

The following is a Summary of a Property Inspection Report. The report was done for Mr. and Mrs. Smith by Jim Inmon TREC Professional Inspectors Lic. #103 SPCS CA #29945 PT of Texas Inspection Service of Austin Inc. The inspection was done on 9/5/18 at 4200 Wildwood Rd. Austin, Texas 78722. The inspection was started at 9:05 AM and was completed at 3:38 PM. The weather was cloudy to partly cloudy and the temperature ranged from 79° to 93°. The items cited in the original report as "*Deficient*" and "*Comments*" are included here. Photos of selected items can be viewed at the conclusion of the text. Refer to pages 3-9 of the original TREC report for a checklist format of items inspected, not inspected, not present and additional comments. Read and understand pages 1-2 of the original TREC promulgated 9 page report on form REI 7-5 for the purpose, limitations, inspector/client responsibilities, consumer notice concerning hazards and deficiencies, important additional information provided by the inspector and agreements.

Description of Property: The property is a one story wood frame single family residence on a combination slab on grade/pier and beam foundation. The exterior walls are clad with vinyl siding and natural rock with brick window sill trim. The roof is composition shingle at the pitched roof faces. The roof is modified bitumen at the flat roof over the carport/storage room/laundry room and over the rear living room low pitched roof. Reported to have been build in 1948 and to be approx. 1,525 sq ft, the home features two bedrooms, one 3/4 bathroom and one full bathroom. *See Photo 1.*

Structural Systems

Foundations

Slab on Grade (Carport, Storage Room/Laundry Room);

Deficient:

- The carport slab does not appear to be sloped toward the driveway to allow water to drain. All flatwork should slope away from the home.

Pier & Beam (House - poured concrete perimeter grade beam under the rock walls, skirting at the foundation perimeter under the walls with siding. Eight inch and ten inch poured concrete piers, 4x8 wood beams, 2x8 floor joists with bridging and subflooring. No floor insulation, adequate ventilation.):

Deficient:

- Eight inch piers are in use - ten inch piers are now the minimum standard.
- The subfloor is water damaged under the 3/4 bathroom shower stall - indicating a failed shower pan. *See Photos 2, 3.*
- The skirting is in poor condition:
- The skirting is buckled/damaged under the rear breakfast room wall. *See Photo 4.*

- There is no skirting at all behind the cinderblocks stacked on the ground under the rear living room rear wall. *See Photo 5.*
- Under the right rear bedroom wall (beside the rear planter), shifting has occurred - opening a 2" opening to the crawl space. *See Photo 6.*
- The skirting is loose/damaged at the left rear corner of the home. *See Photo 7.*

Comments:

- There should be no openings large enough for vermin to gain entry to the crawl space.
- There is no beam under the left hall wall.. The wall is supported by floor joists only. As a result, the hall floor slopes to the left and the bedroom doorways are out of square. This construction is typical for 1940's and 1950's construction and does not affect the overall integrity of the foundation. However, if leveling the floor and straightening the doorways is desired, a new beam and pier row is necessary to be added to the crawl space.
- It is recommended to consult with a qualified foundation company on the deficiencies cited above - new skirting under the walls with siding is indicated. .

Performance Opinion:

Comments:

- The performance opinion on the foundation is that it was performing its function as intended within expectations for age and location at the time of the inspection.

Grading and Drainage:

Deficient:

- The grading and drainage need improvements.
- The soil is above the level of the carport at the right side.
- The soil is too high at the slab outside the storage room/laundry room on all sides - the slab is covered with soil and at the rear, the slab is also covered with a railroad tie. This high soil has caused water penetration into the storage room causing water damage and has attracted subterranean termites. *See Photos 8, 9.* Four to six inches of slab should be established and maintained.
- The front kitchen roof face slopes downward toward the front courtyard and allows water to drain onto the rock wall by the front door. *See Photo 10.* Water from this roof face then drains to the courtyard behind the front porch.
- There is no grading of the soil at the foundation perimeter to provide a gradual slope away from the foundation. Six inches of slope in the first ten feet is IRC code.
- There are no rain gutters. Gutters with downspouts that send roof runoff away from the foundation are recommended.

