



CRITICAL EYE

Home Inspections ~ Energy Audits

Inspection Report

Sudhakar Allada

Property Address:
902 W. 30th
Austin TX 78705



Critical Eye Home Inspections

**Jan Ode TREC 3770
11809 Buckingham Rd
Austin, Texas 78759
512.705.0599**

PROPERTY INSPECTION REPORT

Prepared For: Sudhakar Allada
(Name of Client)

Concerning: 902 W. 30th, Austin, TX 78705
(Address or Other Identification of Inspected Property)

By: Jan Ode TREC 3770 / Critical Eye Home Inspections 2/13/2014
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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

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

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

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

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

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; and
- lack of electrical bonding and grounding.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Standards of Practice:

TREC Texas Real Estate Commission

In Attendance:

Inspector and tenants

Type of building:

Single Family (1 story)

Style of Home:

Bungalow

Approximate age of building:

Built in 1931

Home Faces:

South

Temperature:

Between 50 and 60 degrees F.

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

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INVOICE

CRITICAL EYE

Home Inspections ~ Energy Audits

Critical Eye Home Inspections
11809 Buckingham Rd
Austin, Texas 78759
512.705.0599
Inspected By: Jan Ode

Inspection Date: 2/13/2014
Report ID: 02132014-1

Customer Info:	Inspection Property:
Sudhakar Allada Customer's Real Estate Professional: Nick Cochrane Central Properties	902 W. 30th Austin TX 78705

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1000 - 1499	330.00	1	330.00
Pier & Beam	90.00	1	90.00
Discount	-50.00	1	-50.00
Termite Inspection	80.00	1	80.00

Tax \$0.00

Total Price \$450.00

Payment Method:

Payment Status: Invoice Sent with Report

Note: Make check Payable: Critical Eye --- Mail to: 11809 Buckingham Rd Austin TX 78759 or call with credit card 512.705.0599

Date: 2/13/2014	Time: 09:22 AM	Report ID: 02132014-1
Property: 902 W. 30th Austin TX 78705	Customer: Sudhakar Allada	Real Estate Professional: Nick Cochrane Central Properties

Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficiency (D) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

TREC Texas Real Estate Commission

In Attendance:

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Single Family (1 story)

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South

Temperature:

Between 50 and 60 degrees F.

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

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

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation (s): Pier and Beam

Method used to observe Crawlspace: From entry, Could not access

Comments:

Item 1(Picture) Crawl space needs more vents around the house. The pier and beam house has cedar piers and wood piers.

Item 4(Picture) The floor in the living room slopes toward the left to the dining area.

Recommend that an engineer make recommendations to level home and install acceptable piers, especially if the house is remodeled.

Item 2(Picture) Nearly all the grade on all sides of the house is higher than the crawl space.

Item 3(Picture) Clean debris from vents and recommend that they are screened.

Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture) Item 9(Picture) Item 10(Picture) Pictures under house of crawl space. Shows cedar piers, galvanized pipe.

Repair all plumbing leaks under house.

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

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)

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

I NI NP D



A. Item 3(Picture)



A. Item 4(Picture)

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

I NI NP D



A. Item 5(Picture)



A. Item 6(Picture)

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

I NI NP D



A. Item 7(Picture)



A. Item 8(Picture)

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

I NI NP D



A. Item 9(Picture)



A. Item 10(Picture)

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

Item 1(Picture) Clean debris from drainage channel as needed.

Reroute drainage so the grade drains away from house.

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

I NI NP D



B. Item 1(Picture)

☒ ☐ ☐ ☒ C. Trees and other vegetation

Comments:

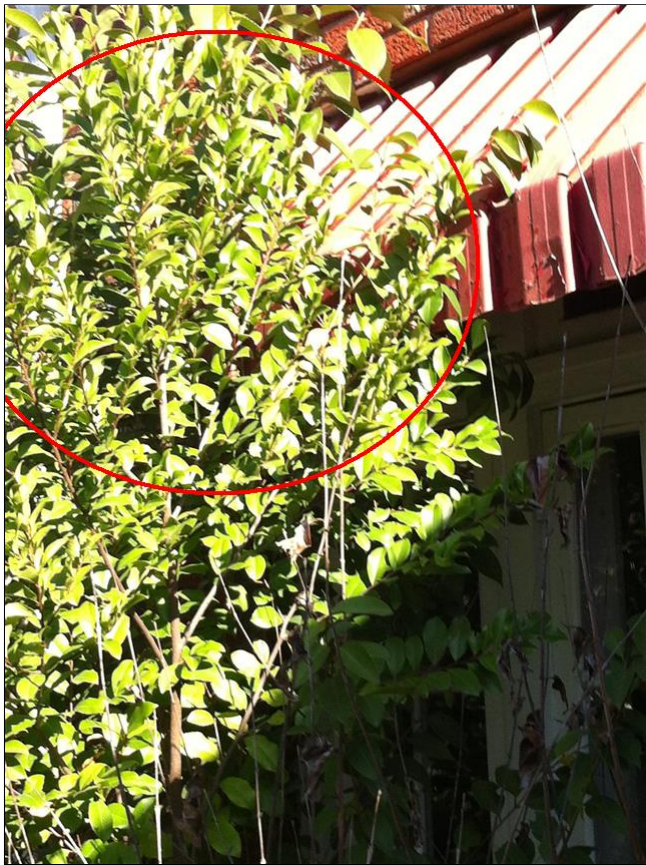
Item 1(Picture) Item 2(Picture) Recommend that the trees and bushes be cut back from house and roof as needed. Also there is ivy that needs to be trimmed back from house.

