AUSTINSPECT, INC
PROPERTY INSPECTION SERVICES

Inspection Report

Rick Hardin

Property Address:
704 W 22nd St
Austin TX 78705



Austinspect

Chad Garrett 6785

PROPERTY INSPECTION REPORT

Prepared For: Rick Hardin

(Name of Client)

Concerning: 704 W 22nd St, Austin, TX 78705

(Address or Other Identification of Inspected Property)

By: Chad Garrett 6785 / Austinspect 4/3/19

(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:
Customer representative

Type of building:
Multi Family tri-plex

Approximate age of building:
Over 50 Years

Temperature:
Below 60 (F) = 15.5 (C)

Weather:
Cloudy

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): pier and beam

Foundation Performance: foundation is not performing as intended and is in need of further evaluation by a foundation specialist, see addtional comments below

Columns or Piers: Conrete piers, Dry stacked rock or stone

Method used to observe Crawlspace: Crawled, Limited access

Comments:

(1) Crawlspace vents are below grade and may allow water to enter the crawlspace



A. Item 1(Picture)

(2) Cracks were observed in one or more areas. The advancement rate of hairline cracks cannot be determined from a one time visual inspection and we cannot determine when the cracks occurred or if they will progress. If the cracks advance a structural engineer or foundation specialist should be contacted. If you are concerned about the cracks, you should hire a structural engineer to evaluate.

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I NI NP D



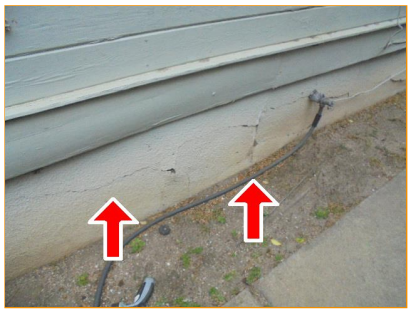
A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)

(3) Soils in central Texas are expansive and most buildings will experience some movement. Foundations may experience changes at any time. Inspection consists of visual observations of the exterior slab (or) pier and beam foundation, stress cracks in sheet rock, deflection cracks in masonry, obvious unevenness in floors, door and windows not square or sticking. Cracking in the underpinning (plaster cosmetic coating) most of the time is not indicative of foundation stress, but is normal due to thermal expansion of the structure. Water maintenance should always be observed around foundation.

(4) No strapping at pier to beam connections in crawlspace, current code requires beams to be secured to supporting piers

(5) No under floor insulation or moisture barrier present in crawlspace

(6) The construction debris needs removing from the crawlspace under home.

(7) Insufficient number and improperly positioned crawlspace vents at foundation underpinning. Current code requires 1sq ft of ventilation for every 150 sq ft of under floor space.

(8) Due to sloping interior floors, further evaluation of the foundation is recommended

(9) Seal all openings into crawlspace space to prevent pest intrusion

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A. Item 7(Picture)



A. Item 8(Picture)

☑ ☐ ☐ ☐ **B. Grading & Drainage**

Comments:

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Types of Roof Covering: Fiberglass Shingles
Viewed from: Ladder
Roof Ventilation: Gable vents

Comments:

(1) The tree limbs that are in contact with roof or hanging near roof should be trimmed.
(2) The roof is missing granular material in one or more areas and should be further evaluated by a roofing contractor. Replacement of the roof or the damaged areas (if feasible) may be needed for insurability purposes. Inspector does not confirm insurability of the roof covering.



C. Item 1(Picture)

(3) Seal caulk at all exposed fasteners on roof to prevent water penetration, these repairs should be done by a qualified roofing contractor
(4) Shingles are raised in one or more areas. Un-adhered, or poorly adhered shingles are susceptible to windstorm damage. Recommend further evaluation and repair by a qualified roofing contractor.



C. Item 2(Picture)

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I NI NP D

(5) The roof flashing is raised/loose in one or more areas and needs repair.
(6) The roof covering is old, and the life of covering has expired. The covering does need to be replaced.
(7) Tar is not an acceptable repair to a pitched roof



C. Item 3(Picture)

(8) Clear all debris from roof



C. Item 4(Picture)

(9) Shingles are rubbed in one or more areas.
(10) Shingles are rubbed in various areas. Repair where needed



C. Item 5(Picture)

(11) Right rear roof decking appears rotten

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C. Item 6(Picture)

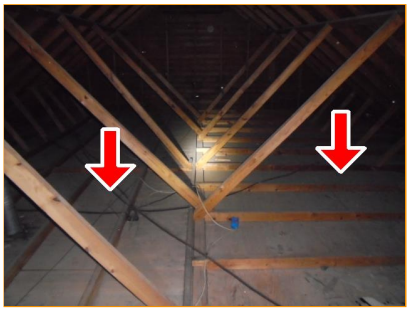
(12) Kick out flashing recommended at roof to wall connections to divert water away from exterior finishes. Have a roofer correct where needed



C. Item 7(Picture)

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Viewed from: Attic
Method used to observe attic: Walked accessible areas, limited access
Attic Insulation: None
Approximate Average Depth of Insulation: None
Attic info: Scuttle hole
Comments:
(1) No ceiling insulation present. Recommend adding insulation to bring attic R value to an R 30 or greater



D. Item 1(Picture)



D. Item 2(Picture)

(2) Rodent droppings were observed in attic area, pest control and sealing of access points recommended
(3) Roof structure is sagging in many areas due to poor support structure. Have a framing contractor repair.

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D. Item 3(Picture)

(4) Chewed wood trim in one or more eave/soffit ends, repair and seal all exposed wood. Trimming trees away from roof can limit rodent access and future rodent damage/infestation.



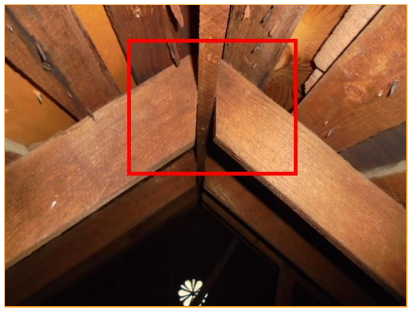
D. Item 4(Picture)

(5) No fire wall present in attic between units per current code requirements, fire wall should be no less that 1/2 gypsum with at least a 45 minute burn rating
(6) Additional attic ventilation recommended
(7) Attic access openings are undersized by todays code standards,

Minimum *attic access opening* should be 22" x 30"
(8) Ridge beam should be the same size/thickness as the roof rafters. This is a current code standard. The roof and structure were performing as intended at the time of inspection



D. Item 5(Picture)



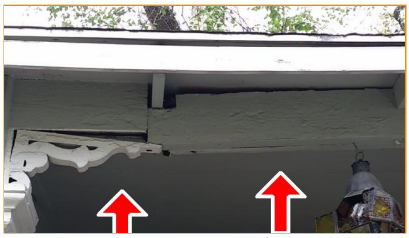
D. Item 6(Picture)

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I NI NP D

(9) No strong back (T-bracing) bracing at roof supports. T-bracing keeps roof supports from bowing. Repair as needed
(10) R802.3 Framing details.

