

1904 Mountain View Rd. Austin, TX 78703



Prepared for: Zach Savage

Inspector: Jeffrey K. Prokaski

TREC# 9866

Phone 512-731-0513

*Prokaski Home Inspections*

# Prokaski Home Inspections, PLLC

1406 Piney Creek Lane  
Cedar Park, TX 78613

By: Jeffrey K. Prokaski  
PHI: Managing Member  
TREC License #9866  
Phone: 512-731-0513

Inspection Date

03/10/2021

## Customer Invoice

CUSTOMER NAME: Zach Savage

PROPERTY INSPECTED: 1904 Mountain View Rd. Austin, TX 78703

Description	Amount
Inspection	365.00
Paid with credit card	

**TOTAL** 365.00

**T h a n k   y o u   f o r   y o u r   t r u s t**

# PROPERTY INSPECTION REPORT

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**Prepared For:** Zach Savage

(Name of Client)

**Concerning:** 1904 Mountain View Rd. Austin, TX 78703

(Address or Other Identification of Inspected Property)

**By:** Jeffrey Kent Prokaski TREC #9866

(Name and License Number of Inspector)

03/10/2021

(Date)

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## 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](http://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, 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.

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## ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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.

### SCOPE OF INSPECTION

**The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION CONTRACT.**

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These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice.

**To view the TREC Standards of Practice, please visit <http://www.trec.state.tx.us/pdf/inspectors/535.227-535.233.pdf>**

PHI does not test for Asbestos, Radon gas, Lead based paints, or Mold. If you have any concerns with any of these items, we recommend further review by a specialist in the Air Quality Field.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and **does not warrant or guarantee all defects to be found**. If you have any questions or are unclear regarding our findings, please call PHI prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call to arrange for a consultation. If you choose not to consult on the inspection report, PHI cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. **This report is not to be used by or for any property and/or home warranty company.**

### Digital photos and thermal imagery

The digital and thermal pictures in this report are a sample of the damages or deficiencies in place and should **not be considered to show all of the damages and/or deficiencies found**. There will be some damage and/or deficiencies not represented with digital and thermal imaging. Thermal imagery, if provided, is considered to be a helpful tool but cannot and should not be relied on as an absolute condition.

Items in each section of the report are inserted in order of observation during the inspection or imaging attachments and are not necessarily listed in order of priority. **The inspector does not prioritize one deficiency over another.**

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### **EDITING ERRORS**

Sometimes during the course of transposing information from field notes to the computer-generate report, data can be left out. If such data is found after the report is sent to you, we reserve the right to send you a corrected addendum. This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make the necessary correction and provide you with a replacement page(s).



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

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### A. Foundations

*Comments:*

*Type of Foundation(s):* Pier and beam- Not completely viewed under home

#### Foundation Performance Opinion:

The foundation appears to have had movement that may be beyond normal. A Structural Engineer should be consulted on the current integrity of the foundation and any repairs that may be necessary. (If Any) The observations made to support the rendering of this opinion are listed but not limited to the following:

Sump pumps under the home were inoperative and should be repaired.



Improper pier were observed under the home. By today's standards, piers should be of solid block.



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Altered piers under the home were observed. A structural engineer should be consulted on the integrity of the piers condition and the remedies available for correction..



Substantial foundation cracking was observed in the front entry. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.



For pier and beam foundations, screened openings are required for ventilation a maximum of three feet of the corners. Proper ventilation will help to control humidity and reduce the potential for rot.

**Notice:**

*This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made **without the use of specialized tools or procedures**. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. **The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.*

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**B. Grading & Drainage***Comments:*

Poor and/or negative site drainage was observed. Proper drainage is needed on to help prevent water from standing and/or ponding next to the foundation area. Under today's building standards, the grade away from the foundation walls should fall a minimum of six-inches (6") within the first ten feet (10ft.). If adding soil to the perimeter to create positive drainage, remember to keep the soil level about four (4") inches BELOW the foundation edge. French drains may also be used to divert water accumulation.