Comments:

- Drainage specialist to advise on all of the above.

**Roof Covering Materials (Roof Type: Composition Shingle, Modified Bitumen)
(Viewed From: Roof walked.):**

Deficient:

- There is excessive tree debris that has been allowed to build up on the roof surfaces (poor maintenance). Clear off all roof debris. *See Photos 11, 12.*
- Tree and bush limbs have been allowed to overgrow onto the roof - trim all tree and bush limbs away from the roof surfaces - a clearance of 6' is recommended. *See Photos 13, 14.*
- The modified bitumen at the flat roof over the carport and laundry room/storage room is in poor condition and has been patched over the carport. *See Photo 15.*
- The modified bitumen over the rear living room is poorly installed - the material is wrinkled and the surface granules at the wrinkles are deteriorated. *See Photo 16.*
- There is a poorly done repair at the right rear roof valley - spilled tar. *See Photo 17.*
- There are blistered shingles at the right rear valley area that indicate insufficient attic ventilation. *See Photos 18, 19.*
- There is blistering at the modified bitumen behind the chimney indicating insufficient attic ventilation. *See Photos 20, 21.*
- There is ponding at the carport roof. *See Photo 22.*
- There is no cricket behind the chimney.
- The plumbing vent over the kitchen (front roof face) is improperly installed - the shingles do not cover the sides of the roof jack and the flashing does not curl over the top edges of the pipe.

Comments:

- It is recommended to consult with a qualified roofer on all of the above.
- Flat roofs and low pitched roofs tend to allow ponding and leak. Regular inspections and maintenance are required.

Roof Structures & Attics (Viewed From: The attic over the front living room was entered. There was limited access to the attic areas over the bedrooms and bathrooms. Stick built framing. Approx. *0-2" of blown Rockwool insulation. Ventilation from soffit vents, gable vents, air hawks and ridge vents.):

Deficient:

- The purlins are 2x4's under 2x6 rafters.
- *The insulation is matted down by rodents and inadequate. The insulation is providing an approx. R value of R6. Today's standard for ceiling insulation is R30-38.
- The attic areas over the dining room and kitchen are not accessible - all attic spaces with 30" or more of clearance are required to be accessible.
- Stains at the roof decking in the rear storage room/laundry room indicates leakage from the flat roof.
- The vinyl siding installed at the gable vents and soffits do not allow much air into the attic for the ridge vents. In addition, there are too few air hawks added for this purpose - the attic is under ventilated.

Walls (Interior):

Deficient:

- There is a poorly designed partition in the hall - warped, loose drywall and bead board. *See Photo 23.*

Comments:

- Drywall cracks were observed at the dining room walls, kitchen walls, front living room walls, bedroom walls and hall walls.
- The largest diagonal drywall cracks were observed at the doorways in the rear living room.

Walls (Exterior):

Deficient:

- The rock wall to the right of the front door is stained from roof runoff. *See Photo 10.*
- There is algae build up at the right upper wall above the roof line.
- The siding is bent/damaged at the right rear corner outside the rear living room exterior door. *See Photo 24.*
- The siding is damaged at the left rear corner by the rear storage room door. *See Photo 25.*
- The siding is loose at the left rear gable vent. *See Photo 26.*
- Seal the openings in the siding at the left side by the AC refrigerant lines. *See Photo 27.*

Ceilings & Floors:

Deficient:

- There is no drywall ceiling (firestopping) at the HVAC closet.
- There are faint stains at the ceiling drywall over the right wall in the front bedroom that indicates roof leakage.

Comments:

- The breakfast room ceiling drywall is cracked.
- There are drywall seam separations and repairs at the front living room ceiling.
- There are drywall cracks and seam separations at the front bedroom ceiling.
- The hall floor slopes downward toward the left - toward the HVAC closet and hall bathroom.

