



Third Coast Home Inspection



1205 Taylor St
Austin, TX 78702

**Third Coast Home
Inspection**
8906 Ampezo Trail
Austin, TX 78749

Phone:
Fax:
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PROPERTY INSPECTION REPORT

Prepared For: Garrett Hill
(Name of Client)

Concerning: 1205 Taylor St, Austin, TX 78702
(Address or Other Identification of Inspected Property)

By: Craig A Boarini, Lic #10498 10/23/2020
(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 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. 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,

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(<http://www.trec.texas.gov>).

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, bathroom, 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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

Present at Inspection: ☒ Buyer ☐ Selling Agent ☐ Listing Agent ☐ Occupant
Building Status: ☒ Vacant ☐ Owner Occupied ☐ Tenant Occupied ☐ Other
Weather Conditions: ☐ Fair ☒ Cloudy ☒ Rain Temp: 77 degrees at 8:30 am
Utilities On: ☐ Yes ☒ No Water ☒ No Electricity ☒ No Gas
Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

☐ Sub Flooring ☒ Attic Space is Limited - Viewed from Accessible Areas
☐ Floors Covered ☒ Plumbing Areas - Only Visible Plumbing Inspected
☒ Walls/Ceilings Covered or Freshly Painted ☐ Siding Over Older Existing Siding
☒ Behind/Under Furniture and/or Stored Items ☐ Crawl Space is limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

It is also suggested the all Roofs no mater the age be inspected for total condition and longevity by a certified Roofer.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

House Built:1928
Square Footage:489
of Stories:1

House Faces:North

Recent Rain? Ground Dry?No/Yes

Additional info if any:

☒ As with all houses built at this time there is a probability/possibility of asbestos, lead paint, lead pipe and/or lead solder used in the construction.

☒ House has been vacant for 15 years.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Pier & Beam -

Comments:

Signs of Structural Movement or Settling

- ☒ Foundation has no crawlspace to inspect.
- ☒ Inspecting the interior, foundation/flooring is soft, uneven/deteriorated.

Performance Opinion: (An opinion on performance is mandatory)

Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

- ☒ Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

☒ ☐ ☐ ☐

B. Grading and Drainage

Comments: Performing as intended at the time of inspection.

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

☒ ☐ ☐ ☒

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: Ground w/ binoculars

Comments:

- ☒ For total condition and longevity, have roof checked by a certified Roofer.
- ☒ Roof shows signs of age, fibers showing on the shingle edges, thinning sand, hail and or tree damage. - Have checked by a certified roofer for total condition and longevity.

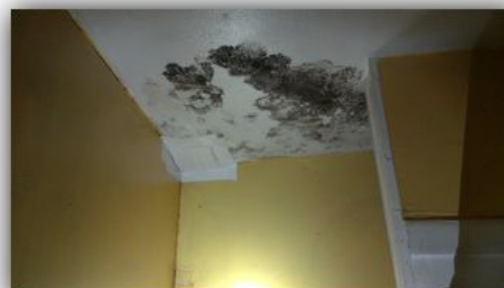
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D. Roof Structures and Attics

Viewed From: Not inspected

Approximate Average Depth of Insulation:

Approximate Average Thickness of Vertical Insulation:

Comments:

☒ Due to the condition of the property inspector felt attic area unsafe to enter and inspect.

☒ ☐ ☐ ☒

E. Walls (Interior and Exterior)

Comments:

Interior Walls:

☒ Mold on interior walls in various locations, evidence of water intrusion in various locations.

Exterior Walls:

Siding Materials: ☐ Brick ☐ Stone ☒ Wood ☐ Wood byproducts ☐ Stucco
☐ Vinyl ☐ Aluminum ☐ Asbestos ☐ Cement Board ☐ Other

☒ Exterior siding and trim is in very poor shape

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F. Ceilings and Floors

Comments:

- ☒ Mold on the ceiling in the southwest corner,,evidence of roof leak and water intrusion.

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G. Doors (Interior and Exterior)

Comments:

Interior Doors

☒ Missing

Exterior Doors

☒ Old/deteriorated.

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H. Windows

Comments:

☒ Window condition is poor, don't open/broken or have bars on them..

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I. Stairways (Interior and Exterior)

Comments:

☐ ☒ ☒ ☐

J. Fireplaces and Chimneys

Comments:

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☒ Old chimney on roof that doesn't connect to anything in the house is open, needs to be capped to keep rain and animals out of the attic.

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K. Porches, Balconies, Decks, and Carports

Comments:

☒ ☐ ☐ ☒

L. Other

Comments:

☒ Door bell/door knocker missing

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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

☒ Overhead Service ☐ Underground Service

Main Disconnect Panel

☒ Main power supply wire to the electric meter is unprotected. - Safety hazard (Suggest the installation of a proper mast), power has been cut off from the pole to the building.

☒ Main or sub electric panel is a Federal Pacific, or Zinsco Brand panel and are a known fire hazard. (No scorching was present at the time of inspection)

Type of Wire: ☒ Copper ☐ Aluminum

Any home built between 1965 -1973 has the potential for aluminum wiring to be present. It is suggested that a certified electrician check for the presents of any aluminum wiring and its safety .
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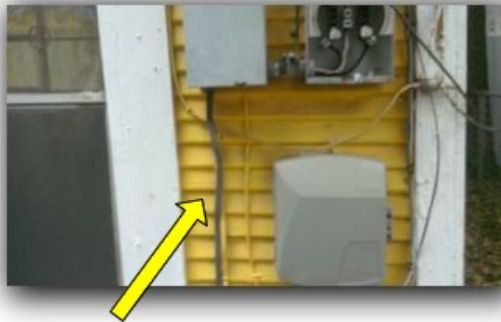
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: ☒ Copper ☐ Aluminum

Comments: No power to check/inspect

Outlet and Switches

☒ All electrical outlet and switch wires come from the attic and run down the wall, connections in attic not seen due to access,. But there is a concern about the junctions made up in the attic..