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**C. Roof Covering Materials***Comments:**Type(s) of Roof Covering:* Single ply membrane*Gutters:* All sides*Viewed From:* Walked on roof

Water appears to pond on the membrane. This usually leads to a shortened life expectancy and increases the potential for damage if leakage occurs. Improvement is not usually practical until re-roofing is performed. At that time, the roof should be appropriately sloped, or drains should be provided as necessary.





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Damaged gutters should be repaired or replaced as necessary to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. Ramps or extension tubes are recommended.



Soft spots in the roofing were observed. This should be further evaluated by a roofing company.

**Notice:**

*Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.*

*The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.*

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**D. Roof Structure & Attic**

*Comments:*

*Viewed From:* None - no access hatch found

*Approximate Average Depth of Insulation:* NA

*Approximate Average Thickness of Vertical Insulation:* NA

*Description of roof assembly:* NA

*Radiant barrier:* NA

**Note:**

*An opinion on the performance of the roof covering is not a warranty against future leaks or damage to the roof covering. Active leaks are not visible during an inspection when there is no rain, and all the areas of the attic may not be accessible for inspection.*

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

*Comments:*

Under current building standards, masonry walls in excess of twenty five feet are required to have an expansion joint which was not present at the time of inspection.



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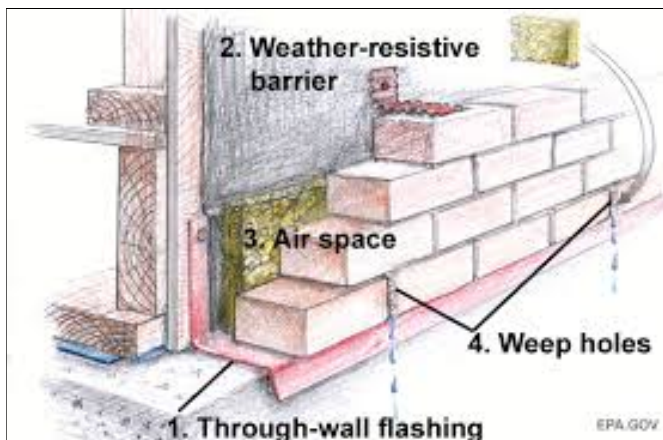
D=Deficient

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Pronounced exterior wall cracks were observed in various locations around the home. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.



There were no weep holes found above the lintels. Weep holes allow moisture to drain from the wall cavity due to penetration or condensation. Drilling weep holes post construction can damage the flashing. Recommend improvement on an as needed basis only.





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There were no weep holes found in the brick or stone veneer wall structure. Weep holes allow moisture to drain from the wall cavity due to penetration or condensation. Drilling weep holes post construction can damage the flashing. Recommend improvement on an as needed basis only.



Steel lintels were not installed over some of the windows on the home. This does not comply with IRC code for home construction.





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Larger than typical wall cracks were noted in the kitchen. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.



Larger than typical cracks were noted in the master bedroom. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.



Larger than typical cracks were noted in the south east bedroom. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.



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Larger than typical cracks were noted in the south bedroom. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.



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**F. Ceilings & Floors**

*Comments:*

Water damage in the ceiling was noted on the south side of the home. This condition should be further investigated and repairs undertaken, if necessary, to prevent further damage to the structure.



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Water damage was noted in the living room ceiling. This condition should be further investigated and repairs undertaken, if necessary, to prevent further damage to the structure.



Larger than typical cracks were noted in the master bathroom. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.



Floor slopes are apparent in various locations. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

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#### G. Doors (Interior & Exterior)

*Comments:*

The damaged door to the outdoor storage should be repaired as needed.



The doors to the kitchen pan try should be trimmed or adjusted as necessary to work properly.

