

Inspected on 5/12/2019 at 10:30 AM



HOMEPRO

INSPECTIONS



PROPERTY INSPECTION REPORT

Prepared For:

Kate Ertle

Property Address:

703 & 705 Oakland Avenue, Austin, TX 78703

TABLE OF CONTENTS

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[I STRUCTURAL SYSTEMS.....7](#)

[II ELECTRICAL SYSTEMS.....22](#)

[III HEATING, VENTILATION AND AIR
CONDITIONING SYSTEMS26](#)

[IV PLUMBING SYSTEM27](#)

[V APPLIANCES32](#)

[VI OPTIONAL SYSTEMS34](#)

[Summary.....37](#)

[Invoice.....40](#)

[Back Page.....42](#)

PROPERTY INSPECTION REPORT

Prepared For: Kate Ertle

Concerning: 703 & 705 Oakland Avenue, Austin, TX 78703

By: Nathan W. Vick (TREC#20219), Professional Inspector, TREC #20219, 5/12/2019

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 standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (<http://www.trec.texas.gov>).

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

- lack of electrical bonding and grounding
- 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

- 1) **GENERAL:** A Home Inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.
- 2) **EXTERIOR:** The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.
- 3) **ROOFING:** The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.
- 4) **STRUCTURE:** The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.
- 5) **ELECTRICAL:** The inspector can not inspect hidden wiring or verify if the number of outlets per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.
- 6) **HEATING:** The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.
- 7) **COOLING:** The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.
- 8) **PLUMBING:** The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.
- 9) **INTERIOR:** The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors will be tested.

Comment Key or Definitions

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

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

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

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

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

Standards of Practice:

Texas

In Attendance:

Customer

Type of building:

Duplex Residential (2 story)

Approximate age of building:

Unknown - data not available - Appears early West
1900's

Home Faces:

West

Temperature:

Over 60 (F)

Weather:

Cloudy, Light Rain

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No


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

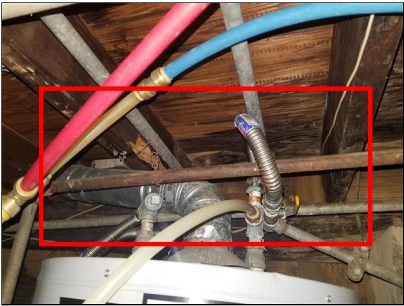
I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Foundation Type: Crawlspace
Foundation Materials: Concrete, Wood members
Method used to observe Crawlspace: Walked, Limited access
Comments:

(1) Foundation is a crawlspace structure. Crawlspace construction shows concrete pier & beam structure. Concrete piers appear installed every 8ft at perimeter and center. Girders are secured to piers with metal anchors. Floor assembly consists of wood girders, joists and wood-slat sheathing. Crawlspace shows NO under-floor insulation. Crawlspace structure was accessed at east wall and viewed while walking. Some portions of the foundation were visually concealed from view due to excess storage materials and could not be inspected.

 (2) **FOUNDATION PERRFONACE OPINION: Deficient:** Crawlspace structure shows significant and detrimental damage through-out structural members. Damaged materials are related to a combination of water exposure (mold, rot and other type fungus'), termite exposure, poor ventilation and structural movement. Additionally, crawlspace structure structural members are under-sized which exacerbates adverse conditions present. Significant costs are expected. Contact a Structural Engineer immediately. Damage is severe and the foundation's structurally integrity is-in-question.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

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

I NI NP D



A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)



A. Item 9(Picture)



A. Item 10(Picture)



A. Item 11(Picture)



A. Item 12(Picture)

I	NI	NP	D
---	----	----	---



A. Item 13(Picture)



A. Item 14(Picture)



A. Item 15(Picture)



A. Item 16(Picture)



A. Item 17(Picture)



A. Item 18(Picture)



A. Item 19(Picture)



A. Item 20(Picture)

(3) *Maintenance tip:* Positive drainage away from the structure is critical to the intended performance of the foundation. Trees and shrubs around the foundation can affect soil moisture content and thus the foundation. Standard recommendations state that trees and shrubs be planted away from the foundation or that root barriers be installed to prevent roots from getting under the slab. Poor drainage away from the slab, or pooling/standing against it can also affect foundation performance. If for any reason water pools at any location near the foundation for any extended period of time (24 consecutive hours or more), drainage corrections will have to be made.

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

General Foundation Comments: The TREC inspector for this inspection is not a professional engineer. The opinions given on the performance of this structure's foundation are based on the knowledge and experience of the inspector and may be subjective and may vary from the opinions of other inspectors. The inspector makes comments comprised of opinion and not fact, determinations that are factual are available via specialized qualified and licensed engineering studies, which are beyond the scope of this inspection. Future performance of the foundation is not warranted. If you note any changes/observations from this report at a later date from what has been reported herein, a re-assessment should be made by a qualified and licensed engineer/foundation contractor and appropriate action taken. The foundation inspection performed was cursory and limited to visual observations of accessible/visible exterior and interior structural components of the house at the time of the inspection. No foundation measurements (elevation or otherwise) have been made or are within the visual scope of this inspection.

