Austin Property Inspections
9101 La Cresada, Unit 2334
Austin, Texas 78749
512.914.6041

PROPERTY INSPECTION REPORT

Prepared For: Gene Tankersley
(Name of Client)

Concerning: 1308 East 12th Street, Austin, Texas 78702
(Address or Other Identification of Inspected Property)

By: Tanner Robertson TREC#21464 2/15/2016
(Name and License Number of Inspector) (Date)

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

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.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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 action, 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Congratulations on the purchase of your new home. I work for and in the best interests of the buyer only. This report belongs to the buyer only and is not transferable. The home inspection is not all-inclusive and is cursory at best. It is limited to visual, audible, and operational techniques only and is not intended to eliminate the risk of property ownership. Its purpose is to determine, at the time of the inspection only, if the inspected items are performing the function for which they are intended. There are no warranties, representations, guarantees, insurances, or assurances as to the efficiencies or future performances expressed or implied by this report. I highly recommend that you purchase a home warranty product. I will not be liable for misrepresented systems or component, undisclosed or undiscovered defects, or repairs made to any such defects that are brought to the attention of this company after completion of this inspection. Only qualified professionals should perform repairs pursuant to this inspection. This report meets or exceeds the minimum guidelines set forth in the standards of practice as promulgated by the Texas Real Estate Commission. If the Deficiency box is check-marked in any of the report sections (I, II, III, IV, V, and VI) or sub-sections (A., B., C., etc...); the summary of deficiencies are listed in Section IX of the report.

Thank you for choosing Austin Property Inspections and enjoy your new home!

Tanner Robertson

I	NI	NP	D	Inspection Item
				I. STRUCTURAL SYSTEMS
☑	☐	☐	☑	**A. Foundations** *Type of Foundation(s):* Pier and Beam *Method of Inspection: Visual inspection of exterior.* *Comments:* The foundation is not performing as intended. Recommend evaluation of the foundation by a licensed structural engineer and that necessary repairs be completed. Deficiencies further noted on page #9. General Maintenance: Recommend maintaining consistent soil moisture content around the perimeter of the foundation throughout the year.
☑	☐	☐	☑	**B. Grading & Drainage** *Comments:* General Maintenance: Recommend maintaining at least four inches of clearance between the ground level and the siding. Recommend maintaining proper drainage away from the base of the foundation.
☑	☐	☐	☑	**C. Roof Covering Materials** *Type(s) of Roof Covering:* Fiberglass composition Shingles *Viewed From:* Walked on Roof *Comments:* The inspector does not lift or remove shingles or tiles. Inspection of the shingles fastening system is not inspected as this may damage the shingle.
☑	☐	☐	☑	**D. Roof Structure & Attic** *Viewed From:* Attic Interior *Approximate Average Depth of Insulation:* 4" *Approximate Average Thickness of Vertical Insulation:* N/A *Comments:*
☑	☐	☐	☑	**E. Walls (Interior & Exterior)** *Comments:*
☑	☐	☐	☑	**F. Ceilings & Floors** *Comments:*
☑	☐	☐	☑	**G. Doors (Interior & Exterior)** *Comments:*
☑	☐	☐	☑	**H. Windows** *Comments:* Double pane insulated windows may have broken seals / gaskets without showing signs of "fogging" due to various factors such as indoor/outdoor climate change, glazing surface conditions, and window screens. Only obviously "fogged" windows at the time of the inspection are noted.
☑	☐	☐	☑	**I. Stairways (Interior & Exterior)** *Comments:*
☐	☐	☑	☐	**J. Fireplace/Chimney** *Comments:*
☑	☐	☐	☑	**K. Porches, Balconies, Decks, and Carports** *Comments:*

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				II. ELECTRICAL SYSTEMS
☑	☐	☐	☑	**A. Service Entrance and Panels** *Comments:* 100-amp Main Service
☑	☐	☐	☑	**B. Branch Circuits, Connected Devices, and Fixtures** *Type of Wiring:* Copper *Comments:* Smoke alarms should be tested monthly & maintained as needed. 220 Volt outlets are not inspected. In the event that Aluminum branch circuit wiring is reported; it is recommended that it be reviewed by a licensed electrical contractor. Copper-clad Aluminum branch circuit wiring is not reported unless it is labeled as such at the electrical panel.
				III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS
☐	☑	☐	☐	**A. Heating Equipment** *Type of System:* Central Forced Air *Energy Source:* Gas *Comments:* The thermostat was not operable at time of inspection. (The actual interface with the controls was not present at its mount). Only deficiencies of mechanical installation and damage visible without running the unit will be noted. Full evaluation of gas heat exchangers requires dismantling the furnace which is beyond the scope of a home inspection. General Maintenance: Recommend a yearly fall season heating system's maintenance / check-up by a licensed A/C contractor.
☐	☑	☐	☐	**B. Cooling Equipment** *Type of System:* Central Forced Air System. The A/C condenser is an American Standard 2 ½ ton manufactured in 2009. The air handler unit is an American Standard manufactured in 2009. *Comments:* The thermostat was not operable at time of inspection. (The actual interface with the controls was not present at its mount). Only deficiencies of mechanical installation and damage visible without running the unit will be noted. General Maintenance: Recommend a yearly spring time indoor A/C coil cleaning / maintenance / check-up by a licensed A/C contractor. Window A/C units are not inspected.
☑	☐	☐	☐	**C. Duct System, Chases, and Vents** *Comments:*
				IV. PLUMBING SYSTEM
☑	☐	☐	☑	**A. Water Supply System and Fixtures** *Location of water meter:* Front right near sidewalk/street *Location of main water supply valve:* Not present *Static water pressure reading:* 60 – *70 PSI* *Comments:* The inspection does not include piping that is not visible such as inside walls, underground, etc…The potability of any water supply is beyond the scope of a home inspection. Clothes washing machine and icemaker hose bibs are not inspected. Plumbing fixtures cut-off valves and hose bibs are not operated. A shower pan flood test is beyond the scope of a home inspection and is not performed by this inspection company.
☑	☐	☐	☑	**B. Drains, Wastes, and Vents** *Comments:* Washing machine drain lines are not inspected. Sewage ejector pumps / grinder pumps / lift stations are not inspected.

