-Sprinkler Overspray/Exterior Master Shower Door Paver Feature: Adjust Surrounding Sprinklers as Needed



WEEP SCREEDS PRESENT

NORMAL MOISTURE READINGS/EXTERIOR

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



HEAVY FOLIAGE CONTACT



MONITOR NORMAL CRACKING



MONITOR NORMAL CRACKING

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PEELING DECORATIVE FINISH



EXPANSION CRACKS/MOISTURE CASCADE



HIGH SOIL LINES/KITCHEN ENTRY



SPRINKLER OVERSPRAY/FRONT DOOR

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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MOISTURE WICK NEAR FLASHING CRACKS



MOISTURE WICK NEAR MASTER BATH



RUN OFF AT CHIMNEY AREA



BACKER BOARD AT EXTERIOR WALL

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BACKER BOARD AT EXTERIOR WALL



MINOR GAPS NEAR DOOR CONNECTIONS



MATERIAL SEPARATION AT EDGE TRIM



SIDING CRACK NEAR ROOF TRIM - RIGHT

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⊠ □ □ □ F. Ceilings and Floors

i. Ceilings

GENERAL STATEMENTS

 PRIMARY CEILING MATERIAL: Drywall and/or Approved Materials GENERAL RECOMMENDATIONS: www.atxinspect.com/maintenance411
 SCOPE OF INSPECTION: Visual - Determine General Condition
 LIMITATIONS: Visual Limitations - Undiscovered Issues May Be Present
 TOLERANCES: Minor Flaws/Errors to be Expected (Not Specified in Report)

GENERAL RECOMMENDATIONS

- NOTED AREAS IN NEED OF MONITORING - LOWER LEVEL I-BEAM:

Exposed steel beam ceiling joists are present at the lower level storage closet. At the time of inspection, an isolated section of rust was discovered at a center beam (near connection with concrete wall). Although further investigation did not reveal indicators of leak/moisture issues, it is recommended that the area be regularly monitored to ensure the area of rusting does not increase in size or significance (minor surface rust at time of inspection).



ISOLATED RUST AT I-BEAM

ii. Floors

GENERAL STATEMENTS

 FINISH FLOORING MATERIAL: Industry Standard Materials GENERAL RECOMMENDATIONS: www.atxinspect.com/maintenance411 SCOPE OF INSPECTION: Visual - Determine General Condition LIMITATIONS: Visual Limitations - Undiscovered Issues May Be Present TOLERANCES: Minor Flaws/Errors to be Expected (Not Specified in Report)

GENERAL RECOMMENDATIONS

- HAIRLINE CURING CRACKS DISCOVERED/POLISHED CONCRETE:

Hairline cracks in finished concreter surfaces were noted. These cracks are considered to be cosmetic in nature and are not significantly affecting the structure or overall quality of the material. Affected areas should be monitored for increased damage and separation of the current cracks. If notable changes occur, further evaluation may be needed.

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

 COMMON FLOORING ISSUES AT HIGH MOISTURE AREAS - EXTERIOR DOOR TRANSITIONS: Caulking and sealing improvements at flooring gaps located in and around high moisture areas (kitchens, baths, door thresholds, etc.) is recommended to reduce moisture entry points. Excess moisture entering under and between flooring material can cause damage to floors and surrounding material.



SEAL GAP - FRONT DOOR TRANSITION

🛛 🗆 🖾 🖾 G. Doors

GENERAL STATEMENTS

 DOOR MATERIAL: Standard Approved Materials Unless Otherwise Stated Below BUILDING EGRESS: Two or More Egress Doors Present SAFETY STANDARDS: Meets Building Age Standards Unless Otherwise Noted MATERIAL FLAWS: Minor Material Flaws/Damage Considered Common GENERAL RECOMMENDATIONS: www.atxinspect.com/maintenance411 SCOPE OF INSPECTION: Visual - Determine General Condition LIMITATIONS: Visual Assessment - Representative Samples TOLERANCES: Minor Flaws to be Expected (Not Specified in Report)

COMMON ISSUES

- GAP AND MOISTURE ENTRY CONCERN - MASTER DOOR THRESHOLDS:

Gaps at outdoor paver/door thresholds are creating possible moisture entry points (due to the outdoor paver being flush with the threshold/foundation). Updates and adjustment to any gaps and possible moisture entry points at door/paver connections are recommended to reduce the likelihood of moisture penetration and damage to structural material.

NOTE: Specific issues/concerns of current moisture entry/escape/damage were noted at the kitchen entry door (entrance at front yard) and the master shower exterior door (large gap at threshold - paver connection area). 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: -Minor Ghosting at Door/s (Uneven - Swinging Open/Closed): Common Adjustments Needed

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient	
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-Non Functional Digital Lock Pad/Carport Storage Door

-Loose Exterior Door Handle/Dining Room: Adjust/Repair Prior to Failure

-Difficultly Locking Exterior Door (Kitchen Area)

-Minor Material Damage: Normal Wear/Tear (Cosmetic Flaws Only)

-Issues/Difficulty Opening Hidden Closet Door (Near Master Bedroom Entry): Update as Needed

-Minor Weather Stripping Damage at Back Door (Exiting to Small Concrete Deck): Replace Weather Stripping at Next Maintenance Update

-Minor Moisture Stripping Damage at Lower Level Shower Door: Replace Moisture Stripping at Next Maintenance Update

-Weather/Moisture Strip Update Needs at Exterior Master Shower Door: Water Loss and Pooling at Paver -Minor Rust/Corrosion at Exterior Metal Doors/Door Frames: Sand/Repaint/Protect as Needed and Address Paver Issues (Pooling Water)

-NOTE: Pooling water and moisture entry concerns/issues at exterior doors due to outdoor pavers has been noted in the 'Porches/Decks' chapter of this report and in a statement above. Ensure all paver issues which may be affecting door material are updated as needed. See above chapters for additional details.



NON FUNCTIONAL KEY PAD



LOOSE HANDLE

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RUST/DAMAGE AT THRESHOLD

\boxtimes \square \square \boxtimes H. Windows

GENERAL STATEMENTS

 WINDOW TYPE: Double Pane - Newer Generation GENERAL RECOMMENDATIONS: www.atxinspect.com/maintenance411 SCOPE OF INSPECTION: Visual - Determine General Condition LIMITATIONS: Visual/Access Limitations - Undiscovered Issues May Be Present ADDITIONAL LIMITATIONS: Failed Thermal Seals May Not Be Visually Detectable TOLERANCES: Minor Flaws Not Affecting Functionality

GENERAL RECOMMENDATIONS

 WINDOW SCREENS REMOVED/STORED: Most window screens have been removed (likely for marketing purposes). It is recommended that all screens be replaced. If any missing and/or damaged screens are present, repairs and replacements should take place.

COMMON ISSUES

- GENERAL MAINTENANCE RECOMMENDATIONS:

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

-1x Motorized Blind Removed/Living Room: Update/Repair as Needed

-Missing Hand Cranks at Bedroom Windows (2): Replace All Missing Cranks as Needed

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REMOVED MOTORIZED BLIND

MISSING CRANKS

□ ⊠ ⊠ □ I. Stairways

GENERAL STATEMENTS

 STAIRWELL PRESENT: Yes - No Issues Discovered GENERAL RECOMMENDATIONS: www.atxinspect.com/maintenance411

\boxtimes \square \square \square J. Fireplaces and Chimneys

GENERAL STATEMENTS

 FIREPLACE/CHIMNEY PRESENT: Yes GENERAL RECOMMENDATIONS: www.atxinspect.com/maintenance411

GENERAL RECOMMENDATIONS

- GENERAL FIREBOX DAMAGE DISCOVERED/MAIN LIVING AREA:

Damage to the chimney firebox was noted. The damage appears to be caused by general aging and/or structural shifting. At the time of inspection, the damage appeared to be minimal, it is recommended that the area be monitored. If additional damage/shifting occurs, further evaluation and repair will be needed.

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LOOSE MATERIALS/FIRE BOX (MINOR CONCERN)

🗵 🗆 🖾 K. Porches, Balconies, Decks, and Carports

GENERAL STATEMENTS

 EXTERIOR FEATURES INFORMATION: PORCH TYPE: Monolithic and/or Separate Slab BALCONY PRESENT: Present/Fair Condition POOL DECK PRESENT: Moisture Damage to Steel Strutural Members FENCING TYPES: Standard Design and Construction GENERAL RECOMMENDATIONS: www.atxinspect.com/maintenance411

GENERAL RECOMMENDATIONS

- BACK CONCRETE PORCH SLAB CAPPED - CONSULT WITH OWNER:

The back yard porch slab has been capped (additional concrete poured over original slab). The reason for this update is unknown. The current porch slab height is even/flush with the adjacent exterior wall (increased concern of moisture penetration). Consulting with the current owner is recommended to determine why this porch cap was installed. Increased monitoring or adjustment is required due to the elevated concern of moisture issues in this area (see Grading/Drainage chapter for additional details).

COMMON ISSUES

- POSSIBLE LOAD AND/OR DEFLECTION ISSUES AT METAL STAIR STRINGER:

Excess give and minimal/no supplemental support (tie-ins at adjacent wall) at the outdoor stair stringer was noted (left yard under carport). Further assessment and evaluation by an engineering or installation specialist is recommended to determine if additional stair support is required. Common load and deflection standards for metal construction material are produced/published by the National Association of Architectural Metal Manufacturers and various code associations (ICC, IRC).

EXCESS RUST/DETERIORATION AT POOL DECK FRAMING (STEEL I-BEAMS): Leakage at pool coping stones (and general aging/exposure) has resulted in points of excess deterioration and rusting of the steel I-beams serving as support framing for the pool framing. Due to the relatively thin gauge (metal thickness) of the beams, repair may not be possible (welding in new material may be required). Addressing all leakage at pool equipment is needed to eliminate excess moisture issues causing the damage. Contacting a

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient	
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welding specialist is recommended to repair/replace damaged steel beams and ensure any additional issues with steel framing material are eliminated.

NOTE: The steel support piers under the pool deck have been cut and welded back together using a steel plate (see photo below). The purpose for this adjustment is unknown. Consulting with a welding specialist is recommended to determine why this material adjustment and installation method has taken place. At the time of inspection, no specific issues due to this installation method were discovered.

- EXTERIOR FEATURES IN NEED OF GENERAL MAINTENANCE:

Overall, the back deck and/or additional exterior features are in need of general maintenance, updates, and common repair. Contacting a decking or maintenance/repair specialist is recommended to perform these protective and preventative updates (ex: caulking/sealing, staining/painting, common wood damage repair/replacement, etc.).