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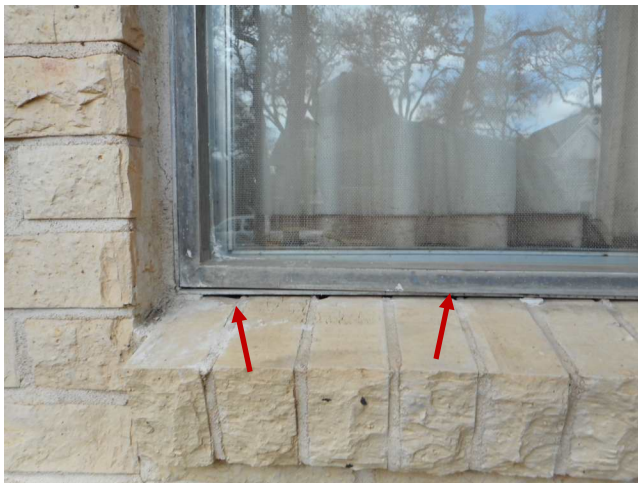
#### H. Windows

*Comments:*

**Notice:**

*Window seal failure, when noted, is detected by visual contamination between the panes of glass. Dirty windows, wet conditions, the suns positioning and screens may inhibit the inspector's ability to identify all deficiencies. Upon further review by a certified glass company, additional failures may be found.*

The windows and window sills on the exterior of the house are in need of re-caulking or re-pointing to avoid water penetration.





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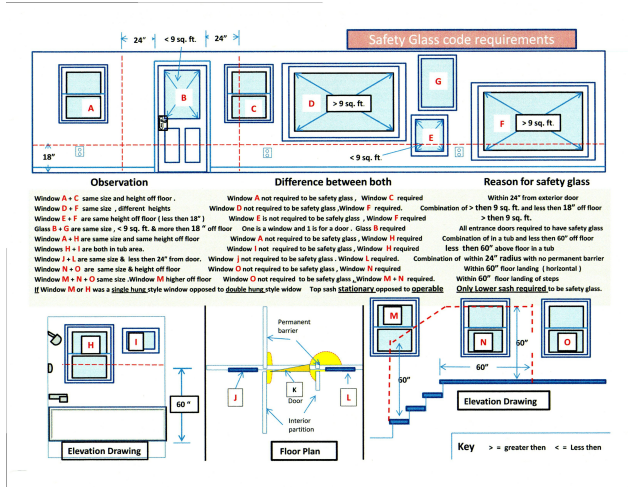
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Missing and/or damaged window glazing was observed. This should be repaired to prevent water penetration.



Safety glass etchings were not observed on the glass within the windows next to exterior doors. This glass is required for windows close to the floor or in hazardous locations and is generally identified by an etching in the corner of the glass pane.



A window is cracked in the laundry room and should be repaired.

A window is cracked in the dining room and should be repaired.

The windows in the home do not meet safety requirements for emergency egress. Under current building standards, windows in bedrooms should be a minimum of 20x25 inches for a proper emergency egress (escape) exit and for firefighters to enter. The occupants of these bedrooms should be aware of this hazard and be physically able to use this window as an emergency egress exit.

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

*Comments:*

The stair treads to the rooftop deck were found to be damaged. This condition should be repaired for safety reasons.



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**J. Fireplace/Chimney**

*Comments:*

*Type:* Wood or gas

*Termination:* Roof termination

**Notice:**

*Fireplaces are not lit during an inspection. Gas valves will be operated but not lit. Deficiencies will be limited to visible observations.*

The rear wall of the fireplace firebox should be repaired for improved safety.



A vermin screen should be installed on the chimney.

The fireplace damper does not operate and requires repair.



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

*Comments:*

The openings in the deck railing are large enough to allow an object of four inches in diameter to fall through. It is recommended that this be repaired for improved safety.



The height of the rooftop railing may not be sufficient to prevent a person from toppling over the railing. It is recommended that this condition be repaired for improved safety.