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☑	☐	☐	☑	**C. Water Heating Equipment** *Energy Source:* Electricity *Capacity:* 40 gallon *Comments:* Kenmore
☐	☐	☑	☐	**D. Hydro-Massage Therapy Equipment** *Comments:*
				V. APPLIANCES
☐	☐	☑	☐	**A Dishwasher** *Comments:*
☐	☐	☑	☐	**B. Food Waste Disposer** *Comments:*
☐	☐	☑	☐	**C. Range Exhaust Vent** *Comments:*
☑	☐	☐	☑	**D. Ranges, Cooktops, and Ovens** *Comments:* The self-cleaning function and/or the self-bake function are not inspected. Timers and clocks are not inspected.
☐	☐	☑	☐	**E. Microwave Oven** *Comments:* The inspector does not test for radiation leakage.
☐	☐	☑	☐	**F. Trash Compactor** *Comments:*
☐	☐	☑	☐	**G. Mechanical Exhaust Vents and Bathroom Heaters** *Comments:* Gas heaters mounted in wall were not inspected.
☐	☐	☑	☐	**H. Garage Door Operator(s)** *Comments:*
☐	☐	☑	☐	**I. Doorbell and Chimes** *Comments:*
☐	☐	☑	☐	**J. Dryer Vents** *Comments:* Recommend cleaning the dryer vent every six to twelve months / as needed.
				VI. OPTIONAL SYSTEMS
☐	☐	☑	☐	**A. Lawn and Garden Sprinkler Systems** *Comments:* If the sprinkler system is inspected it is operated in manual mode only. Timers, remote controls, and rain sensors are not inspected components. Underground water leaks are not inspected for.
☐	☐	☑	☐	**B. Swimming Pools, Spas, Hot Tubs, and Equipment** *Type of Construction: N/A* *Comments:* If the swimming pool is an inspected item; timers are not inspected.

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☐	☐	☑	☐	**C. Outbuildings** *Comments:*
☐	☐	☑	☐	**D. Outdoor Cooking Equipment** *Energy Source:* N/A *Comments:*
☐	☑	☐	☐	**E. Gas Supply Systems** *Comments:* A gas pressure test is beyond the scope of a home inspection.
☐	☐	☑	☐	**F. Private Water Wells** (A coliform analysis is recommended.) *Type of Pump:* N/A *Type of Storage Equipment:* N/A *Comments:*
☐	☐	☑	☐	**G. Private Sewage Disposal (Septic) Systems** *Type of System:* N/A *Location of Drain Field:* N/A *Comments:*
☐	☐	☑	☐	**H. Whole-House Vacuum Systems** *Comments:*
☐	☐	☑	☐	**I. Other Built-in Appliances** *Comments:*

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VII. Texas Real Estate Consumer Notice Concerning Hazards or Deficiencies

10-27-08

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

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:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- 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 requires 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.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (http://www.trec.state.tx.us)

This form is available on the TREC website at www.trec.state.tx.us

TREC Form No. OP-I

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VIII. Inspection Agreement

INSPECTION AGREEMENT

Austin Property Inspections
9101 La Cresada, Unit 2334
Austin, Texas 78749
512.914.6041
www.austinpropertyinspections.com

This agreement is between Tanner Blake Robertson, referred to as "Inspector" or "I", and_____, hereafter referred to as "Client" or "You".

Payment

By acceptance of the inspection report, You agree to the terms and conditions contained in this inspection agreement. You agree that payment will be made in full prior to or at the time of the inspection. You agree that the inspection report will not be delivered to You without payment.