Rafters shall be framed to ridge board or to each other with a gusset plate as a tie. Ridge board shall be at least 1-inch (25 mm) nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2-inch (51 mm) nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point. Where the roof pitch is less than three units vertical in 12 units horizontal (25-percent slope), structural members that support rafters and ceiling joists, such as ridge beams, hips and valleys, shall be designed as beams.
(11) Roof is not properly supported over porch of Unit C & B



D. Item 7(Picture)

(12) Water staining at various areas of roof decking



D. Item 8(Picture)



D. Item 9(Picture)



D. Item 10(Picture)



D. Item 11(Picture)

(13) Only areas of the attic determined accessible by the inspector are inspected. Insulation, HVAC ducts/ mechanical equipment, limited headroom, risk of ceiling damage, owner's belongings and wiring (electrical,

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I NI NP D

cable and alarm) are examples of factors that may inhibit access. The inspector does not disturb insulation to locate footing.

(14) No moisture barrier at attic side of siding. Daylight is visible



D. Item 12(Picture)

(15) Rot at roof decking in rear attic



D. Item 13(Picture)

(16) Inadequate support and framing in attic



D. Item 14(Picture)

(17) Fireplaces and chases in attic should be insulated and sealed

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D. Item 15(Picture)



D. Item 16(Picture)

(18) Seal holes in gable vent screening
(19) No collar ties at roof structure

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

Comments:

(1) Rot at wood trim and siding in various areas. Included pictures are examples and do not represent all areas needing repair



E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



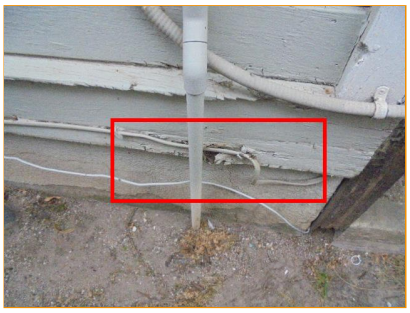
E. Item 4(Picture)



E. Item 5(Picture)

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I NI NP D



E. Item 6(Picture)



E. Item 7(Picture)



E. Item 8(Picture)



E. Item 9(Picture)



E. Item 10(Picture)



E. Item 11(Picture)

(2) Seal caulk at all siding/trim seams to prevent rot and possible water penetration
(3) Seal around exterior wall penetrations where needed
(4) Cosmetic repairs are needed in some areas. Repair where needed
(5) Unable to verify proper flashing over windows and doors installed in exterior walls. Flashing over windows and doors is critical to preventing water penetration. Repair as needed.
(6) The paint is failing and/or worn at various areas of exterior wood. I recommend prep and paint at all exposed areas to prevent rot
(7) Re-seal tub to tile connections, tub and shower corners and shower drain pan perimeters. The wall board and framing behind these areas may need repair (not visible). Repair or replace using a qualified contractor.
(8) Discoloration/mildew at caulk around one or more shower drain pan and/or tub perimeters may indicate a need to re-caulk these areas. Moisture may be getting behind the caulk causing the discoloration. It is important to keep all wet area corners and areas around wet area fixtures well sealed to prevent water damage. Damage can be present behind these areas that is not visible to inspector. The inspector does not perform destructive testing or investigation. Repair as needed.

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E. Item 12(Picture)



E. Item 13(Picture)

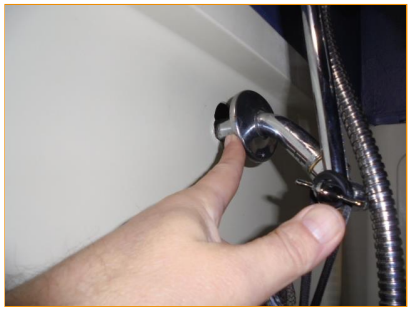


E. Item 14(Picture)

(9) Caulk around all Sink/shower/tub fixtures. It is important to keep all around wet area fixtures well sealed to prevent water damage. Damage can be present behind these areas that is not visible to inspector. The inspector does not perform destructive testing or investigation. Repair as needed.



E. Item 15(Picture)



E. Item 16(Picture)



E. Item 17(Picture)

(10) Seal countertop to back splash/wall connections behind and next to various sinks

(11) Remove all foliage growing on exterior walls. Vines/Shrubs can hold moisture on exterior building materials and also promote insect/rodent infestation. Damage may be present behind foliage that is not visible to inspector

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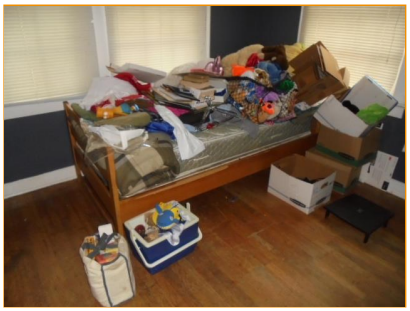


E. Item 18(Picture)

(12) Only areas free and clear of furniture and other obstructions are inspected. Observation of these areas related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew or fungus.



E. Item 19(Picture)



E. Item 20(Picture)

(13) Settlement cracks observed at various areas of interior walls



E. Item 21(Picture)

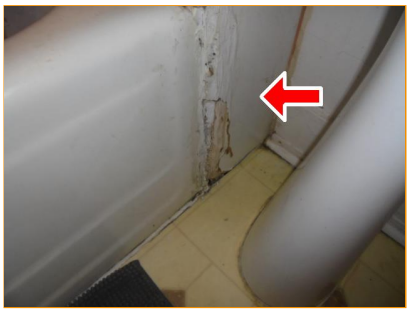


E. Item 22(Picture)

(14) Water damage in and around bathtub and shower areas. Damage may be present that is not visible to inspector

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

I NI NP D



E. Item 23(Picture)



E. Item 24(Picture)

(15) Evidence of leaking around B sink



E. Item 25(Picture)

☑ ☐ ☐ ☑ **F. Ceilings & Floors**

Floor System Insulation: NONE

Comments:

(1) Cracks observed at various ceiling areas. We do not know when the cracks occurred, if they will grown larger or if new cracks will appear in the future.



F. Item 1(Picture)



F. Item 2(Picture)

(2) Floor coverings/furniture/rugs can conceal floor defects. The inspector does not pull back large rugs or move furniture.

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

I NI NP D



F. Item 3(Picture)

(3) Interior floor are uneven and sloping sue to settlement



F. Item 4(Picture)

(4) Interior floors are worn in many areas



F. Item 5(Picture)

(5) Previous repairs at various ceiling areas



F. Item 6(Picture)

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

I	NI	NP	D	
☑	☐	☐	☐	**G. Doors (Interior & Exterior)**

Comments:

(1) Missing door stops behind one or more doors, install door stops to prevent wall damage

(2) Daylight is present around one or more doors to exterior, weather stripping and or adjustment needed. Moisture may enter these areas during wet weather.

(3) Weather stripping is needed at various doors

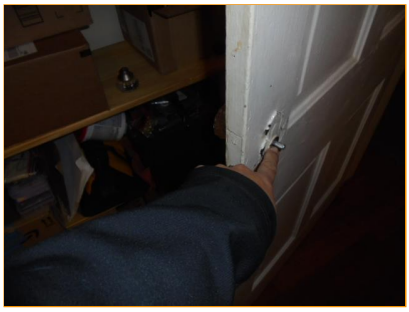
(4) Multiple door knobs at fire egress doors is a fire safety hazard



G. Item 1(Picture)

(5) Door knobs are loose at various doors.