-Consider Staining Exterior Wood/Decking Features: Added Protection/Extend Material Life Expectancy -Remove Protruding Screws at Back Left Deck to Reduce Risk of Injury Sleb Demons at Driver Entry Miner Corner Creater (Mainly Cornerts in Nature)

-Slab Damage at Driveway Entry: Minor Corner Cracks/Missing Concrete (Mainly Cosmetic in Nature)

- INSTALLATION CONCERNS AT DOOR EXIT PAVERS:

Large concrete pavers placed outside various exterior doors create have created moisture diversion issues, reduced visual access to view the foundation wall, and increase the likelihood of moisture penetration into the structure. Contacting a landscaping or general repair specialist is recommended to adjust outdoor pavers such that moisture diversion and visibility issues are reduced or eliminated. Specific issues and concerns noted during the property inspection process include, but are not limited to:

-Pavers Installed in Manner That Prevents Visual Assessment of Adjacent Foundation Wall: Reduced Ability to Monitor/Address Issues

-Slope and Paver Height Issue at Kitchen Area Door: Evidence of Moisture Penetration (Wall Damage) at Interior Wall

-Leakage and Pooling Water Due to Slope Issue at Master Shower Door: Rust Damage and Moisture Penetration Concern Near Door Threshold

-Pooling Concern at Various Paver/Door Areas: Rust at Door Framing/Increased Likelihood of Moisture Penetration

-Recommendation: Ensure Pavers Sloped at No Less Than 2% Grade Away From Structure

-Recommendation: Ensure Pavers are Adjusted to Create an Adequate Drop in Height (to Prevent Moisture Penetration -Currently Flush With Wall/Door Threshold)

-Recommendation: Adjust Pavers Such That Foundation Wall is Partially Visible (for Monitoring/Reduced Likelihood of Undiscovered Issues)

-Recommendation: Address All Material Damage Due to Moisture Entry/Pooling

IMMEDIATE ACTION REQUIRED

- SAFETY STANDARD ISSUES AND TRIP/FALL HAZARDS - BACK STEPS/DECKS:

Safety standards issues at back decks, stairs, and steps were noted. These safety standards are designed to reduce the likelihood of fall injury at elevated heights. Updates to improve the overall safety of the property and reduce the risk of additional issues arising from prohibited building safety conditions (increased liability, etc.) is recommended. If children and/or older individuals are anticipated to be occupants/regular guests, the needs for these updates are increased. Areas of concern noted at the time of inspection include, but are not limited to: -No Railing at Back Decks/Slabs Significantly Above Maximum Height Allowances (24" Max Height) -No Railing at Pool Deck Significantly Above Maximum Height Allowances (24" Max Height) -No Raining at Stairs/Steps (Back Yard Area)

-Dry Stacked Stairs/Uneven Stones With No Railing at Back Yard

-Uneven Steps (Natural Stone) at Back Decks

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MINIMAL STRINGER BRACING/SUPPORT



CUT PIERS - PURPOSE UNKNOWN



POOL LEAK/BEAM DAMAGE



BEAM DAMAGE - POOL DECK

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BEAM DAMAGE - POOL DECK



EXTERIOR FEATURES COVER FOUNDATION



BEAM DAMAGE - POOL DECK



SLOPE CONCERN AT DOOR PAVERS

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MOISTURE POOLING - SHOWER DOOR



MOISTURE ENTRY - PAVER/THRESHOLD



SLAB FLUSH WITH WALL



MISSING RAILING

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UNEVEN STEP AT PORCH



NO DECK/STEP RAILING



MISSING RAILING/UNEVEN STONE STEPS



NO RAILING/DRY STACK STEPS

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

- STRUCTURAL AND SYSTEM PERMIT SEARCH:

JURISDICTION WITH AUTHORITY: City of Austin

MATERIAL REFERENCE: COA - Development Services Department

OPEN PERMITS: None Discovered

SIGNIFICANT UPDATES W/O PERMITS: None Discovered

NOTE: All permit searches should be considered partial and cursory. If verification of, or additional permit information is required, the jurisdiction with authority should be contacted directly. Often, it is not possible to determine if un-permitted updates, improvements, or additions are present at a property. Possible, minor permit violations, if present, are not included in this information.

- 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, most or all 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.

COMMON ISSUES

- MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the thermal camera assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Address Leakage at Pool Wall: See 'Porches, Decks, Balconies, Carports' Chapter -Address Pooling at Pavers/Exterior Doors: Moisture Entry Concern
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NORMAL READINGS - THERMAL CAMERA

NORMAL READINGS - THERMAL CAMERA

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NORMAL READINGS - THERMAL CAMERA

NORMAL READINGS - THERMAL CAMERA

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NORMAL READINGS - THERMAL CAMERA



LEAK AT POOL WALL



POOLING AT PAVERS

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient	
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II. ELECTRICAL SYSTEMS

□ ⊠ □ □ A. Service Entrance and Panels

i. Main Disconnect Panel

GENERAL STATEMENTS

 MAIN SERVICE AND PRIMARY COMPONENTS INFORMATION: MAIN DISCONNECT AMPERAGE: TBD - Main Meter/Shut Off Not Discovered SERVICE ENTRY: TBD - Main Meter/Shut Off Not Discovered SERVICE MATERIAL: TBD - Main Meter/Shut Off Not Discovered GROUND ROD: TBD - Main Meter/Shut Off Not Discovered PANEL BONDED: TBD - Main Meter/Shut Off Not Discovered LOCATION: TBD - Main Meter/Shut Off Not Discovered THERMAL CAMERA ASSESSMENT: TBD - Main Meter/Shut Off Not Discovered THERMAL CAMERA RESULTS: TBD - Main Meter/Shut Off Not Discovered

- METER LOCATION NOT DISCOVERED:

During the inspection process, the utility meter serving the building was not discovered. Further investigation is scheduled to take place during a return visit to the property (12APR2018). Additional information will provided in an updated report.

- PRIMARY COMPONENTS FUNCTIONAL:

Information available during the assessment of the electrical inspection indicate that the system as a whole is functional and free of significant failures or errors. Generally speaking, inspected panel components and materials appear to meet or exceed basics standards observed at the time of construction/installation. Any isolated system failures, errors, or concerns discovered during the inspection process are noted below (if applicable and within scope of assessment). Ensure any planned updates, repairs, and/or replacements 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.

ii. Sub Panels

GENERAL STATEMENTS

- SUB PANEL INFORMATION:
 SUB PANEL LOCATION: (2) Panels at Main Structure Back Exterior Wall
 SUB PANEL LOCATION: (1) Panel at Right Exterior Side Wall
 SUB PANEL LOCATION: (1) Panel at Lower Tier Storage Room
 SERVICE MATERIAL: Copper or Properly Utilized Aluminum
- GENERAL CONDITION: Consistent With Material Age and Type
 DISCOVERED EVIDENCE OF ARCHING: Not Discovered Unless Noted Below
 DISCOVERED EVIDENCE OF HEAT DAMAGE: Not Discovered Unless Noted Below
 SIGNIFICANT SAFETY CONCERNS: Not Discovered Unless Noted Below
 FURTHER INFORMATION: Additional Details May Be Noted Below (Where Applicable)
 THERMAL CAMERA ASSESSMENT: Performed Flir Thermal Camera
 THERMAL CAMERA RESULTS: Normal Readings at Assessed Areas

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

- VARIOUS PANELS AT/NEARING CAPACITY:

Several sub panels are at/nearing capacity (no space for additional breakers). If additional breakers are required, adjustment/replacement of the breakers will be needed at the full panels or circuits will need to be routed to panels with additional space. If the need for additional circuits is anticipated, an electrician should be consulted to determine what update/adjustment options are available and warranted.

COMMON ISSUES

- MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Failed Breaker Servicing Sewage Pump/Tank: Repair/Replace as Needed

-NOTE: Information provided by the current owner indicates that this issue had been resolved (breaker replaced following inspection)



NORMAL READINGS - THERMAL CAMERA



NORMAL READINGS - THERMAL CAMERA

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



I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient	
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iii. Distribution Wiring

GENERAL STATEMENTS

- DISTRIBUTION WIRING INFORMATION:
 PRIMARY WIRING TYPE: Copper and/or Approved Material
 ALUMINUM DISTRIBUTION WIRING DISCOVERED: Not Discovered Unless Noted Below
 GENERAL INSTALLATION: Meets Most Standards Observed at Time of Installation
 LIMITATIONS: Most Portions of Distribution Wiring Not Accessible/Inspected
- GENERAL CONDITION: Consistent With Material Age and Type
 DISCOVERED EVIDENCE OF ARCHING: Not Discovered Unless Noted Below
 DISCOVERED EVIDENCE OF HEAT DAMAGE: Not Discovered Unless Noted Below
 SIGNIFICANT SAFETY CONCERNS: Not Discovered Unless Noted Below
 FURTHER INFORMATION: Additional Details May Be Noted Below (Where Applicable)



PROPER WIRE PROTECTION



PROPER EXTERIOR WIRE PROTECTION

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i. Outlets and Switches

GENERAL STATEMENTS

- OUTLETS AND DEVICES INFORMATION: SYSTEM GROUNDING: Meets/Exceeds Applied Standards Unless Other Noted Below GFCI DEVICES: Meets Installation Date Standards Unless Otherwise Noted Below AFCI DEVICES PRESENT: Meets Installation Date Standards Unless Otherwise Noted Below LIMITATIONS: Systems Standards Vary Based on Structure Age/Location/Type
- _ SYSTEM FUNCTIONING WITHIN BASIC STANDARDS:

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/installation. Update, adjustment, or repair needs noted below, if any, are considered common for a system of this age and type. Any additional system installations, adjustments, or update recommendations that exceed the standards observed at the time of construction/installation would be considered an improvement to the overall quality and safety of the system as a whole. Any detailed recommendations/concerns are listed below (if applicable to the inspected property).