Scope

The inspection is performed in compliance with the rules of the Texas Real Estate Commission, for a full and detailed list of inspected and excluded items, please visit http://www.trec.state.tx.us and read the Complete Rules Governing Inspectors. You agree that You understand that this is a limited scope inspection and that it is not all-inclusive. The inspection is limited to the visual and material defects of the accessible installed systems and components of the property at the time of the inspection.

Exclusions

You agree that the following systems, items, and conditions are not within in the scope of the inspection which include but are not limited to: Asbestos, Mold, Fungi, Environmental Hazards, Pest infestation, Household Appliances, Air Filtration Systems, Humidifiers, Security Systems, Water Wells, Low Voltage Wiring i.e. phone, cable, intercom, Flood Plain location, Governing Codes, Ordinances, Statues, Covenants, and Manufacturer specifications.

Warranty

You agree and understand that I am not a home warranty company, insurance company, or guarantor. There is no warranty expressed or implied as to the fitness for use, condition, adequacy of, efficiency of, or future performance of any of the inspected properties systems, components, parts or items. I strongly recommend that you obtain a home warranty and/or insurance.

Defects

If a defect is discovered, you agree to contact your home warranty company and / or insurance company for repairs. If a defect is discovered for which the Inspector may be liable for, You agree to notify the Inspector in writing and allow the Inspector the opportunity to evaluate the defect and offer remedy prior to any repair or replacement be completed. You agree that the Inspector will not be held liable for the defect if any repairs are performed prior to the Inspector's evaluation of the defect. You agree that the Inspector is not liable for undisclosed or undiscovered defects that were concealed or inaccessible at the time of the inspection.

Roof

The inspection of the roof is not an insurability inspection. The inspector does not determine the remaining life expectancy of any roof. The inspector does not walk on any roofs that cannot safely be reached, or when damage to the roof or roof covering may result. If you have any concerns relating to the roofing system, I strongly recommend a detailed inspection by a roofing specialist prior to closing.

Transferability

The inspection report is prepared solely and exclusively for the above Client and is non-transferable.

Commitment

I am committed to working for You and to work in your best interests only.

YOU AGREE THAT THE INSPECTION REPORT WILL NOT BE DELIVERED TO YOU WITHOUT PAYMENT.
BY ACCEPTING THE INSPECTION REPORT YOU AGREE TO THE TERMS AND CONDITIONS CONTAINED IN THIS INSPECTION AGREEMENT.

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I	NI	NP	D	Inspection Item

IX. Deficiencies

Note: Right and left are noted as if facing the home from the street.

Foundations:

- There is evidence of previous foundation repairs.
- The Piers are likely era original construction. They are cinder block piers that have been backfilled with concrete but our not sitting on a solid base plate. Wooden shims have been used between the piers and the joists (metal shims are the recommend material for this application).
- The ledger at the right side of the home appears to be damaged due to moisture.
- Recommend removing debris from crawl space. There is a wood pile by the hatch that should be removed.
- There are settlement cracks at various locations. There are several window and door frames that are out of square. Recommend an evaluation of the foundation by a licensed structural engineer and that necessary repair's be completed.

Grading & Drainage:

- The grading does not properly slope away from toward the foundation at all sides; recommend monitoring the drainage during rain fall and improving as needed. There is a grading depression near the crawl space hatch that will hold puddled water and push it towards the crawl space.
- The soil line is high along the right side of the home. Recommend lowering and maintaining the soil line at least four inches of clearance between the ground level and the siding without adversely affecting the drainage at this area.

Roof Covering Materials:

- Recommend sealing the exposed fasteners on the roof at the ridge row end shingles and at the roof penetration flashings. There many overdriven and many underdriven fasteners as well.
- There are several broken and missing shingles.
- There are improper/non workmanlike repairs made. There are shingle patches, tar application around the plumbing vent boots and in other areas that are improper repairs. There is a tarp/plastic that was installed to prohibit a heavily leaking area of the rear right corner (The addition section). The tarp has come loose and the leak is now active. There is moisture content at the rafters/roof decking and bedroom ceiling that is high enough for rot to set in (> 20% Moisture content)
- The current plumbing vent "boots" are not proper
- There are broken roof edge shingles on the right side of the home. The areas where there is no overhang and no roof edge flashing are conducive areas for moisture penetration/rot of the fascia
- Several roof to wall transitions are missing transitional flashing.
- The overall granular loss of the shingles indicated that the roof is beyond its average serviceable life. Recommend full replacement.

Roof Structure & Attic:

- The OSB decking at the rear right section of the attic has been compromised due to the disrepair of the roof. Recommend evaluating decking and rafters and replacement of effected material.
- The roof has a minor sag that usually indicates the rafter ties are not keeping the walls from pushing out. The ceiling joist and rafters are offset in much of the attic structure which is further evidence that it may be a ceiling joist connection issue. Recommend further evaluation by a licensed structural engineer and repair if necessary.
- The right side and left side attic wall vents exclusionary screening material is damaged / deteriorated.
- There is approximately four inches of insulation in the attic; new construction installs between 10 and 16 inches.
- There is evidence of varmint penetration to the attic.