☒ ☐ ☐ ☒ **B. Grading & Drainage**

Comments:
(1) Storm drainage is by ground surface run-off. Vehicle access to site is from the street (no driveway access to "garage"). Apart from walkways leading to/from various points of egress, the of home is surrounded by landscaping. The finish grade slopes down and away from home with few flat areas. Drainage is contingent upon the design slope of the finish grade. All grading and drainage visually appear to be performing their intended function by moving water away from the home at the time of the inspection.

Maintenance Tip: It is standard practice and recommendation to maintain soil levels a minimum of six (6) to eight (8) inches below the top of the slab and graded away from the slab, at a minimum rate of six (6) inches per every 10 feet, to promote positive drainage and to prevent water from pooling/standing around the foundation area(s). Standard soil levels will also reduce possible moisture exposure and help detect insect/pest activity.

(2) **Deficient:** Southwest and northwest trees in close proximity to structure. Northwest tree appears "dead" and could pose hazards due to proximity.



B. Item 1(Picture)

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Type (s) of Roof Covering: 3-Tab fiberglass


Viewed roof covering from: Drone

Roof Ventilation: Gable vents

Comments:
(1) Roof covering shows a composition asphalt construction type: 3 TAB (a.k.a. 20 Year). Main roof pitch is

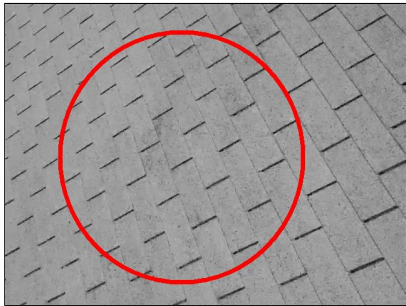
I	NI	NP	D
---	----	----	---

approx. 5:12 or greater. Roof drains to ground surface. Ventilation consists of gable (outlets/inlets). Roof covering is NOT original to the building construction; this type of roof system has a EUL approx. 15-20 years. Visual inspection by drone.

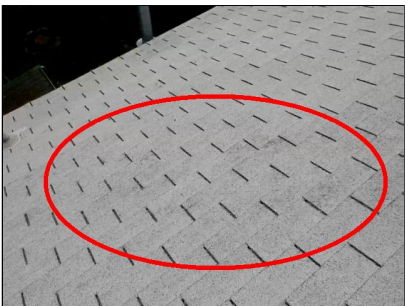
 (2) **Deficient:** End-of-life conditions observed at shingles. Defects included: granule loss, exposed substrate, "premature bald" patches, bond failure, damaged shingles (abrasions), probable fastening failure. Current conditions will accelerate that the wear rate on the roof. Areas will require patching with tar as leaks develops. Expect replacement recommendation from Roofing Contactor.



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

(3) **Deficient:** Overhanging tree branches in-close-proximity to shingles. Current building standards require 3ft tree clearance from roof covering to prevent shingle damage from wind.



C. Item 4(Picture)

☐ ☒ ☐ ☐ **D. Roof Structure & Attic**


Method used to observe attic: Inaccessible
Viewed roof structure from: Drone
Roof Structure: Gable Roof, Not visible
Attic Insulation: Unknown
Approximate Average Depth of Insulation: Unknown

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

Approximate Average Thickness of Vertical Insulation: None

Attic info: No attic access was observed

Comments:


 **Notes:** *Limitation:* Roof structure and attic space was not accessible. No attic access was observed. Considering structural defects already present at visible structural members (crawlspace) combined with the aged roof covering, defects (water damage, under-sized structural members, insulation?, pest activity, etc.) are expected to be discovered at attic space and roof structure.

☒ ☐ ☐ ☒ E. Walls (Interior & Exterior)

Wall Structure: Wood Lap-board Siding, 2 X 4 Wood

Comments:

(1) Exterior wall surfaces show wood lap-board siding veneers. Interior walls show ship-lap boards. Random moisture meter and thermal imaging testing was performed on interior walls, **abnormal activity was detected during the inspection.** **Cosmetic issues are not within the scope of the visual inspection and typically not reported.** Observations are primarily related to structural and water penetration.

 (2) **Deficient:** Significant and detrimental water damage observed at wall assemblies. Condition is most severe at east wall and "garage" transition. Other locations included around all wall openings (doors, windows, etc.). As repairs are conducted, additional areas are expected to be discovered. The water damage is correlated with deferred maintenance, missing flashing and weatherization details and poor construction practices. If ignored, condition will progress.