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

- FUNCTIONALITY ISSUES OUTLETS/SWITCHES DISCOVERED:

Functionality issues at outlets and switches were noted. The outlet and/or circuit should be further investigated to make proper adjustments/repairs. Areas of noted outlet issues include, but are not limited to:

-3x Non Functional Exterior Outlets/Right Side Exterior

-4x Non Functional Landscape Outlets/Lamps/Switches: Right Rear/Right Front

-Unknown Switch/Purpose Not Identified/Pink Bathroom: Consult Current Owner

-Damage to Main Back Patio Outlet (Safety Covers at Power Insert Preventing Use): Replace/Update as Needed -Non Functional Doorbell: Consult Electrician/Update as Needed

-NOTE: Various Outdoor Outlets/Lights/Electrical Features Not Functional at Time of Inspection: Contact Electrician to Address All Functionality Issues





ISSUE AT OUTLET INSERT

NON FUNCTIONAL EXTERIOR OUTLETS

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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NON FUNCTIONAL LANDSCAPE OUTLETS

NON FUNCTIONAL LANDSCAPE OUTLETS

ii. Fixtures

GENERAL STATEMENTS

 FIXTURE ASSESSMENT TYPE: Limited Functionality Test - Troubleshooting Not Conducted LIMITATIONS (WHERE APPLICABLE): Cause of Noted Issues Not Verified (Bulb/Fixture/Circuit)
 DISCOVERED EVIDENCE OF ARCHING: Not Discovered Unless Noted Below
 DISCOVERED EVIDENCE OF HEAT DAMAGE: Not Discovered Unless Noted Below
 SIGNIFICANT SAFETY CONCERNS: Not Discovered Unless Noted Below
 LIMITATIONS: Various Interior/Exterior Lights Not Inspection (Lights on Sensors/Switches Not Discovered)

COMMON ISSUES

- COMMON FIXTURE ISSUES/CONCERNS:

Common issues or concerns at system fixtures were noted during the limited assessment process. Ensure all concerns are addressed as needed to improve system safety, functionality, and/or general quality. Areas in need of adjustment and/or repair include, but are not limited to:

-Excessive Fan Wobble and Grinding Noise: Secondary Upstairs Living Room/Adjustment Recommended

- NON-FUNCTIONAL LIGHTS DISCOVERED:

Functionality issues at light fixtures were noted. If the issues is not resolved through common means (replacement of the fixture bulb or location of undiscovered switch) does not address the noted issue, further investigation of the fixture and/or circuit will be needed. Non-functional lights noted during the limited assessment include, but are not limited to:

-Carport Entry Door Bight Side Exterior Vard Light/About

-Right Side Exterior Yard Light/Above Wood Storage Attached to House -Carport Exterior Motion Light

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





NON FUNCTIONAL LIGHTS

EXCESS WOBBLE

iii. Smoke and Fire Alarms

GENERAL STATEMENTS

- ALARM TYPES: Hardwired and/or Battery Operated
 ALARM LOCATIONS: Meet Construction Date Standards
 LIMITATIONS: Individual Alarms Not Tested
 LIMITATIONS: Alarm Standards Vary By Location, Date of Construction, and Structure Type
- FUNCTIONALITY TEST: Functional During Limited Test Unless Otherwise Noted Below FURTHER INFORMATION: Additional Details May Be Noted Below (Where Applicable) GENERAL RECOMMENDATIONS/CONCERNS: See Below

GENERAL RECOMMENDATIONS

 SYSTEM MEETS BASIC STANDARDS - BEST PRACTICES FOR FIRE DETECTION SYSTEMS: As a best practice, smoke/gas detection systems should be tested monthly or per the manufacturer recommendations. All bedrooms and no less than one common area per floor should be protected by smoke functional alarms. Any alarm device exceeding 10 years in usage should be replaced as a preventative measure. Hardwired (connected directly to electrical system) and interconnected alarm systems which include carbon monoxide detection offer a greater degree of protection than standard battery powered alarms (common for older structures). Emerging smart technology devices incorporate additional safety features and conveniences into fire detection systems that may increase the degree of structural and occupant protection. System updating to exceed minimal standards (where applicable) is strongly recommended.

Report Identific	ation: 2905 Richard Ln. A	ustin, Texas 78703	
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I NI NP D			
	III. HEATING, VI	ENTILATION AND A	AIR CONDITIONING SYSTEMS
	A. Heating Equipment		
	GENERAL STATEMEN	TS	
	 HEATING SYSTEM IN HEATING TYPE: Centr TOTAL UNITS: 4 ENERGY SOURCE: Ga MANUFACTURER: Le MFG DATE: 2012/2013 MFG. WARRANTY: UF APPX. LIFE EXPECTA LOCATION: Upper Atti LOCATION: Garage Att LOCATION: Lower Lev INSPECTOR NOTES: F FUNCTIONING WITH 	IFORMATION: ral as and Heat Pump ennox o To 10 Years - Contact Ma NCY: atxinspect.com/mai ic tic vel Closet Recommendations Deferre IN NORMAL STANDAR	inufacturer ntenance411 d to Subject Matter Expert DS AT TIME OF INSPECTION:
	The heating system apper responded properly to co specialist is strongly adv essential to the proper fu recommendations/conce	eared to be functioning with ontrols. Unless recent server vised. Annual maintenance unctionality and longevity rns, if any, should be addre	hin general standards during the unit assessment. The system ce documents are available, an initial servicing by an HVAC and service visits by a professional HVAC technician is of the heating and cooling system. Additional essed during the system servicing.
\boxtimes \Box \boxtimes \boxtimes	B. Cooling Equipment		
	GENERAL STATEMEN	TS	
	 COOLING SYSTEM IN COOLING TYPE: Cent TOTAL UNITS: 4 MANUFACTURER: Le MEC DATE: 2012 	IFORMATION: ral ennox	

COOLING SYSTEM INFORMATION:
COOLING TYPE: Central
TOTAL UNITS: 4
MANUFACTURER: Lennox
MFG DATE: 2013
REFRIGERANT TYPE: R410A
UNIT LOCATION: (1) Right Side Structure
UNIT LOCATION: (3) Back of Structure
INSPECTION LIMITATIONS: See Below
INSPECTOR NOTES: Additional Information Deferred to Subject Matter Expert

UNIT #1 COOLING UNIT INFO - RIGHT SIDE STRUCTURE: MODEL NUMBER: XC21-036-230-08 SERIAL NUMBER: 5813A02240 TONNAGE: 3 SEER RATING: Up To 19.7 SOUND RATING (Db): As Low as 71 APPX. LIFE EXPECTANCY (TEXAS): 12-15 Years w/ Proper Maintenance UNIT RECALLS: None Discovered During Limited Research - See Below MANUFACTURE WARRANTY: 10 Compressor/5 Year Parts (Limited)
UNIT #2 COOLING UNIT INFO - BACK OF STRUCTURE (RIGHT UNIT): MODEL NUMBER: XC16-024-230-07 SERIAL NUMBER: 5813D11446 TONNAGE: 2

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I NI NP D			
	SEER RATING: Up To 1 SOUND RATING (Db): A APPX. LIFE EXPECTAN UNIT RECALLS: None I MANUFACTURE WARI	7.2 As Low as 74 NCY (TEXAS): 12-15 Yea Discovered During Limite RANTY: 10 Compressor/:	ears w/ Proper Maintenance ted Research - See Below /5 Year Parts (Limited)
	 UNIT #3 COOLING UNI MODEL NUMBER: XC2 SERIAL NUMBER: 5813 TONNAGE: 2 SEER RATING: Up To 2 SOUND RATING (Db): A APPX. LIFE EXPECTAN UNIT RECALLS: None I MANUFACTURE WARI 	IT INFO - BACK OF STI 21-24-230-07 3A02240 1.2 As Low as 69 NCY (TEXAS): 12-15 Yea Discovered During Limite RANTY: 10 Compressor/:	'RUCTURE (MIDDLE UNIT): ears w/ Proper Maintenance ted Research - See Below /5 Year Parts (Limited)
	 UNIT #4 COOLING UNI MODEL NUMBER: XC2 SERIAL NUMBER: 5813 TONNAGE: 5 SEER RATING: Up To 10 SOUND RATING (Db): A APPX. LIFE EXPECTAN UNIT RECALLS: None I MANUFACTURE WARI 	IT INFO - BACK OF STI 21-60-230-09 3A03299 6.5 As Low as 73 NCY (TEXAS): 12-15 Yea Discovered During Limite RANTY: 10 Compressor/:	RUCTURE (LEFT UNIT): ears w/ Proper Maintenance ted Research - See Below /5 Year Parts (Limited)
	 ADVANCED SYSTEM A APPX. AMBIENT TEMP APPX. INDOOR TEMPE ESTIMATED DEW POIN APPX. INDOOR HUMII AVERAGE SUPPLY TEM AVERAGE RETURN TE OVERALL SYSTEM DI SUCTION LINE TEMPE SYSTEM SET TO (FOR SYSTEM REACHED: 68 	ASSESSMENT - CONDI PERATURE: 75 °F ERATURE: 73 °F NT: 55.5 °F DITY: 52.5 % MPERATURE: 55 °F MPERATURE: 70 °F FFERENTIAL: 15 °F FFERENTIAL: 15 °F RATURE RANGES: 53- 1.0 - 2.0 HOURS): 68 °F S °F	ITIONS AND TEMPERATURE INFO: -73 °F F
	 ADVANCED SYSTEM A APPX. SQUARE FOOTA AVERAGE CEILING HE AVERAGE THICKNESS AVERAGE R-VALUE (A ASSUMED R-VALUE (A ASSUMED R-VALUE (V AMOUNT OF WINDOW WINDOW TYPE: High (C GEOGRAPHIC CLIMAT TOTAL HVAC TONNAC APPX. TONNAGE REQU ADDITIONAL NOTICE A standard HVAC inspect visual analysis' are design present at exposed portion 	ASSESSMENT - STRUC AGE: 8248 EIGHT: Varies OF WALLS: 6" ATTIC): R-40 WALLS): R-22 /S: Above Average Quality Double Paned 'E ZONE: 1 JE PROVIDED: 12 UIRED: See Below OF LIMITATIONS: tion should be considered ted to verify functionality as of the equipment Furth	CTURAL/TONNAGE INFO: d a cursory assessment of the system. Temperature readings and y of major components and determine if physical damage is ther analysis by a licensed HVAC technician will aid in

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

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.

- FUNCTIONING WITHIN NORMAL STANDARDS AT TIME OF INSPECTION:

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.

GENERAL RECOMMENDATIONS

- STATEMENT OF SYSTEM SIZING:

Due to the overall complexity of the structure and system, standard tonnage sizing calculations do not apply. The assessment of system sizing is instead based on conditions recorded at the time of (2) site visits. During both visits to the property, indoor air temperatures and humidity levels were normal. No indicators associated with over or under sized systems were discovered.

As a general recommendation, it is advised that a full Manual J calculation (or similar) be performed by a skilled HVAC design specialist prior to the next required system update/change-out. Factors specific to the inspected structure which will need to be considered when determining system sizing includes, but are not limited to: -Elevated Cubic Footage Due to High Ceilings

-Elevated Number of Windows

-Increased R-Value Due to Foam Insulation at Attic and Walls -Multi-Level Structure (3 Stories)

COMMON ISSUES

- MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Suction/Supply Temperatures at Common Area Unit Marginally Outside Normal Ranges: Service and Update System as Needed

- LENNOX SYSTEM DATE WITHIN TIME OF KNOWN ISSUES:

The Lennox system located in the upstairs attic space appears to fall within manufacture dates of recently settled class action lawsuit. Consulting with the current owner is recommended to determine if the system was registered to receive additional protection/reimbursements for system issues (elevated likelihood of evaporator coil leaks). If coil replacement is required, a claim should be filed within 60 days of replacement to receive possible reimbursement of costs. Due to the increased possibility of system flaws, it is recommended that an HVAC specialist further assess the unit to determine of signs of leakage is present. See below for information obtained through the Lennox website:

Lennox Industries Inc. has agreed to settle a class action lawsuit about its evaporator coils, purchased between October 29, 2007 and July 9, 2015. You can obtain information about the settlement at www.evaporatorcoillawsuit.com.

NOTE: The deadlines to register system for additional repair/replacement protection has passed. Consult with the current owners to determine if previous registration occurred.

