

*Home Inspection Report Prepared Exclusively For:*

**Angela Rawie & Associates**

**2102 Rio Grande Austin, TX 78705**



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**HOME INSPECTION SERVICES**

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**TREC 5702**

# PROPERTY INSPECTION REPORT

Prepared For: **Angela Rawie & Associates**

**CONFIDENTIAL REPORT**

(Name of Client)

Concerning: **2102 Rio Grande (Dormitory property)**

(Address or Other Identification of Inspected Property)

By: **Kenneth L. Larson / TREC # 5702**

(Name and License Number of Inspector)

**February 15, 2016**

(Date)

## 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 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. 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 does NOT prioritize or emphasize the importance of one deficiency over another.

**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.



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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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST)

#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Additional attachments provided by Austin Structural Inspection Services that make this inspection report complete are listed but not limited to the following: Inspection Contract / Agreements and our Home Maintenance and Care Guide.

**This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company or inspector cannot be held liable for your understanding or misunderstanding of the reports content.**

The digital pictures in this report are a sampling of the deficiencies in place and should not be considered to show all damages and/or deficiencies found. **CLIENT IS STRONGLY ADVISED TO READ THE ENTIRE REPORT BEFORE MAKING ANY PURCHASE DECISIONS.**





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## INSPECTION AGREEMENT

### I. Scope of inspection

- A. In exchange for the inspection fee paid by Client, the Inspector agrees to provide the Client with an Inspection report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. **However, Client acknowledges the Inspection report may not identify all defects or problems.**
- B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection report are excluded.
- C. This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and **does not warrant or guarantee all defects to be found.** Any items noted in this report are based on the opinion of the inspector. Other professionals may recommend other repairs or have differing opinions, Austin Structural is not responsible for the opinions offered by other professionals who may recommend other or different repairs. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations or option periods.

### II. Inspection Report

- A. The Inspection report provided by the Inspector will contain the Inspector's professional, good faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
- B. The inspection report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and /or market value of the Property.
- C. As noted above, the inspection report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, and other observable items as noted in the report.

### III. Disclaimer of Warranties

**The inspector makes no guarantee or warranty, express or implied, as to any of the following:**

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and that any of the items inspected are merchantable or fit for any particular purpose.



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**IV. Limitation of Liability**

Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. Client acknowledges being given the opportunity to have this Agreement reviewed by counsel of their choosing and further acknowledges the opportunity of hiring a different inspector to perform the inspection. By accepting or signing this Agreement, Client agrees to liability being limited to the amount of the inspection fee paid by the Client.

**V. Dispute Resolution**

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute, controversy, interpretations, or claims, 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 mandatory binding arbitration administered under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed there under shall be final and binding judgment and the Award may be entered in any Court of competent jurisdiction.

**VI. Attorney's Fees**

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

**VII. Exclusivity**

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection may be released to the buyer's agent(s).



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## I. STRUCTURAL SYSTEMS

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### A. Foundations

Type of Foundation(s): Type of Foundation: ☐ Concrete Slab ☒ Pier and Beam

Comments:

Foundation Performance: ☐ Performing / ☒ not performing as intended

- There is a current lack of full access under this home. Inspector was only able to view the foundation supports through the small vent openings. Recommend a minimum 18 X 36 inch access panel be installed at the exterior foundation beam.
- Missing supports / piers. Joists under the home are over spanned and need additional piers installed to properly support the flooring.
- This foundation shows to be in need of significant repair. Floors are not deemed level throughout the structure. Under home supports were in need of additional supports. Current pier and beam supports under the home are aged and beginning to crumble. Full pier replacement is highly recommended.
- Interior doors do not close and latch properly due to foundation settlement.
- Strong musty odors were noted throughout the home. Ventilation is missing at all sides of the foundation skirting. Cross ventilation is required to allow naturally occurring moisture under the home to escape.
- It is highly recommended this foundation support structure be fully replaced by a qualified foundation repair contractor.
- Sampling of photos noted below.



**Client Advisory Notice on Performance:** This report does not guarantee the future life or failure of the foundation, but is a limited visual observation of the conditions and circumstances present and visible at the time of this inspection. **This inspection and opinions given should not be considered an engineering report.**





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## B. Grading & Drainage

Comments:

- Poor drainage noted at the rear and sides of the home. Recommend addition buried drains or swales be installed to allow water to drain away from these areas. Soils need to be sloped approximately 2" inches for every 10' ft away from the property to all proper drainage.