Doors (Interior & Exterior):

Deficient:

- The pantry door binds.
- Additional weather stripping is needed at the rear living room exterior door - daylight is visible. In addition, this door is delaminating.
- The rear living room storm door is in disrepair - the door is bent, is missing a glass panel and the door does not close.
- The door to the front 3/4 bathroom is removed.
- The door from the front living room to the hall is removed.
- The door between the rear living room and hall is damaged.
- There is no lock at the sliding glass door.

- The exterior door from the storage room to the breakfast room patio is badly water damaged and has a loose fit.
- There is no weather stripping at the HVAC closet door.

Comments:

- The doorways at the bedrooms are out of square.
- The doorway to the front 3/4 bathroom is noticeably out of square.

Windows:

Deficient:

- There is no screen at the kitchen window.
- There is no screen at the right window at the front living room windows.
- In the front bedroom, the left front and side windows have no screens.
- There are no screens at the rear living room windows.
- There are no screens at the rear bedroom windows.
- There are large cracks in the upper rear window in the rear bedroom.
- The front window screen at the front bedroom is bent/loose.

Stairways (Interior & Exterior):

Comments:

- Not applicable - not present.

Fireplaces/Chimneys (Front living room.):

Deficient:

- There is no damper. The opening between the firebox and chimney flue has been stuffed with battled fiberglass insulation.
- There is no cap at the top of the chimney.
- The chimney is not lined - natural rock only.
- The hearth extension bricks are sunken at the front corners and there is missing mortar at the bricks.

Comments:

- No log lighter is provided.
- Qualified fireplace/chimney specialist to advise on all of the above.

Porches, Balconies, Decks and Carports:

Deficient:

- The wood partitions at the right side of the carport are weathered and missing slats.
- There is a rock mortar crack at the front courtyard rock wall by the carport.

Other:

Deficient:

- The glass at the front yard gas light is loose and no mantle for the gas light is visible.

- Large tree limbs were observed to have fallen directly onto the driveway after recent rain - trim all dead wood from the tree to prevent personal and property damage. *See Photo 28.*
- Rodent droppings were observed in the HVAC closet and in the attic. In addition, there is a heavy rodent odor in the attic - licensed pest control company to advise.
- The front 3/4 bathroom shower is in poor condition and appears to leak - the floor has large cracks, the walls are poorly patched and the ceiling is covered with bead board. Removal of the shower is indicated. *See Photos 29-31.*

Electrical Systems

Service Entrance and Panels (Overhead service. The meter and a Square D service panel rated at 125 amps are located at the left exterior wall. There is a Square D subpanel at the rear exterior wall. There is an additional Square D subpanel in the hall.):

Deficient:

- Trim the tree limbs away from the service wire.
- There is no bonding at the gas meter (newer code).
- At the rear exterior subpanel, the breakers are not labeled and there appear to be circuits that share common neutrals but the breakers are not trip tied.
- There are splices in the rear subpanel that combine silver wiring with copper. This silver wire is likely nickel coated copper in which case, there is no problem with the splice. However, if the wire is aluminum, this splice is not recommended - licensed electrician to advise. *See Photo 32.*
- The wiring to and in the old Square D subpanel in the hall is not to today's standards - the feed from the rear subpanel is a 3-wire feed (not a 4-wire) and there are no grounds for the branch circuits in the panel. In addition, the breakers in the subpanel are not labeled.

Comments:

- Licensed electrician to advise on all of the above.

Branch Circuits, Connected Devices and Fixtures (Copper branch circuit wiring):

Deficient:

- The doorbell is inoperable.
- The food waste disposer is hard wired - current standards call for a receptacle to serve as a disconnect.
- The kitchen counter receptacles are not GFCI protected as required.
- The receptacle (at the light) in the front 3/4 bathroom is not grounded and not GFCI protected as required.
- The dining room chandelier is not grounded.
- There are older 2-wire receptacles still in use in the living rooms and bedrooms - not to today's standards - no grounding.
- There are 3-prong receptacles that are not grounded in the breakfast room and both bedrooms.