I=InspectedNI=Not InspectedNP=Not PresentD=DeficientININPD



NORMAL SUPPLY TEMP - LOWER UNIT

NORMAL INDOOR CONDITIONS



SYSTEMS MET COOLING DEMAND



2012 LENNOX EVAPORATOR

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



ELEVATED SUCTION LINE TEMP



SUPPLY DELTA OUTSIDE RANGE (MARGINALLY)

🗵 🗆 🗆 C. Duct Systems, Chases, and Vents

GENERAL STATEMENTS

- DUCT SYSTEM INFORMATION: DUCT TYPES: Flex
 DAMPERS PRESENT (ZONED): 4 Independent Systems ELEVATED AIR LOSS: None Discovered
 GENERAL CONDITION: Fair
 THERMAL CAMERA ASSESSMENT: Performed
 THERMAL CAMERA RESULTS: Normal Readings
- DUCT CONCLUSIONS: MEETS GENERAL STANDARDS
 Accessible ducts and vents appeared to be in fair condition. No evidence of significant damage or air loss was detected. Common update or adjustment needs, if discovered, are noted below.
- THERMAL CAMERA ASSESSEMENT: NORMAL READINGS

A partial thermal imaging analysis of the HVAC duct system was conducted during the inspection of the property. Overall, the areas assessed appeared to be free from excessive temperature shifts. This suggests that the duct system is sealed and insulated to a level common for the material age and type. Minor air loss was noted. The loss of air appeared to be within normal and acceptable margins. No concerning readings were discovered during this partial analysis. Noted recommendations or concerns, if any, are listed below.

GENERAL RECOMMENDATIONS

– NOTICE OF COMMON SYSTEM BALANCE 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.

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



DUCTS PROFESSIONALLY INSTALLED



NORMAL READINGS - THERMAL CAMERA



DUCTS PROFESSIONALLY INSTALLED



NORMAL READINGS - THERMAL CAMERA

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



NORMAL READINGS - THERMAL CAMERA

NORMAL READINGS - THERMAL CAMERA



NORMAL READINGS - THERMAL CAMERA



NORMAL READINGS - THERMAL CAMERA

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient					
I NI NP D	-							
	IV. PLUMBING SYSTEMS							
\boxtimes \Box \boxtimes \boxtimes	A. Plumbing Supply, Distribut	tion Systems and Fix	tures					
	GENERAL STATEMENTS							
	 PLUMBING SYSTEM INFO WATER SOURCE: Public or A METER/MAIN VALVE LOC. WATER PRESSURE: Meets F PRESSURE REDUCING VAI OWNER SHUT OFF VALVE ANTI-SIPHON DEVICES: Pr ADVANCED ANALYSIS PE 	RMATION: Approved Private Util ATION: Front Yard Le Pressure Standards 40- LVE: Present - Front Yard Present - Front Yard RFORMED: No - Not	ity eft 80 PSI Vard Left Left Requested					
	 MEETS GENERAL STANDA Overall, plumbing and plumbing observed at the time of constru- system errors, damage, or failure recommendations or areas of commintenance, servicing, and up 	ARDS: ng equipment and ma action. General wear/t are was detected durin concern (if applicable) odate needs should be	terial available for inspection appeared to meet the standards ear from common usage was noted. No evidence of significant g the partial assessment of the system. Any noted should be addressed by a licensed professional. Regular expected and budgeted for.					
	 ADDITIONAL LIMITATION Most portions of the plumbing be considered a cursory assess functionality of major compor equipment. Further analysis w provided by TAHI Services (p providers. 	S NOTICE: system are not availated ment of the system. Venents and determine if ill aid in providing me arent company to The	ble for visual analysis. A standard plumbing inspection should Visual analysis' and system tests are designed to verify physical damage is present at exposed portions of the pre detailed information. Additional investigations can be Austin Home Inspector) or by most plumbing service					
	 LIMITED SUPPLY PRESSURE CHECK - PRESSURE HELD DURING TESTING: Supply side plumbing was pressurized and isolated (cut off at main meter). The water pressure was monitor approximately 30 minutes. No significant pressure drop occurred in this time frame. This partial analysis of plumbing pressure indicates that no major supply side leakage was present at the time of inspection. 							
COMMON ISSUES								
	 COMMON RECOMMENDA Areas of common flaws, adjus of the property assessment. Er professionally addressed as ne to: 	TIONS AND CONCE stment needs, and/or g isure all recommendat eded. Areas of concer	RNS/ACTIVE EXTERIOR LEAK: eneral concern were discovered during the plumbing portion ions and concerns are further investigated and/or n noted at the time of inspection include, but are not limited					
	-Leak Discovered/Reduced Pr -Insulate/Protect All Exposed Damage/Freezing	essure Zone Assembly Supply Piping at Exte	(Rear Wall): Eliminate All Leaks/Consult Licensed Plumber rior Portions of Structure: Reduced Likelihood of					
	-Consider Replacing Pressure -Rust/Corrosion at Gas Line B Material to Prevent Further Co	Gauge at Water Tank Back Exterior Wall Pip prrosion/Leakage (Min	System: Gauge Cracked/Difficult to Read e Connection (Brass to Steel Connection): Update/Protect nor Damage at Time of Inspection)					

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



START PRESSURE TEST



END TEST - PRESSURE HOLDING



PROTECT/INSULATED EXPOSED PIPING



MINOR CORROSION AT BRASS/STEEL CONNECTION

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





ACTIVE LEAK - PRESSURE VALVE

ACTIVE LEAK - PRESSURE VALVE

🛛 🗆 🖾 B. Drains, Wastes, and Vents

GENERAL STATEMENTS

_	PLUMBING DRAINAGE SYSTEM INFORMATION:
	SEWAGE TYPE: Public / Sump Pump Present
	PRIMARY SEWAGE LINE MATERIAL: PVC or Approved Drainage Material
	MATERIAL LIFE EXPECTANCY: atxinspect.com/maintenance411
	TRAPS AND VENT STACKS: Present: No Issues Discovered (Limited Visual)
	CLEAN OUT ACCESS PORT: Font Yard / Left of Front Door
	DRAINAGE FLOW TEST: Performed - See Below
	DRAIN CAMERA ASSESSMENT: Performed - Issues Discovered
	EVIDENCE OF STRUCTURAL SETTLEMENT: Normal Settlement Only

- PIPE CAMERA ASSESSMENT INFO: APPX. SIZE OF HOME: 8000+ Square Feet APPX./ASSUMED AGE OF MATERIAL: Original Construction - 2014 NUMBER OF BATHROOMS: 5 PREVIOUS DAMAGE AND REPAIR: Unknown - Request All Available Records SERVICE RECORDS AVAILABLE: Unknown - Request All Available Records EVIDENCE OF FOUNDATION SETTLEMENT: Common Settlement Only NOTED MATERIAL TYPE: PVC CAMERA ENTRY POINT: Clean Out - Front Yard APPX. DISTANCE OF CAMERA TRAVEL: 160' CAMERA DIRECTION IF KNOWN: Assumed Direction of Travel Towards Pump ADDITIONAL CAMERA DIRECTIONS/ENTRY: Towards Master Bath
 PIPE CAMERA ASSESSMENT INFORMATION:
- EVIDENCE OF EXCESS PAPER DEBRIS IN PIPE: Yes When Nearing Failed Pump EVIDENCE OF WATER LEVEL RISE/BLOCKAGE: Yes - When Nearing Failed Pump EVIDENCE OF PIPE FRACTURE: No Visible Evidence of Fracture at Observed Areas EVIDENCE OF ROOT ENTRY: No Visible Evidence of Root Entry at Observed Areas EVIDENCE OF PIPE SEPARATION: Yes - Primary Line Assumed Near Pump

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

EVIDENCE OF PIPE COMPRESSION/DAMAGE: No Visible Indicators Observed ADDITIONAL ISSUES OR CONCERNS: See Below

- PIPE CAMERA ASSESSMENT - NOTICE OF LIMITATIONS:

Multiple assessment limitations reduced the ability to fully investigate the system and additional issues/concerns, both minor and significant, may be present. The camera assessment process is not designed to be intrusive, destructive, or all encompassing. Rather, the plumbing camera assessment is intended to provide additional, basic information in regards to the buried drain line material determine is obvious, physical damage is present at the areas viewed through the camera. No work or information which requires specific licensing outside of those held by the operating inspector has been, or will be performed. This 3rd party assessment and report has been provided to the client and representing agents for the purposes of due diligence, filing of available information, and additional client protection. The assessment process and report do not, in any manner, represent a guarantee of warranty of the above mentioned property or associated system conditions. For a full analysis of the plumbing system, please call a licensed plumbing specialist.

COMMON ISSUES

 ELEVATED STRESS ON DRAINAGE PUMP SYSTEM - CONSIDER ADDITIONAL UPDATES: Information gathered during the inspection process indicates that various systems drain directly into the sewage pipe (HVAC condensate/humidity control systems/etc.). The additional drainage into the sewage line, in conjunction with the discovered moisture penetration issues, is adding additional stresses on the pump system. Along with known repair needs, it is recommended that system adjustments take place to divert non-essential drainage out of the sewer line and to alternate termination points. Reducing drainage into the pump tank will improve motor longevity and reduce the likelihood of increased system issues.

- SLOW OR BLOCKED DRAINS DISCOVERED:

Slow drains at plumbing fixtures were discovered. All clogged or partially blocked drain lines should be cleared and serviced by a plumbing expert. Areas of noted blockage include; but are not limited to: -Left Master Sink: Clear/Address Slow Drain

-Lower Level Shower (Excess Hair in Trap): Clear Drain/Remove Debris

- MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Paint and/or Protect All Outdoor Exposed Portions of Piping (Various Areas): Improved Sun and Damage Protection

-Recover/Seal Exposed Portion of Piping at Back Foundation Wall: Minor Update/Maintenance Improvement

IMMEDIATE ACTION REQUIRED

- IMPROPER COMMODE INSTALLATION - REPLACEMENTS/UPDATES REQUIRED:

A reduction of the commode drain line pipe diameter at the guest bath was discovered during further analysis of the waste water drainage system (commodes pulled - issue discovered by plumbing specialist). In an effort to avoid future leakage/blockage at this plumbing connection point, replacement of the commode and removal of the reduced drain pipe (or similar adjustments approved by a plumbing specialist) should occur prior to continued, regular usage of the commode. Following updates of the plumbing issue, ensure the new commode is properly set, secured, and caulked around the base/floor connection.

- NON-FUNCTIONAL SUMP PUMP SYSTEM:

Sewage overflow was observed at sump pump/grinder system (system shut of at breaker panel prior to inspection). Audible sump alarm heard during testing/troubleshooting. System servicing and further analysis required. Consult licensed plumber or sump/septic installation professional.

NOTE: Information provided by the current owner indicates that the pump issues have been professionally addressed. Requesting all system and repair documents is advised.

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

- PIPE CAMERA ASSESSMENT - PIPE SEPARATION AND MOISTURE ENTRY:

At the time of camera assessment, a section of possible pipe separation and moisture entry into the pipe was observed (exact location unknown - assumed at buried pipe nearing pump system). The moisture entry point into the sewage line appeared to be located at a pipe connection joint. The source of the incoming water could not be determined. Further assessment by a plumbing expert is required to isolate and repair the noted sewage/drainage issues and ensure no undiscovered update needs are present. Ensure additional investigation occurs to isolate the source of water entering the pipe and determine if supply side plumbing repairs/adjustments are warranted.