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)

☒ ☐ ☐ ☒ D. Gutters and downspouts

Comments:

Item 1(Picture)Item 2(Picture) All gutters and downspouts need to be cleaned and splashblocks added.

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

I NI NP D



D. Item 1(Picture)



D. Item 2(Picture)

✓ ☐ ☐ ☒

E. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass, Asphalt/Fiberglass

Viewed from: Ground, Ladder

Roof Ventilation: Gable vents

Comments:

Item 1(Picture) Clean debris from roof.

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

I NI NP D

Properly flash dormer on front of house.



E. Item 1(Picture)

☒ ☐ ☐ ☒ F. Roof Structures and Attics

Method used to observe attic: Attic access

Roof Structure: 2 X 4 Rafters, Wood slats, Plywood

Attic Insulation: Blown, Batt, Fiberglass

Approximate Average Depth of Insulation: 8 inches

Approximate Average Thickness of Vertical Insulation: None

Attic info: Attic access

Comments:

Item 1(Picture)Item 3(Picture) Roof and attic framing is 2x4 rafters and joists. No collar ties, perlins or stiff backs installed. Ridge material is 1x6. This framing does not meet the framing guidelines that are used today. The roof decking has been added which is an additional weight. Recommend that an engineer make repair recommendations.

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

I NI NP D



F. Item 1(Picture)

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

I NI NP D



F. Item 2(Picture)

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

I NI NP D



F. Item 3(Picture)

☒ ☐ ☐ ☒ **G. Attic Insulation**

Comments:

Item 1(Picture) Item 2(Picture) Blown insulsafe insulation.

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

I NI NP D



G. Item 1(Picture)

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

I NI NP D



G. Item 2(Picture)

☒ ☐ ☐ ☒ H. Walls (Interior and Exterior)

Wall Structure: Brick, 2 X 4 Wood Studs

Comments:

Item 1(Picture)Item 3(Picture) The wall on the right side of house is cracked in several areas and the brick under the windows has cracked and lifted. There is back slope so water drains back into the wall.

Item 2(Picture)Item 8(Picture)Item 10(Picture) There are gaps and damaged wood on nearly every window around the house.

Item 4(Picture)Window sill and masonry is cracked.

Damage wood on windows and gaps between the walls and windows.

Item 6(Picture) Item 7(Picture)Item 9(Picture) Cracks in brick.

Item 11(Picture) Item 12(Picture) Cracks in walls in house.

There appears to be no insulation in the outside walls.

Need to paint all raw wood on outside of house.

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

I NI NP D



H. Item 1(Picture)



H. Item 2(Picture)

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

I NI NP D



H. Item 3(Picture)



H. Item 4(Picture)

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

I NI NP D



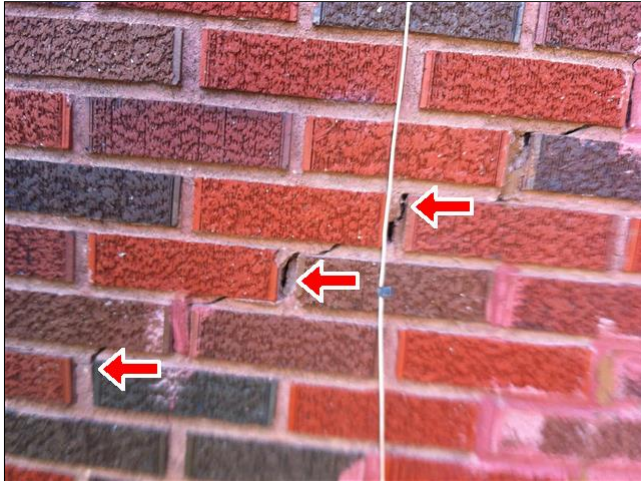
H. Item 5(Picture)