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## C. Roof Covering Materials

Type(s) of Roof Covering: ☒ Asphalt composition ☐ Metal ☐ Tile

Comments:

Roof Condition: ☐ New ☐ Average ☒ Aged – replacement recommended

- Roof shingles are worn, damaged, loose, and beyond their serviceable life; replacement is highly recommended. Interior water stains at the walls and ceiling indicated current leaks. Previous patches were attempted but poorly installed.
- Full replacement is highly recommended as this roofing is at the end of its serviceable life expectancy.
- Sampling of photos noted below.



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**D. Roof Structure & Attic**

*Viewed From: attic access*

*Approximate Average Depth of Insulation: 0" - 4" loose fill*

*Comments:*

- Attic access has been boarded up and was not accessible. Recommend a proper attic access hatch or pull down ladder be installed.
- Due to the notable sagging at the ridge lines of the roof, the attic framing may be undersized or missing needed braces for the weight of the current roof shingles.
- Attic bracing needs to be updated before this roof structure fails. Bracing is needed at all over spanned rafters and where rafters where spliced together.
- Client is advised that the current framing may not be able to support the weight of a second layer of roofing materials. All current roofing materials will need to be fully removed, roofing framing replaced, before any new roofing materials are added.
- Condition of attic insulation is unknown at this time.
- A qualified Professional Engineer should be consulted to provide a full plan of replacement / repair for this attic structure.

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**E. Walls (Interior & Exterior)**

*Comments:*

- It is the opinion of this inspector that this home is NOT deemed safe for habitation due to items noted, but not limited to, issues noted below. Significant expense repair should be expected. This report is NOT deemed to be all inclusive and lists only some of the issues found during this visual inspection. Other problems may be found during repair not already included in this report.
- Nearly all exterior wood trim and fascia boards were noted to be heavily weathered, damaged, or missing.
- Water damaged / leaks were noted around numerous window frames throughout the home. This has damaged the framing and window sills.
- All bathrooms were noted to have at least some serious wall / moisture damaged with many areas missing substantial sections of wall tiles. Bathroom areas are NOT deemed to be water tight around the tub and shower assemblies.
- Wall at the top of the stair landing has pulled away from the floor at approx. 2".
- A qualified Professional Engineer should be consulted to provide a full plan of replacement / repair for all framing.
- Sampling of photos noted below.





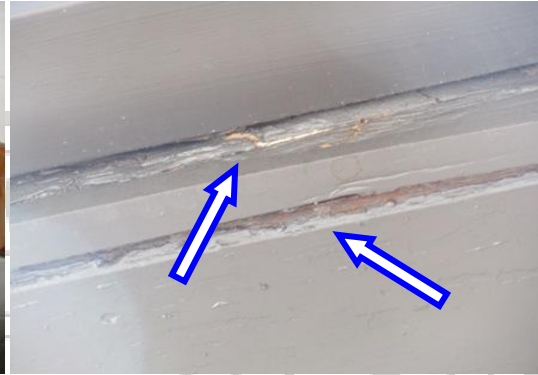
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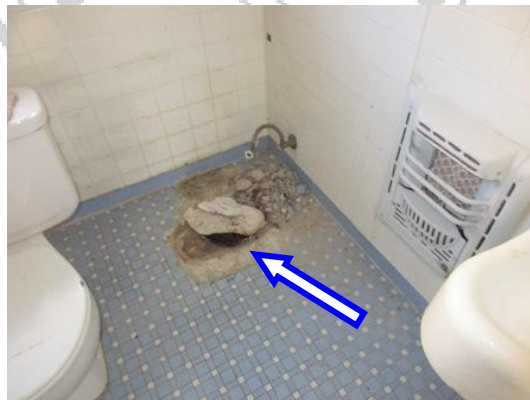
**Client Advisory on Hazardous Materials or Mold:** No Asbestos, lead paints, moisture, mold, and / or indoor air quality (IAQ) tests were performed as they are beyond the scope of this general inspection. Client is strongly advised to contact a qualified / certified IAQ Professional for further evaluation of this property.

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#### F. Ceilings & Floors

*Comments:*

- Significant water damage was noted throughout the home at the floors and ceilings.
- Floor tiles were noted to be missing at many of the rooms. The majority of flooring was noted to be beyond their serviceable life and should be replaced.
- Cracks at the ceilings in most rooms should be patched or repaired.
- Upstairs flooring at the south side of the property sags due to settlement.
- Sampling of photos noted below.



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**Client Advisory on Performance:** The inspector cannot determine the condition of structural components hidden within wall cavities. It is the seller's responsibility to disclose any known past, present, or repaired water intrusion conditions.