PROTECT EXPOSED PIPES



PROTECT ALL EXPOSED PIPING



COVER/SEAL EXPOSED PIPE



CLEAR SHOWER TRAP

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



NON FUNCTIONAL/SUMP TANK OVERFLOW



COMMODE DRAIN REDUCED (OVER 50%)



COMMODE DRAIN REDUCED (OVER 50%)



PIPE CAMERA - NO ISSUES OBSERVED

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



PIPE CAMERA - NO ISSUES OBSERVED



PIPE CAMERA - WATER ENTERING PIPE

⊠ □ □ ⊠ C. Water Heating Equipment

GENERAL STATEMENTS

WATER HEATER INFORMATION ENERGY SOURCE: Gas TOTAL UNITS: 3 CAPACITY: Tankless MANUFACTURER: Navien MFG DATE: 2012 PRESSURE RELIEF VALVE: Present - Not Tested LOCATION: 2x Exterior Walls / 1x Basement Storage TEMPERATURE OUTPUT: 115°F (Recommended Output = 120 °F) GENERAL CONDITION: Meets Basic Standards Unless Otherwise Stated Below

GENERAL RECOMMENDATIONS

- STANDARD MAINTENANCE ADVICE:

Unless recent service records are available (or unit less than 1 year in age) an initial servicing and flushing should take place upon taking ownership and annually thereafter. Water heating equipment that is not serviced/flushed regularly suffer from reduced capacity, efficiency, and functionality. Due to the high mineral content prevalent in many Central Texas water sources, the need/importance for regular servicing and maintenance is increased.

COMMON ISSUES

_ CONDENSATE POOLING/COLLECTING AT SYSTEM EXHAUST:

An elevated degree of condensate moisture building up and pooling in the water heater exhaust pipe was noted (lower level unit - storage room). This issue is likely due to inadequate sloping/installation of the exhaust pipe. Further investigation by a plumbing specialist is required to determine what system adjustments/remedies are available and warranted.

NOTE: This concern was noted in a previously delivered report.

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

- PROPERLY SECURE AND LEAK PROTECT EXPANSION TANK:

A system expansion tank (lower level storage room) has been installed such that the weight of tank material is supported completely by the attached pipe. Additional strap support and a plumbed drip pan should be installed to reduce the likelihood of pipe stress, leaks, and material damage (if in the event of a leak).

- CONSIDER THE ADDITION OF NEUTRALIZERS:

The installation of condensate neutralizers should be considered at water heaters in which the condensate drain lines exit at areas of concrete or building material. Neutralizers reduce condensate acidity which can, over time, cause material damage and deterioration. Neutralization of acidic condensate draining away from buildings (onto soil/rock) is not required.

- MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Condensate Drain Line Terminates Onto Supply Piping/Excess Corrosion Observed/Rear Wall System: Extend Drain Line Away From System Components and Consult Licensed Plumber

-Condensate Drain Lines Terminate at Foundation Walls: Drain Line Extensions Recommended Where Feasible (Improved Moisture and Insect Protection)



THREE TANKLESS SYSTEMS PRESENT



NORMAL TEMPERATURE READINGS

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



NORMAL TEMPERATURE READINGS



EXAMPLE: NAVIEN NEUTRALIZER



EXTEND CONDENSATE DRAINS



EXTEND CONDENSATE DRAINS

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



EXTEND CONDENSATE DRAINS



SECURE/LEAK PROTECT EXPANSION TANK



SUPPLY PIPE CORROSION



EXCESS CONDENSATE/EXHAUST FLUE

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





EXCESS CONDENSATE POOLING

□ ⊠ ⊠ □ D. Hydro-Massage Therapy Equipment

GENERAL STATEMENTS

- NOT INSPECTED - NOT PRESENT

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GENERAL STATEMENTS

 LIMITED THERMAL CAMERA ASSESSMENT: EQUIPMENT USED: Flir Thermal Camera AREAS ASSESSED: Limited Areas at/Near Plumbing ASSESSMENT LIMITATIONS NOTIFICATION:

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 - NORMAL READINGS:

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.

GENERAL RECOMMENDATIONS

- INSECT SPRAYER SYSTEM NOT INSPECTED:

An insect spraying/treatment system has been installed throughout the property. This system was not inspected. Contact a mosquito treatment system specialist for further assessment (as needed). Requesting all system/maintenance documents from the current owner is advised.

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



NORMAL READINGS - THERMAL CAMERA



NORMAL READINGS - THERMAL CAMERA



NORMAL READINGS - THERMAL CAMERA



NORMAL READINGS - THERMAL CAMERA

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



NORMAL READINGS - THERMAL CAMERA LE

LEAK AT PRESSURE VALVE

V. APPLIANCES

🛛 🗆 🗆 🔹 A. Dishwashers

GENERAL STATEMENTS

- APPLIANCE PRESENT: FUNCTIONAL WHEN TESTED

⊠ □ □ □ B. Food Waste Disposers

GENERAL STATEMENTS

- APPLIANCE PRESENT: FUNCTIONAL WHEN TESTED

\boxtimes \square \square \square C. Range Hood and Exhaust Systems

GENERAL STATEMENTS

APPLIANCE PRESENT: FUNCTIONAL WHEN TESTED
 VENTING DESIGN METHOD: Routed to Exterior - Proper Venting Not Verified

I=Inspected	NI=Not Inspected NP=Not Present D=Deficient
I NI NP D	
	D. Ranges, Cooktops, and Ovens
	GENERAL STATEMENTS
	 RANGE AND COOKTOP INFORMATION: RANGE TYPE: Gas - Functional OVEN TYPE: Electric - Functional OVEN SET TO: 350 °F OVEN TEMPERATURE ACCURACY: Acceptable Variance +/- 25 °F UNIT CONDITION: Functional When Tested
	E. Microwave Ovens
	GENERAL STATEMENTS
	– APPLIANCE PRESENT: FUNCTIONAL WHEN TESTED
	GENERAL RECOMMENDATIONS
	 ADDITIONAL NOTIFICATION OF LIMITATIONS: A simple 10 second functionality test is conducted when/if the microwave is included in the inspection process. Microwave ovens have a tendency to fail without warning or sign of component issues. The average life expectancy of a microwave oven is 5-8 years. Proper budgeting for unit replacement due to age and/or unexpected failure is advised.
	F. Mechanical Exhaust Vents and Bathroom Heaters
	GENERAL STATEMENTS
	– APPLIANCE PRESENT: FUNCTIONAL WHEN TESTED
	GENERAL RECOMMENDATIONS
	 ADDITIONAL NOTIFICATION OF LIMITATIONS: Verification of proper exhaust fan venting may be limited. All system exhaust fans should be vented to exterior portions of the structure in order to properly divert moisture and improve air quality. Periodic checks of exhaust systems and venting should be conducted per general maintenance guidelines.
	G. Garage Door Operators
	GENERAL STATEMENTS
	– APPLIANCE PRESENT: FUNCTIONAL WHEN TESTED

GENERAL RECOMMENDATIONS

- ADDITIONAL NOTIFICATION OF LIMITATIONS:

The garage operator pressure reverse feature is typically not tested during the limited inspection process (testing may damage the system). By today's standards, all garage operators should automatically reverse course if excess pressure is detected during closing operations. Verifying the presence and functionality of this feature is advised.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient	
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🛛 🗆 🗆 🔄 H. Dryer Exhaust Systems

GENERAL STATEMENTS

- APPLIANCE PRESENT: FUNCTIONALITY NOT TESTED

GENERAL RECOMMENDATIONS

- NOTICE OF LIMITATIONS AND GENERAL RECOMMENDATIONS:

Verification of proper venting and cleaning/clearing of debris was not conducted during this limited assessment. All dryer vents should be cleared prior to usage and yearly (or as needed) to prevent damage to dryer equipment and improve fire safety.

\boxtimes \square \square \boxtimes I. Other

GENERAL STATEMENTS

- STEAM SHOWER PRESENT/FUNCTIONAL WHEN TESTED

GENERAL RECOMMENDATIONS

– NOTIFICATION OF SYSTEM LIFE EXPECTANCY:

Various residential appliances have a general life expectancy of 5-15 years (depending on the specific appliance type). Dated appliances can often fail without warning. Additional budgeting for repair and replacement of appliances nearing/surpassed their general life expectancy is advised. For additional information in regards to system life expectancy, please visit:

atxinspect.com/maintenance411

COMMON ISSUES

- ISSUES AT OUTDOOR GRILL:

Ignition, functionality issues at the outdoor grill were noted (info attained during inspection and consultation with owner). Ensure the issues are addressed and the system fully functional prior to completion of transaction. NOTE: Info provided by the current owner indicates that replacement parts have been ordered and repairs are scheduled (verify through current owner/unit repair specialist).

VI. OPTIONAL SYSTEMS

⊠ □ □ ⊠ A. Landscape Irrigation (Sprinkler) Systems

GENERAL STATEMENTS

– SPRINKLER SYSTEM ZONE INFORMATION:

ZONE #1: Font Yard Middle / 13 Stationary Sprayers

ZONE #2: Back Yard Flat Grass Area / 2 Stationary Sprayers / 4 Rotating Sprayers

- ZONE #3: Back Yard Flat Grass Area / 6 Rotating Sprayers / 1x Ruptured Head
- ZONE #4: Front Left Planters Beds / 15 Stationary Sprayers / 2x Non Functional Heads
- ZONE #5: Front Middle Planters / 10 Stationary Sprayers / 1x Sprayer w/ Low Flow

ZONE #6: Front Right Planters / 15 Stationery Sprayers / 1x Sprayer w/ Low Flow

ZONE #7: Location Unknown / Likely Sub Surface Drip System / Inspection Limitation

ZONE #8: Location Unknown / Likely Sub Surface Drip System / Inspection Limitation

ZONE #9: Right Rear Side Yard Planters / Sub Surface Drip System

ZONE #10: Right Rear Side Yard Planters Beds / 10x Stationary Sprayers / 2x Heads Blocked by Landscaping / Poor Coverage

ZONE #11: Right Rear Planters Bed / 8 Stationary Sprayers

ZONE #12: Location Unknown / Likely Sub Surface Drip System / Inspection Limitation

ZONE #13: Rear Patio Planters / Pool Side Planters / 17 Stationary Sprayers / 2x Non Functional Heads

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ZONE #14: Far Rear Right Yard / 4 Stationary Sprayers / 2x Damaged Heads ZONE #15: Far Rear/Far Left Rear Yards / 20 Stationary Sprayers SYSTEM CONCLUSIONS AND RECOMMENDATIONS:

A functionality and pressure test of the sprinkler system was conducted. All available stations were engaged and the zone visually assessed. Overall tested stations responded to controls when engaged and provided adequate coverage during testing operations. Noted recommendations, issues, or concerns are listed below.