H. Item 6(Picture)

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

I NI NP D



H. Item 7(Picture)



H. Item 8(Picture)

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

I NI NP D



H. Item 9(Picture)

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

I NI NP D



H. Item 10(Picture)

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

I NI NP D



H. Item 11(Picture)

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

I NI NP D



H. Item 12(Picture)

☒ ☐ ☐ ☒

I. Trim, soffits,& fascia

Comments:

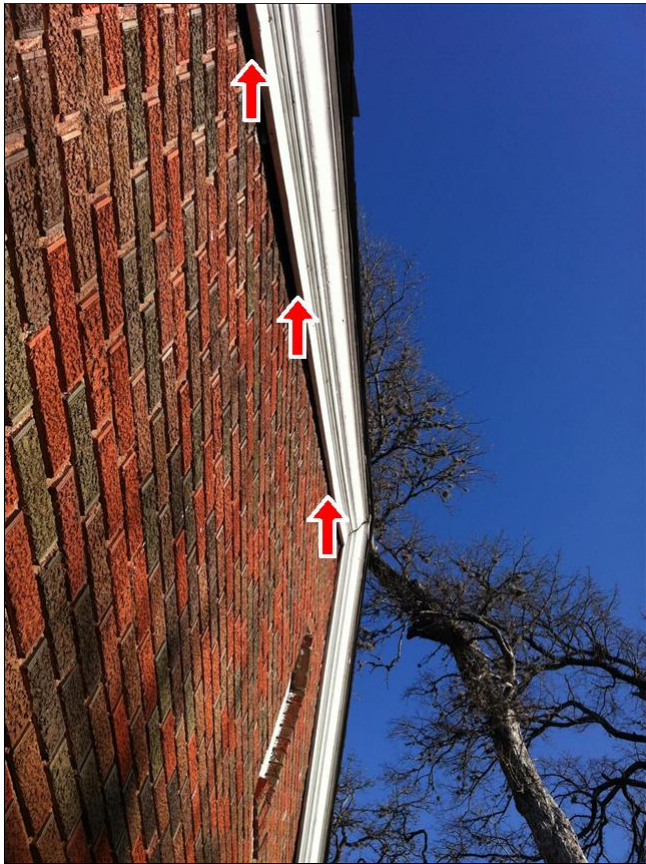
Item 1(Picture) Large gap between masonry and trim boards. The masonry in the gables does not have a backing such as plywood.

Item 2(Picture) Plywood awning over windows are rotting.

Item 3(Picture) Nearly all the trim around the house is loose, needs paint and caulking and or to be nailed back together.

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

I NI NP D



I. Item 1(Picture)

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

I NI NP D



I. Item 2(Picture)

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

I NI NP D



I. Item 3(Picture)

☒ ☐ ☐ ☒ **J. Ceilings and Floors**

Floor Structure: Wood joists

Floor System Insulation: NONE

Ceiling Structure: 2X4

Comments:

Floors are not level.

There are ceiling tiles on ceiling in several rooms that may have asbestos in them. I was not able to tell.

No floor insulation. No sub floor.

☒ ☐ ☐ ☒ **K. Doors (Interior and Exterior)**

Comments:

Adjust exterior doors so they close properly. Some interior doors also do not close properly. Repair weather stripping on doors as needed.

Both screen doors need repair. Rotted wood and torn screens

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

I NI NP D

☒ ☐ ☐ ☒ L. Windows

Comments:

Item 1(Picture) There are 8 double paned windows that have broken seals.

Item 2(Picture) Broken glass in dining room window.

Item 3(Picture) I was unable to open most windows.

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

I NI NP D



L. Item 1(Picture)

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

I NI NP D



L. Item 2(Picture)

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

I NI NP D



L. Item 3(Picture)

☐ ☒ ☐ ☐ M. Stairways (Interior and Exterior)

☐ ☒ ☐ ☒ N. Fireplaces and Chimneys

Chimney (exterior): Brick

Operable Fireplaces: One

Types of Fireplaces: Sealed off

Comments:

I did not inspect the firebox or any part inside due to the Dearborn unvented gas heater was in front of the opening which was boarded up.

Item 1(Picture) Missing counter flashing on chimney.

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

I NI NP D



N. Item 1(Picture)

☒ ☐ ☐ ☒ O. Porches, Balconies, Decks and Carports

Comments:

Item 1(Picture)Item 2(Picture) Properly attach front porch awning to post as needed.

Item 3(Picture) Secure front porch awning to house.