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**I. Other**

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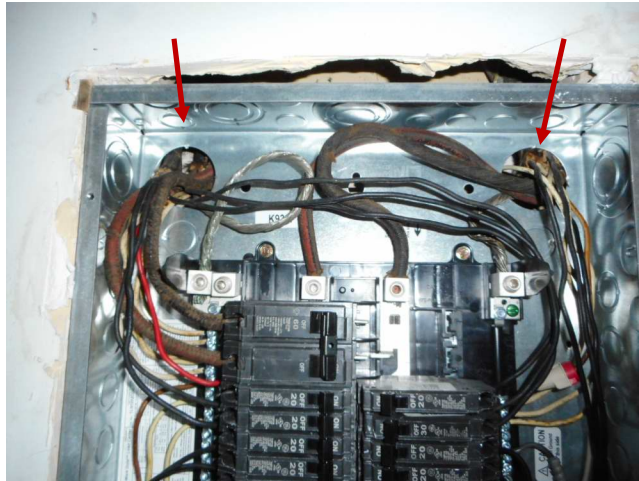
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**II. ELECTRICAL SYSTEMS**
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**A. Service Entrance and Panels***Comments:**Box rating and or Main Disconnect Rating: 200 amps**Panel Location: Rear of home**Brand of panel: Square D**Sub Panel Location: Rear of home**Brand of panel: GE panel**Sub Panel Location: Hallway**Brand of panel: GE panel*

**A Federal Pacific panel was present at the time of inspection. A thorough inspection of this type of panel is beyond the scope of this inspection. There are recognized malfunctions and/or defects with these panels. It is recommended that the panel be fully evaluated and/or replaced by a licensed electrician. A limited inspection was performed.**

For more information please visit <http://www.inspect-ny.com/fpc/fpepanel.htm>

Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into a distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings. Improvement is recommended.



The sub panel should be sealed to the structure on the top and sides, leaving the bottom open. This will help prevent water penetration behind the panel.

Under current building standards, the main gas line to the home is required to be bonded (grounded) to the main panel. A bonding jumper to the gas piping was not present at the time of inspection. The purpose of bonding jumpers to the metal piping, electric panels, etc. is to allow zero voltage potential to these items.

The electrical panel in the outdoor storage was loose and should be secured as needed.

The ground wires within the sub distribution panel do not appear to be properly bonded to the metal enclosure. This should be investigated and repaired.

All of the breakers should be properly labeled.

Under current building standards, in a downstream panel (sub-panel) the neutral and ground wires should be separated. In addition the neutral wires should not be bonded to the metal enclosure (panel). Recommend further review by a licensed electrician.

One or more of the breaker trip-ties appear to be missing in the sub panel. The 120V over current devices (breakers) sharing a grounded conductor (Neutral) should be connected together by trip-ties. There is a shock



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risk even though the breaker may be in the off position. This should be further investigated by a licensed electrician.

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

Comments:

Type of Wiring: Copper

Exposed wiring on the roof should be enclosed for safety reasons.



The exterior outlets on the roof and landscaping are not connected to a ground fault circuit interrupter (GFCI) circuit. Under current electrical standards, all of the exterior receptacles should be connected to a ground fault circuit interrupter (GFCI) circuit. The lack of this outlet(s) is a recognized hazard.

No ground fault circuit interrupter (GFCI) receptacle(s) were located in the bathrooms. Under current electrical standards, all of the bathroom receptacles should be connected to a ground fault circuit interrupter (GFCI) circuit. The lack of this outlet(s) is a recognized hazard.

An outlet in the front entrance is inoperative. This outlet and circuit should be investigated and/or repaired.

Outlets in the master bedroom are inoperative. These outlets and circuit should be investigated and/or repaired.

Outlets in the southeast bedroom are inoperative. These outlets and circuit should be investigated and/or repaired.

Ungrounded 3-prong outlets in the living room should be improved.

Ungrounded 3-prong outlets in the hallway should be improved.

Ungrounded 3-prong outlets in the master bedroom should be improved.

Ungrounded 3-prong outlets in the south bedroom should be improved.

The light fixtures installed over the showers are not rated for wet locations. It is recommended that the fixture be replaced with an appropriate type.

Older braided wiring was observed in the home. This type of wiring may be in need of replacement.

An outlet is loose in the south bedroom and should be re-secured.