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#### G. Windows

Comments:

Style: ☒ Single pane ☐ Double pane insulated

Safety glass installed in hazardous locations: ☐ Yes ☒ No

- Burglar bars at all windows need to be removed. Fire / safety hazard exists where these bars to not have a properly installed breakaway latch.
- Windows did not all have a proper moisture flashing installed. All exterior windows must be properly flashed and caulked to prevent moisture penetration.
- No safety glass installed in required locations. While not required when this home was originally constructed. Safety glass is now required at all window locations within 24" of any exterior door.
- Windows throughout this home are an older style single pane wood framed window. These windows are aged and rotted at most locations and should all be replaced with a more energy efficient type of double pane window.
- Window screens were torn or missing at most windows.
- Glass at the rear kitchen window is broken and needs repair.
- Significant repair costs for windows should be expected due to age of the windows, moisture leakage, and lack of energy efficiency.
- Sampling of photos noted below.





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#### H. Stairways (Interior & Exterior)

Comments:

- Stairs at all levels are NOT deemed safe for use.
- Handrails are missing and unevenly spaced stairs were noted. Stairs are the most frequent location of injury accidents in the home. A consistent rise and run is important for safety. The tallest riser can be no more 3/8<sup>th</sup> inch higher than the shortest and the deepest tread can be no more 3/8<sup>th</sup> inch greater than the shallowest. Proper handrails and landings are also critical.
- Sampling of photos noted below.





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## I. Porches, Balconies, Decks, and Carports

*Comments:*

- Porches require a graspable handrail at the side and front of the property.



## II. ELECTRICAL SYSTEM

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### A. Service Entrance and Panels

*Comments:*

- Significant electrical issues noted. This home is NOT deemed safe for occupancy. This list is NOT deemed to be all inclusive and represents a sampling of the major issues found during this limited visual inspection.
- A Federal Pacific Electric Company "Stab-Lok" electrical panel is in use. I recommend that this panel be replaced by a licensed electrician. These panels have been noted to present a latent hazard by malfunctioning under certain conditions resulting in a jammed breaker which afterward may not trip under load, failure of the bus connections due to inadequate bending space for the service entry conductors, and potential arcing problems.
- The majority of plugs in the home are not grounded. Ungrounded receptacles are a potential safety hazard. Numerous outlets and switches were noted to be broken and need to be replaced.
- Many light fixtures were noted to be missing or damaged. Exposed wiring where the fixtures were removed need to be properly capped off. Safety Hazard.
- No working GFCI protected outlets present at required areas. While this was the building standard when this home was constructed, today's building standards now require GFCI protection. Ground Fault Circuit Interrupter (GFCI) protection should be located at all bathroom, exterior, and at all kitchen counter outlets.



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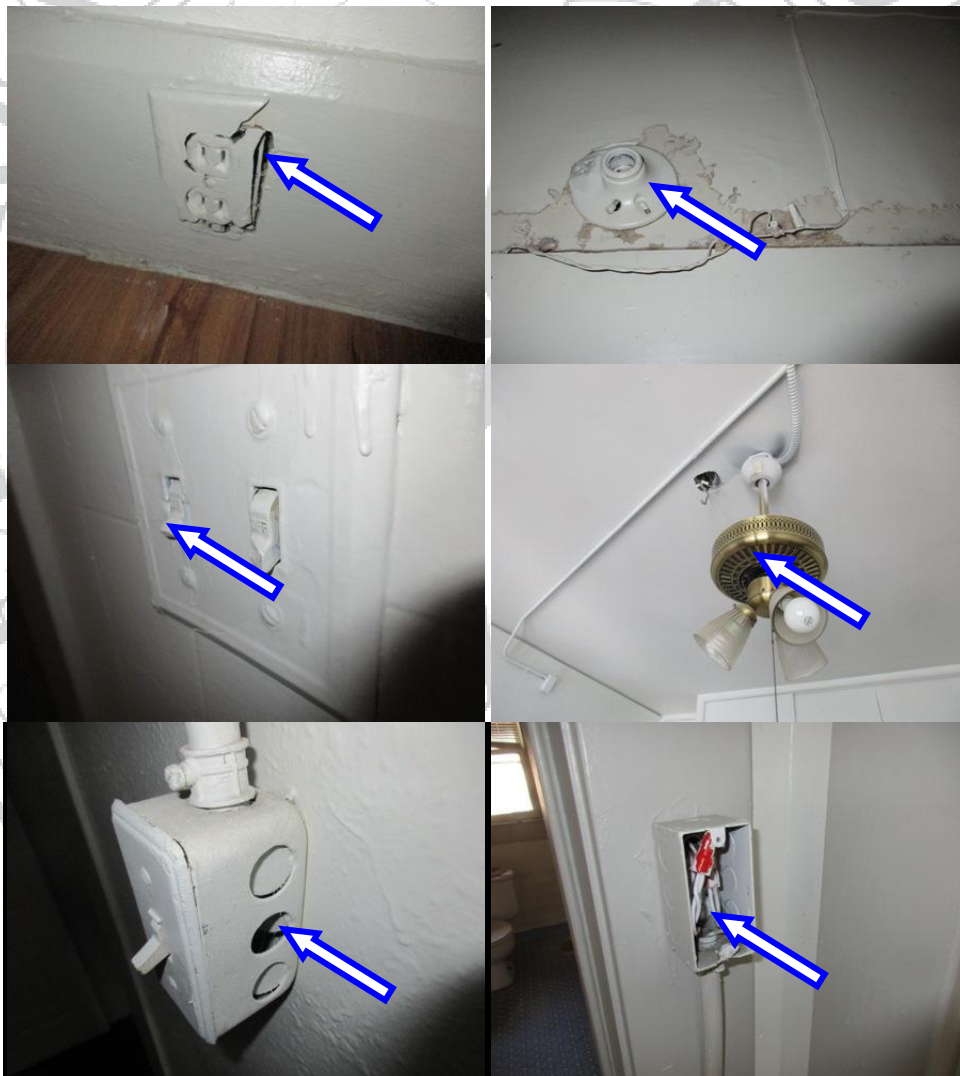
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- Insufficient receptacles at the kitchen counter areas. 2ft/4ft rule applies for countertop spaces. Receptacles are required at least 24" from the wall of a counter and at least 48" between all other outlets so that no point is ever more than 24" from a receptacle.
- Exterior wiring run along the sides of the property are not encased inside an approved conduit. Safety Hazard.
- Smoke detectors are needed in all bedroom areas.
- Carbon monoxide detectors are needed in all hallway areas outside of bedrooms.
- Grounding / bonding is missing at the exterior gas meter as required per current building standards.
- All open / exposed electrical junction boxes need to be covered or sealed.
- Not all breakers are marked. All breakers at the service panels need to be fully identified as to their intended purpose.
- Sampling of photos noted below.