(6) Doorknobs are missing in various areas



G. Item 2(Picture)

(7) Some doors were obstructed and could not be opened

(8) Signs of previous water penetration at rear door. A roof or porch covering is recommended over all doors. Monitor this door in wet weather.



G. Item 3(Picture)

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

I	NI	NP	D

(9) One or more exterior doors do not have sufficient roof coverings and may leak water to the interior during wet weather. A roof or porch covering is recommended over all exterior doors. Monitor these doors in wet weather. If there is evidence of previous water penetration inside these doors, there may be additional damage hidden from view that needs repair. The inspector does not lift carpeting or perform destructive investigation. Evaluate and repair as needed.

☑ ☐ ☐ ☑ **H. Windows**

Comments:

(1) Some windows are painted shut

(2) Many windows will not stay in the open position

(3) Windows in various areas of the home meet the requirements for tempered/safety glass. Some of the code requirements are: In all bathtub/shower areas. In all stairways where windows are not protected from damage. Exposed area of an individual pane is greater than 9 square feet. Bottom edge is less than 18" above the floor. Top edge greater than 36" above the floor. One or more walking surfaces within 36" horizontally of the glazing. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60" measured vertically above any standing or walking surface. Recommend installing tempered glass in all required areas

(4) Missing various window screens

(5) Some window screens are damaged and need repair or replacement.



H. Item 1(Picture)

(6) Missing and/or damaged locks were observed at one or more windows. Repair as needed

(7) There are cracked glass in some windows throughout home.

(8) The wood trim is peeling paint at most windows. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.

(9) Unable to verify proper flashing over windows installed in siding

(10) Evidence of previous moisture at various windowsills. Likely due to condensation. Ensure that windows are caulked at exterior perimeters.

(11) Window glazing is damaged in various areas

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

I	NI	NP	D



H. Item 2(Picture)

(12) Various windows have deteriorated or are damaged. Repair as needed



H. Item 3(Picture)

(13) Broken window in unit C



H. Item 4(Picture)

☑ ☐ ☐ ☐ **I. Stairways (Interior & Exterior)**

Comments:

(1) Handrails are recommended at all interior and exterior steps

(2) MIssing steps outside right entry door. Safety hazard

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I	NI	NP	D



I. Item 1(Picture)

☐ ☑ ☐ ☑ **J. Fireplaces and Chimneys**

Comments:

Tile is damaged at hearths



J. Item 1(Picture)

☑ ☐ ☐ ☑ **K. Porches, Balconies, Decks and Carports**

Comments:

(1) Walk ways around the home or uneven and a tripping hazard



K. Item 1(Picture)

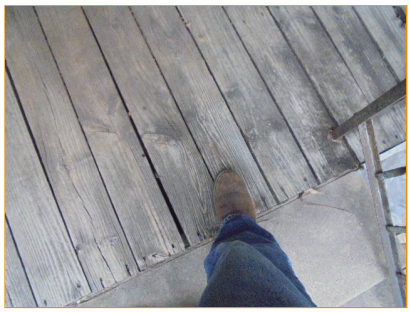
(2) Decking outside unit B is sagging and is loose

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

I	NI	NP	D



K. Item 2(Picture)



K. Item 3(Picture)

(3) Ceiling material is sagging over unit B entry door



K. Item 4(Picture)

(4) Holes in screen porch screening



K. Item 5(Picture)

☑ ☐ ☐ ☑ **L. Other**

Comments:

(1) As contractors complete work requested by the home inspector, there is a possibility that additional work will be found by said professional.

(2) There is the possibility that conditions may exist which were hidden from view, which could affect some of the conclusions and recommendations in this report. This investigation did not include a detailed analytical study of the structural elements of the superstructure. No guarantee, expressed or implied, is intended by this report and no examination was made to determine compliance with any governmental code or regulation.

(3) Cabinets and countertops are not inspected. Damage will be reported on at the inspectors discretion. Per the TREC standards cabinets and countertops are not required to be inspected.

(4) Water staining at cabinet/cabinet decking under one or more sinks. No active leaks at the time of

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I NI NP D

inspection. Replace all damaged building materials as needed. Damage can be hidden from view. Some damage may be present that is not visible to inspector.



L. Item 1(Picture)



L. Item 2(Picture)



L. Item 3(Picture)

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I	NI	NP	D

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Electrical Service Conductors: Overhead service

Comments:

(1) Unable to locate gas line bond wire per todays code standards. Current code requires all exterior meters and interior unions to be bonded. This may have not been code when this home was built

(2) Label all breakers

(3) Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker,computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.

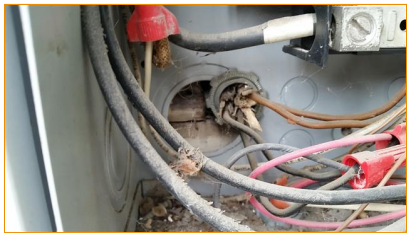
(4) No ARC fault protection present. Current safety standards require arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreations rooms, closets, hallways, or similar rooms or areas. This was not code when this home was built

(5) Missing one or more knock out plates at sub and/or main electrical panel(s)



A. Item 1(Picture)

(6) Wire retention is the wrong size for panel opening

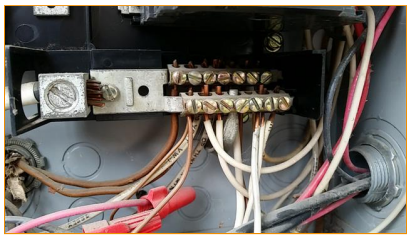


A. Item 2(Picture)

(7) One or more of the ground and neutral conductors are attached together (double lugged) under the same lug improperly. This is an outdated industry practice and all neutral conductors within the panel should be properly isolated from the ground conductor according to present industry practices. We recommend repair with remedy as necessary by a qualified electrician.

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

I	NI	NP	D



A. Item 3(Picture)

(8) Wiring is bundled in electrical panel. While this is common practice it is not allowed by todays electrical code.
(9) I did not see a bond/ground wire on metal plumbing. If there is not one then I recommend a ground wire and clamp be installed on metal plumbing line within five feet from where plumbing line enters home.
(10) Neutral wiring being used in the hot position should be wrapped in red or black tape



A. Item 4(Picture)

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

Type of Wiring: Romex
Branch wire 15 and 20 AMP: Copper
Comments:
(1) Missing smoke detectors in many areas. Today's fire safety standards call for smoke detectors in and outside of all sleeping rooms. A minimum of one detector is required for each level. All detectors should be linked in a way that when one detector sounds they all sound. Test and maintain detectors per manufacturer specifications and replace batteries yearly or as needed.
(2) I did not locate a carbon monoxide detector in some areas of the home. It is recommended that one be installed according to the manufacturer's instructions. **R315.1 Carbon monoxide alarms.** An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in *dwelling units* within which fuel-fired *appliances* are installed and in all dwelling units that have attached garages.
(3) Some electrical outlets are not grounded even though 3 pronged receptacles are installed.