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Walls (Interior & Exterior):

- Recommend trimming and maintaining tree limbs (at least 5') and foliage away from contact with the home.
- Recommend replacing broken siding panels and sealing exposed siding fasteners (nail heads). Several siding panels are pulling away from the home due to nail pops. Recommend repair.
- Recommend repainting all areas of exposed wood from chipping paint.
- The wooden strip at the bottom of the sign is rotten away in most locations.

Ceilings & Floors:

- In the crawl space under the home – There is no sub-flooring insulation present.
- In the crawl space under the home – There is water staining at the joists and sub floor under both bathrooms. Dry at time of inspection.
- There is water staining / minor rot at the header joist under both the front and back doors. This indicates non-existent or incorrectly installed door pan flashing.
- There is water staining at several ceiling areas in the house. The rear right bedroom ceiling is severely water damaged.

Doors (Interior & Exterior):

- The weather stripping is damaged at the front and back doors.

Windows:

- Multiple window screens are missing.
- The rear right bedroom has a broken window.

Stairways (Interior & Exterior):

- There is not a proper stair from the back deck down to the grading. (currently using a 6"x6" piece of lumber not fastened)

Porches, Balconies, Decks, and Carports:

- The back porch has loose decking boards and nail pops that should be repaired. One section of the back deck utilizes plywood instead of decking boards. This installation impedes drainage and is prone to rot.

Electrical Service Entrance and Panels:

- The main electrical panel and circuit breakers are Federal Pacific Electric (FPE) Stab-Loc brand. FPE Stab-Loc panels and circuit breakers are known to be defective. Recommend further investigation in to FPE Stab-Loc panels and circuit breakers at the Consumer Product Safety Commission (www.cpsc.gov). Recommend evaluation/replacement by a licensed electrical contractor.
- Recommend contacting the electrical service utility provider to trim the tree limbs in contact with the electrical service entrance cables.
- There is a wire penetration to the panel that is improper. (From the outside of the cladding pinched between the wall and dead front cover.
- The electrical system is not properly grounded. Recommend grounding all circuits and replace all receptacles with new 3-prong outlets.

Electrical Branch Circuits, Connected Devices, and Fixtures:

- The electrical outlets above the counters in the kitchen, bathroom, and around the exterior are not Ground Fault Circuit Interruption (G.F.C.I.) protected.
- The bedrooms, hallways, living room, dining area, and similar general use areas electrical circuits are not Arc Fault Circuit Interruption (A.F.C.I.) protected.
- The electrical system is not properly grounded. Recommend grounding all circuits and replace all receptacles with new 3-prong outlets.
- Several panel covers are loose,
- Recommend updating all smoke alarms.
- There are missing bulb guards for light bulbs in multiple locations.
- There are several light fixtures that are loose and hanging from its wiring connection.

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Heating Equipment:
- The heating equipment was not able to be inspected due to missing thermostat.

Cooling Equipment:
- The cooling equipment was not able to be inspected due to missing thermostat.
- There is not proper service access in the attic to the evaporator coil.
- The current filter is dirty and there is evidence of built of debris in the coil housing. Recommend an evaporator coil cleaning by a licensed HVAC contractor,
- There is no visible electrical disconnecting means present at the air handler unit.
- The A/C condensate drain line does not terminate at least three feet away from the foundation.

Duct System, Chases, and Vents:
- The unit has been operated with a dirty filter.
- There is damage to the outer layer of the insulated ducting in the attic.

Water Supply System and Fixtures:
- At the front right corner of the front yard – There is not a home owner's water supply cut-off valve present.
- In the crawl space under the home – The water supply lines are not insulated for freeze protection.
- The commode is in need of being reset and resealed to the floor / flange.
- The commode bowl to tank connection is loose.
- Under the hall bathroom sink there is a repair made that is improper. Tape is wrapped around the trap and fitting to, presumably, prevent a drip.
- The small bathroom connected to the bedroom was not inspected due to the "OUT OF ORDER" Sign on the door. It is expected that these fixtures have leaks and other issues.
- The bathtub should be resealed to prevent moisture penetration.

Drains, Wastes, and Vents:
- The main plumbing drainage trunk line is evidenced to be cast iron piping. Cast iron piping has an average useful underground life of 50 to 60 years; recommend budgeting for replacement.

Water Heating Equipment:
- There is not a drain pan with a drain line to the exterior located under the water heater. This is recommended on an interior installation.
- The water heater Temperature & Pressure (T&P) relief drain line is not piped to the exterior. This is required on all installations.
- The electrical connection made to the water heater was not properly made in a junction box.

Ranges, Cooktops, and Ovens:
- There is no child protection anti-tip device installed on the oven.