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

I NI NP D



O. Item 1(Picture)

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

I NI NP D



O. Item 2(Picture)

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

I NI NP D



O. Item 3(Picture)

☐ ☒ ☐ ☐ P. Other

Comments:

Item 1(Picture) I did not inspect the detached garage.

I did not inspect front steps and railing at the street.



P. Item 1(Picture)

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

I NI NP D

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

I NI NP D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Electrical Service Conductors: Overhead service

Panel Capacity: Unable to determine

Panel Type: Circuit breakers

Electric Panel Manufacturer: Zinsco

Comments:

Item 1(Picture) Item 2(Picture) Knob and tube wiring to garage. Exposed romex wiring outside.

Item 3(Picture) Properly secure conduit at wall.

Item 4(Picture)Item 5(Picture)Item 6(Picture) Item 7(Picture) Zinsco Panel Recommend that it be replaced. Missing knockouts in panel. Front is loose. Two wire non grounded wiring through out house. Some aluminum wiring is present. Wires doubled up on breaker. Clean out debris and dead reptiles.

Item 8(Picture) Recommend that the cable and phone lines be raised.

Item 9(Picture) Electrical riser needs to be straightened so it is vertical and not running down hill. Recommend that a licensed electrician make necessary repairs to all of the electrical items.

All plugs in the house are two wire non grounded outlets.

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

I NI NP D



A. Item 1(Picture)

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

I NI NP D



A. Item 2(Picture)

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

I NI NP D



A. Item 3(Picture)

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

I NI NP D



A. Item 4(Picture)

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

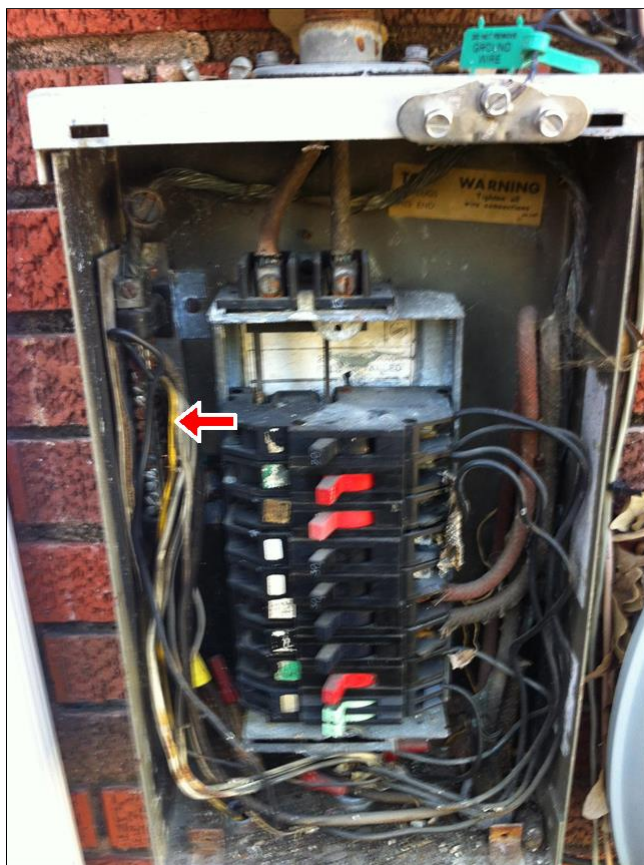
I NI NP D



A. Item 5(Picture)

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

I NI NP D



A. Item 6(Picture)

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

I NI NP D



A. Item 7(Picture)

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

I NI NP D



A. Item 8(Picture)

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

I NI NP D



A. Item 9(Picture)

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

Type of Wiring: Romex, Knob and Tube

Branch wire 15 and 20 amperage: Copper, Aluminum

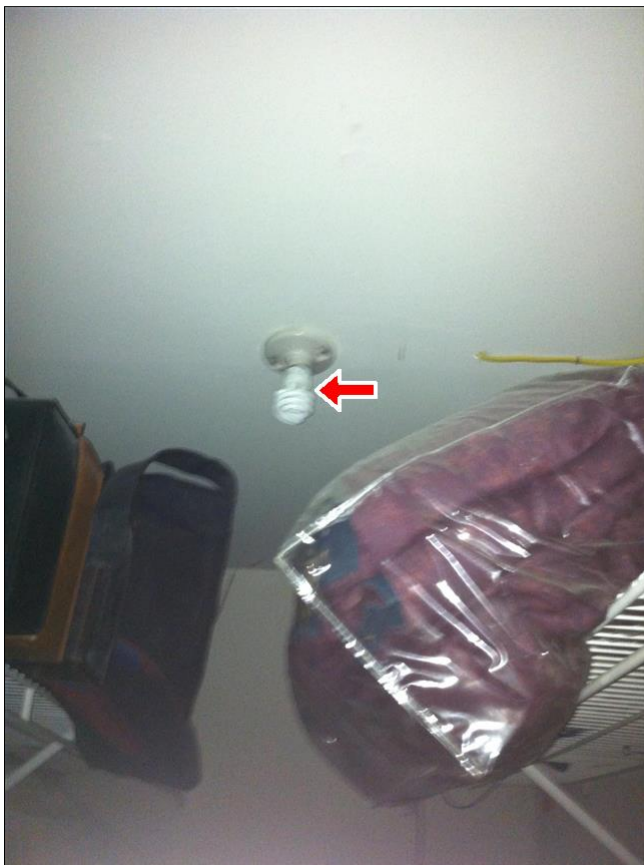
Comments:

Item 1(Picture) All light fixtures need to have a cage or globe to protect bulb.

No GFCI plugs in kitchen over all counter space, outside, or in the bathroom.

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

I NI NP D



B. Item 1(Picture)

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☒ ☐ ☐ A. Heating Equipment

Type of Systems: Dearborn Non vented gas

Energy Sources: Natural gas

Heat System Brand: Dearborn

Number of Heat Systems (excluding wood): One

Comments:

Item 1(Picture) Dearborn unvented gas heater. Recommend that it be removed from the house and a vented unit be installed.



A. Item 1(Picture)

☐ ☒ ☐ ☐ B. Cooling Equipment

Type of Systems: Window AC

Central Air Manufacturer: Unknown

Comments:

Item 1(Picture) Window unit. I did not run unit due to outside temperature was below 60 degrees.

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

I NI NP D



B. Item 1(Picture)

☐ ☐ ☒ ☐ C. Duct Systems, Chases, and Vents
Ductwork: N/A

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

I NI NP D

IV. PLUMBING SYSTEM

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

Location of water meter: Street

Location of main water supply valve: At the meter

Static water pressure reading: Approx. 50 PSI

Water Source: Public

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): Galvanized

Comments:

Item 1(Picture) Recommend that the valve boxes for the meter and the cut off be cleaned out and that the handles are operable. I did not see a PRV valve that regulates water pressure.

Item 2(Picture) Water line on right side of house. Low pressure in galvanized line. Broken handle and no backflow preventer installed. All outside hose bibs need backflow preventer and should be insulated.

Item 3(Picture) 50 PSI water pressure at front hose bib. Missing backflow preventer.

No stops on the faucets under the sinks.

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

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)

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

I NI NP D



A. Item 3(Picture)

☒ ☐ ☐ ☒ B. Drains, Waste, and Vents

Plumbing Waste: PVC, Cast iron

Comments:

There are two areas that leak under the house. The bathroom and the kitchen area both leak under the house. Recommend that the plumbing be repaired by a licensed plumber.

Item 1(Picture) Sewer cleanout on right side of house.

Item 2(Picture) Lead flashing on vent stack is short and allows water around pipe.

Item 3(Picture)Item 4(Picture) Repair damaged tile in tub

Item 5(Picture) Need to have a 1" air gap between the fill line and fill tube.

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

I NI NP D



B. Item 1(Picture)

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

I NI NP D



B. Item 2(Picture)

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

I NI NP D



B. Item 3(Picture)

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

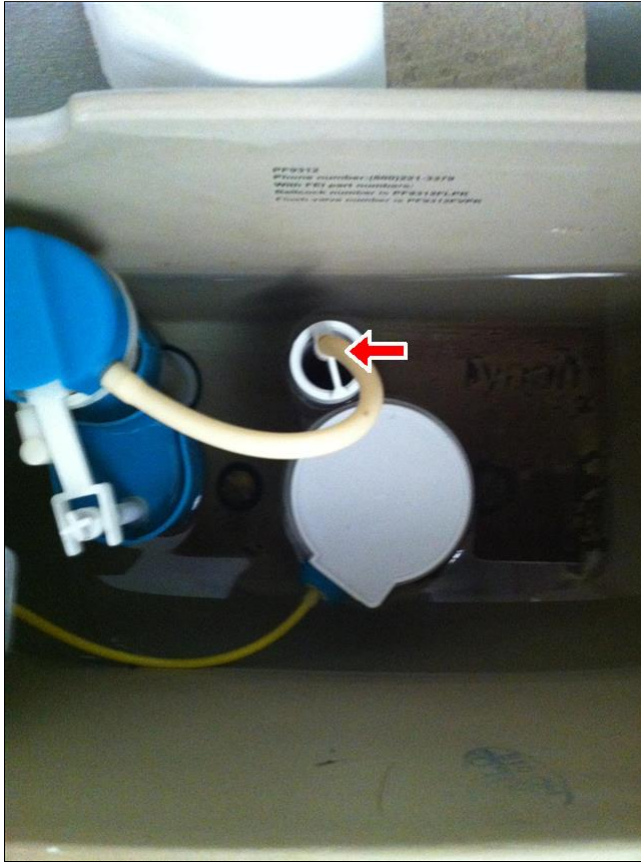
I NI NP D



B. Item 4(Picture)

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

I NI NP D



B. Item 5(Picture)

☒ ☐ ☐ ☒ C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity (Water Heater): Unknown