### Notice:

*In occupied structures; some of the receptacles in the home may be inaccessible and cannot be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.*

**Smoke Detectors Note:** *Smoke detectors and carbon monoxide detectors are not tested. The smoke and carbon monoxide detectors should be periodically checked and the batteries replaced on a regular basis. It is recommended that detectors be replaced after ten years old. Detector comments, if any, will be limited.*

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**AND AIR CONDITIONING SYSTEMS**

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**A. Heating Equipment***Comments:*Main Central Heating System*Type of System:* Central Forced Air System*Energy Source:* Natural Gas*Location:* Kitchen*Manufacturer:* Luxair*Manufacturing Date / NA*

*This component appears to be performing adequately at the time of the inspection. It is achieving an operation, function or configuration consistent with accepted industry practices for its age.*

The gas supply flex connector was observed to be passing through the heating unit cabinet. Ridged piping should be extended to outside the housing and the flex line connected at that point. The soft metal line can come in contact with the sharp metal edge of the cabinet causing leaks in the line.



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**B. Cooling Equipment***Comments:*Main Central Cooling System*Today's temperature differential:* 12 degrees Needs servicing*Approximate system size:* 3 ton*Type of System:* Central Forced Air System*Manufacturer:* Carrier*Manufacturing Date / 2009*

*This component appears to be performing adequately at the time of the inspection. It is achieving an operation, function or configuration consistent with accepted industry practices for its age.*

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There is air leaking where the supply air plenum attaches to the air handler. This improvement is a minor repair and will reduce energy costs.



**Notice:**

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately **between 16 to 24 degrees F.** total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. It is recommended that systems over five years of age or outside of manufacturer's warranties be inspected by a qualified HVAC technician yearly.

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**C. Duct System, Chases, and Vents**

Comments:

Loose vents should be improved in the kitchen.



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#### IV. PLUMBING SYSTEM

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##### A. Plumbing Supply, Distribution Systems and Fixtures

*Comments:*

*Water source:* Public water source

*Location of water meter:* Northeast corner

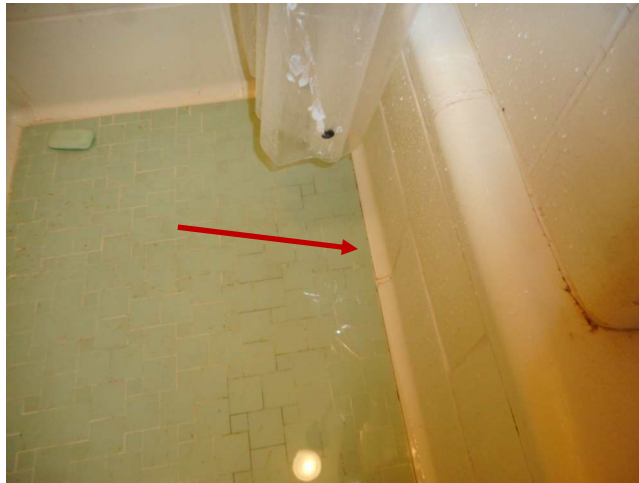
*Location of main water supply valve:* Meter

*The static water pressure for the plumbing system:* 50 psi Normal 40-80 psi.

*Location of gas meter/tank:* East side of home

*Gas:* Natural gas

The tile shower stall requires repair in the hall bathroom. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.



The tile shower stall requires repair in the master bathroom. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The shower hardware in the bathrooms should be sealed to the tile enclosure to prevent water penetration into the wall.



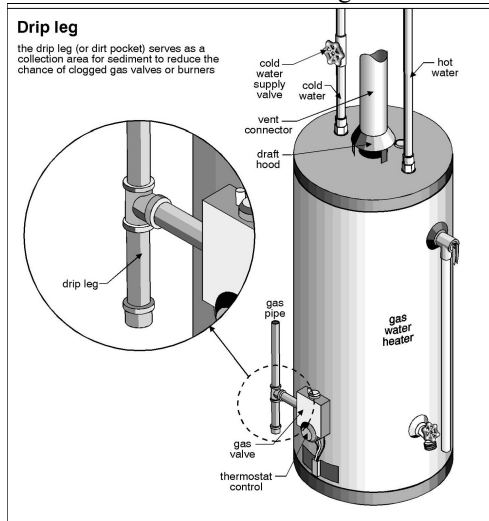
The hose bib along the north side of the house is leaking and should be repaired.

The drain stop for the tub in the hall bathroom is missing and should be replaced.

The shower valves in the master bathroom were leaking. These leaks do not prevent the valves from operating although do suggest a damaged gasket.