Replacing Receptacles to Meet the NEC NEC requires receptacles installed on 15 and 20 ampere branch circuits to be of the grounding-type and it requires the grounding contacts of those receptacles to be effectively grounded to the branch circuit equipment grounding conductor [210-7]. However, the Code allows the installation of any of the following installations when replacing a 2-wire non grounding-type receptacle where no ground exists in the outlet box [210-7(d)(3)],

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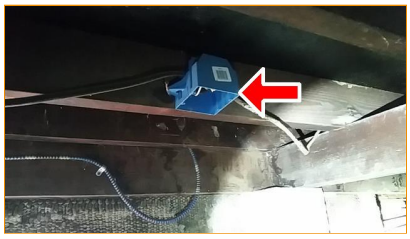
I	NI	NP	D

(a) Replace the 2-wire receptacle with another 2-wire receptacle.

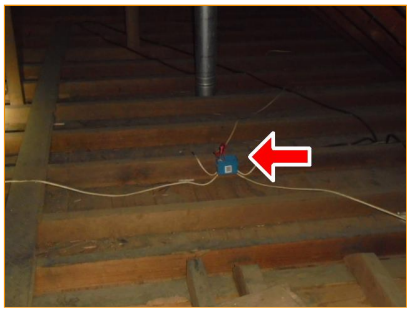
(b) Replace the 2-wire receptacle with a GFCI-type receptacle and marked the receptacle with the words "No Equipment Ground."

(c) Replace the 2-wire receptacle with a grounding-type receptacle where protected by a GFCI protection device (circuit breaker or receptacle). Since the grounding terminals for the receptacles are not grounded, the receptacles must be marked with the words "GFCI Protected" and "No Equipment Ground."

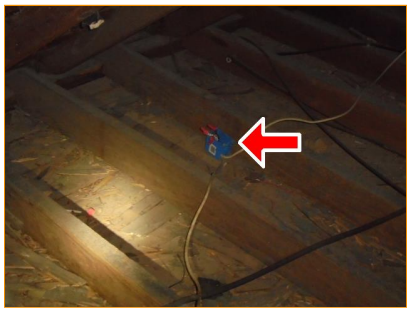
(4) Missing covers at junction boxes in attic and crawl space



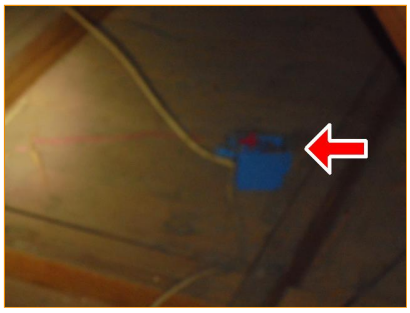
B. Item 1(Picture)



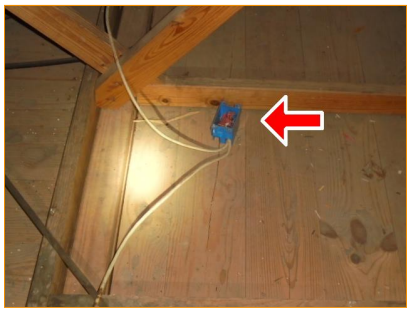
B. Item 2(Picture)



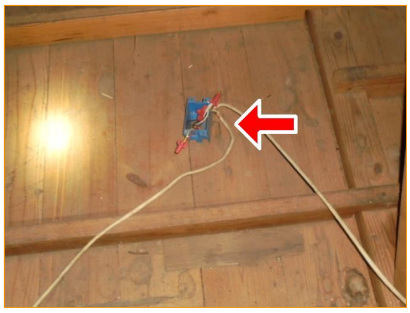
B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)

(5) Secure all wiring away from grade in crawl space

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I NI NP D

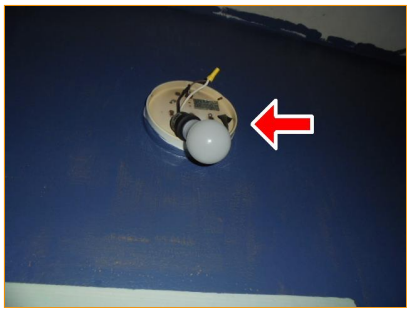


B. Item 7(Picture)

(6) Cloth covered wiring is still in place and possibly in use in some areas of the home. Recommend having a licensed electrician evaluate and update all wiring to meet todays code and safety standards
(7) There is no outlet found in one or more bathroom areas. I recommend a duplex GFCI outlet be installed by a licensed electrical contractor.
(8) Various electrical outlets have been painted over and were either difficult to test or could not be tested
(9) I did not find any outside outlets.
(10) The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. If the house is occupied some electrical outlets may be inaccessible due to owner's belongings. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless labeled so at the electrical panel.
(11) Missing bulb shields at various lights. Bulb shields recommended at all exposed bulbs



B. Item 8(Picture)



B. Item 9(Picture)

(12) Missing plate covers at various switches and outlets



B. Item 10(Picture)

(13) Cloth covered wiring is still in place and possibly in use in some areas of the home. Recommend having a licensed electrician evaluate and update all wiring to meet todays code and safety standards

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I	NI	NP	D



B. Item 11(Picture)

(14) Wiring appears to be chewed and or frayed in some areas. Fire hazard



B. Item 12(Picture)

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☑ ☐ ☑ **A. Heating Equipment**

Number of Heat Systems (excluding wood): None

Comments:

(1) Remove abandoned floor furnaces from crawl space and units



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

(2) No central heating in units

☐ ☑ ☐ ☐ **B. Cooling Equipment**

Type of Systems: Window AC

Comments:

Window units are not inspected



B. Item 1(Picture)

☑ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

Comments:

The condition and cleanliness inside the duct work is not visible or accessible. Disassembly of the HVAC or

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I	NI	NP	D	
				removal of the registers is beyond the scope of this inspection. If you are concerned about air quality, cleaning of the ducting is recommended.

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

I	NI	NP	D

IV. PLUMBING SYSTEM

☑ ☐ ☐ ☑ **A. Plumbing Supply Distribution Systems and Fixtures**

Location of water meter: Front, Right Side
Location of main water supply valve: Unknown (cannot locate)
Static water pressure reading: 60 pounds/square inch
Water Source: Public
Plumbing Water Supply (into home): Copper, Galvanized (old)

Comments:

(1) Water leaks at one or more toilet fill valves, replace flushing assemblies where needed
(2) Insulate all water lines in crawlspace to prevent freezing
(3) Owners water shut off valve was not visible due to debris



A. Item 1(Picture)

(4) I could not locate the owners shut-off for water. Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install an owners shut off valve.
(5) Missing backflow prevention devices at one or more exterior water hose bibbs
(6) Water leaks at various sink faucet, shower head and shower and sink fixture handles. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. I recommend repair as necessary by a qualified person.
(7) One or more toilets do not appear to have proper clearance from walls or other hard surfaces, Plumbing code calls for 15" from the center of the toilet to the nearest wall or hard surface
(8) Unit A shower diverter is stuck in the on position



A. Item 2(Picture)

(9) Clean aerator screening at various sink faucets
(10) Unit C kitchen faucet is damaged and leaks

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

I NI NP D



A. Item 3(Picture)

(11) Handles are loose at various sinks and tub/showers
(12) Low water flow observed at various fixtures



A. Item 4(Picture)

(13) Rust was observed at B water flow



A. Item 5(Picture)

(14) B kitchen faucet leaks

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

I	NI	NP	D



A. Item 6(Picture)

☑ ☐ ☐ ☑ **B. Drains, Waste, and Vents**

Comments:

(1) Evidence of leaking under all bathroom areas



B. Item 1(Picture)

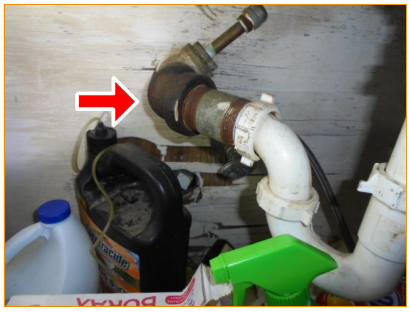


B. Item 2(Picture)

(2) Cast iron and galvanized drain lines are still in use some areas of the crawlspace and under various sinks. These lines can rust from the inside out and should be replaced.



