

Precision Inspection

Property Inspection Report



314 Le Grande Ave, Austin, TX 78704
Inspection prepared for: Karen Sperry
Date of Inspection: 3/29/2022 Time: 9:30 AM
Age of Home: 1948 Size: 1400
Weather: Sunny, 75 degrees
Order ID: 1302

Inspector: Don Barker

3271
and
Brandon Crane
and
25115

Email: [REDACTED]

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundation	<p>A.3. Crack observed in back exterior perimeter footing concrete.</p> <p>A.4. Lack of adequate ventilation to the crawl space.</p> <p>A.5. Interior floor surfaces show signs of settling and unevenness and floor levels.</p>
Page 5 Item: B	Grading and Drainage	<p>B.1. Negative grade or (poor soil grade) was observed, ground surface slopes towards the foundation or has less than 2% grade away from foundation. To keep surface water from collecting up against and or near the foundation grading should have a 2% slope (6 inches within the first 10 feet) away from the structure.</p> <p>B.2. One or more gutter downspouts are missing.</p> <p>B.3. Debris observed in roof gutters. Gutters and down spout should be kept clean. Note: Adding gutter leaf guards can help with not having to clean the gutters as often.</p>
Page 7 Item: C	Roof Covering Materials	<p>C.2. The metal roof is rusted in several places. The metal roof is at the end of its life expectancy.</p> <p>C.3. Several of the metal roof roofing screws are backing out.</p> <p>C.4. The metal roof screw neoprene gaskets are worn.</p> <p>C.5. Trees should be trimmed away from the roof structure to prevent trees from rubbing the shingle surface and to help keep rodents and animals from accessing the roof structure.</p> <p>C.6. Debris observed on the roof structure.</p>
Page 9 Item: D	Roof Structure and Attics	<p>D.1. Both attic louver screens are missing.</p> <p>D.2. Vinyl soffit material is loose in several areas.</p>

Page 11 Item: E	Walls (Interior and Exterior)	<p>E.1. Exterior wall penetrations have missing and or separated sealants (caulking).</p> <p>E.2. Exterior wall trim boards has missing have or deteriorated sealants (caulking).</p> <p>E.3. -Exterior window trim has missing or deteriorated sealants (caulking) where the window frame meets the wall cladding and or trim.</p> <p>E.4. Bathroom tub/shower stall wall tile grout is separated in the corners and where the tile meets the tub and or shower pan.</p> <p>E.5. Bathroom tub/shower faucet fixtures should sealed at the wall to prevent water from entering wall envelope.</p> <p>E.6. Plumbing areas not sealed: There wall <u>air gaps</u> in the interior walls where plumbing pipes pass through the walls at sink areas. These unsealed wall air gaps contribute to overall air leakage. To make the house tighter simply apply expansion foam or caulking to these areas.</p> <p>E.7. In one or more locations sheetrock show signs of separation in corners.</p> <p>E.8. Back right bedroom back closet wall surface is damaged and is exposed to crawl space.</p> <p>E.9. Right front bedroom bathroom walls are not finished out.</p> <p>E.10. Wall insulation missing in one or more locations.</p> <p>E.11. Lack of weep holes in rock mortar above windows. Wasn't required when the house was built.</p> <p>E.12. Exterior window frames and wood screens, painting is checking and peeling in several areas.</p> <p>E.13. One or more exterior window frame boards are loose and or splitting.</p> <p>E.14. Cracks in rock mortar observed on the back right corner and the left side of the structure. Minor settling</p>
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Page 17 Item: F	Ceiling and Floors	<p>F.2. Floor is decking is loose in one or more locations. Floor squeaked when stepped on.</p> <p>F.3. Water stains on ceiling sheetrock in laundry room at water heater vent pipe.</p> <p>F.4. Vinyl floor covering in laundry room is damaged.</p> <p>F.5. Interior floor surfaces show signs of settling and unevenness and floor levels.</p> <p>F.6. Floor baseboard is missing in one or more locations.</p> <p>F.7. Carpet floor transition pieces missing at left bedroom entry door.</p> <p>F.8. Back right bedroom back closet ceiling show signs of damage to the surface.</p> <p>F.9. Exposed carpet tack strip observed in back bedroom bathroom. Safety hazard.</p> <p>F.10. Water damaged hardwood flooring observed in hallway at HVAC area.</p> <p>F.11. Right front bedroom bathroom area floors are not finished out.</p> <p>F.12. Ceiling and mechanical room is open to the attic.</p>
Page 20 Item: G	Doors (Interior and Exterior)	<p>G.1. Several interior doors are missing.</p> <p>G.2. Back entry door is damaged at the bottom.</p> <p>G.3. Laundry room door will not latch to the striker plate when closed.</p> <p>G.4. Front bedroom bathroom entry door lock set is not installed.</p> <p>G.5. Front door threshold seal is not sealing at the bottom.</p> <p>G.6. Back left bedroom Both exterior door is damaged and or delaminating. Both doors are not equipped with weather stripping.</p> <p>G.7. Back left bedroom exterior door threshold is rotted at the bottom.</p>
Page 21 Item: H	Windows (Dirt, Solar Screen and climatic conditions may obscure fogged glass).	<p>H.2. Windows would not open. Windows appear to be nailed shut.</p> <p>H.3. Front left bedroom Is not equipped with a window or secondary means of egress and ingress. Safety hazard. This room is not considered a bedroom by today's standards.</p> <p>H.4. Several windows that were tested to open would not open.</p> <p>H.5. One or more windows manual window locks are missing.</p> <p>H.6. One or more windows have a broken window pane.</p>
Page 22 Item: J	Fireplace	<p>J.1. Fireplace hearth extension is less than 16 in. Measured at 12 inches</p> <p>J.2. Fireplace is not equipped with a damper.</p> <p>J.3. Fireplace flu has high residual creosote build up. Recommend having chimney swept.</p> <p>J.4. Chimney is capped off at the top. Recommend not using the fireplace until corrections have been completed.</p>

