THE AUSTIN HOME INSPECTOR

Property:	2202 Sample Report Austin, Texas 78703
Client:	Sam Sample
Inspector:	Andy Jordan #9458
Date:	April 9, 2019

To Whom It May Concern:

On April 9, 2019, a site visit to the above mentioned address was made in order to perform a property inspection. Information discovered during the inspection process has been provided in this report.

Multiple limitations were present and additional issues, minor and/or significant, may not be documented in this report or discovered during the property assessment. The inspection process is not designed to be intrusive, destructive, or all encompassing. Rather, the inspection and report represent this inspector's professional opinion of the overall condition of the structure and associated systems. Concerns, recommendations, and opinions may vary from one professional to another. This 3rd party inspection and report has been provided to the client for the purposes of due diligence, research, and filing of available information. The inspection process and report do not, in any manner, represent a guarantee or warranty that all issues, minor and/or significant, will be discovered during the inspection process. Further information and helpful links in regards to inspection limitations and licensing standards can be found in the addendum section of this report.

PROPERTY INSPECTION REPORT

Prepared For: Sam Sample
(Name of Client)

Concerning: 2202 Sample Report Austin, Texas 78703
(Address or Other Identification of Inspected Property)

By: Andy Jordan, Lic #9458 April 9, 2019
(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, 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.

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

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 ADDITIONAL INFORMATION PROVIDED BY INSPECTOR
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST)

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

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

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

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

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I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

GENERAL STATEMENTS

– FOUNDATION AND STRUCTURAL INFORMATION:
PRIMARY FOUNDATION TYPE: Pier and Beam
ADDITIONAL FOUNDATION TYPES: Concrete Slab (Back Left)
VANTAGE POINT OF CRAWLSPACE: Right/Left Side Wall
FOUNDATION AGE: Varies, Partial Updates in 2014
APPX. SQUARE FOOTAGE: Under 4000

VISUAL ASSESSMENT AND INDICATORS OF FOUNDATION SETTLEMENT:
STRUCTURAL STRESS: Isolated/Various Issues - See Below
FUNCTIONALITY ISSUES: Previous and Current Issues Discovered
ARCHITECTURAL/COSMETIC DAMAGE: Common for Structure Age/Type
ISSUES AT PIER/BEAM SYSTEM: Yes - See Below

SURROUNDING GEOLOGICAL FORMATIONS:
ASSOCIATED ROCK/SOIL TYPES: Specific Research Not Conducted
EXPANSIVE SOILS PRESENT: Yes – Typical for Central Texas
MAP REFERENCED: USGS – Geological Atlas of Texas (If Applicable)

RELATIVE ELEVATION SURVEY: Performed – See Below
EQUIPMENT USED: Altimeter – ZipLevel Pro 2000
PRIMARY PURPOSE OF MEASUREMENT: Determine Elevation – Real Estate Transaction
SURVEY REFERENCE POINT: Main Entry Near Stairwell
HIGHEST RECORDED ELEVATION (PIER/BEAM): +1.3" at Front Left Common Area
LOWEST RECORDED ELEVATION (PIER/BEAM): -1.9" at Back Right Master Bedroom
TOTAL DEGREE OF ELEVATION SHIFT (PIER/BEAM): 3.2" in Appx. 55' Linear
HIGHEST RECORDED ELEVATION (SLAB): +2.4" at Back Left Corner
LOWEST RECORDED ELEVATION (SLAB): -0.6" at Front Right Corner
TOTAL DEGREE OF ELEVATION SHIFT (SLAB): 3.0" in Appx. 20' Linear

PRIMARY SOURCE OF INFO COLLECTION: Visual Inspection
SCOPE OF WORK: Determine if Indicators of Catastrophic Failure are Present
STANDARDS OBSERVED: Professional Opinion and Protocols Noted Below
INSPECTOR NOTES: Minor Settlement Cracks/Damage are Considered Common
INSPECTOR NOTES: Professional Opinion May Vary
GENERAL RECOMMENDATIONS: theaustinhomeinspector.com/client-care
STANDARDS OF PRACTICE (STRUCTURAL): atxinspect.com/sop (§535.228)