B. Item 3(Picture)



B. Item 4(Picture)

(3) Due to the age of the home, a static test or scoping of the underground plumbing is recommended. Plumbing under the home is not visible to the inspector. The inspector does not run the amount of water during the inspection that would emulate a family living in the home.

(4) Rust is present around unit A tub drain

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

I	NI	NP	D



B. Item 5(Picture)

(5) B bathroom sink was slow to drain



B. Item 6(Picture)

(6) Missing drain stoppers in various sinks and tubs

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Sources: Gas (quick recovery)

Capacity (Water Heater): (2) 40 Gallon

Comments:

(1) Missing sediment trap at water heater gas supply line per todays code standards

(2) Missing exterior terminating drain pan under water heater. IRC P2801.5 Required pan. Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a galvanized steel pan having a material thickness of not less than 0.023 inch (0.6010 mm) (No. 24 gage), or other pans approved for such use. Listed pans shall comply with CSA LC3.

(3) Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed water heaters such as yours. There were no leaks or drips at the T&P valve during the inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed.

(4) Water heater vents are in contact with combustible materials. 1" clearance required

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

I	NI	NP	D



C. Item 1(Picture)

(5) Water heaters should be elevated 18" above closet floor
(6) Churning sound present at water heaters. This sound typically indicates excess sediment in tank. Recommend plumbers evaluation
(7) The water heaters are older and may have reached the end of their life expectancy. Have a licensed plumber evaluate
(8) Rear unit water heater vent is disconnected in attic
(9) Front water heater vent is not properly positioned



C. Item 2(Picture)

(10) Water heaters should be isolated from the living space. Combustion and draft air should not be drawn from the the living space. Having the gas appliances in the living space is a carbon monoxide hazard
(11) Unit B water heater vent is not connected to roof vent and is exhausting on to roof decking. Fire hazard



C. Item 3(Picture)



C. Item 4(Picture)

☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

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

I	NI	NP	D	

V. APPLIANCES

☑ ☐ ☑ ☐ **A. Dishwashers**

Comments:

☐ ☐ ☑ ☐ **B. Food Waste Disposers**

Comments:

☑ ☐ ☑ ☑ **C. Range Hood and Exhaust Systems**

Exhaust/Range hood: Vented

Comments:

Unit A stove top vent does not work and is disconnected in the attic area



C. Item 1(Picture)



C. Item 2(Picture)

☑ ☐ ☐ ☑ **D. Ranges, Cooktops and Ovens**

Comments:

(1) Missing anti tip device at rear base of oven, child safety hazard

(2) By current code standards the oven gas shut off valve should be easily accessible without moving the appliance. The gas shut off valve in the inspected home is behind the oven.

(3) Unit B oven was inoperable

☐ ☐ ☑ ☐ **E. Microwave Ovens**

Comments:

☐ ☐ ☑ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Exhaust fans recommended in all bathroom areas

☐ ☐ ☑ ☐ **G. Garage Door Operator(s)**

Comments:

☐ ☑ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Dryer vent should be inspected and cleaned every 6 months

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

I	NI	NP	D	
				VI. OPTIONAL SYSTEMS
☐	☑	☐	☐	**A. Landscape Irrigation (Sprinkler) Systems**
				Comments:
☐	☑	☐	☑	**I. Gas Supply System**
				Comments:
				Gas was smelled in crawl space

General Summary

Austinspect

Customer
Rick Hardin

Address
704 W 22nd St
Austin TX 78705

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

I. STRUCTURAL SYSTEMS

A. **Foundations**

Inspected, Deficient

(1) Crawlspace vents are below grade and may allow water to enter the crawlspace

(2) Cracks were observed in one or more areas. The advancement rate of hairline cracks cannot be determined from a one time visual inspection and we cannot determine when the cracks occurred or if they will progress. If the cracks advance a structural engineer or foundation specialist should be contacted. If you are concerned about the cracks, you should hire a structural engineer to evaluate.

(3) Soils in central Texas are expansive and most buildings will experience some movement. Foundations may experience changes at any time. Inspection consists of visual observations of the exterior slab (or) pier and beam foundation, stress cracks in sheet rock, deflection cracks in masonry, obvious unevenness in floors, door and windows not square or sticking. Cracking in the underpinning (plaster cosmetic coating) most of the time is not indicative of foundation stress, but is normal due to thermal expansion of the structure. Water maintenance should always be observed around foundation.

(4) No strapping at pier to beam connections in crawlspace, current code requires beams to be secured to supporting piers

(5) No under floor insulation or moisture barrier present in crawlspace

(6) The construction debris needs removing from the crawlspace under home.

(7) Insufficient number and improperly positioned crawlspace vents at foundation underpinning. Current code requires 1sq ft of ventilation for every 150 sq ft of under floor space.

(8) Due to sloping interior floors, further evaluation of the foundation is recommended

(9) Seal all openings into crawlspace space to prevent pest intrusion

C. **Roof Covering Materials**

Inspected, Deficient

(1) The tree limbs that are in contact with roof or hanging near roof should be trimmed.

I. STRUCTURAL SYSTEMS

(2) The roof is missing granular material in one or more areas and should be further evaluated by a roofing contractor. Replacement of the roof or the damaged areas (if feasible) may be needed for insurability purposes. Inspector does not confirm insurability of the roof covering.
(3) Seal caulk at all exposed fasteners on roof to prevent water penetration, these repairs should be done by a qualified roofing contractor
(4) Shingles are raised in one or more areas. Un-adhered, or poorly adhered shingles are susceptible to windstorm damage. Recommend further evaluation and repair by a qualified roofing contractor.
(5) The roof flashing is raised/loose in one or more areas and needs repair.
(6) The roof covering is old, and the life of covering has expired. The covering does need to be replaced.
(7) Tar is not an acceptable repair to a pitched roof
(8) Clear all debris from roof
(9) Shingles are rubbed in one or more areas.
(10) Shingles are rubbed in various areas. Repair where needed
(11) Right rear roof decking appears rotten
(12) Kick out flashing recommended at roof to wall connections to divert water away from exterior finishes. Have a roofer correct where needed

D. Roof Structures and Attics

Inspected, Deficient

(1) No ceiling insulation present. Recommend adding insulation to bring attic R value to an R 30 or greater
(2) Rodent droppings were observed in attic area, pest control and sealing of access points recommended
(3) Roof structure is sagging in many areas due to poor support structure. Have a framing contractor repair.
(4) Chewed wood trim in one or more eave/soffit ends, repair and seal all exposed wood. Trimming trees away from roof can limit rodent access and future rodent damage/infestation.
(5) No fire wall present in attic between units per current code requirements, fire wall should be no less that 1/2 gypsum with at least a 45 minute burn rating
(6) Additional attic ventilation recommended
(7) Attic access openings are undersized by todays code standards,

Minimum *attic access opening* should be 22” x 30”

(8) Ridge beam should be the same size/thickness as the roof rafters. This is a current code standard. The roof and structure were performing as intended at the time of inspection
(9) No strong back (T-bracing) bracing at roof supports. T-bracing keeps roof supports from bowing. Repair as needed
(10) R802.3 Framing details.