E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)

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

I NI NP D



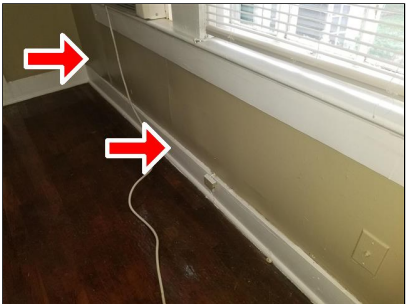
E. Item 5(Picture)




E. Item 6(Picture)



E. Item 7(Picture)



E. Item 8(Picture)

 (3) **Deficient:** End-of-life conditions observed at siding veneer. Defects included: wood rot, deterioration, water damage, loose boards, damaged boards.



E. Item 9(Picture)



E. Item 10(Picture)



E. Item 11(Picture)



E. Item 12(Picture)

I	NI	NP	D
---	----	----	---



E. Item 13(Picture)



E. Item 14(Picture)



E. Item 15(Picture)



E. Item 16(Picture)

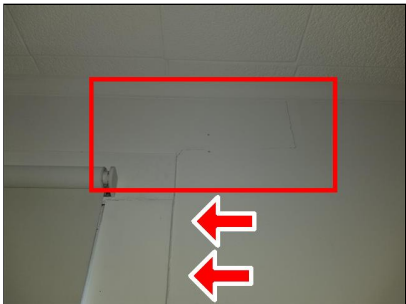
(4) **Deficient:** Considerable vertical cracks, horizontal cracks, stair-step cracks and separation at wall transitions. These appear correlated with other foundation settlement indicators.



E. Item 17(Picture)



E. Item 18(Picture)



E. Item 19(Picture)



E. Item 20(Picture)

(5) **Deficient:** Bowed or leaning walls observed at east and west walls. This appears correlated with adverse conditions at crawlspace and wall assemblies.

I	NI	NP	D
---	----	----	---



E. Item 21(Picture)



E. Item 22(Picture)

☒ ☐ ☐ ☒ F. Ceilings & Floors

Floor Structure: Wood beams, Concrete Piers, Wood Slat sub-floor, Wood joists

Floor System Insulation: NONE

Ceiling Structure: Not visible

Comments:

(1) Ceiling surfaces show a combination of ship-lap boards and gypsum board (drywall) materials. Floor construction crawlspace structure. Floor coverings consists of hard woods. Random moisture meter and thermal imagining testing was performed on interior ceilings, **abnormal activity was detected during the inspection.** **Cosmetic issues are not within the scope of the visual inspection and typically not reported.** Observations are primarily related to structural and water penetration.

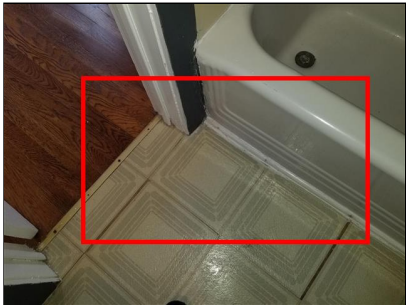
(2) **Deficient:** Water damaged floor assemblies observed near plumbing penetrations at bath rooms and kitchen.



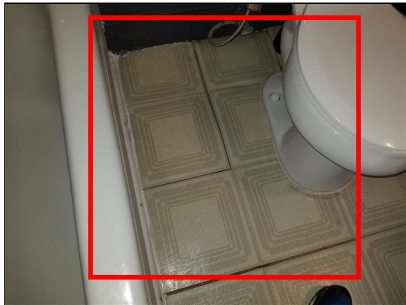
F. Item 1(Picture)



F. Item 2(Picture)



F. Item 3(Picture)



F. Item 4(Picture)

(3) **Deficient:** Ceiling and floor deflection observed at interior. This appears correlated with adverse conditions at crawlspace.

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

I NI NP D



F. Item 5(Picture)



F. Item 6(Picture)



F. Item 7(Picture)

(4) **Deficient:** Termite damage observed at interior wood floors.



F. Item 8(Picture)



F. Item 9(Picture)



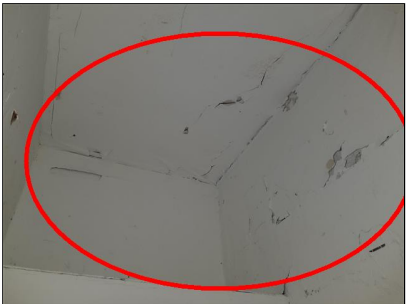
F. Item 10(Picture)

(5) **Deficient:** Possible water damage observed at various locations at ship-lap board materials.

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



F. Item 11(Picture)



F. Item 12(Picture)

(6) **Notes:** Determining Asbestos ceiling tiles at interior is not with-in scope of inspection.



F. Item 13(Picture)

☒ ☐ ☐ ☒ **G. Doors (Interior & Exterior)**

Comments:

(1) **Deficient:** Exterior doors are fully deteriorated. Water entry is expected.



G. Item 1(Picture)



G. Item 2(Picture)

(2) **Deficient:** Exterior and interior doors are binded and out-of square. This may correlate with other foundation settlement indicators.

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



G. Item 3(Picture)



G. Item 4(Picture)




G. Item 5(Picture)

(3) **Deficient:** Interior doors hardware poorly function.