_ FOUNDATION AND STRUCTURAL INSPECTION PROCEDURE:
The foundation inspection procedure performed by TAHI Inspection Services has been created through the guidance of several industry-specific publications, C.E. course work, industry association standards, individual work experience, and mandates set forth through the Texas Real Estate Commission. Certain aspects of the structural and foundation assessment will vary depending on the building type, inspection limitations, and scope of the project. The complete methodology used by this company to inspect and evaluate structures is proprietary. The findings noted in this report constitute the professional opinion of the project lead inspector. Professional opinions may vary from one specialist to the next. Further investigation and/or verification of information noted in this section can be obtained through consultation with a licensed structural engineer.

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– TREC INSPECTION REQUIREMENTS - FOUNDATIONS:
Per standards set forth by the Texas Real Estate Commission and published in Chapter 535 of the Texas Administrative Code, the licensed inspector will render a written opinion as to the performance of the foundation. Visible indications employed in order to render the opinion of adverse performance, and notices of inspection limitations can be viewed at: atxinspect.com/sop (§535.228)

– PROFESSIONAL OPINION - COMMON SETTLEMENT DISCOVERED:
The visual analysis of the structure and foundation (primary source of information gathering) did not reveal indicators associated with catastrophic foundation failure. Evidence of minor to moderate phenomena (structural damage caused by settlement) was noted at various locations.
Relative height differences recorded by foundation-surveying equipment (ZipLevel Pro) indicated that settlement has occurred. When the recorded elevation differences were calculated using commonly applied field analysis, it was determined that the overall degree of settlement was not indicative of current or imminent foundation failure. In this inspector's professional opinion, the degree of visually detectable damage to the structure does not indicate that catastrophic failure of the foundation has occurred (visual analysis is the primary method of inspection). Ensure that the building is monitored, properly maintained, and updated as needed. Regular checks for increases in settlement damage/issues should take place. If continued damage/issues occur, the building will require further assessment and investigation. Any recommendation or concerns noted in this report should be addressed by skilled professionals. If further evaluation or verification of these findings is required, a structural engineer should be contacted.
NOTE: Professional opinion may vary from one specialist to the next. Conclusions and recommendations are based primarily on the visual assessment of the structure.

GENERAL RECOMMENDATIONS

– STRUCTURE CONSTRUCTED ON EXPANSIVE SOILS:
The general soil type and natural topography of the land associated with this structure increases the home's susceptibility to foundation settlement, stresses, and failure. Proper maintenance of the foundation and structure as a whole is critical to reduce the likelihood of foundation failure. Additional information in regards to foundation maintenance can be found at the following link: atxinspect.com/clay-soil

– STRUCTURAL STABILIZATION DETECTED:
Evidence of previous settlement and foundation repair was noted. Ensure all repair and warranty documents are requested and filed (if applicable).

COMMON ISSUES

– PROFESSIONAL OPINION – FURTHER ACTION/ASSESSMENT ADVISED:
The visual analysis of the structure and foundation revealed indicators associated with elevated foundation settlement and/or issues which may require further investigation. Varying degrees of visually detectible phenomena (damage/issues indicative of foundation settlement) was noted at various areas. Examples of phenomena discovered at the time of inspection and associated with foundation issues include, but are not limited to: settlement and separation cracks at exterior/interior walls, uneven doors and/or windows, bowing/stress at left exterior wall caused by shifting of perimeter piers/beams, uneven and/or damaged flooring surfaces, excess moisture within the crawlspace and surrounding piers, and visible damage/settlement to foundation piers.
Relative height differences recorded by foundation-surveying equipment (ZipLevel Pro) indicate that elevation levels are outside common parameters at isolated areas. The survey information correlates with visual indicators noted at the time of inspection. In this inspector's professional opinion, the structure is in need of further evaluation by a structural engineer or similar specialist in order to determine if structural adjustment, improvement, and/or stabilization is warranted. A foundation elevation drawing has been recorded and will be made available.
NOTE: Professional opinion may vary from one specialist to the next. Conclusions and recommendations are based primarily on the visual assessment of the structure.
NOTE: Additional details supporting the recommendations and concerns provided herein may be included in the

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photo gallery below or through supporting documents (survey drawings).