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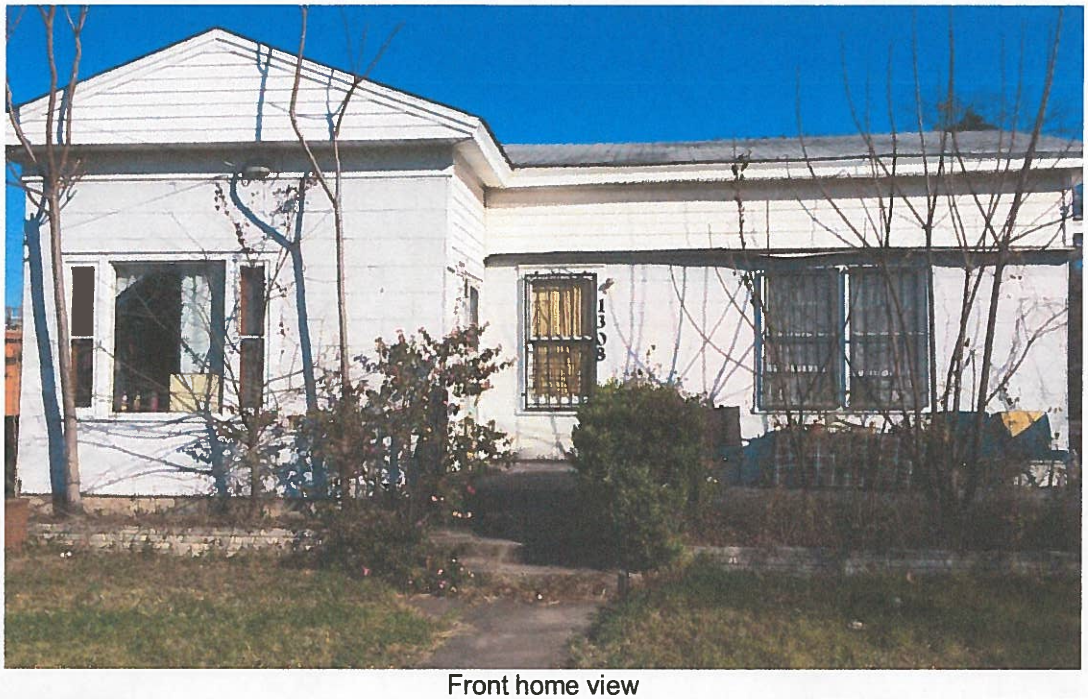
X. Photos



Front home view

Heavy Foliage / Vines should be pulled away

Siding gaps and other imperfections

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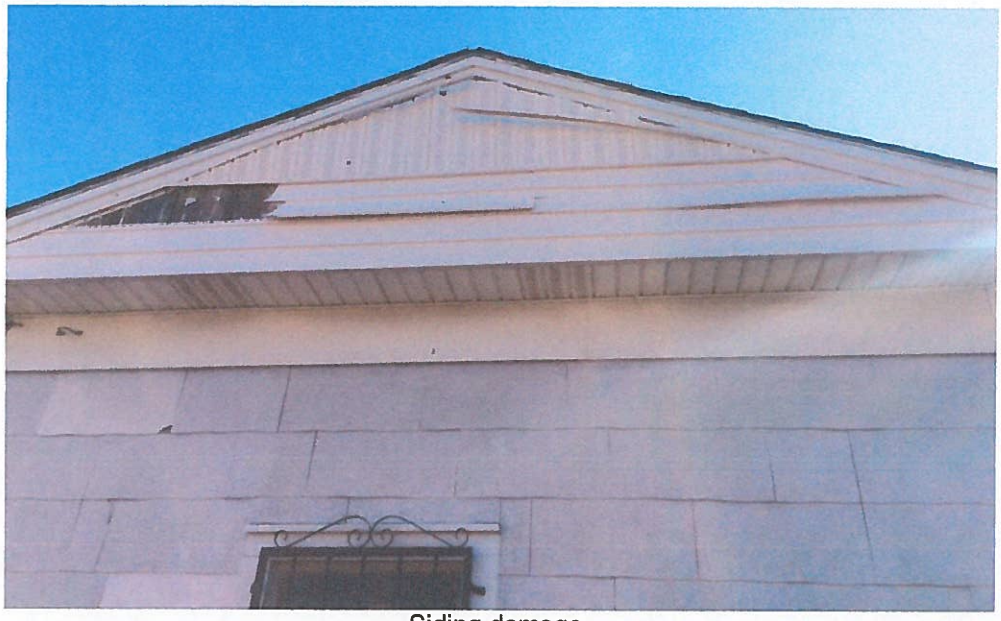

Siding damage.

There is chipping paint and minor rot at the rear porch cover.

Vinyl cover over rear porch damaged. Exposed decking.