Water Heater Manufacturer: Hoyt

Water Heater Location: Corner of kitchen

Comments:

Item 1(Picture) Water heater temperature and pressure relief line needs to be the same size as the pressure valve and should terminate outside and Item 5(Picture) not under house.

Item 2(Picture) Item 5(Picture) Need 3" of clearance on vent pipe from all combustibles at ceiling and through roof.

Item 3(Picture) Recommend that the water heater be cleaned to help prevent a fire.

Item 4(Picture) Properly install air bonnet on the water heater and clean.

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

I NI NP D



C. Item 1(Picture)

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

I NI NP D



C. Item 2(Picture)

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

I NI NP D



C. Item 3(Picture)

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

I NI NP D



C. Item 4(Picture)

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

I NI NP D



C. Item 5(Picture)

☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

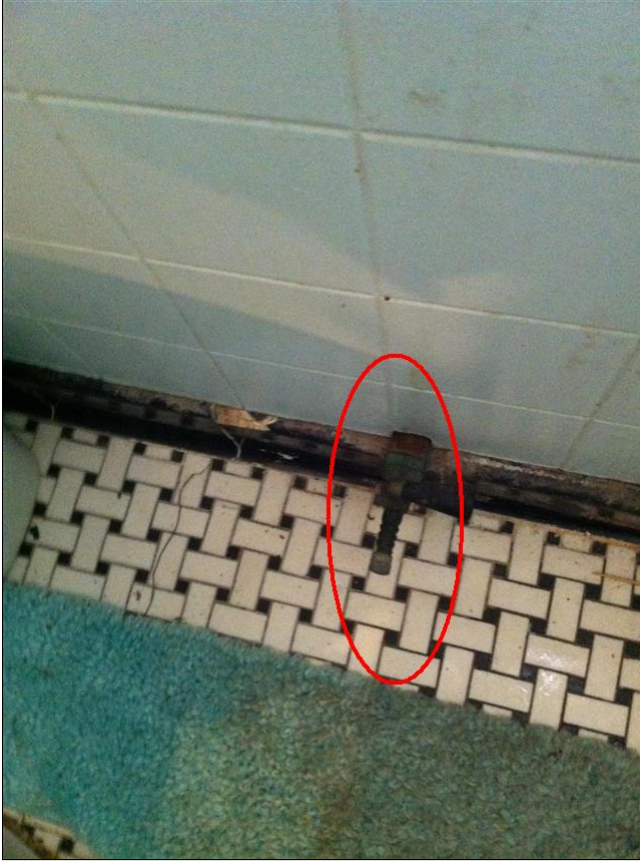
☒ ☐ ☐ ☒ E. Visible gas valves

Comments:

Item 1(Picture) Recommend that the gas valves be removed and sealed or new valves be installed.

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

I NI NP D



E. Item 1(Picture)

☐ ☒ ☐ ☐ F. Other

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

I NI NP D

V. APPLIANCES

☐ ☐ ☒ ☐

A. Dishwashers

Dishwasher Brand: None

☐ ☐ ☒ ☐

B. Food Waste Disposers

☒ ☐ ☐ ☒

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Rangaire

Comments:

Item 1(Picture) Vent hood is a recirculating type. Light does not work. Recommend that the grease filter be cleaned and a charcoal filter installed.



C. Item 1(Picture)

☒ ☐ ☐ ☒

D. Ranges

Range: Amana

Comments:

Item 1(Picture) No anti tip installed. Recommend that the range be cleaned. I did not turn on the range due to the grease build up.

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

I NI NP D



D. Item 1(Picture)

- ☐ ☒ ☐ ☐ **K. Refrigerator**
- ☐ ☐ ☒ ☐ **L. Mechanical Exhaust Vents and Bathroom Heaters**
- ☐ ☐ ☒ ☐ **M. Garage Door Operator(s)**
- ☒ ☐ ☐ ☒ **N. Dryer Exhaust Systems**

Comments:

Item 1(Picture) Dryer vent does not have a cap and a one way flap in the cap and is coming through a window in the kitchen area.