IMMEDIATE ACTION REQUIRED

– GRADING AND DRAINAGE CONTRIBUTING TO STRUCTURAL ISSUES:
Indicators of improper moisture diversion and excess drainage entering/settling within the crawlspace was observed during the foundation assessment. Inadequate grading/drainage and excess moisture penetration/pooling within the crawlspace is a common cause of foundation issues, vermin/insect attraction, and air quality concerns (elevated humidity, vapor drive, organic growth, etc.). Improvements to moisture diversion and crawlspace ventilation should be included in structural repair plans. An irrigation and landscaping specialist (with specific knowledge regarding pier/beam foundation protection) should be contacted to further assess the property and determine what grading/drainage updates are available and warranted.

REFERENCE POINT: STAIRWELL

APPX. 2.4" RISE: BACK LEFT CORNER (SLAB)

SOIL PROBE TEST: FOOTERS APPX. 17-22"

BACK RIGHT: IMPROVED SOIL ELEVATIONS

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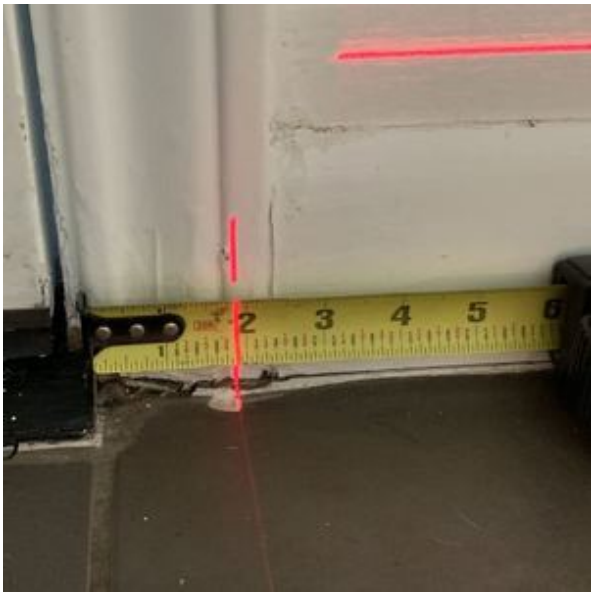
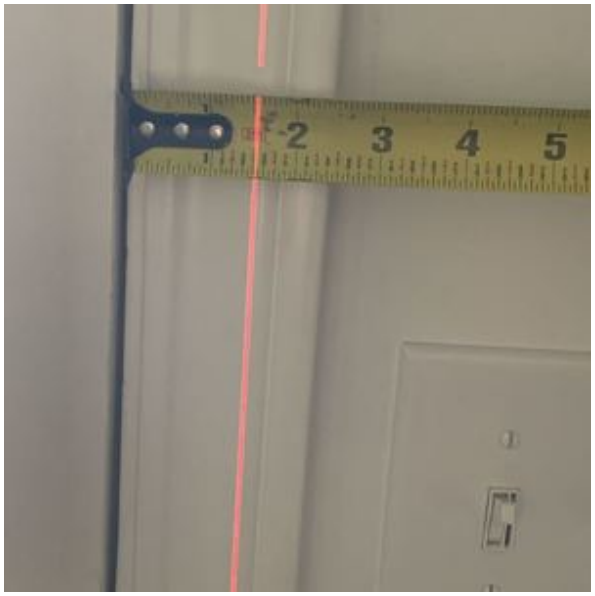
BOWING AT LEFT WALL