#### Gas lines

Drip legs were not present at the furnace connection. Under current building standards, drip legs should be installed downstream from the gas shut-off valve and as close to the equipment inlet as possible.



#### **Notice:**

*The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. The Inspector shall inspect and report deficiencies in the condition of all accessible and visible gas pipes and test the gas lines using a local and/or industry accepted procedure. The Inspector will use a combustible gas leak detector on all the accessible gas lines, joints, unions and connectors and report as in need of repair, any deficiencies found at the time and date of the inspection.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Specific Limitations for gas lines:**

*The inspector is not required to inspect sacrificial anode bonding or for its existence. The Inspector does not and will not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (underground) or between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber. It is highly recommended to have carbon monoxide detectors installed when a home is using fuel burning appliances. i.e. Water Heaters, Furnaces, cook tops, etc.*

☒ ☐ ☐ ☐**B. Drains, Wastes, and Vents***Comments:**Location of main clean out: Northeast corner**No visible deficiencies were observed at the time of inspection.***Notice:**

*Reporting the condition of drain, waste and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.*

☒ ☐ ☐ ☐**C. Water Heating Equipment***Comments:**Energy Source: Natural Gas**Capacity: Tankless**Location: Kitchen**Brand: Rinnai**Manufacturing Date / 2017*

*The T&P (temperature and pressure) valve(s) were not tested at the time of inspection. Testing older valves can result in the valve not sealing properly and water continuing to run through the discharge with the potential for damage. These should be tested yearly by the occupant and by a plumber every three years for repair or replacement. If information on the maintenance records cannot be obtained from the seller I recommend the valve be evaluated and/or replaced by qualified personnel.*

*This component appears to be performing adequately at the time of the inspection. It is achieving an operation, function or configuration consistent with accepted industry practices for its age.*

☐ ☐ ☒ ☐**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:**Brand: Kitchen Aid**This component appears to be performing adequately at the time of the inspection. It is achieving an operation, function or configuration consistent with accepted industry practices for its age.*☒ ☐ ☐ ☒**B. Food Waste Disposer***Comments:*

There is evidence of leakage on the food waste disposer. Replacement is recommended.

☒ ☐ ☐ ☐**C. Range Hood and Exhaust Systems***Comments:**Vent termination: Roof**All components were found to be in satisfactory condition on the day of the inspection.*☒ ☐ ☐ ☒**D. Ranges, Cooktops, and Ovens***Comments:**Brand: Magic Chef*

The range anti-tip prevention device is not present and/or does not properly function providing a hazardous condition. Children are prone to use range and/or oven door as a step stool, which can tip the range resulting in a serious injury. This improvement is simple and the clip can be purchased at most hardware stores.

☐ ☐ ☒ ☐**E. Microwave Oven***Comments:*☐ ☐ ☒ ☐**F. Mechanical Exhaust Vents and Bathroom Heaters***Comments:*☐ ☐ ☒ ☐**G. Garage Door Operators***Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☐

**H. Dryer Exhaust Sys**

*Comments:*

*Energy source:* Electricity

**Notice:**

*Operation of the dryer vent operation can not be determined during this inspection. The dryer vent will be visually inspected, where available and observed deficiencies will be reported below.*

*No visible deficiencies were observed at the time of inspection.*

☐ ☐ ☒ ☐

**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

☐ ☒ ☐ ☐

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

☐ ☐ ☒ ☐

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Comments:*

☐ ☐ ☒ ☐

**C. Other**

*Comments:*



## ADDENDUM: REPORT SUMMARY

*The following is an itemized list copied from the main body of the report. Some items may need to be budgeted for over the short term. Other improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.*

### **Foundations**

#### **Foundation Performance Opinion:**

**The foundation appears to have had movement that may be beyond normal. A Structural Engineer should be consulted on the current integrity of the foundation and any repairs that may be necessary. (If Any) The observations made to support the rendering of this opinion are listed but not limited to the following:**

Sump pumps under the home were inoperative and appear to have been this way for quite some time. This has allowed for water to collect underneath the house which has increased the moisture levels that may have lead to greater than normal foundation movement.