Page 23 Item: K	Porches, Balconies, Decks, and Carports	K.2. Debris on the patio roof cover.
Page 23 Item: L	Other	• Kitchen sink cabinet. Under sink is rusted.
ELECTRICAL SYSTEMS		
Page 24 Item: A	Service Entrance and Panels	<p>A.1. There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at: http://www.codecheck.com/pdf/electri...%20Nov2003.pdf, www.inspect-ny.com/fpe/fpepanel.htm, and http://www.inspect-ny.com/fpe/CPSCsummary.htm.</p> <p>A.2. The electrical panel should have 30 inch clearance on both sides and 36 inch clearance in front of the electrical panel.</p> <p>A.3. The breakers lack required circuit identification. All breakers should be legibly labeled as to their purpose.</p> <p>A.4. House electrical breakers are not arc fault type breakers. Wasn't required when the house was built.</p>

Page 26 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>B.1. The kitchen electrical receptacles are not on a ground fault circuit interrupter receptacle or circuit. Was it required when the house was built recommend updating today's standards.</p> <p>B.2. The electrical system is an ungrounded type system. Common to see in homes of this age. Recommend updating to today's standards.</p> <p>B.3. Several of the electrical receptacle covers are missing. Safety hazard.</p> <p>B.4. Exposed electrical wires observed in one or more locations. Wire should be in an approved junction box with a cover.</p> <p>B.5. One or more light fixture globes are missing.</p> <p>B.6. Front bedroom bathroom ceiling light fixture diffuser is damaged.</p> <p>B.7. Front left bedroom shower light would not turn on. Check light bulb first.</p> <p>B.8. Electrical receptacles in bathroom are not on a ground fault circuit interrupter receptacle or circuit. Recommend updating to today's standards.</p> <p>B.9. One or more ceiling light fixture junction boxes is exposed. Should have a fixture and/or cover over exposed wires.</p> <p>B.10. One or more light switch covers are missing and or not installed.</p> <p>B.11. Back right bedroom back closet has exposed wires running through the ceiling sheetrock and door trim. Safety hazard.</p> <p>B.12. Right bedroom hallway ceiling light is not secured. Safety hazard.</p> <p>B.13. Right front bedroom bathroom area electrical receptacle has no power.</p> <p>B.14. No power to right side electrical receptacle at AC condenser.</p> <p>B.15. Back exterior <u>GFCI</u> is tripped and would not reset. No power to receptacle. Receptacle outdoor cover is damaged and/or missing.</p>
Page 28 Item: C	Other	<ul style="list-style-type: none"> • Carbon Monoxide (CO) Alarm needed. According to the carbon monoxide guidelines, all carbon monoxide alarms " shall be centrally located outside each separate sleeping area in the immediate vicinity of the bedrooms, door from garage opens into living space and gas appliance are in use. • : Current safety standards require that smoke alarms be located in every bedroom, outside of each bedroom, one in every hallway and one on each floor. The smoke alarms need to be hardwired with a battery backup and are required to be "sympathetic" (if one smoke alarm sounds they all sound).
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 28 Item: A	Heating Equipment	A.1. Interior access door louvers to gas furnace should be sealed off and combustion venting installed. Safety hazard. Recommend updating to today's standards.
Page 29 Item: B	Cooling Equipment	<p>B.1. AC evaporative coil condensate drain line is not insulated.</p> <p>B.2. AC condenser refrigerant line valve covers are not temper proof.</p> <p>B.3. Leaf debris inside AC condenser. Condenser fin show small amount of debris build up.</p>