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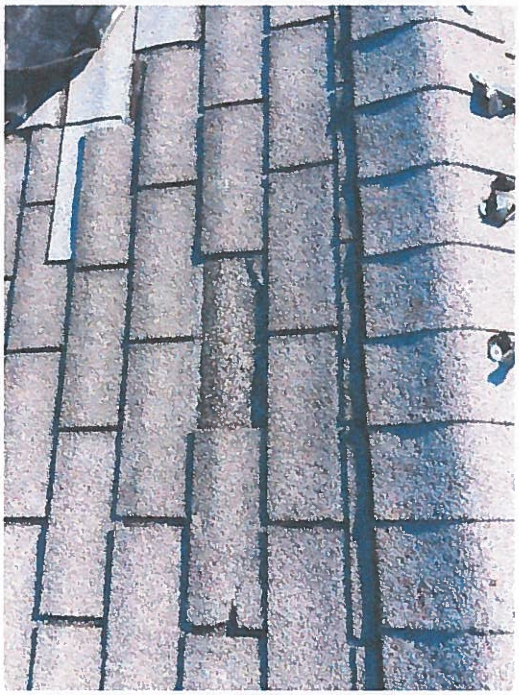
Overall view of roof rear plane



Broken shingles / tarp fasteners

Improper repair around plumbing vent flashing.

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Improper roof covering over rear right addition space.

Broken shingles. The draped tarp now serves only to hold water on the roof.

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No transitional flashing

Rusted vent – improperly flashed

Damaged, wavy roof decking

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Improper use of silicon to patch roof

4" Cast iron waste plumbing piping enters ground near rear of home. Recommend budgeting replacement.

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Example of moisture evidence under front and back door.

View of corner pier and moisture staining.

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View of damaged ledger at the right side of home where soil line and foliage is high

Panel cover loose. Not grounded.

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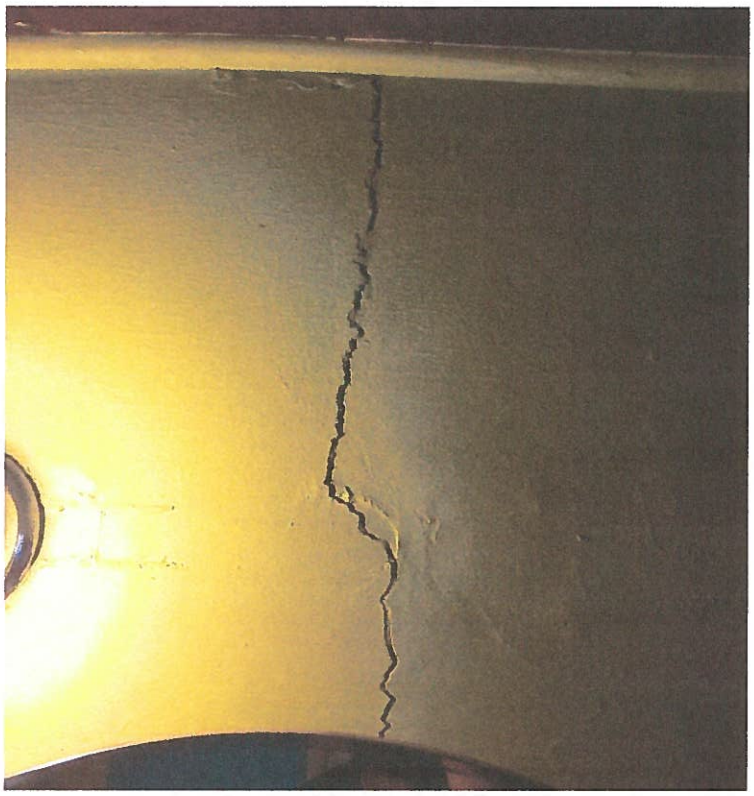

Settlement crack in bathroom.

Damaged light fixture not in housing. Severely water damaged ceiling.

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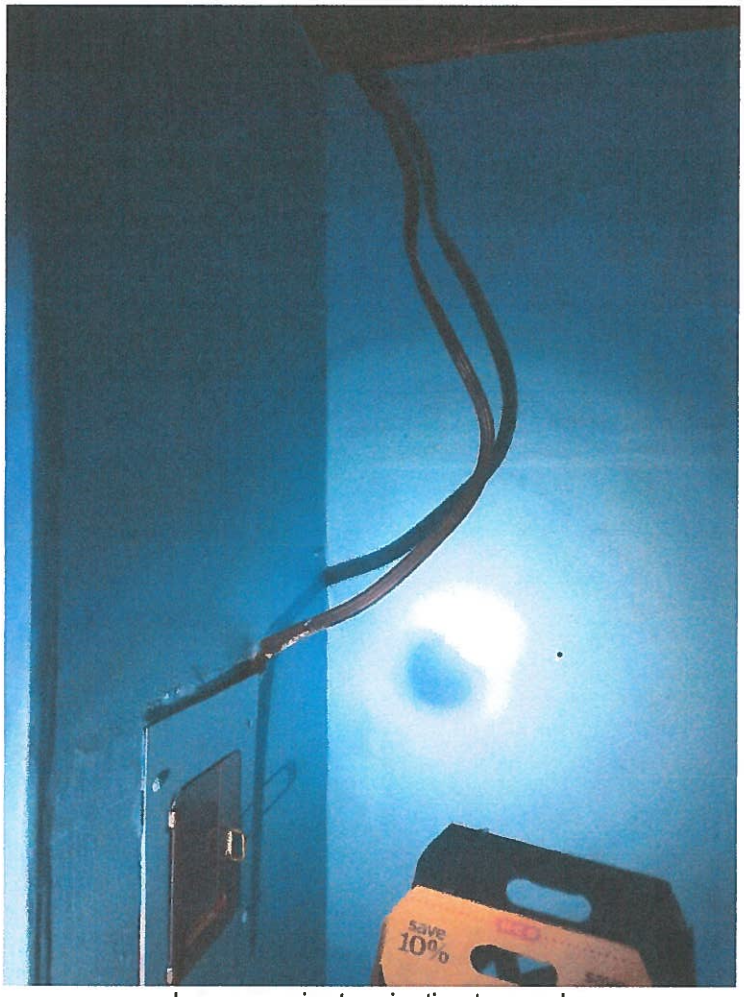
I	NI	NP	D	Inspection Item