Improper piers were observed under the home. By today's standards, piers should be of solid block.

Altered piers under the home were observed. A structural engineer should be consulted on the integrity of the piers condition.

Substantial foundation cracking was observed in the front entry. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.

For pier and beam foundations, screened openings are required for ventilation a maximum of three feet of the corners. Proper ventilation will help to control humidity and reduce the potential for rot.

### **Grading & Drainage**

Poor and/or negative site drainage was observed. Proper drainage is needed on to help prevent water from standing and/or ponding next to the foundation area. Under today's building standards, the grade away from the foundation walls should fall a minimum of six-inches (6") within the first ten feet (10ft.). If adding soil to the perimeter to create positive drainage, remember to keep the soil level about four (4") inches BELOW the foundation edge. French drains may also be used to divert water accumulation.

### **Roof Covering Materials**

Water appears to pond on the membrane. This usually leads to a shortened life expectancy and increases the potential for damage if leakage occurs. Improvement is not usually practical until re-roofing is performed. At that time, the roof should be appropriately sloped, or drains should be provided as necessary.

Damaged gutters should be repaired or replaced as necessary to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. Ramps or extension tubes are recommended.

Soft spots in the roofing were observed. This should be further evaluated by a roofing company.

### **Walls (Interior & Exterior)**

Under current building standards, masonry walls in excess of twenty five feet are required to have an expansion joint which was not present at the time of inspection. An expansion joint allows some structural movement without cracking the mortar joints. No damage was noted at the time of inspection.

Pronounced exterior wall cracks were observed in various locations around the home. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.

There were no weep holes found above the lintels. Weep holes allow moisture to drain from the wall cavity due to penetration or condensation. Drilling weep holes post construction can damage the flashing. Recommend improvement on an as needed basis only.

There were no weep holes found in the brick or stone veneer wall structure. Weep holes allow moisture to drain from the wall cavity due to penetration or condensation. Drilling weep holes post construction can damage the flashing. Recommend improvement on an as needed basis only.

Steel lintels were not installed over some of the windows on the home. This does not comply with IRC code for home construction.

Larger than typical wall cracks were noted in the kitchen. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

Larger than typical cracks were noted in the master bedroom. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

Larger than typical cracks were noted in the south east bedroom. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

Larger than typical cracks were noted in the south bedroom. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

## Ceilings & Floors

Water damage in the ceiling was noted on the south side of the home. This condition should be further investigated and repairs undertaken, if necessary, to prevent further damage to the structure.

Water damage was noted in the living room ceiling. This condition should be further investigated and repairs undertaken, if necessary, to prevent further damage to the structure.

Larger than typical cracks were noted in the master bathroom. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

Floor slopes are apparent in various locations. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

## Windows

The windows and window sills on the exterior of the house are in need of re-caulking or re-pointing to avoid water penetration.

Missing and/or damaged window glazing was observed. This should be repaired to prevent water penetration.

Safety glass etchings were not observed on the glass within the windows next to exterior doors. This glass is required for windows close to the floor or in hazardous locations and is generally identified by an etching in the corner of the glass pane.

A window is cracked in the laundry room and should be repaired.

A window is cracked in the dining room and should be repaired.

The windows in the home do not meet safety requirements for emergency egress. Under current building standards, windows in bedrooms should be a minimum of 20x25 inches for a proper emergency egress (escape) exit and for firefighters to enter. The occupants of these bedrooms should be aware of this hazard and be physically able to use this window as an emergency egress exit.

## Stairways (Interior & Exterior)

The stair treads to the rooftop deck were found to be damaged. This condition should be repaired for safety reasons.

## Fireplace/Chimney

The rear wall of the fireplace firebox should be repaired for improved safety.

A vermin screen should be installed on the chimney.

The fireplace damper does not operate and requires repair.

## Porches, Balconies, Decks, and Carports

The openings in the deck railing are large enough to allow an object of four inches in diameter to fall through. It is recommended that this be repaired for improved safety.

The height of the rooftop railing may not be sufficient to prevent a person from toppling over the railing. It is recommended that this condition be repaired for improved safety.