☒ ☐ ☐ ☒ H. Windows

Comments:

 **Deficient:** The windows are in over-all very poor condition. The majority of windows observed with water penetrations issues, air infiltration issues, deteriorated glazing, cracked panes and damaged/missing counter balance springs, impeded egress (can not escape during emergency - windows do not open).



H. Item 1(Picture)



H. Item 2(Picture)



H. Item 3(Picture)



H. Item 4(Picture)

I	NI	NP	D
---	----	----	---



H. Item 5(Picture)



H. Item 6(Picture)



H. Item 7(Picture)



H. Item 8(Picture)



H. Item 9(Picture)

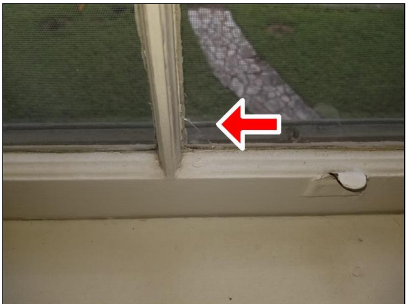


H. Item 10(Picture)

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



H. Item 11(Picture)



H. Item 12(Picture)



H. Item 13(Picture)

☒ ☐ ☐ ☒ I. Stairways (Interior & Exterior)

Comments:

(1) **Deficient:** Inadequate guard railing height. Current building standards require all platforms with a total rise of more than 30inch above the grade or floor below shall have guardrails not less than 34inch in height measured vertically from the nosing of the treads. Code Reference: IRC (R312)



I. Item 1(Picture)

(2) **Deficient:** Missing handrail at stairs. Current building standards require handrail for 4 or more risers (steps.) Handrails must be graspable with a maximum 2.5 inches in diameter. Code Reference: IRC (R311.5.6)

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



I. Item 2(Picture)

- ☐ ☐ ☒ ☐ J. Fireplace / Chimney
- Chimney (exterior): N/A
- Operable Fireplaces: None
- Types of Fireplaces: None
- Number of Woodstoves: None
- Comments:

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

Comments:

(1) **Deficient:** Porch shows cracking, loose stones, out-of-level appearance, in-adequate riser and tread dimensions.



K. Item 1(Picture)



K. Item 2(Picture)



K. Item 3(Picture)

(2) **Deficient:** Porch roof covering observed with water damage at soffit materials. Water leakage is expected.

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

I NI NP D



K. Item 4(Picture)

K. Item 5(Picture)

☐ ☐ ☐ ☐ L. Other

Comments:

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

I NI NP D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Electrical Service Conductors: Overhead service, Copper


Panel Capacity: Not Visible, Unknown

Location of Main Shut-off: No Main Shut-off installed.

Panel Type: Fuses, Circuit breakers

Electric Panel Manufacturer: Cutler Hammer, Federal Pacific, General Electric

Comments:

 **Deficient:** Electrical Panels are in very poor condition. Defects included: FPE Panel present (known fire hazard), old fuse boxes (known fire hazard), rusted enclosures, no ground electrode observed, no bond conductor observed, no labeling, wire size/breaker size, missing breaker cover plates, missing conduit. Current adverse conditions at electrical panels represent fire and shock hazards.

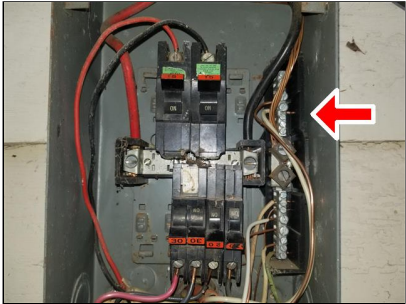
I	NI	NP	D
---	----	----	---



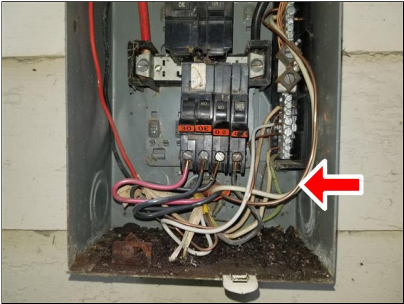
A. Item 1(Picture)



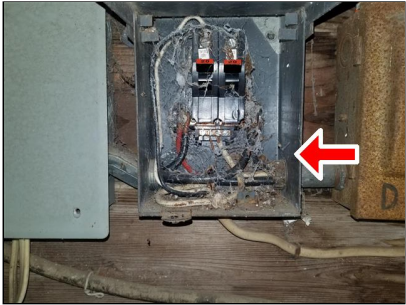
A. Item 2(Picture)



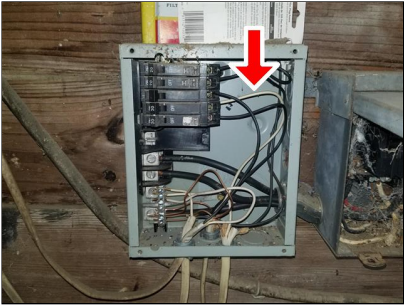
A. Item 3(Picture)