- There is no service switch in the HVAC closet for the air handler - required.
- The exterior receptacle in the carport is not covered, not grounded and not GFCI protected as required.
- The exterior receptacle at the rear living room wall is not grounded and not GFCI protected.
- The wire going to the carport light is exposed and has no ground (2-wire).
- Interconnected smoke alarms are not installed inside and outside each bedroom with one for the family room - required, recommended.
- There is no carbon monoxide detector outside the rear bedroom - required, recommended.
- There is no globe or bulb at the light in the rear living room closet.
- There is no globe for the hall light.
- There are no globes and missing bulbs at the rear bedroom closet lights.
- The 240 volt clothes dryer receptacle is a 3-wire plug - not the newer 4-wire.
- The rear bedroom ceiling fan shakes.
- In the attic, there is what appears to be a fan limit switch with exposed splices - function unknown. *See Photo 33.*
- In the attic, there is a loose switch - function unknown. *See Photo 34.*
- A power strip is used for the rear bedroom window AC unit - not recommended.
- The conduit for the AC condenser is not clamped to the home.

Comments:

- The functions of all switches could not be determined.
- The GFCIs in the rear full bathroom are not grounded. However, GFCIs do protect ungrounded circuits.
- Licensed electrician to advise on all of the above.

Heating, Ventilation and Air Conditioning Systems

Heating Equipment (There is a Rheem forced air natural gas heater dated *1998 in a hall closet.):

Deficient:

- The gas line is not rigid pipe as it enters the heater cabinet (red tagged by the gas company in 2014). *See Photo 35.*
- There is no sediment trap at the gas line.
- The flue contacts wood above the heater closet in the attic - 1" clearance is required. In addition, the flue terminates with 3' of a 10' diameter of roof shingles on the roof.
- The combustion air for the heater is improperly supplied from an open ceiling.

Comments:

- There was no gas on at the time of the inspection. The operation of the heater could not be inspected.
- *The typical lifespan for HVAC equipment in the Austin area is 15 years.

Cooling Equipment (There is a Rheem/ADP central AC system dated *1998. The ADP evaporator coil is located above the heater. The condenser is located at the left side soil. There is also an LG window unit in the rear bedroom.):

Deficient:

- The condenser coils are dirty - clean/service.
- There is no Safe-T-Switch provided at the condensation drain to prevent leaks.
- The temperature differential (room air versus cooled air) was too high- 33°. Temperature differentials should not exceed 22°. High differentials can indicate air restriction - licensed HVAC company to service, advise.

Comments:

- The LG window unit in the rear bedroom was cooling satisfactorily.
- *The typical lifespan for HVAC equipment in the Austin area is 15 years.

Duct Systems, Chases and Vents (Filter Locations: One 14x25 filter installed horizontally under the air handler in the hall closet.)

Deficient:

- There is a gas line run through the return air chase under the air handler - not permitted.
- The return air grate is dirty - dog hair/poor maintenance.
- The pull chain for the kitchen ceiling register is too short (broken off) so the damper for the register is held open with a string and a metal rod. ***See Photo 36.***
- In the attic, there is damage at some of the Mylar flexible ducts. At both the metal and flexible ducts in the attic, there are "repairs" to the ducts that were not done by a licensed HVAC company - the ducts are wrapped with fiberglass wall insulation. ***See Photos 37-39.***

Comments:

- Licensed HVAC company to advise on all of the above.

Plumbing System

Supply, Distribution Systems and Fixtures (Copper, PEX supply lines. The meter and shut off valve are located at the left front of the lot. The water pressure was measured to be 50 psi which falls within the accepted 40-80 psi range.):

Deficient:

- There is no shower head at the front 3/4 bathroom shower.
- In the rear full bathroom, the toilet fill valve leaks in the tank and stops and starts while filling. In addition, the fill valve is not the correct size for the tank.
- In the rear bathroom, the pressure is low at the sink faucets.
- In the rear bathroom, the tub diverter valve sticks - is not easily operated. In addition, when the diverter valve operates, a loud water hammer occurs.
- The front hose faucet/pipe is exposed, not secured and loose - failure/leakage possible - secure and insulate. ***See Photo 40.***
- The hose faucet at the left front soil is dry - not connected.