☒ Loose, damaged, missing outlets / switches /covers - Safety hazard

Recommend any aluminum branch circuit be thoroughly evaluated by a licensed electrician for compatibility of wiring devices , appropriate connections, and treatment.

Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen: ☐ Yes ☐ No ☐ Partial Bathrooms: ☐ Yes ☐ No ☐ Partial

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I NI NP D

Exterior: ☐ Yes ☐ No ☐ Partial
 Basement: ☐ Yes ☐ No ☐ Partial
 Living: ☐ Yes ☐ No ☐ Partial
 Crawlspace: ☐ Yes ☐ No ☐ Partial
 A/C Unit: ☐ Yes ☐ No ☐ Partial
 Bedroom: ☐ Yes ☐ No ☐ Partial

Garage: ☐ Yes ☐ No ☐ Partial
 Wet Bar: ☐ Yes ☐ No ☐ Partial
 Dining: ☐ Yes ☐ No ☐ Partial
 Laundry: ☐ Yes ☐ No ☐ Partial
 Pool/Spa: ☐ Yes ☐ No ☐ Partial

Fixtures

☒ Not Present

Smoke and Fire Alarms

☒ Smoke alarms are not present in each sleeping area

☒ No smoke alarm in hallway

☒ Missing Carbon Monoxide detectors when gas supply is present on the property - Safety Hazard

Other Electrical System Components

☒ Unprotected wires interior/exterior of the structure in various locations - Safety hazard



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☒ ☒ ☐

A. Heating Equipment

Type of System: No heating system is installed

Energy Source: None

Comments:

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☒ Intake was _____ degrees, and Vent was _____ degrees.

☒ Furnace filter are located at: _____ Sizes: _____

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B. Cooling Equipment

Type of System: Window Unit

Comments:

☒ Unit #1:

Supply Air Temp: _____ °F Return Air Temp: _____ °F Temp. Differential: _____ °F

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C. Duct Systems, Chases, and Vents

Comments:

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IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: By front street ☐ Functional Flow Inadequate

Location of main water supply valve:

Static water pressure reading: _____ ☐ below 40 psi ☐ above 80 psi

☐ Lack of reducing valve over 80 psi

Comments: No water on to test any plumbing fixtures, what fixtures that are in the house are in very poor shape.

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Water Source: ☒ Public ☐ Private

Sewer Type: ☒ Public ☐ Private

Sinks

Comments: _____

Bathtubs and Showers

Comments: _____

Commodes

Comments: _____

Washing Machine Connections

Comments: _____

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Exterior Plumbing

Comments: _____

☐ ☒ ☐ ☐

B. Drains, Wastes, and Vents

Comments:

- ☒ Plumbing vent on the west side doesn't go above the roof, line is spliced and pieced together.
- ☒ Sewer Clean Out is located on the: west side



☒ ☐ ☐ ☐

C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 gallon, 2005

Comments:

- ☒ Water heater is not working. - Hasn't been on in 15 years

Water heater Temperature and Pressure Relief Valve

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D. Hydro-Massage Therapy Equipment

Comments:

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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E. Other

Comments: No gas supply present to test anything at the time of inspection.

☒ Gas meter is not grounded - Safety hazard, Gas meter has been removed by the city.

V. APPLIANCES

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A. Dishwashers

Comments:

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. Food Waste Disposers

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

Comments:

Range Type: ☐ Electric ☐ Gas

Oven(s):

Unit #1: ☐ Electric ☐ Gas

Tested at 350°F, Variance noted: _____°F (max 25°F)

Unit #2: ☐ Electric ☐ Gas

Tested at 350°F, Variance noted: _____°F (max 25°F)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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G. Garage Door Operators

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

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I. Other

Comments:

Summary Page

Major Deficiencies

Inspecting the interior, foundation/flooring is soft, uneven/deteriorated.

Roof shows signs of age, fibers showing on the shingle edges, thinning sand, hail and or tree damage. - Have checked by a certified roofer for total condition and longevity.

Safety Issues

Due to the condition of the property inspector felt attic area unsafe to enter and inspect.

Mold on interior walls in various locations, evidence of water intrusion in various locations.

Mold on the ceiling in the southwest corner, evidence of roof leak and water intrusion.

Window condition is poor, don't open/broken or have bars on them..

Old chimney on roof that doesn't connect to anything in the house is open, needs to be capped to keep rain and animals out of the attic.

Main power supply wire to the electric meter is unprotected. - Safety hazard (Suggest the installation of a proper mast), power has been cut off from the pole to the building.

Main or sub electric panel is a Federal Pacific, or Zinsco Brand panel and are a known fire hazard. (No scorching was present at the time of inspection)

All electrical outlet and switch wires come from the attic and run down the wall, connections in attic not seen due to access,. But there is a concern about the junctions made up in the attic..

Loose, damaged, missing outlets / switches /covers - Safety hazard

Smoke alarms are not present in each sleeping area

No smoke alarm in hallway

Missing Carbon Mon

Unprotected wires interior/exterior of the structure in various locations - Safety hazard

Plumbing vent on the west side doesn't go above the roof, line is spliced and pieced together.

Gas meter is not grounded - Safety hazard, Gas meter has been removed by the city.

Minor Concerns or Repairs

Foundation has no crawlspace to inspect.

Exterior siding and trim is in very poor shape

Door bell/door knocker missing

No water on to test any plumbing fixtures, what fixtures that are in the house are in very poor shape.

Water heater is not working. - Hasn't been on in 15 years

Items to Monitor

Deferred Cost Items