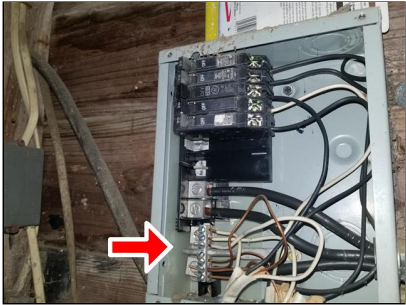
A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)




A. Item 8(Picture)

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

Branch wire 15 and 20 AMP: Copper

Type of Wiring: Romex

Comments:

 **Deficient:** Electrical wiring is in very poor condition. Defects included: exposed splices, exposed wires, unsecured wires, open ground (majority of outlets and fixtures), reversed polarity, under-sized wires, damaged face plates, missing face plates, non-functional fixtures, non-functional outlets, non-functional

I	NI	NP	D
---	----	----	---

switches, in-adequate number of outlets, arching at outlets, missing exterior rated outlet and switch covers, missing/defective smoke detectors, missing GFCI protection, and missing AFCI protection. Current adverse conditions at electrical branch circuits (connected devices and fixtures) represent fire and shock hazards.



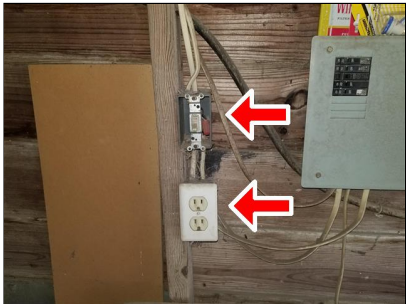
B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



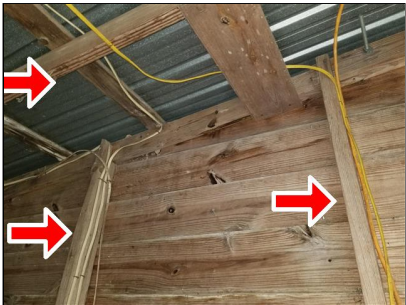
B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)



B. Item 8(Picture)

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

I NI NP D



B. Item 9(Picture)



B. Item 10(Picture)



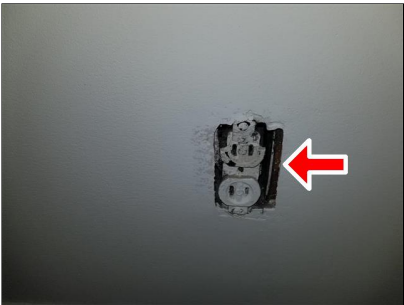
B. Item 11(Picture)



B. Item 12(Picture)



B. Item 13(Picture)



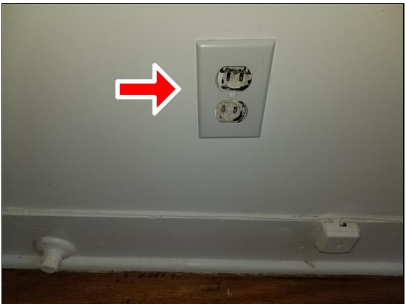
B. Item 14(Picture)

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

I NI NP D



B. Item 15(Picture)



B. Item 16(Picture)



B. Item 17(Picture)


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

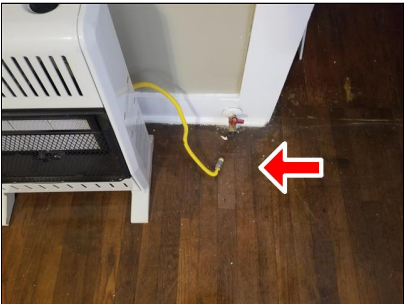
I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☒ ☐ ☐ A. Heating Equipment

Type of System (Heating):
Energy Source:
Heat System Brand:
Number of Heat Systems (excluding wood):

Comments:
 **Notes:** Gas lines were dis-connected time of inspection. Gas heaters were not inspected or tested.




A. Item 1(Picture)

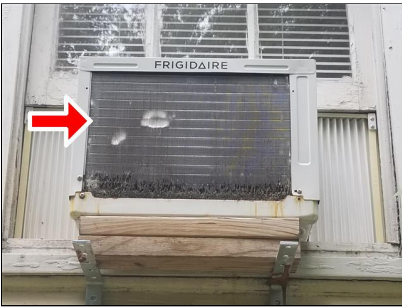
☒ ☐ ☐ ☒ B. Cooling Equipment

Type of System (Cooling):
Central Air Manufacturer:

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

I NI NP D

Comments:
 **Deficient:** Window units are in very poor condition. Defects included: damaged aluminum fins, deteriorated aluminum fins, corrosion, poorly cooled. End-of-life conditions.