COMMON ISSUES

- COMMON DAMAGE TO SPRINKLER EQUIPMENT:

Damaged sprinkler heads and/or system components were noted. Ensure all damaged material is replaced as needed. Areas of damage discovered at the time of inspection include; but are not limited to:

ZONE #3: Back Yard Flat Grass Area / 6 Rotating Sprayers / 1x Ruptured Head / Exposed Supply Lines / Physical Damage Concerns

ZONE #4: Front Left Planters Beds / 15 Stationary Sprayers / 2x Non Functional Heads

ZONE #5: Front Middle Planters / 10 Stationary Sprayers / 1x Sprayer w/ Low Flow

ZONE #6: Front Right Planters / 15 Stationery Sprayers / 1x Sprayer w/ Low Flow

ZONE #10: Right Rear Side Yard Planters Beds / 10x Stationary Sprayers / 2x Heads Blocked by Landscaping / Poor Coverage

ZONE #13: Rear Patio Planters / Pool Side Planters / 17 Stationary Sprayers / 2x Non Functional Heads ZONE #14: Far Rear Right Yard / 4 Stationary Sprayers / 2x Damaged Heads





HEAD LEAK

LOW PRESSURE

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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NON FUNCTIONAL HEAD



RUPTURED HEAD



HEADS BLOCKED BY LANDSCAPING



EXPOSED SUPPLY LINES

I=Inspected	NI=Not Inspected NP=Not Present D=Deficient
I NI NP D	
	B. Swimming Pools, Spas, Hot Tubs, and Equipment
	GENERAL STATEMENTS
	 FULL INSPECTION NOT CONDUCTED - ISSUES DISCOVERED (DEFERRED TO SUBJECT MATTER EXPERT)
	C. Outbuildings
	GENERAL STATEMENTS
	– NOT INSPECTED - NOT PRESENT
	D. Private Water Wells
	GENERAL STATEMENTS
	– NOT INSPECTED
	E. Private Sewage Disposal (Septic) Systems
	GENERAL STATEMENTS
	– NOT INSPECTED - NOT PRESENT
	F. Other
	GENERAL STATEMENTS
	 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. For a list of trade contractors and service providers, please visit the following link: atxinspect.com/referral-info
	 HELPFUL LINKS - MAINTENANCE REMINDERS AND SYSTEM INFORMATION: System and Material Life Expectancy, General Maintenance Advice and Maintenance Calendars: www.atxinspect.com/maintenance411
	 JURISDICTIONAL AND COMMONLY OBSERVED CODE STANDARDS: Below is a link to the City of Austin (COA) technical code standards (with keyword search options). At the time of this publication, COA (and various surrounding jurisdictions) were operating primarily under the 2015 edition of ICC, IRC, and supporting mechanical code publications. Although the inspection processes provided by The Austin Home Inspector and TAHI Services is not intended to address and follow specific code mandates, this information can be useful as a planning tool and general guideline. Inspection information and recommendations provided by The Austin Home Inspector will vary based on the age and type of structure, scope of work, visual limitations, and inspector professional opinion. Jurisdiction and commonly observed code information can be viewed at: atxinspect.com/coa-icc

 TEXAS REAL ESTATE COMMISSION: www.atxinspect.com/trec-info

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I NI NP D				

- NOTICE OF INSPECTION AGREEMENT AND PAYMENT POLICY:

The inspection process and report is NOT VALID until all invoices are paid and the inspection authorization agreement is signed by the party/parties listed as the client (pg. 1 of report). Use of this document or inspection information, for any reason, is prohibited until payment/contract signatures are submitted and finalized. Failure to finalize payment or submit contract signatures releases this company from any service responsibility/liability which may otherwise be applicable. Contract documents can be viewed/signed below or electronically at the following link:

atxinspect.com/contract

_ INSPECTION AUTHORIZATION/AGREEMENT:

The Austin Home Inspector, herein after known as the Inspector agrees to conduct a pre-sale inspection for the purpose of informing the client of major deficiencies in the condition of the property performed for the above noted client.

THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENTS WRITTEN CONSENT.

 This inspection of the subject property shall be performed by the Inspector for the Client in accordance with the Standards of Practice established by the Texas Board of Realtors and the Texas Real Estate Commission.
 The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Detached buildings are not included.

3) This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Company is neither a guarantor nor insurer.

4) THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR SUBSTANCES. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.

5) Any matter concerning the interpretation of this Agreement, of the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties or failing such mediation shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of TAREI with at least five (5) years of Home Inspection experience.

6) The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client will have no chance of gaining all of the information that is offered.

The undersigned have read, understood and accepted the terms and conditions of this agreement and agree to pay the charges specified below: Client agrees to pay a base fee plus any additional fees not included in the base fee and any applicable taxes at or before the time of inspection.

ACKNOWLEDGEMENT OF LIMITATIONS:

The undersigned understands that this inspection is not designed to be an exhaustive assessment of the property and structure.

A good faith effort is made to discover any major deficiencies of the home; but in no way does this inspector or this inspection company offer any guarantee that all issues, significant or otherwise, will be discovered during the
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I NI NP D			

inspection process.

Limitations which may reduce the ability to inspect the structure and associated systems of the property include; but are not limited to: Areas covered by walls, building material, stored items, and furniture. Material and issues not visible due to buried portions of systems or inaccessible sections of the home. Non-accessed areas due to safety concerns. Non-accessed areas due to concerns of damage. Time limitations during the inspection process. A full list of limitations can be found at the TREC website. Further information of TREC limitations are included in the Addendum section of the report provided.

CLIENT SIGNATURE (IF NOT PREVIOUSLY SIGNED):

DATE OF SIGNATURE (IF NOT PREVIOUSLY SIGNED):

NOTE: A physical signature is not required if a signed contract was submitted electronically. If signing physically, proof of signature can be mailed or emailed to the following addresses:

TAHI Services PLLC 3571 Far West Blvd. #101 Austin TX 78731 andy@atxinspect.com

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 improvement needs 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.

CLIENT ACKNOWLEDGES INSPECTION LIMITATIONS AND ACCEPTS ALL ASSOCIATED RISKS:

The inspection process is NOT designed to discover and report upon all issues present or possibly present at the time of inspection. The inspection process is designed to provided the client with a general overview and professional opinion of a building's basic condition. Inspection results are based on LIMITED information which may prevent the detection of deficiencies, both minor and major. All clients/agents engaging in the inspection process are advised to anticipate and budget for unexpected/undiscovered issues. The inspection process can provide various points of valuable information, however, the risk of unexpected costs and issues is not eliminated through this service. The client acknowledges the limitations of the inspection processes and accepts the responsibility of all unexpected issues, hazards, and costs that may or may not have been present at the time of inspection.

THE STRUCTURE IN PERSPECTIVE

WELL BUILT - WELL MAINTAINED

In this Inspector's professional opinion, this is a well-built, well-maintained home. The repairs, maintenance, and improvements recommended in this report are common for a home of this age and type. All homes require maintenance, occasional repairs, and occasional system improvements.

ADDITIONAL INSPECTION LIMITATIONS PRESENT:

Additional limitations due to heavy storage, furniture, owner/tenant occupancy during the inspection process, and/or unique issues/situations were present during the assessment of the property. An increased likelihood of undiscovered issues applies due to these additional limitations. 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.

LARGE STRUCTURE, COMPLEX SYSTEMS - BUDGET FOR ELEVATED MAINTENANCE AND UPDATE NEEDS:

Due to the overall size of the structure, elevated amount of system, increased degree of system complexity, an increased budget will be required to properly maintain and update the home as needed. Ensure the property is regularly assessed and serviced by system maintreance specialists. The creation and implementation of a building maintenance program (similar to those created for/by commercial maintenance specialists) is advised. basic maintenance information can be obtained at: www.atxinspect.com/maintenance411

For a maintenance plan specialized for the this specific structure, please contact TAHI Services and Greenbelt Structural.

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

Foundations

COMMON FOUNDATION ADJUSTMENT AND IMPROVEMENT RECOMMENDATIONS:

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

-Portions of Foundation Wall Not Finished With Parging Material: Common Cosmetic Finish (Not a Structural Feature - Update as Needed/Desired)

-Protruding Nails at Back Foundation/Decking Walls: Remove Protruding Nails to Reduce Risk of Injury -Portions of Form Boards Left in Place (Back Wall): Remove Wood Debris Near Foundation to Prevent Termite Attraction

-Exposed Plumbing at Back Foundation Wall: Install Foundation Parging to Improve Material Protection

Grading and Drainage

REDUCE ELEVATED SOIL/LANDSCAPE MATERIAL HEIGHT:

Elevated soil/material lines were noted at portions of the exterior walls (soil rises above foundation - contact w/ siding). High soil lines increase the likelihood of moisture penetration into the structure, damage to building material, and insect intrusion (to include termites). General standards call for no less that 3" of foundation wall to be visible above the soil line or landscaping material. Additionally, a 5% grade slope (6" drop per 10') away from the structure is recommended to promote natural moisture diversion. Ensure soil line issues are addressed and overall moisture diversion away from the structure meets or exceeds minimum standards. If limitations are present which prevent the ability to feasibly attain minimum soil line and/or slope standards, a landscaping/irrigation specialist should be contacted to determine what improvement options are available and warranted.

GUTTER SERVICING AND REPAIR RECOMMENDED:

Common gutter servicing and repair needs were discovered during the inspection process (debris build up/loose or damaged material/leaks at joint connections/gutter exit update needs/etc.). Contacting a gutter specialist is recommended to service and update the gutter system as needed. Gutter issues noted at the time of inspection include, but are not limited to:

-Replace Damaged Gutters Due to Tree Contact: Left Side Structure Near Carport

-Trim Trees to Prevent Further Damage to Gutter/Structure

-Consider Gutter Screens to Reduce Tree Debris Entry/Servicing Needs

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 (damage to gutters, minor roof damage/concerns). Tree contact with the roof and structure can lead to material damage in a relatively short amount of time. Additionally, tree to structure contact is a common bridge for vermin and insects to access and infest buildings. 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.