Page 30 Item: C	Duct Systems, Chases, and Vents	C.1. Organic growth observed on one or more AC registers.
PLUMBING SYSTEMS		
Page 31 Item: A	Plumbing Supply, Distribution System and Fixtures	<p>A.1. Hose bib vacuum breaker missing: One or more exterior hose bibs should have a vacuum breaker or anti-siphon device. This device prevents water from entering the potable (drinking) water supply.</p> <p>A.2. Kitchen sink porcelain shows signs of rust in the basin and around the faucet fixtures.</p> <p>A.3. Galvanized water lines observed in the house. Water lines life expectancy is about 50 years. Recommend having water lines evaluated by a plumber.</p> <p>A.4. Back left bedroom bathroom tub faucet spout leaks at the shower diverter when the cold or hot water is turned on.</p> <p>A.5. Unfinished and/or decommissioned bathroom observed off of right front bedroom.</p> <p>A.6. House water pressure is 95 PSI water pressure should be between 40 and 80 PSI. Recommend installing a pressure regulating valve at the street meter.</p> <p>A.7. Could not locate the water meter.</p> <p>A.8. Water observed dripping on the backside of the main bedroom bathroom. Appears to be a hose bib that's covered. Personal belongings in front of the hose bib at the time of the inspection. Hose bib could not be accessed.</p> <p>A.9. Water leak observed in the crawl space on the right back side of the structure.</p>
Page 34 Item: B	Drains, Wastes, and Vents	<p>B.2. The house plumbing drain lines are cast iron. Since the age of the house is over fifty years i recommend having the sewer lines scoped. This is to verify that there is no stoppage or sagging in the drain lines and that sewer pipes are not damaged.</p> <p>B.3. Kitchen sink drain line shows corrosion at plumbing fittings.</p> <p>B.4. Decommissioned bathroom off of kitchen. Vanity sink drain line should be capped off if not in use. Health safety hazard.</p> <p>B.5. Back left bedroom bathroom commode floor bolts are loose.</p> <p>B.6. Back left bedroom bathroom tub drain stop lever will not hold water when levers activated.</p> <p>B.7. Could not locate the sewer clean out. Added clean out observed on the back side of the structure.</p> <p>B.8. Exposed plumbing drain line observed on the left side of the structure.</p>

Page 36 Item: C	Water Heating Equipment	<p>C.1. Water heater is located in the laundry room. Water heater should be enclosed and have combustion venting. Recommend updating to today's standards. Safety hazard.</p> <p>C.2. Water heater is not equipped with an overflow pan and drain line terminating outside.</p> <p>C.3. Water heater gas line is not equipped with a sediment trap.</p> <p>C.4. Water heater vent pipe should have 1 in clearance from combustible materials.</p> <p>C.5. Water heater vent pipe is not secured to the draft hood.</p>
Page 37 Item: E	Gas Distribution Systems and gas Appliances	<ul style="list-style-type: none">• Some of the gas lines observed are galvanized piping.• Gas lines are not bonded to the electrical panel. Wasn't required when the house was built.
APPLIANCES		
Page 38 Item: D	Ranges, Cooktops, and Ovens	<p>D.1. : The oven anti-tip device was either not installed or was not properly connected at the time of the inspection.</p> <p>The anti-tip device prevents the oven from tipping over when the oven door is completely open and a heavy load is placed on the oven door. This can cause serious injury.</p> <p>Recommend installation/correction of the anti-tip device for safety.</p>
Page 39 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<p>F.1. Front left bedroom bathroom is not equipped with an exhaust fan. Wasn't required when the house was built.</p>