B. Item 1(Picture)

☐ ☐ ☒ ☐ C. Duct System, Chases, and Vents

Ductwork:

Filter Type:

Filter Size:

Comments:

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

I NI NP D

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ A. Water Supply System and Fixtures

Water Source: Public


Plumbing Water Supply (into home): Galvanized (old)

Plumbing Water Distribution (inside home): Galvanized

Location of main water supply valve: At meter

Static water pressure reading: 98 PSI

Water Filters: None

Comments:
 **Deficient:** Water supply systems and fixtures are in very poor condition. Defects included: rusted old galvanized steel piping, leaking old galvanized steel piping, very weak water flow at plumbing fixtures (trickle - upper unit), unprotected pipes at crawlspace, un-secured pipes at crawlspace, leaks at pipe joints and connections at crawlspace, leaks at fixtures, poorly functioning fixtures, loose toilets, rusted steel sinks, high water pressure, missing cut-off valves, rusted cut-off valves, missing Pressure Regulating Valve, missing Back-flow Preventer, missing anti-siphon valves, missing main shut-off valve.

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

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)

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

I NI NP D



A. Item 9(Picture)



A. Item 10(Picture)



A. Item 11(Picture)



A. Item 12(Picture)



A. Item 13(Picture)



A. Item 14(Picture)



A. Item 15(Picture)

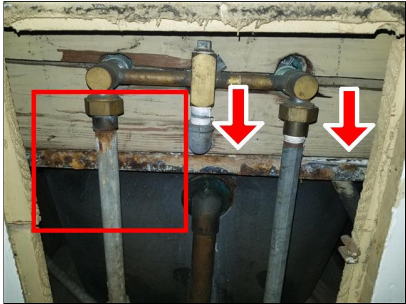


A. Item 16(Picture)

I	NI	NP	D
I	NI	NP	D



A. Item 17(Picture)



A. Item 18(Picture)



A. Item 19(Picture)



A. Item 20(Picture)



A. Item 21(Picture)



A. Item 22(Picture)



A. Item 23(Picture)




A. Item 24(Picture)

☒ ☐ ☐ ☒ B. Drains, Waste, and Vents

Washer Drain Size: Not visible

Plumbing Waste: Cast iron

Comments:

 **Deficient:** Drains, waste and vents in very poor condition. Defects included: rusted old cast iron piping/joints/connections/fittings, leaks at old cast iron piping/joints/connections/fittings, unable to test upper unit

I	NI	NP	D
I	NI	NP	D

drain function due to poor water flow, unable to inspect vents due to inaccessible attic space, flex-drain pipes.



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)

☒ ☐ ☐ ☒ C. Water Heating Equipment


Energy Source (Water Heater): Gas (quick recovery)

Capacity (Water Heater): Two units, 40 gallons

Water Heater Manufacturer: Unknown

Water Heater Location: Crawlspace

Comments:

 (1) **Deficient:** Upper unit water heater is in very poor condition. Defects included: leakage, diaphragm has likely failed, excess rust formation observed at multiple locations at water heater (flue, tank, connections/fittings), anode rod is fully deteriorated, missing T&P drain pipe, missing Thermal Expansion Tank.

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

I NI NP D




C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

- (2) **Deficient:** Lower unit water heater is missing Thermal Expansion Tank.
-  (3) **Deficient:** Vegetation in close proximity to metal flue pipes. This could pose a fire hazard.



C. Item 4(Picture)



C. Item 5(Picture)

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

Comments:

☐ ☐ ☐ ☐ **E. Other**

Comments:

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

I NI NP D

V. APPLIANCES

☐ ☐ ☒ ☐ **A. Dishwasher**

Comments:

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

I NI NP D

☐ ☐ ☒ ☐ **B. Food Waste Disposer**

Comments:

☒ ☐ ☒ ☒ **C. Range Exhaust Vent**

Comments:

Deficient: Missing ducted exhaust for gas ranges. Current building standards require range hoods to discharge to the outdoors through a single-wall duct. The duct serving the hood shall have a smooth interior surface, shall be air tight and shall be equipped with a backdraft damper. Ducts serving range hoods shall not terminate in an attic or crawlspace or areas inside the building. Code Reference: IRC (M1503)



C. Item 1(Picture)



C. Item 2(Picture)

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

Comments:

(1) Gas oven units tested at 350 degrees F. Variance noted: > 5 degrees F (with-in range). Gas cook top burners functioning as intended at time of inspection. Testing of Oven self-cleaning modes, timer(s) and clocks are not within the scope of this inspection; oven is tested in a manual mode only.

(2) **Deficient:** Anti-tip device is missing or not secured to unit. Anti-tip device prevents the unit from fatally tipping over onto small children.