Rafters shall be framed to ridge board or to each other with a gusset plate as a tie. Ridge board shall be at least 1-inch (25 mm) nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2-inch (51 mm) nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point. Where the roof pitch is less than three units vertical in 12 units horizontal (25-percent slope), structural members that support rafters and ceiling joists, such as ridge beams, hips and valleys, shall be designed as beams.

(11) Roof is not properly supported over porch of Unit C & B
(12) Water staining at various areas of roof decking
(14) No moisture barrier at attic side of siding. Daylight is visible
(15) Rot at roof decking in rear attic
(16) Inadequate support and framing in attic
(17) Fireplaces and chases in attic should be insulated and sealed
(18) Seal holes in gable vent screening
(19) No collar ties at roof structure

I. STRUCTURAL SYSTEMS

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

Inspected, Deficient

(1) Rot at wood trim and siding in various areas. Included pictures are examples and do not represent all areas needing repair

(2) Seal caulk at all siding/trim seams to prevent rot and possible water penetration

(3) Seal around exterior wall penetrations where needed

(4) Cosmetic repairs are needed in some areas. Repair where needed

(5) Unable to verify proper flashing over windows and doors installed in exterior walls. Flashing over windows and doors is critical to preventing water penetration. Repair as needed.

(6) The paint is failing and/or worn at various areas of exterior wood. I recommend prep and paint at all exposed areas to prevent rot

(7) Re-seal tub to tile connections, tub and shower corners and shower drain pan perimeters. The wall board and framing behind these areas may need repair (not visible). Repair or replace using a qualified contractor.

(8) Discoloration/mildew at caulk around one or more shower drain pan and/or tub perimeters may indicate a need to re-caulk these areas. Moisture may be getting behind the caulk causing the discoloration. It is important to keep all wet area corners and areas around wet area fixtures well sealed to prevent water damage. Damage can be present behind these areas that is not visible to inspector. The inspector does not perform destructive testing or investigation. Repair as needed.

(9) Caulk around all Sink/shower/tub fixtures. It is important to keep all around wet area fixtures well sealed to prevent water damage. Damage can be present behind these areas that is not visible to inspector. The inspector does not perform destructive testing or investigation. Repair as needed.

(10) Seal countertop to back splash/wall connections behind and next to various sinks

(11) Remove all foliage growing on exterior walls. Vines/Shrubs can hold moisture on exterior building materials and also promote insect/rodent infestation. Damage may be present behind foliage that is not visible to inspector

(13) Settlement cracks observed at various areas of interior walls

(14) Water damage in and around bathtub and shower areas. Damage may be present that is not visible to inspector

(15) Evidence of leaking around B sink

F. **Ceilings & Floors**

Inspected, Deficient

(1) Cracks observed at various ceiling areas. We do not know when the cracks occurred, if they will grown larger or if new cracks will appear in the future.

(2) Floor coverings/furniture/rugs can conceal floor defects. The inspector does not pull back large rugs or move furniture.

(3) Interior floor are uneven and sloping sue to settlement

(4) Interior floors are worn in many areas

(5) Previous repairs at various ceiling areas

H. **Windows**

Inspected, Deficient

(1) Some windows are painted shut

(2) Many windows will not stay in the open position

(3) Windows in various areas of the home meet the requirements for tempered/safety glass. Some of the code requirements are: In all bathtub/shower areas. In all stairways where windows are not protected from damage. Exposed area of an individual pane is greater than 9 square feet. Bottom edge is less than 18" above the floor. Top edge greater than 36" above the floor. One or more walking surfaces within 36" horizontally of the glazing. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60" measured vertically above any standing or walking surface. Recommend installing tempered glass in all required areas

(4) Missing various window screens

(5) Some window screens are damaged and need repair or replacement.

(6) Missing and/or damaged locks were observed at one or more windows. Repair as needed

I. STRUCTURAL SYSTEMS

(7) There are cracked glass in some windows throughout home.

(8) The wood trim is peeling paint at most windows. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.

(9) Unable to verify proper flashing over windows installed in siding

(10) Evidence of previous moisture at various windowsills. Likely due to condensation. Ensure that windows are caulked at exterior perimeters.

(11) Window glazing is damaged in various areas

(12) Various windows have deteriorated or are damaged. Repair as needed

(13) Broken window in unit C

J. **Fireplaces and Chimneys**

Not Inspected, Deficient

Tile is damaged at hearths

K. **Porches, Balconies, Decks and Carports**

Inspected, Deficient

(1) Walk ways around the home or uneven and a tripping hazard

(2) Decking outside unit B is sagging and is loose

(3) Ceiling material is sagging over unit B entry door

(4) Holes in screen porch screening

L. **Other**

Inspected, Deficient

(1) As contractors complete work requested by the home inspector, there is a possibility that additional work will be found by said professional.

(2) There is the possibility that conditions may exist which were hidden from view, which could affect some of the conclusions and recommendations in this report. This investigation did not include a detailed analytical study of the structural elements of the superstructure. No guarantee, expressed or implied, is intended by this report and no examination was made to determine compliance with any governmental code or regulation.

(3) Cabinets and countertops are not inspected. Damage will be reported on at the inspectors discretion. Per the TREC standards cabinets and countertops are not required to be inspected.

(4) Water staining at cabinet/cabinet decking under one or more sinks. No active leaks at the time of inspection. Replace all damaged building materials as needed. Damage can be hidden from view. Some damage may be present that is not visible to inspector.

II. ELECTRICAL SYSTEMS

A. **Service Entrance and Panels**

Inspected, Deficient

(1) Unable to locate gas line bond wire per todays code standards. Current code requires all exterior meters and interior unions to be bonded. This may have not been code when this home was built

(2) Label all breakers

(3) Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker,computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.

(4) No ARC fault protection present. Current safety standards require arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreations rooms, closets, hallways, or similar rooms or areas. This was not code when this home was built

(5) Missing one or more knock out plates at sub and/or main electrical panel(s)

(6) Wire retention is the wrong size for panel opening

II. ELECTRICAL SYSTEMS

(7) One or more of the ground and neutral conductors are attached together (double lugged) under the same lug improperly. This is an outdated industry practice and all neutral conductors within the panel should be properly isolated from the ground conductor according to present industry practices. We recommend repair with remedy as necessary by a qualified electrician.

(8) Wiring is bundled in electrical panel. While this is common practice it is not allowed by todays electrical code.