Drains, Wastes, Vents (Cast Iron, Galvanized Steel, PVC drain/waste lines):

Deficient:

- The drain connection under the front 3/4 bathroom shower is corroded. *See Photo 41.*

Water Heating Equipment (There is a 40 gal GE natural gas water heater dated 2009 in the right rear storage room/laundry room.):

Deficient:

- Clean the green compound that has dripped down the side of the tank.
- The flue is crooked on the roof and terminates within 3' of roof shingles.
- There is no exterior combustion air provided - 2 vents in one of the exterior doors are recommended.

Appliances (Kenmore Dishwasher, Insinkerator Food Waste Disposer, Hotpoint Range Hood, Chambers Oven/Cooktop, Hotpoint Microwave Oven, Mechanical Exhaust Fans, Bathroom Heaters, Garage, Dryer Exhaust System, Kenmore Refrigerator):

Deficient:

- There is no anti-siphon loop at the drain line for the dishwasher.
- There are wooden shelves that are within 30" of the kitchen cooktop - not permitted.
- There is an electrical short at the right rear kitchen cooktop (audible).
- The upper oven door is loose and the lower oven door binds.
- The upper oven cooked cool - it reached 275° when set at 350°.
- There are no exhaust fans provided for the bathrooms.
- The gas space heater in the front 3/4 bathroom is not connected to gas - do not reconnect to use - these heaters are not vented and pose a carbon monoxide poisoning hazard.
- The flue for the dryer exhaust is flexible Mylar as it extends through the laundry room area - rigid metal is required. *See Photo 42.*

Comments:

- The appliances/systems listed above that are not included under "*Deficient*" were inspected/tested in normal modes and found to be operable at the time of the inspection.

Landscape Irrigation (Sprinkler) Systems (A Weathermatic control box is located in the carport. There are 7 zones possible with 5 connected. A few heads were visible in the front yard.):

Deficient:

- There is no backflow protection for the system visible.
- There is no rain sensor for the system.
- There is no power to the control box - this system has not been in use for some time.

Comments:

- It is recommended to have a licensed sprinkler company analyze the components provided and advise on the possibility of getting the system to work again.

Swimming Pools, Spas, Hot Tubs and Equipment:

Comments:

- Not applicable - not present.

Outbuildings:

Comments:

- Not inspected.



Photo 1: 4200 Wildwood Rd. Austin, Texas.



Photo 2: The water damaged subfloor under the front bathroom shower.



Photo 3: The water damaged subfloor under the front bathroom shower.



Photo 4: The buckled, damaged skirting under the breakfast room wall as seen from the crawl space.



Photo 5: The missing skirting behind the cinder blocks under the rear wall.



Photo 6: The opening to the crawl space under the right rear bedroom wall.



Photo 7: The loose/damaged skirting at the left rear corner.



Photo 8: The water damaged walls in the right rear storage room.



Photo 9: The damage from subterranean termites at the bottom sill in the right rear storage room.



Photo 10: The stains from the roof runoff by the front door.



Photo 11: The excessive debris build up on the roof.



Photo 12: The excessive build up on the roof.