☐ ☐ ☒ ☐ **E. Microwave Oven**

Comments:

☐ ☐ ☒ ☐ **F. Trash Compactor**

Comments:

☐ ☐ ☒ ☐ **G. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

☐ ☐ ☒ ☐ **H. Garage Door Operator(s)**

Comments:

☐ ☐ ☒ ☐ **I. Doorbell and Chimes**

Comments:

☐ ☐ ☒ ☐ **J. Dryer Vents**

Comments:


☐ ☐ ☐ ☐ **K. Other**

Comments:

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

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒ C. Outbuildings

Comments:
 **Deficient:** Garage is in very poor condition. Defects included: under-sized supporting members, over-spanned supporting members, damaged through-out support members, out-of-plane appearance, appears very unstable, high soil elevation, expired roof covering, in-adequate flashing details, water penetration, poor weatherization. Structure will likely be condemned if inspected by City.



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)



C. Item 6(Picture)



C. Item 7(Picture)



C. Item 8(Picture)

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



C. Item 9(Picture)



C. Item 10(Picture)



C. Item 11(Picture)



C. Item 12(Picture)



C. Item 13(Picture)

☒ ☐ ☐ ☒ I. Gas Supply System

Comments:

(1) Gas shut-off and entrance located at west wall of home.

FYI: Texas Plumbing Board, to be effective, a Gas Line Leak Test requires pressurization of the Gas System and only a Licensed Plumber can perform a Gas Line Leak Test.



I. Item 1(Picture)

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

I NI NP D

- 🏠 (2) **Deficient:** Could not locate bond at gas piping. Code Reference: NEC (250)



I. Item 2(Picture)

- 🏠 (3) **Deficient:** Rusted gas lines observed at multiple locations.

- 🏠 (4) **Deficient:** Missing drip leg (sediment trap) at water heaters and radiant heaters. A sediment trap (referred to as Drip Traps or Drip Legs), is a small "Tee" pipe assembly installed in the gas line just before the appliance. Any debris that contaminates the control can cause the system to operate unsafely. Code Reference: UPC (505)



I. Item 3(Picture)

- 🏠 (5) **Deficient:** Missing gas cook top shut off valve. Current building standards require shut-off valves be located in places so as to provide access for operation and shall be installed so as to be protected from damage. Code Reference: IRC (G2420)

ADDENDUM: REPORT SUMMARY

I. STRUCTURAL SYSTEMS

General Summary

Foundations

Inspected, Deficient

1. (2) **FOUNDATION PERRFONACE OPINION: Deficient:** Crawlspace structure shows significant and detrimental damage through-out structural members. Damaged materials are related to a combination of water exposure (mold, rot and other type fungus'), termite exposure, poor ventilation and structural movement. Additionally, crawlspace structure structural members are under-sized which exacerbates adverse conditions present. Significant costs are expected. Contact a Structural Engineer immediately. Damage is severe and the foundation's structural integrity is-in-question.

Roof Covering Materials

Inspected, Deficient

2. (2) **Deficient:** End-of-life conditions observed at shingles. Defects included: granule loss, exposed substrate, "premature bald" patches, bond failure, damaged shingles (abrasions), probable fastening failure. Current conditions will accelerate that the wear rate on the roof. Areas will require patching with tar as leaks develops. Expect replacement recommendation from Roofing Contactor.

Roof Structure & Attic

Not Inspected

3. **Notes: Limitation:** Roof structure and attic space was not accessible. No attic access was observed. Considering structural defects already present at visible structural members (crawlspace) combined with the aged roof covering, defects (water damage, under-sized structural members, insulation?, pest activity, etc.) are expected to be discovered at attic space and roof structure.

Walls (Interior & Exterior)

Inspected, Deficient

4. (2) **Deficient:** Significant and detrimental water damage observed at wall assemblies. Condition is most severe at east wall and "garage" transition. Other locations included around all wall openings (doors, windows, etc.). As repairs are conducted, additional areas are expected to be discovered. The water damage is correlated with deferred maintenance, missing flashing and weatherization details and poor construction practices. If ignored, condition will progress.
5. (3) **Deficient:** End-of-life conditions observed at siding veneer. Defects included: wood rot, deterioration, water damage, loose boards, damaged boards.

Windows

Inspected, Deficient

6. **Deficient:** The windows are in over-all very poor condition. The majority of windows observed with water penetrations issues, air infiltration issues, deteriorated glazing, cracked panes and damaged/missing counter balance springs, impeded egress (can not escape during emergency - windows do not open).

II. ELECTRICAL SYSTEMS

General Summary

Service Entrance and Panels

Inspected, Deficient

7. **Deficient:** Electrical Panels are in very poor condition. Defects included: FPE Panel present (known fire hazard), old fuse boxes (known fire hazard), rusted enclosures, no ground electrode observed, no bond conductor observed, no labeling, wire size/breaker size, missing breaker cover plates, missing conduit. Current adverse conditions at electrical panels represent fire and shock hazards.