(9) I did not see a bond/ground wire on metal plumbing. If there is not one then I recommend a ground wire and clamp be installed on metal plumbing line within five feet from where plumbing line enters home.

(10) Neutral wiring being used in the hot position should be wrapped in red or black tape

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

Inspected, Deficient

(1) Missing smoke detectors in many areas. Today's fire safety standards call for smoke detectors in and outside of all sleeping rooms. A minimum of one detector is required for each level. All detectors should be linked in a way that when one detector sounds they all sound. Test and maintain detectors per manufacturer specifications and replace batteries yearly or as needed.

(2) I did not locate a carbon monoxide detector in some areas of the home. It is recommended that one be installed according to the manufacturer's instructions. **R315.1 Carbon monoxide alarms.** An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in *dwelling units* within which fuel-fired *appliances* are installed and in all dwelling units that have attached garages.

(3) Some electrical outlets are not grounded even though 3 pronged receptacles are installed.

Replacing Receptacles to Meet the NEC NEC requires receptacles installed on 15 and 20 ampere branch circuits to be of the grounding-type and it requires the grounding contacts of those receptacles to be effectively grounded to the branch circuit equipment grounding conductor [210-7]. However, the Code allows the installation of any of the following installations when replacing a 2-wire non grounding-type receptacle where no ground exists in the outlet box [210-7(d)(3)],

(a) Replace the 2-wire receptacle with another 2-wire receptacle.

(b) Replace the 2-wire receptacle with a GFCI-type receptacle and marked the receptacle with the words "No Equipment Ground."

(c) Replace the 2-wire receptacle with a grounding-type receptacle where protected by a GFCI protection device (circuit breaker or receptacle). Since the grounding terminals for the receptacles are not grounded, the receptacles must be marked with the words "GFCI Protected" and "No Equipment Ground."

(4) Missing covers at junction boxes in attic and crawl space

(5) Secure all wiring away from grade in crawl space

(6) Cloth covered wiring is still in place and possibly in use in some areas of the home. Recommend having a licensed electrician evaluate and update all wiring to meet todays code and safety standards

(7) There is no outlet found in one or more bathroom areas. I recommend a duplex GFCI outlet be installed by a licensed electrical contractor.

(8) Various electrical outlets have been painted over and were either difficult to test or could not be tested

(9) I did not find any outside outlets.

(10) The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. If the house is occupied some electrical outlets may be inaccessible due to owner's belongings. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless labeled so at the electrical panel.

(11) Missing bulb shields at various lights. Bulb shields recommended at all exposed bulbs

(12) Missing plate covers at various switches and outlets

(13) Cloth covered wiring is still in place and possibly in use in some areas of the home. Recommend having a licensed electrician evaluate and update all wiring to meet todays code and safety standards

(14) Wiring appears to be chewed and or frayed in some areas. Fire hazard

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. **Heating Equipment**

Not Inspected, Deficient

(1) Remove abandoned floor furnaces from crawl space and units

(2) No central heating in units

IV. PLUMBING SYSTEM

A. **Plumbing Supply Distribution Systems and Fixtures**

Inspected, Deficient

(1) Water leaks at one or more toilet fill valves, replace flushing assemblies where needed

(2) Insulate all water lines in crawlspace to prevent freezing

(3) Owners water shut off valve was not visible due to debris

(4) I could not locate the owners shut-off for water. Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install an owners shut off valve.

(5) Missing backflow prevention devices at one or more exterior water hose bibbs

(6) Water leaks at various sink faucet, shower head and shower and sink fixture handles. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. I recommend repair as necessary by a qualified person.

(7) One or more toilets do not appear to have proper clearance from walls or other hard surfaces, Plumbing code calls for 15" from the center of the toilet to the nearest wall or hard surface

(8) Unit A shower diverter is stuck in the on position

(9) Clean aerator screening at various sink faucets

(10) Unit C kitchen faucet is damaged and leaks

(11) Handles are loose at various sinks and tub/showers

(12) Low water flow observed at various fixtures

(13) Rust was observed at B water flow

(14) B kitchen faucet leaks

B. **Drains, Waste, and Vents**

Inspected, Deficient

(1) Evidence of leaking under all bathroom areas

(2) Cast iron and galvanized drain lines are still in use some areas of the crawlspace and under various sinks. These lines can rust from the inside out and should be replaced.

(3) Due to the age of the home, a static test or scoping of the underground plumbing is recommended. Plumbing under the home is not visible to the inspector. The inspector does not run the amount of water during the inspection that would emulate a family living in the home.

(4) Rust is present around unit A tub drain

(5) B bathroom sink was slow to drain

(6) Missing drain stoppers in various sinks and tubs

C. **Water Heating Equipment**

Inspected, Deficient

(1) Missing sediment trap at water heater gas supply line per todays code standards

(2) Missing exterior terminating drain pan under water heater. IRC P2801.5 Required pan. Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a galvanized steel pan having a material thickness of not less than 0.023 inch (0.6010 mm) (No. 24 gage), or other pans approved for such use. Listed pans shall comply with CSA LC3.

(3) Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed water heaters such as yours. There were no leaks or drips at the T&P valve

IV. PLUMBING SYSTEM

during the inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed.

(4) Water heater vents are in contact with combustible materials. 1" clearance required

(5) Water heaters should be elevated 18" above closet floor

(6) Churning sound present at water heaters. This sound typically indicates excess sediment in tank. Recommend plumbers evaluation

(7) The water heaters are older and may have reached the end of their life expectancy. Have a licensed plumber evaluate

(8) Rear unit water heater vent is disconnected in attic

(9) Front water heater vent is not properly positioned

(10) Water heaters should be isolated from the living space. Combustion and draft air should not be drawn from the the living space. Having the gas appliances in the living space is a carbon monoxide hazard

(11) Unit B water heater vent is not connected to roof vent and is exhausting on to roof decking. Fire hazard

V. APPLIANCES

C. **Range Hood and Exhaust Systems**

Inspected, Not Present, Deficient

Unit A stove top vent does not work and is disconnected in the attic area

D. **Ranges, Cooktops and Ovens**

Inspected, Deficient

(1) Missing anti tip device at rear base of oven, child safety hazard

(2) By current code standards the oven gas shut off valve should be easily accessible without moving the appliance. The gas shut off valve in the inspected home is behind the oven.

(3) Unit B oven was inoperable

VI. OPTIONAL SYSTEMS

I. **Gas Supply System**

Not Inspected, Deficient

Gas was smelled in crawl space

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Austinspect Inc. TPCL 774365

Inspected By: Chad Garrett

Inspection Date: 4/3/19
Report ID:

Customer Info:	**Inspection Property:**
Rick Hardin 704 W 22nd St Austin TX 78705 **Customer's Real Estate Professional:**	704 W 22nd St Austin TX 78705

Inspection Fee:

Service	Price	Amount	Sub-Total
pier and beam fee	100.00	1	100.00
Heated Sq Ft 2000-2499	380.00	1	380.00
Duplex Fee	175.00	1	175.00

Tax $0.00
Total Price $655.00

Payment Method:
Payment Status: Paid
Note:

AGREEMENTS AND LIMITATIONS

This report covers only the items listed on the report, unless specifically requested. We tell you whether each item we inspect is performing the function for which it was intended. We do not inspect any item, which we cannot see. We do not move insulation, furniture, rugs, paintings, or appliances. We do not uncover buried pipes or items we cannot see that are covered by soil, insulation, wall coverings, or floor coverings. Repairs or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment to inspect component parts. We do not inspect for building codes,
soil analysis, adequacy of design, capacity, efficiency, size, value, flood plain location, pollution or habitability. Older houses may not meet the same standards as new houses, even though items in both might be performing the functions for which they are intended. We do not inspect for insurability of any roof. We do not walk on roofs having a pitch greater than 5 on 12, nor do we walk on metal, or tile roofs or roofs over two-story structures. If you have any concern regarding the roof, we advise you hire a roofing specialist to perform a detailed inspection prior to purchasing the house. Other items or components excluded from this inspection can be found under the Comments headings throughout the text of this report.