Roof Covering Materials (continued)

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the roof assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Self Tapping Screws Utilized at Porch Roof and Ridge Caps: Monitor and Update as Needed (Re-SecureCaulk/Seal Every 5-7 Years)

-Ensure All Standing Seams Properly Crimped: 1' Un-crimped Section Over Car Port (Minor Issue)

-Excess Tree Sap and/or Construction Adhesive at Exposed Rafter Ends/Soffit Features (Various Areas): Cosmetic Issue Only (Update as Needed/Desired)

FLASHING UPDATES AND IMPROVEMENTS RECOMMENDED:

Flashing issues and/or areas of minimal moisture diversion were noted. Improper flashing is a common point of moisture entry and damage to a structure. Flashing improvements are recommended to eliminate or prevent issues associated with improper roof run-off diversion. Areas of concern noted at the time of inspection include, but are not limited to:

-Flashing/Install Issues and Concerns at the Right Side Low/Flat Roof

-Flashing Install Issues and Concerns at The Right Side Chimney Area

-NOTE: Consult With Subject Matter Expert On Site for Further Details and Update Recommendations/Costs

INSTALLATION CONCERNS AND MAINTENANCE UPDATE NEEDS:

Areas of roofing installed in a manner considered to be outside best practices were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Improper Installation of Metal Roofing at Low/Flat Sloped Portion of Roof (Right Side): Contact Roofing Specialist to Update as Needed

-Improper Installation of Roof Flashing/Metal Panels at Flat/Low Slope Roof (Right Side): Elevated Likelihood of Moisture Penetration/Issues (Contact Roofing Specialist to Update as Needed)

-Improper Installation of Roof Vent Pipe Boots/Flashing at Various Areas: Increased Likelihood of Moisture Penetration (Contact Roofing Specialist to Update as Needed)

-Excess Use of Caulking/Sealing as Primary Means of Moisture Protection (Right Side and Various Vent Boots): Contact Roofing Specialist to Update as Needed

Interior Walls

TILE GAPS AND REPAIR NEEDS AT BATHROOM WALLS:

Maintenance and repair needs to reduce moisture entry points were discovered at bathroom walls. Ensure all gaps and issues at bathroom walls are eliminated and any current damage to surrounding material addressed. Areas of noted wall gaps/issues include, but are not limited to:

-Tile Wall at Upstairs Pink Bathroom

-Pedestal Area of Lower Level Shower Wall

-NOTE: Gaps at shower pedestals (sitting areas) is a common area of discovered damage and moisture issues within structures. An elevated degree of maintenance and monitoring is required at these areas to prevent damage to interior framing and possible air quality/organic growth.

Interior Walls (continued)

MOISTURE DAMAGE AT KITCHEN WALL:

An area of moisture damage to the interior kitchen wall (near entry door) was discovered. The area of noted damage is located near/adjacent to exterior features which may be causing/promoting moisture penetration into the structure. Ensure the area of damaged wall material is removed and non-visible portions of the structure are visually assessed for additional damage. Adjust/update exterior features to prevent future damage and make all cosmetic repairs per contractual agreements.

NOTE: Additional investigation of this area is scheduled. Report updates will be provided following further investigation.

UPDATE (2018APR13): During a return visit to the property, additional information provided by the current owners indicated that the wall damage discovered in the kitchen area was causes by the loss of power and leakage of a freezer (date of incident unknown). Additional moisture meter and thermal testing took place at the area of concern. When compared to control moisture readings (moisture percentages recorded at non-damaged areas of similar material), moisture percentages appeared to be normal at the affected area. Although the interior wall damage/issue appears to be unrelated to concerns at outdoor pavers, the recommendation to adjust exterior features remains unchanged.

Exterior Walls

ELEVATED FOLIAGE CONTACT WITH STRUCTURE:

Areas of elevated contact with foliage was noted. Siding and building material in direct contact with foliage is at a higher risk of moisture issues, insect, and vermin intrusion. Trimming all heavy foliage is recommended to reduce these concerns and improve visibility of the structure (per general maintenance guidelines).

REDUCED CONTROL JOINTS - INSTALLATION METHODS OUTSIDE BEST PRACTICES:

A reduction of wall control joints were noted. These wall features are typically installed throughout the exterior siding to allow for release of material stress as the structure naturally moves/shifts. Reduced control joints may result in an increase of stress cracking (both in size and number). At the time of inspection, common stress and shrinkage cracks were noted at various areas. Isolated areas of elevated crack damage was discovered (elevated cracks remain minor - less than 1/8" gaps). Further assessment by a stucco/exterior siding specialist is recommended to determine if updates/adjustments are available and warranted. Noted cracks or general issues considered to be of elevated concern (outside that of common cosmetic damage) include, but are not limited to: -Siding Crack Over Main Entry

-Siding Crack at Flashing Under Flat Roof (Right Side Structure)

-Siding Crack and Possible Patch Work/Updates at Back Wall (Near Chimney and Porch Slab)

-All Areas In Which Siding is in Direct Contact With Soil

-All Areas in Which Siding is In Direct Contact With Pavers/Slabs

MATERIAL INSTALLATION CONCERN - CEMENT BACKER BOARD AT EXTERIOR WALL:

Material which appeared to be cement backer board (or similar) was present at the back right portion of the structure (installed over foundation wall under master bedroom windows). At the time of assessment, minor damage to the material due to direct soil contact was noted. Ensure adjustments to all siding material in direct contact with soil grade material takes place and repairs occur as needed. Further assessment by a material expert took place on 12APR2018. Additional repair/update recommendations are deferred to the subject matter expert.

Exterior Walls (continued)

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the exterior wall assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Moisture Staining/Elevated Water Run Off at Chimney Area: Consult With Roofer to Determine if Flashing Updates are Available and Warranted

-Moisture Staining/Elevated Water Run Off at Right Side Flat Roof Area: Consult With Roofer/Address Cosmetic Issues as Needed

-Secure Loose Vermin Screen at Exhaust Cap Exit: Upper Wall Over Back Porch Roof (Maintenance Update)

-Minor Damage/Material Separation at Metal Trim Pieces: Wall Panel/Stucco Edges (Update as Needed)

-Seal All Gaps at Window/Door Frame Joints With Exterior Framing: Preventative Maintenance Update Need -Sprinkler Overspray/Front Entry Paver Feature: Adjust Surrounding Sprinklers as Needed

-Sprinkler Overspray/Exterior Master Shower Door Paver Feature: Adjust Surrounding Sprinklers as Needed

Floors

COMMON FLOORING ISSUES AT HIGH MOISTURE AREAS - EXTERIOR DOOR TRANSITIONS: Caulking and sealing improvements at flooring gaps located in and around high moisture areas (kitchens, baths, door thresholds, etc.) is recommended to reduce moisture entry points. Excess moisture entering under and between flooring material can cause damage to floors and surrounding material.

Doors

GAP AND MOISTURE ENTRY CONCERN - MASTER DOOR THRESHOLDS:

Gaps at outdoor paver/door thresholds are creating possible moisture entry points (due to the outdoor paver being flush with the threshold/foundation). Updates and adjustment to any gaps and possible moisture entry points at door/paver connections are recommended to reduce the likelihood of moisture penetration and damage to structural material.

NOTE: Specific issues/concerns of current moisture entry/escape/damage were noted at the kitchen entry door (entrance at front yard) and the master shower exterior door (large gap at threshold - paver connection area).

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: -Minor Ghosting at Door/s (Uneven - Swinging Open/Closed): Common Adjustments Needed

-Non Functional Digital Lock Pad/Carport Storage Door

- -Loose Exterior Door Handle/Dining Room: Adjust/Repair Prior to Failure
- -Difficultly Locking Exterior Door (Kitchen Area)

-Minor Material Damage: Normal Wear/Tear (Cosmetic Flaws Only)

-Issues/Difficulty Opening Hidden Closet Door (Near Master Bedroom Entry): Update as Needed

-Minor Weather Stripping Damage at Back Door (Exiting to Small Concrete Deck): Replace Weather Stripping at Next Maintenance Update

-Minor Moisture Stripping Damage at Lower Level Shower Door: Replace Moisture Stripping at Next Maintenance Update

-Weather/Moisture Strip Update Needs at Exterior Master Shower Door: Water Loss and Pooling at Paver -Minor Rust/Corrosion at Exterior Metal Doors/Door Frames: Sand/Repaint/Protect as Needed and Address Paver Issues (Pooling Water)

-NOTE: Pooling water and moisture entry concerns/issues at exterior doors due to outdoor pavers has been noted in the 'Porches/Decks' chapter of this report and in a statement above. Ensure all paver issues which may be affecting door material are updated as needed. See above chapters for additional details.

Windows

GENERAL MAINTENANCE RECOMMENDATIONS:

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

-1x Motorized Blind Removed/Living Room: Update/Repair as Needed

-Missing Hand Cranks at Bedroom Windows (2): Replace All Missing Cranks as Needed

Porches, Balconies, Decks, and Carports

POSSIBLE LOAD AND/OR DEFLECTION ISSUES AT METAL STAIR STRINGER:

Excess give and minimal/no supplemental support (tie-ins at adjacent wall) at the outdoor stair stringer was noted (left yard under carport). Further assessment and evaluation by an engineering or installation specialist is recommended to determine if additional stair support is required. Common load and deflection standards for metal construction material are produced/published by the National Association of Architectural Metal Manufacturers and various code associations (ICC, IRC).

EXCESS RUST/DETERIORATION AT POOL DECK FRAMING (STEEL I-BEAMS):

Leakage at pool coping stones (and general aging/exposure) has resulted in points of excess deterioration and rusting of the steel I-beams serving as support framing for the pool framing. Due to the relatively thin gauge (metal thickness) of the beams, repair may not be possible (welding in new material may be required). Addressing all leakage at pool equipment is needed to eliminate excess moisture issues causing the damage. Contacting a welding specialist is recommended to repair/replace damaged steel beams and ensure any additional issues with steel framing material are eliminated.

NOTE: The steel support piers under the pool deck have been cut and welded back together using a steel plate (see photo below). The purpose for this adjustment is unknown. Consulting with a welding specialist is recommended to determine why this material adjustment and installation method has taken place. At the time of inspection, no specific issues due to this installation method were discovered.

EXTERIOR FEATURES IN NEED OF GENERAL MAINTENANCE:

Overall, the back deck and/or additional exterior features are in need of general maintenance, updates, and common repair. Contacting a decking or maintenance/repair specialist is recommended to perform these protective and preventative updates (ex: caulking/sealing, staining/painting, common wood damage repair/replacement, etc.).

-Consider Staining Exterior Wood/Decking Features: Added Protection/Extend Material Life Expectancy -Remove Protruding Screws at Back Left Deck to Reduce Risk of Injury

-Slab Damage at Driveway Entry: Minor Corner Cracks/Missing Concrete (Mainly Cosmetic in Nature)

Porches, Balconies, Decks, and Carports (continued)

INSTALLATION CONCERNS AT DOOR EXIT PAVERS:

Large concrete pavers placed outside various exterior doors create have created moisture diversion issues, reduced visual access to view the foundation wall, and increase the likelihood of moisture penetration into the structure. Contacting a landscaping or general repair specialist is recommended to adjust outdoor pavers such that moisture diversion and visibility issues are reduced or eliminated. Specific issues and concerns noted during the property inspection process include, but are not limited to:

-Pavers Installed in Manner That Prevents Visual Assessment of Adjacent Foundation Wall: Reduced Ability to Monitor/Address Issues

-Slope and Paver Height Issue at Kitchen Area Door: Evidence of Moisture Penetration (Wall Damage) at Interior Wall

-Leakage and Pooling Water Due to Slope Issue at Master Shower Door: Rust Damage and Moisture Penetration Concern Near Door Threshold

-Pooling Concern at Various Paver/Door Areas: Rust at Door Framing/Increased Likelihood of Moisture Penetration

-Recommendation: Ensure Pavers Sloped at No Less Than 2% Grade Away From Structure

-Recommendation: Ensure Pavers are Adjusted to Create an Adequate Drop in Height (to Prevent Moisture Penetration -Currently Flush With Wall/Door Threshold)

-Recommendation: Adjust Pavers Such That Foundation Wall is Partially Visible (for Monitoring/Reduced Likelihood of Undiscovered Issues)