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

I NI NP D



N. Item 1(Picture)

☐ ☒ ☐ ☐ O. Other

General Summary



CRITICAL EYE

Home Inspections ~ Energy Audits

Critical Eye Home Inspections

11809 Buckingham Rd
Austin, Texas 78759
512.705.0599

Customer
Sudhakar Allada

Address
902 W. 30th
Austin TX 78705

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

A. Foundations

Inspected, Deficient

Item 1(Picture) Crawl space needs more vents around the house. The pier and beam house has cedar piers and wood piers.

Item 4(Picture) The floor in the living room slopes toward the left to the dining area.

I. STRUCTURAL SYSTEMS

Recommend that an engineer make recommendations to level home and install acceptable piers, especially if the house is remodeled.

Item 2(Picture) Nearly all the grade on all sides of the house is higher than the crawl space.

Item 3(Picture) Clean debris from vents and recommend that they are screened.

Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture) Item 9(Picture) Item 10(Picture) Pictures under house of crawl space. Shows cedar piers, galvanized pipe.

Repair all plumbing leaks under house.

B. Grading and Drainage

Inspected, Deficient

Item 1(Picture) Clean debris from drainage channel as needed.

Reroute drainage so the grade drains away from house.

C. Trees and other vegetation

Inspected, Deficient

Item 1(Picture) Item 2(Picture) Recommend that the trees and bushes be cut back from house and roof as needed. Also there is ivy that needs to be trimmed back from house.

D. Gutters and downspouts

Inspected, Deficient

Item 1(Picture)Item 2(Picture) All gutters and downspouts need to be cleaned and splashblocks added.

E. Roof Covering Materials

Inspected, Deficient

Item 1(Picture) Clean debris from roof.

Properly flash dormer on front of house.

F. Roof Structures and Attics

Inspected, Deficient

Item 1(Picture)Item 3(Picture) Roof and attic framing is 2x4 rafters and joists. No collar ties, perlins or stiff backs installed. Ridge material is 1x6. This framing does not meet the framing guidelines that are used today. The roof decking has been added which is an additional weight. Recommend that an engineer make repair recommendations.

G. Attic Insulation

Inspected, Deficient

Item 1(Picture) Item 2(Picture) Blown insulsafe insulation.

H. Walls (Interior and Exterior)

Inspected, Deficient

Item 1(Picture)Item 3(Picture) The wall on the right side of house is cracked in several areas and the brick under the windows has cracked and lifted. There is back slope so water drains back into the wall.

Item 2(Picture)Item 8(Picture)Item 10(Picture) There are gaps and damaged wood on nearly every window around the house.

Item 4(Picture)Window sill and masonry is cracked.

I. STRUCTURAL SYSTEMS

Damage wood on windows and gaps between the walls and windows.

Item 6(Picture) Item 7(Picture)Item 9(Picture) Cracks in brick.

Item 11(Picture) Item 12(Picture) Cracks in walls in house.

There appears to be no insulation in the outside walls.

Need to paint all raw wood on outside of house.

.

I. Trim, soffits,& fascia

Inspected, Deficient

Item 1(Picture) Large gap between masonry and trim boards. The masonry in the gables does not have a backing such as plywood.

Item 2(Picture) Plywood awning over windows are rotting.

Item 3(Picture) Nearly all the trim around the house is loose, needs paint and caulking and or to be nailed back together.

J. Ceilings and Floors

Inspected, Deficient

Floors are not level.

There are ceiling tiles on ceiling in several rooms that may have asbestos in them. I was not able to tell.

No floor insulation. No sub floor.

K. Doors (Interior and Exterior)

Inspected, Deficient

Adjust exterior doors so they close properly. Some interior doors also do not close properly. Repair weather stripping on doors as needed.

Both screen doors need repair. Rotted wood and torn screens

L. Windows

Inspected, Deficient

Item 1(Picture) There are 8 double paned windows that have broken seals.

Item 2(Picture) Broken glass in dining room window.

Item 3(Picture) I was unable to open most windows.

N. Fireplaces and Chimneys

Not Inspected, Deficient

I did not inspect the firebox or any part inside due to the Dearborn unvented gas heater was in front of the opening which was boarded up.

Item 1(Picture) Missing counter flashing on chimney.

I. STRUCTURAL SYSTEMS

O. Porches, Balconies, Decks and Carports

Inspected, Deficient

Item 1(Picture)Item 2(Picture) Properly attach front porch awning to post as needed.

Item 3(Picture) Secure front porch awning to house.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficient

Item 1(Picture) Item 2(Picture) Knob and tube wiring to garage. Exposed romex wiring outside.

Item 3(Picture) Properly secure conduit at wall.