We do not make guarantees or warrant the performance or condition of any item. If you want a warranty or guarantee, contact a home warranty or insurance company.

Buyer agrees to notify Austinspect in writing of any complaint within thirty (30) days of closing and purchase of the property, and must thereafter allow prompt re-inspection of the item; otherwise, buyer waives all claims for damages arising out of such complaint.

YOU AGREE THAT ANY DAMAGES FOR BREACH OF THIS CONTRACT OR REPORT IS LIMITED TO THE AMOUNT OF THE INSPECTION FEE. IF YOU SUE OR BRING A MEDIATION OR AN ARBITRATION CLAIM ON THIS CONTRACT, BUT DO NOT PREVAIL, YOU AGREE TO PAY OUR REASONABLE ATTORNEY'S FEES.

This inspection has been performed for the person or company named on the report and is not transferable. You may not allow anyone else to use or rely on this report without our prior written consent.

NOTICE: YOU THE BUYER HAVE OTHER RIGHTS AND REMEDIES UNDER THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT WHICH ARE IN ADDITION TO ANY REMEDY WHICH MAY BE AVAILABLE UNDER THIS CONTRACT. FOR MORE INFORMATION CONCERNING YOUR RIGHTS, CONTACT THE CONSUMER PROTECTION DIVISION OF THE ATTORNEY GENERAL'S OFFICE, YOUR LOCAL DISTRICT OR COUNTY ATTORNEY, OR THE ATTORNEY OF YOUR CHOICE.

Any event of waiver by this company of any right herein, shall not constitute a continuing waiver or subsequent waiver of other rights. This report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. Buyer agrees not to purchase the structure unless the buyer understands this complete report and any attachments. Buyer has read and understands and by accepting this Report, or relying on it in any way, expressly agrees to the foregoing terms, conditions, Agreements and Limitations.

In providing the property inspection and inspection report, information about the client, inspector, real estate professional, and property will be collected and input into HomeGauge inspection software and services, which inspector uses to produce the inspection report. This information may include personally-identifiable information about the client, inspector and real estate professional. This information may subsequently be used by the provider

of HomeGauge, as set out in the HomeGauge Privacy Policy found at https://www.HomeGauge.com/privacy.html. Inspectors may choose to use this information to market new or related products and services to clients.

Helpful Hints
• Exterior electrical outlets not working? Reset GFCI receptacle at garage wall by pushing the reset button
• Bathroom electrical outlets not working? Reset the GFCI receptacle in the other bathroom or garage wall by pushing the reset button
• Lights or electrical outlets not working? Try resetting the breaker by turning it off and back on again
• Smoke detectors chirping? Try changing the 9 volt battery or dusting off the smoke detector. Back up batteries should be changed yearly
• Secondary air conditioner condensate drain line dripping? Try pouring bleach down the primary condensate line or using compressed air to free the clog
• Garage overhead door not closing with opener? Make sure nothing is in between the safety sensors, or adjust the safety sensors
• Garbage disposal jammed or inoperable? Use appropriate hex wrench or provided tool and turn in base of unit to free disposal. There is also a small red “reset” breaker on the bottom of the disposal that may be tripped, push to reset

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair. If there is a check in the D (Deficiency) column below, additional comments will be in the repairs section (VIII) at the end of this report.

COMPANY RELATIONSHIPS/THIRD PARTY PROVIDERS.

Austinspect may have an affiliation with third-party service providers (“TPSP”) in order to offer value-added services to its Clients. The company may also arrange for these TPSP to send literature or make post-inspection contact with the Company’s Clients.

The following general comments and limitations may not pertain to all houses inspected:

- The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose repairs. The inspector does not enter crawl space areas less than 18. It is important to keep soil moisture contents by foundation consistent year around.

- It is advisable to maintain at least 3 inches minimum of clear area between the ground and siding Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

- The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingle or tiles. Inspection of fastening systems at shingle tabs is not inspected as this could damage the shingle. Metal and clay tile roofs are not walked on as this could damage the roof covering. Only roofs that can be safely accessed will be walked on. Some roofs may have a pitch too great to walk on without safety restraints. In this case the roof will be viewed with binoculars and/or from the roof edge.

- Only areas of the attic determined accessible by the inspector are inspected.

- Only areas free and clear of furniture and other obstructions are inspected. Observation of these areas related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed (interior and exterior). This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew or fungus.

- Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.

- Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection. Consult a glass installer for further evaluation of windows in the event of any insulated glass failure prior to closing. If the house is occupied some windows may be inaccessible due to owners belongings. We do not move or climb on furniture to open a window.

- The inspection does not include the adequacy of draft or condition of chimney flue tiles. If creosote buildup is noted, the flue should be cleaned by a chimney sweep for safety

- Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.

- The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. If the house is occupied some electrical outlets may be inaccessible due to owners belongings.We do not move or climb on furniture to test electrical outlets. In the event aluminum wiring is reported, a licensed electrician should review it. We do not report copper clad aluminum wiring unless labeled so at the electrical panel.

- Full evaluation of gas heat exchangers requires dismantling of furnace and is beyond the scope of this inspection. Heat pump systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damage to system

- Inspector does not determine the adequacy or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Central air conditioning system is not tested when ambient temperatures are below 60 degrees Fahrenheit to avoid damage to system. Window air conditioning units are not tested. Effective 2006 manufactures will no longer produce repair / replacement parts for a/c units with less that a 13 seer rating and in the event of failure of the unit it may be necessary to replace the entire unit

- The inspection does not include gas lines or condition of plumbing lines in walls, floors, attic, ground or foundation. If foundation work has been performed on the house you are purchasing, a static plumbing test is recommended. Water wells, water-conditioning systems/softeners, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection. Clothes washing machine and icemaker hose bibs are not tested. Water shut off valves (main or under sinks etc.) are not turned on or off under any circumstance

- The following systems, items, or components are excluded from this inspection: 1.) Drain line for clothes washing machine, or water conditioning systems; 2.) Drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components, and fire sprinkler systems.

- Replacement of water heaters may require permit by local municipality. Inline water heaters are not tested.

- It is recommended that the dishwasher drain line be kept strapped upward forming a air gap/sanitary drain loop. This will prevent disposal debris from entering the line
- The inspector does not test for radiation leakage microwave.
- Bathroom vents should terminate to the exterior. Vent termination is not always visible
- If sprinkler system is inspected it is tested in manual mode only. Underground leaks are not inspected for