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**Client Advisory on Limitations:** The inspector will not determine the service capacity amperage or voltage or the capacity of the electrical system relative to present or future use or requirements; conduct voltage drop calculations; or determine the accuracy of breaker labeling.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

Comments:

- No access was available to view the heating equipment.

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#### B. Cooling Equipment

Comments:

Location: ☐ Closet ☐ Attic ☒ Exterior

- There were 3 exterior A/C units at the side of the home. All 3 did not cool properly.
- The Delta T differential temperature between the supply and service vents was noted to be low (12, 8, and 14 degrees). This indicates the systems may not be performing correctly or should be cleaned / serviced by a licensed technician. A properly functioning system should produce a temperature differential between supply & return air of 15 - 20 degrees F. Usually, this condition indicates a loss of refrigerant or postponed maintenance. The numerous connections between fittings on the refrigerant pipes can loosen or develop cracks that allow refrigerant gas to escape. I recommend that you ask an HVAC repairman to reappraise the system prior to purchase and to provide estimates or repairs needed to restore proper temperature differentials.





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#### C. Duct System, Chases, and Vents

*Comments:*

- HVAC ducts are older style grey plastic covered duct. This plastic is photosensitive and thus breaks down with exposure to light and heat and cannot be repaired. Ducts are not fully sealed and are leaking air. Recommend replacement for increased energy savings.
- Sampling of photos noted below.



#### IV. PLUMBING SYSTEM

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##### A. Water Supply System and Fixtures

*Static water pressure reading: Water off at time of inspection*

*Comments:*

- Water was turned off at this property. No working water heaters were located but may be inside the sealed off attic areas. Condition is unknown.
- Anti siphon devices are not installed at all exterior faucets.
- All toilets were noted to be loose or damaged.
- All loose toilets need to be fully secured to the floors and caulked and sealed.
- All sinks, faucets, and tubs were noted to be chipped, corroded, and in overall poor repair.
- Upstairs toilet was installed too close to the wall. A minimum 15" between wall & center of the bowl is required. Larger persons may find it difficult sitting on toilet.
- Condition of water lines under the home could not be viewed due to lack of access.
- Sampling of photos noted below.



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### V. Other / Misc

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#### A. Fireplace / Chimney.

- This fireplace is not deemed safe for use.
- Damper is missing or damaged.
- No makeup air vents are installed at the roof chimney.
- Chimney / Vermin cap is missing.
- Fire bricks and mortar inside the fireplace are deteriorated.
- Sampling of photos noted below.



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#### B. Doors.

- Nearly all interior doors or door hardware are damaged or missing.
- Sampling of photos noted below.