Item 4(Picture)Item 5(Picture)Item 6(Picture) Item 7(Picture) Zinsco Panel Recommend that it be replaced. Missing knockouts in panel. Front is loose. Two wire non grounded wiring through out house. Some aluminum wiring is present. Wires doubled up on breaker. Clean out debris and dead reptiles.

Item 8(Picture) Recommend that the cable and phone lines be raised.

Item 9(Picture) Electrical riser needs to be straightened so it is vertical and not running down hill. Recommend that a licensed electrician make necessary repairs to all of the electrical items.

All plugs in the house are two wire non grounded outlets.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient

Item 1(Picture) All light fixtures need to have a cage or globe to protect bulb.

No GFCI plugs in kitchen over all counter space, outside, or in the bathroom.

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Inspected, Deficient

Item 1(Picture) Recommend that the valve boxes for the meter and the cut off be cleaned out and that the handles are operable. I did not see a PRV valve that regulates water pressure.

Item 2(Picture) Water line on right side of house. Low pressure in galvanized line. Broken handle and no backflow preventer installed. All outside hose bibs need backflow preventer and should be insulated.

Item 3(Picture) 50 PSI water pressure at front hose bib. Missing backflow preventer.

No stops on the faucets under the sinks.

B. Drains, Waste, and Vents

Inspected, Deficient

There are two areas that leak under the house. The bathroom and the kitchen area both leak under the house. Recommend that the plumbing be repaired by a licensed plumber.

IV. PLUMBING SYSTEM

Item 1(Picture) Sewer cleanout on right side of house.

Item 2(Picture) Lead flashing on vent stack is short and allows water around pipe.

Item 3(Picture)Item 4(Picture) Repair damaged tile in tub

Item 5(Picture) Need to have a 1" air gap between the fill line and fill tube.

C. Water Heating Equipment

Inspected, Deficient

Item 1(Picture) Water heater temperature and pressure relief line needs to be the same size as the pressure valve and should terminate outside and Item 5(Picture) not under house.

Item 2(Picture) Item 5(Picture) Need 3" of clearance on vent pipe from all combustibles at ceiling and through roof.

Item 3(Picture) Recommend that the water heater be cleaned to help prevent a fire.

Item 4(Picture) Properly install air bonnet on the water heater and clean.

E. Visible gas valves

Inspected, Deficient

Item 1(Picture) Recommend that the gas valves be removed and sealed or new valves be installed.

V. APPLIANCES

C. Range Hood and Exhaust Systems

Inspected, Deficient

Item 1(Picture) Vent hood is a recirculating type. Light does not work. Recommend that the grease filter be cleaned and a charcoal filter installed.

D. Ranges

Inspected, Deficient

Item 1(Picture) No anti tip installed. Recommend that the range be cleaned. I did not turn on the range due to the grease build up.

N. Dryer Exhaust Systems

Inspected, Deficient

Item 1(Picture) Dryer vent does not have a cap and a one way flap in the cap and is coming through a window in the kitchen area.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected

adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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CRITICAL EYE

Home Inspections ~ Energy Audits

Critical Eye Home Inspections

Jan Ode

11809 Buckingham Rd
Austin, Texas 78759
512.705.0599



Critical Eye

INSPECTION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY

Address of Structure to be Inspected: 902 W. 30th Austin TX 78705

Inspection Fee: \$ 450.00

Client requests a visual inspection of the structure identified at the above address by Critical Eye Home Inspections hereinafter collectively referred as

1. the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.

Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c)

2. Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.

CONFIDENTIAL REPORT: Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the Client's transaction only. (c) one copy may be provided to the

3. Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMEGES AS ARESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.

Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the

4. apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice from the Texas Real Estate Commision.

SCOPE OF INSPECTION: The inspection only includes those systems and components expressly and specifically identified in the inspection report.

Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, Carpets, ceilings, furnishings or any other thing, or

5. those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be

discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.

The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.

LIMITATION ON LIABILITY: It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

- DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency
9. conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

- ABRITRATION:** It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of
10. Construction Arbitration Services, Inc. The decision of the arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**

- Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the
11. inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Florida.

- ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable attorney's fees, arbitrator fees and other costs.
- 12.

- Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this**
13. **Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.**

- SEVERABILITY:** If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in full force and effect between the parties.
- 14.

- PAYMENT: Payment is expected when the report is delivered.** A 10% late fee (per month) will be charged for all late payments. All costs, including
15. but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks.

- ENTIRE CONTRACT:** This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement No change or modification shall be enforceable against any party unless such changes or
16. modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated _____

Signature of Client _____

(One signature binds all)

Printed Name of Client: _____

Dated _____

For the Company Jan Ode