Improper wire termination to panel

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TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

1308 East 12th Street	Austin	78702
Inspected Address	City	Zip Code

SCOPE OF INSPECTION

A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.

B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**

C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**

D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.

E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.

F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**

G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.

H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.

I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.

J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

1A. Austin Property Inspections — Name of Inspection Company

1B. 13839 T — SPCS Business License Number

1C. 9101 La Cresada Dr #2334 — Address of Inspection Company
Austin — City
Texas — State
78749 — Zip
512.848.3523 — Telephone No.

1D. Tanner Robertson SPCS#13838 — Name of Inspector (Please Print)

1.E Certified Applicator ☐ Technician ☑ (check one)

2. _____ Case Number (VA/FHA/Other)

3. 2/17/2016 — Inspection Date

4A. Gene Tankersley — Name of Person Purchasing Inspection

Seller ☐ Agent ☐ Buyer ☑ Management Co. ☐ Other ☐

4B. _____ Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser of Service ☐ Seller ☐ Agent ☐ Buyer ☑
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. Residence

List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

6A.Were any areas of the property obstructed or inaccessible? Yes ☑ No ☐
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

6B.The obstructed or inaccessible areas include but are not limited to the following:

Attic	☐	Insulated area of attic	☑	Plumbing Areas	☑	Planter box abutting structure	☐
Deck	☑	Sub Floors	☐	Slab Joints	☑	Crawl Space	☐
Soil Grade Too High	☑	Heavy Foliage	☐	Eaves	☑	Weepholes	☐
Other	☑	Specify: **Behind and under interior / exterior floor and wall finishes, cabinets, furniture, appliances.**					

7A.Conditions conducive to wood destroying insect infestation: Yes ☑ No ☐
(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

7B.Conducive Conditions include but are not limited to:

		Wood to Ground Contact (G)	☑	Formboards left in place (I)	☐	Excessive Moisture (J)	☐
Debris under or around structure (K)	☑	Footing too low or soil line too high (L)	☑	Wood Rot (M)	☑	Heavy Foliage (N)	☑
Planter box abutting structure (O)	☐	Wood Pile in Contact with Structure (Q)	☐	Wooden Fence in Contact with the Structure (R)			☐
Insufficient ventilation (T)	☑	Other (C) ☑	Specify: **Deck provided shelter**				

8.Inspection Reveals Visible Evidence in or on the structure:	Active Infestation		Previous Infestation		Previous Treatment	
8A.Subterranean Termites	Yes ☐	No ☑	Yes ☑	No ☐	Yes ☐	No ☑
8B.Drywood Termites	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑
8C.Formosan Termites	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑
8D.Carpenter Ants	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑
8E.Other Wood Destroying Insects	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑

Specify:_____

8F.Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: **N/A**

8G.Visible evidence of: **Termite damage** has been observed in the following areas: **the exterior sheathing visible from crawl space and portions of exterior.**

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

The conditions conducive to insect infestation reported in 7A & 7B:

9.Will be or has been mechanically corrected by inspecting company: Yes ☐ No ☑
If "Yes," specify corrections: **N/A**

9A.Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H, and I, Scope of Inspection) Yes ☑ No ☐

9B.A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes ☑ No ☐

Specify reason:

- **Trim and maintain tree limbs (at least 5') and foliage away from contact with the home.**
- **Separate wood to ground contact.**
- **Repair wood rot.**
- **Remedy excessive moisture.**
- **Remove debris from crawl space.**
- **Improve crawl space ventilation.**

Refer to Scope of Inspection Part J

10A.This company has treated or is treating the structure for the following wood destroying insects: **N/A**

If treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐

If treating for drywood termites or related insects, the treatment was: Full ☐ Limited ☐

10B._____ **N/A** **N/A**

Date of Treatment by Inspecting Company | Common Name of Insect | Name of Pesticide, Bait or Other Method