## Service Entrance and Panels

**A Federal Pacific panel was present at the time of inspection. A thorough inspection of this type of panel is beyond the scope of this inspection. There are recognized malfunctions and/or defects with these panels. It is recommended that the panel be fully evaluated and/or replaced by a licensed electrician. A limited inspection was performed.**

Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into a distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings. Improvement is recommended.

One or more of the breaker trip-ties appear to be missing in the sub panel. The 120V over current devices (breakers) sharing a grounded conductor (Neutral) should be connected together by trip-ties. There is a shock risk even though the breaker may be in the off position. This should be further investigated by a licensed electrician.

## Branch Circuits, Connected Devices, and Fixtures

### *Comments:*

Exposed wiring on the roof should be enclosed for safety reason.

The exterior outlets on the roof and landscaping are not connected to a ground fault circuit interrupter (GFCI) circuit. Under current electrical standards, all of the exterior receptacles should be connected to a ground fault circuit interrupter (GFCI) circuit. The lack of this outlet(s) is a recognized hazard.

No ground fault circuit interrupter (GFCI) receptacle(s) were located in the bathrooms. Under current electrical standards, all of the bathroom receptacles should be connected to a ground fault circuit interrupter (GFCI) circuit. The lack of this outlet(s) is a recognized hazard.

An outlet in the front entrance is inoperative. This outlet and circuit should be investigated and/or repaired.

Outlets in the master bedroom are inoperative. These outlets and circuit should be investigated and/or repaired.

Outlets in the southeast bedroom are inoperative. These outlets and circuit should be investigated and/or repaired.

Ungrounded 3-prong outlets in the living room should be improved.

Ungrounded 3-prong outlets in the hallway should be improved.

Ungrounded 3-prong outlets in the master bedroom should be improved.

Ungrounded 3-prong outlets in the south bedroom should be improved.

The light fixtures installed over the showers are not rated for wet locations. It is recommended that the fixture be replaced with an appropriate type.

Older braided wiring was observed in the home. This type of wiring may be in need of replacement.

An outlet is loose in the south bedroom and should be re-secured.

## Heating Equipment

The gas supply flex connector was observed to be passing through the heating unit cabinet. Ridged piping should be extended to outside the housing and the flex line connected at that point. The soft metal line can come in contact with the sharp metal edge of the cabinet causing leaks in the line.

## Cooling Equipment

There is air leaking where the supply air plenum attaches to the air handler. This improvement is a minor repair and will reduce energy costs.

## Duct System, Chases, and Vents

### *Comments:*

Loose vents should be improved in the kitchen.

## Plumbing Supply, Distribution Systems and Fixtures

The tile shower stall requires repair in the hall bathroom. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.

The tile shower stall requires repair in the master bathroom. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.

The shower hardware in the bathrooms should be sealed to the tile enclosure to prevent water penetration into the wall.

The hose bib along the north side of the house is leaking and should be repaired.

The drain stop for the tub in the hall bathroom is missing and should be replaced.

The shower valves in the master bathroom were leaking. These leaks do not prevent the valves from operating although do suggest a damaged gasket.

Drip legs were not present at the furnace connection. Under current building standards, drip legs should be installed downstream from the gas shut-off valve and as close to the equipment inlet as possible.

**Food Waste Disposer**

There is evidence of leakage on the food waste disposer. Replacement is recommended.

**Ranges, Cooktops, and Ovens**

The range anti-tip prevention device is not present and/or does not properly function providing a hazardous condition. Children are prone to use range and/or oven door as a step stool, which can tip the range resulting in a serious injury. This improvement is simple and the clip can be purchased at most hardware stores.



## ADDENDUM: REPORT OVERVIEW

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### **THE HOUSE IN PERSPECTIVE**

This is an average quality 73 year old (approximate age) home. Numerous improvements are needed. As with all homes, ongoing maintenance is also required. While there are improvements that are recommended, the number of improvements is unusual.

NOTE: For the purpose of this report, it is assumed that the house faces east.

### **THE SCOPE OF THE INSPECTION**

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### **WEATHER CONDITIONS DURING INSPECTION**

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 81 degrees F. Weather conditions leading up to the inspection have been relatively dry.