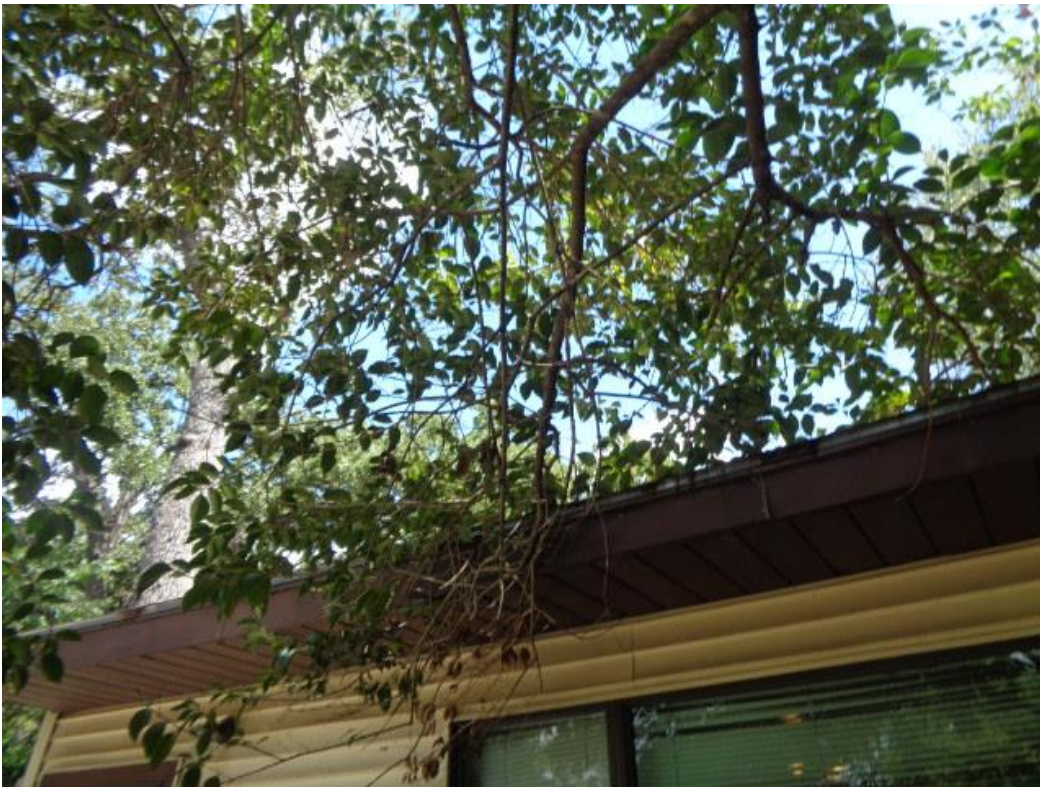


Photo 13: Trim the trees away from the roof.



Photo 14: Trim the trees away from the roof.



Photo 15: The aged modified bitumen at the flat roof.



Photo 16: The wrinkling at the modified bitumen at the rear living room low pitched roof.



Photo 17: The poorly done repair at the right rear valley.



Photo 18: The blistered shingles at the right rear valley area.



Photo 19: The blistered shingles by the right rear valley.



Photo 20: The blistering modified bitumen behind the chimney.



Photo 21: The blistered modified bitumen by the chimney.



Photo 22: The ponding on the carport roof.



Photo 23: The poorly installed partition in the hall.



Photo 24: The bent/damaged siding by the rear living room exterior door stoop.



Photo 25: The damaged siding by the storage room exterior door.



Photo 26: The loose siding at the left rear gable vent.



Photo 27: Seal the openings at the left wall siding.



Photo 28: The branches that have fallen recently onto the driveway.



Photo 29: The front bathroom shower is in poor condition.



Photo 30: The front bathroom shower is in poor condition.



Photo 31: The bead board at the ceiling in the front bathroom shower.



Photo 32: The silver wiring that is spliced in the rear exterior wall subpanel - make sure this is not an aluminum/copper wire splice.



Photo 33: The box that appears to be a fan limit switch with exposed splices in the attic.



Photo 34: The switch in the attic - function unknown.



Photo 35: The heater gas line is not rigid pipe as it enters the heater cabinet.



Photo 36: The damper for the kitchen register is held open with a string and a metal rod.



Photo 37: The damaged Mylar ducts in the attic.



Photo 38: The poorly done repairs to the ducts.



Photo 39: The poorly repaired ducts.



Photo 40: The unsecured, loose, uninsulated water line at the front hose faucet.



Photo 41: The corroded front bathroom shower drain as seen from the crawl space.



Photo 42: The dryer flue is not rigid metal as required.