Branch Circuits - Connected Devices, and Fixtures

Inspected, Deficient

8. **Deficient:** Electrical wiring is in very poor condition. Defects included: exposed splices, exposed wires, unsecured wires, open ground (majority of outlets and fixtures), reversed polarity, under-sized wires, damaged face plates, missing face plates, non-functional fixtures, non-functional outlets, non-functional switches, in-adequate number of outlets, arching at outlets, missing exterior rated outlet and switch covers, missing/defective smoke detectors, missing GFCI protection, and missing AFCI protection. Current adverse conditions at electrical branch circuits (connected devices and fixtures) represent fire and shock hazards.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

General Summary

Heating Equipment

Not Inspected

9. **Notes:** Gas lines were dis-connected time of inspection. Gas heaters were not inspected or tested.

Cooling Equipment

Inspected, Deficient

10. **Deficient:** Window units are in very poor condition. Defects included: damaged aluminum fins, deteriorated aluminum fins, corrosion, poorly cooled. End-of-life conditions.

IV. PLUMBING SYSTEM

General Summary

Water Supply System and Fixtures

Inspected, Deficient

11. **Deficient:** Water supply systems and fixtures are in very poor condition. Defects included: rusted old galvanized steel piping, leaking old galvanized steel piping, very weak water flow at plumbing fixtures (trickle - upper unit), unprotected pipes at crawlspace, un-secured pipes at crawlspace, leaks at pipe joints and connections at crawlspace, leaks at fixtures, poorly functioning fixtures, loose toilets, rusted steel sinks, high water pressure, missing cut-off valves, rusted cut-off valves, missing Pressure Regulating Valve, missing Back-flow Preventer, missing anti-siphon valves, missing main shut-off valve.

Drains, Waste, and Vents

Inspected, Deficient

12. **Deficient:** Drains, waste and vents in very poor condition. Defects included: rusted old cast iron piping/joints/connections/fittings, leaks at old cast iron piping/joints/connections/fittings, unable to test upper unit drain function due to poor water flow, unable to inspect vents due to inaccessible attic space, flex-drain pipes.

Water Heating Equipment

Inspected, Deficient

13. (1) **Deficient:** Upper unit water heater is in very poor condition. Defects included: leakage, diaphragm has likely failed, excess rust formation observed at multiple locations at water heater (flue, tank, connections/fittings), anode rod is fully deteriorated, missing T&P drain pipe, missing Thermal Expansion Tank.
14. (3) **Deficient:** Vegetation in close proximity to metal flue pipes. This could pose a fire hazard.

VI. OPTIONAL SYSTEMS

General Summary

Outbuildings

Inspected, Deficient

15. **Deficient:** Garage is in very poor condition. Defects included: under-sized supporting members, over-spanned supporting members, damaged through-out support members, out-of-plane appearance, appears very unstable, high

soil elevation, expired roof covering, in-adequate flashing details, water penetration, poor weatherization. Structure will likely be condemned if inspected by City.

Gas Supply System

Inspected, Deficient

16. (2) **Deficient:** Could not locate bond at gas piping. Code Reference: NEC (250)
17. (3) **Deficient:** Rusted gas lines observed at multiple locations.
18. (4) **Deficient:** Missing drip leg (sediment trap) at water heaters and radiant heaters. A sediment trap (referred to as Drip Traps or Drip Legs), is a small "Tee" pipe assembly installed in the gas line just before the appliance. Any debris that contaminates the control can cause the system to operate unsafely. Code Reference: UPC (505)
19. (5) **Deficient:** Missing gas cook top shut off valve. Current building standards require shut-off valves be located in places so as to provide access for operation and shall be installed so as to be protected from damage. Code Reference: IRC (G2420)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Nathan Vick



HOMEPRO

INSPECTIONS

INVOICE#703705

Home Pro Inspections (TREC#20219)
10259 Brangus Rd
Driftwood, Texas 78619
nathan@home-pro-inspections.com
(512) 534-6168 mobile

Inspection Date: 5/12/2019
Report ID: 703 & 705 Oakland Avenue

www.home-pro-inspections.com
Inspected By: Nathan W. Vick (TREC#20219)

Customer Info:	Inspection Property:
Kate Ertle	703 & 705 Oakland Avenue, Austin, TX 78703

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 1499	325.00	1	325.00
Crawlspace	90.00	1	90.00
Over 50 Years Old	75.00	1	75.00
Duplex	100.00	1	100.00
Termite	95.00	1	95.00

Tax \$0.00

Total Price \$685.00

Payment Method: Check

Payment Status: Termite Inspection Due: \$95. Payment was made to Termite Inspector on behalf of buyer.

Note: Home Inspection Paid on Full

Thank You for Your Business!

Payment of this invoice is due upon receipt. The late payment charge rate of interest is 20% monthly, after 30days. Credit Card payments may be charged an additional 3.5% for processing if the invoice is greater than \$1,000.

NOTES/RECORDS SECTION FOR AND BY Kate Ertle:



Home Pro Inspections (TREC#20219)

Nathan W. Vick (TREC#20219)

**10259 Brangus Rd
Driftwood, Texas 78619
nathan@home-pro-inspections.com
(512) 534-6168 mobile**

www.home-pro-inspections.com