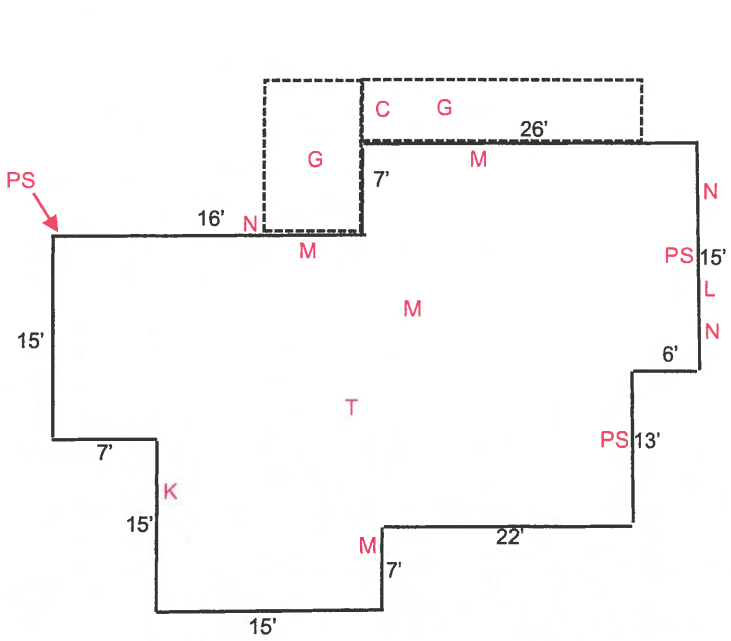
This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes ☐ No ☐ List Insects: **N/A**

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of Infestation, A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) – Specify: CJ-conducive cold / slab joint.



1308 E 12th Street

Additional Comments N/A

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

Signatures:

11A. Tanner Robertson SPCS#13838
Inspector

Approved:

11B. Gary Hart C.A. # 45308
Certified Applicator and Certified Applicator License Number

Notice of Inspection Was Posted At or Near

12A.
- Electric Breaker Box ☐
- Water Heater Closet ☐
- Bath Trap Access ☐
- Beneath the Kitchen Sink ☑

12B. Date Posted 2/15/2016
Date

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages:_____

Signature of Purchaser of Property or their Designee

Date

CONSUMER INFORMATION SHEET

The structural pest control industry is regulated by the Texas Department of Agriculture (TDA), Structural Pest Control Service (SPCS), PO Box 12847, Austin, TX 78711-2847. TDA licenses the businesses, certified applicators and technicians who perform structural pest control work. Certified applicators and technicians must pass a written examination in order to receive their licenses.

Pesticides must be registered with the United States Environmental Protection Agency (EPA) and TDA before they may be used in Texas. EPA registration is not a finding of product safety. Pesticides are designed to kill or control pests. Your risk of harm depends upon the degree of your exposure and your individual susceptibility.

Specific health and safety information varies between pesticides and types of exposures and is available on the label information or MSDS sheet, which can be supplied to you upon request from the licensed applicator. Take precautions when a treatment has been performed to avoid exposure to vulnerable individuals. Pesticides may be harmful if swallowed, inhaled, or absorbed through the skin. Avoid breathing dust or spray mist and any unnecessary contact with treated surfaces. If you desire specific information on precautions, refer to the pesticide label. The law requires that the application procedures specified on the label be followed.

If you have questions about the application, contact the business or person making the application. If you suspect a violation of the law regarding structural pest control, contact the SPCS. In case of a health emergency, seek immediate medical attention.

Pest Control signs must be posted prior to treatment in many instances. The signs should be posted in an area of common access at least 48 hours prior to treatment. The information sign will allow you to contact someone who can tell you what pesticide is being used.

If you are contracting for pest control services due to a home solicitation, you have the right to cancel the contract within 72 hours. You may exercise this right by notifying the pest control company that you do not wish to receive their service.

For general information on pesticides, contact the National Pesticide Information Center 1-800-858-7378

For information concerning structural pest control laws, contact the Structural Pest Control Service at : (512) 305-8250 or 866-918-4481.

For information concerning the formulation and registration of pesticides, contact the TDA pesticide registration at (512) 463-7476 or 800-835-5832.

For non-emergency health information relating to pesticides, contact Texas Department of State Health Services (512) 458-7111.

REDUCED IMPACT SERVICE

In order to minimize the reliance on pesticides and reduce pest populations, a Reduced Impact Pest Control operator may recommend that you consider the sanitation or physical alteration of your work place or residence. It is your responsibility to follow those recommendations. Your pest control operator may or may not offer these services upon request. A proper inspection will provide the information necessary for you to choose the method of pest control which best suits your situation. Many pest problems can be solved without using pesticides.

This Reduced Impact Service will include an inspection report and treatment recommendations. You should review these and keep a copy for your records. Your cooperation in following the recommendations made by your service provider is essential to a reduced impact service program.

Pesticides may be used in a responsible and professional manner in a reduced impact pest control service. If you do not want a specific pesticide used or any pesticides used at all, you must note this in writing on the contract prior to the initiation of the service. If any specific pesticide or class of pesticides are not excluded, it may be used by the provider.

REQUIRED BY THE TDA STRUCTURAL PEST CONTROL SERVICE

Revised 09/01/07