-Recommendation: Address All Material Damage Due to Moisture Entry/Pooling

SAFETY STANDARD ISSUES AND TRIP/FALL HAZARDS - BACK STEPS/DECKS:

Safety standards issues at back decks, stairs, and steps were noted. These safety standards are designed to reduce the likelihood of fall injury at elevated heights. Updates to improve the overall safety of the property and reduce the risk of additional issues arising from prohibited building safety conditions (increased liability, etc.) is recommended. If children and/or older individuals are anticipated to be occupants/regular guests, the needs for these updates are increased. Areas of concern noted at the time of inspection include, but are not limited to: -No Railing at Back Decks/Slabs Significantly Above Maximum Height Allowances (24" Max Height) -No Railing at Pool Deck Significantly Above Maximum Height Allowances (24" Max Height) -No Raining at Stairs/Steps (Back Yard Area)

-Dry Stacked Stairs/Uneven Stones With No Railing at Back Yard

-Uneven Steps (Natural Stone) at Back Decks

Other

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the thermal camera assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Address Leakage at Pool Wall: See 'Porches, Decks, Balconies, Carports' Chapter -Address Pooling at Pavers/Exterior Doors: Moisture Entry Concern

Sub Panels

Sub Panels (continued)

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Failed Breaker Servicing Sewage Pump/Tank: Repair/Replace as Needed

-NOTE: Information provided by the current owner indicates that this issue had been resolved (breaker replaced following inspection)

Outlets and Switches

FUNCTIONALITY ISSUES OUTLETS/SWITCHES DISCOVERED:

Functionality issues at outlets and switches were noted. The outlet and/or circuit should be further investigated to make proper adjustments/repairs. Areas of noted outlet issues include, but are not limited to:

-3x Non Functional Exterior Outlets/Right Side Exterior

-4x Non Functional Landscape Outlets/Lamps/Switches: Right Rear/Right Front

-Unknown Switch/Purpose Not Identified/Pink Bathroom: Consult Current Owner

-Damage to Main Back Patio Outlet (Safety Covers at Power Insert Preventing Use): Replace/Update as Needed -Non Functional Doorbell: Consult Electrician/Update as Needed

-NOTE: Various Outdoor Outlets/Lights/Electrical Features Not Functional at Time of Inspection: Contact Electrician to Address All Functionality Issues

Fixtures

COMMON FIXTURE ISSUES/CONCERNS:

Common issues or concerns at system fixtures were noted during the limited assessment process. Ensure all concerns are addressed as needed to improve system safety, functionality, and/or general quality. Areas in need of adjustment and/or repair include, but are not limited to:

-Excessive Fan Wobble and Grinding Noise: Secondary Upstairs Living Room/Adjustment Recommended

NON-FUNCTIONAL LIGHTS DISCOVERED:

Functionality issues at light fixtures were noted. If the issues is not resolved through common means (replacement of the fixture bulb or location of undiscovered switch) does not address the noted issue, further investigation of the fixture and/or circuit will be needed. Non-functional lights noted during the limited assessment include, but are not limited to:

-Carport Entry Door

-Right Side Exterior Yard Light/Above Wood Storage Attached to House -Carport Exterior Motion Light

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Cooling Equipment

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Suction/Supply Temperatures at Common Area Unit Marginally Outside Normal Ranges: Service and Update System as Needed

Cooling Equipment (continued)

LENNOX SYSTEM DATE WITHIN TIME OF KNOWN ISSUES:

The Lennox system located in the upstairs attic space appears to fall within manufacture dates of recently settled class action lawsuit. Consulting with the current owner is recommended to determine if the system was registered to receive additional protection/reimbursements for system issues (elevated likelihood of evaporator coil leaks). If coil replacement is required, a claim should be filed within 60 days of replacement to receive possible reimbursement of costs. Due to the increased possibility of system flaws, it is recommended that an HVAC specialist further assess the unit to determine of signs of leakage is present. See below for information obtained through the Lennox website:

Lennox Industries Inc. has agreed to settle a class action lawsuit about its evaporator coils, purchased between October 29, 2007 and July 9, 2015. You can obtain information about the settlement at www.evaporatorcoillawsuit.com.

NOTE: The deadlines to register system for additional repair/replacement protection has passed. Consult with the current owners to determine if previous registration occurred.

PLUMBING SYSTEMS

Plumbing Supply, Distribution Systems and Fixtures

COMMON RECOMMENDATIONS AND CONCERNS/ACTIVE EXTERIOR LEAK:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the plumbing portion of the property assessment. Ensure all recommendations and concerns are further investigated and/or professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Leak Discovered/Reduced Pressure Zone Assembly (Rear Wall): Eliminate All Leaks/Consult Licensed Plumber -Insulate/Protect All Exposed Supply Piping at Exterior Portions of Structure: Reduced Likelihood of Damage/Freezing

-Consider Replacing Pressure Gauge at Water Tank System: Gauge Cracked/Difficult to Read -Rust/Corrosion at Gas Line Back Exterior Wall Pipe Connection (Brass to Steel Connection): Update/Protect Material to Prevent Further Corrosion/Leakage (Minor Damage at Time of Inspection)

Drains, Wastes, and Vents

ELEVATED STRESS ON DRAINAGE PUMP SYSTEM - CONSIDER ADDITIONAL UPDATES:

Information gathered during the inspection process indicates that various systems drain directly into the sewage pipe (HVAC condensate/humidity control systems/etc.). The additional drainage into the sewage line, in conjunction with the discovered moisture penetration issues, is adding additional stresses on the pump system. Along with known repair needs, it is recommended that system adjustments take place to divert non-essential drainage out of the sewer line and to alternate termination points. Reducing drainage into the pump tank will improve motor longevity and reduce the likelihood of increased system issues.

SLOW OR BLOCKED DRAINS DISCOVERED:

Slow drains at plumbing fixtures were discovered. All clogged or partially blocked drain lines should be cleared and serviced by a plumbing expert. Areas of noted blockage include; but are not limited to:

-Left Master Sink: Clear/Address Slow Drain

-Lower Level Shower (Excess Hair in Trap): Clear Drain/Remove Debris

Drains, Wastes, and Vents (continued)

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Paint and/or Protect All Outdoor Exposed Portions of Piping (Various Areas): Improved Sun and Damage Protection

-Recover/Seal Exposed Portion of Piping at Back Foundation Wall: Minor Update/Maintenance Improvement IMPROPER COMMODE INSTALLATION - REPLACEMENTS/UPDATES REQUIRED:

A reduction of the commode drain line pipe diameter at the guest bath was discovered during further analysis of the waste water drainage system (commodes pulled - issue discovered by plumbing specialist). In an effort to avoid future leakage/blockage at this plumbing connection point, replacement of the commode and removal of the reduced drain pipe (or similar adjustments approved by a plumbing specialist) should occur prior to continued, regular usage of the commode. Following updates of the plumbing issue, ensure the new commode is properly set, secured, and caulked around the base/floor connection.

NON-FUNCTIONAL SUMP PUMP SYSTEM:

Sewage overflow was observed at sump pump/grinder system (system shut of at breaker panel prior to inspection). Audible sump alarm heard during testing/troubleshooting. System servicing and further analysis required. Consult licensed plumber or sump/septic installation professional.

NOTE: Information provided by the current owner indicates that the pump issues have been professionally addressed. Requesting all system and repair documents is advised.

PIPE CAMERA ASSESSMENT - PIPE SEPARATION AND MOISTURE ENTRY:

At the time of camera assessment, a section of possible pipe separation and moisture entry into the pipe was observed (exact location unknown - assumed at buried pipe nearing pump system). The moisture entry point into the sewage line appeared to be located at a pipe connection joint. The source of the incoming water could not be determined. Further assessment by a plumbing expert is required to isolate and repair the noted sewage/drainage issues and ensure no undiscovered update needs are present. Ensure additional investigation occurs to isolate the source of water entering the pipe and determine if supply side plumbing repairs/adjustments are warranted.

Water Heating Equipment

CONDENSATE POOLING/COLLECTING AT SYSTEM EXHAUST:

An elevated degree of condensate moisture building up and pooling in the water heater exhaust pipe was noted (lower level unit - storage room). This issue is likely due to inadequate sloping/installation of the exhaust pipe. Further investigation by a plumbing specialist is required to determine what system adjustments/remedies are available and warranted.

NOTE: This concern was noted in a previously delivered report.

PROPERLY SECURE AND LEAK PROTECT EXPANSION TANK:

A system expansion tank (lower level storage room) has been installed such that the weight of tank material is supported completely by the attached pipe. Additional strap support and a plumbed drip pan should be installed to reduce the likelihood of pipe stress, leaks, and material damage (if in the event of a leak).

CONSIDER THE ADDITION OF NEUTRALIZERS:

The installation of condensate neutralizers should be considered at water heaters in which the condensate drain lines exit at areas of concrete or building material. Neutralizers reduce condensate acidity which can, over time, cause material damage and deterioration. Neutralization of acidic condensate draining away from buildings (onto soil/rock) is not required.

Water Heating Equipment (continued)

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:

Areas of common flaws, adjustment needs, and/or general concern were discovered during system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:

-Condensate Drain Line Terminates Onto Supply Piping/Excess Corrosion Observed/Rear Wall System: Extend Drain Line Away From System Components and Consult Licensed Plumber

-Condensate Drain Lines Terminate at Foundation Walls: Drain Line Extensions Recommended Where Feasible (Improved Moisture and Insect Protection)

APPLIANCES

Other

ISSUES AT OUTDOOR GRILL:

Ignition, functionality issues at the outdoor grill were noted (info attained during inspection and consultation with owner). Ensure the issues are addressed and the system fully functional prior to completion of transaction. NOTE: Info provided by the current owner indicates that replacement parts have been ordered and repairs are scheduled (verify through current owner/unit repair specialist).

OPTIONAL SYSTEMS

Landscape Irrigation (Sprinkler) Systems

COMMON DAMAGE TO SPRINKLER EQUIPMENT:

Damaged sprinkler heads and/or system components were noted. Ensure all damaged material is replaced as needed. Areas of damage discovered at the time of inspection include; but are not limited to:

ZONE #3: Back Yard Flat Grass Area / 6 Rotating Sprayers / 1x Ruptured Head / Exposed Supply Lines / Physical Damage Concerns

ZONE #4: Front Left Planters Beds / 15 Stationary Sprayers / 2x Non Functional Heads

ZONE #5: Front Middle Planters / 10 Stationary Sprayers / 1x Sprayer w/ Low Flow

ZONE #6: Front Right Planters / 15 Stationery Sprayers / 1x Sprayer w/ Low Flow

ZONE #10: Right Rear Side Yard Planters Beds / 10x Stationary Sprayers / 2x Heads Blocked by Landscaping / Poor Coverage

ZONE #13: Rear Patio Planters / Pool Side Planters / 17 Stationary Sprayers / 2x Non Functional Heads ZONE #14: Far Rear Right Yard / 4 Stationary Sprayers / 2x Damaged Heads