BACK DOOR FRAMING UNEVEN



LASER LEVEL: LOWER BACK DOOR



BACK DOOR FRAMING UNEVEN

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UPDATED AND OLDER PIERS IN USE

AREA OF 2014 UPDATES (STEM WALL)

UNSECURED STRAPS AT UPDATED PIERS

WEAK PIER/BEAM CONNECTIONS

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WEAK PIER/BEAM CONNECTIONS

FALLEN OR DELETED BLOCK PIERS

EROSION AT FRONT STEM WALL

SOIL SATURATION THROUGHOUT

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SOIL/MATERIAL SATURATION THROUGOUT

POSSIBLE SURFACE ORGANICS AT DECKING

LOW AREAS: ELEVATED MOISTURE LEVELS

ELEVATED MOISTURE: FRONT RIGHT SIDE

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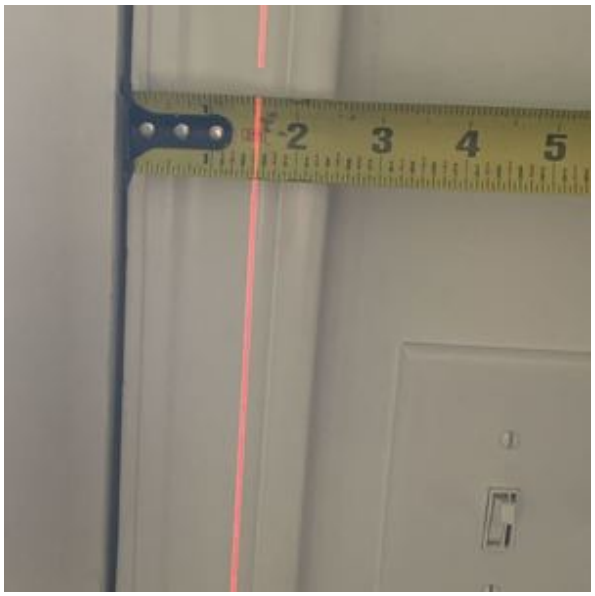
ELEVATED MOISTURE AT PIERS



FRAMING/WALLS AFFECTED BY SETTLEMENT

☒ ☐ ☐ ☒ **B. Grading and Drainage**

GENERAL STATEMENTS

– GRADING AND DRAINAGE - SCOPE OF INSPECTION:
METHOD OF INSPECTION: Visual
GRADING : 5% Grade Slope Where Attainable
DRAINAGE PERFORMANCE: Per Professional Opinion
DRAINAGE FEATURES: Functional/Promotes Moisture Diversion

GRADING AND DRAINAGE - FURTHER INFO AND NOTICES:
GENERAL RECOMMENDATIONS: atxinspect.com/client-care
LIMITATIONS: Limited to Date/Time of Inspection – Long Term Monitoring Required
ADDITIONAL LIMITATIONS: Various Factors May Prevent Discovery of Issues
ADDITIONAL LIMITATIONS: Inspection Limited to Areas Surrounding Foundation
INSPECTOR NOTES: Supporting Details May Be Provided in Photo Gallery

– NOTICE OF INSPECTION AND REPORTING PROCEDURES:
Any site/property specific recommendations or concerns within the scope of work and discovered during the inspection process will be included below. Items considered to be 'deficient' are in accordance with Texas Administrative Code Ch. 535 Subchapter (R) Rule §535.228, and/or per the professional opinion of the licensed inspector. Additional concerns may be included per the professional opinion of the lead inspector. Mandatory administrative code items within the scope of the grading and drainage inspection, and notices of inspection limitations can be viewed at: atxinspect.com/sop (§535.228)

GENERAL RECOMMENDATIONS

– ENSURE DRAINAGE FEATURES MEET SITE DEMANDS - ALL PROPERTIES:
A professionally installed and functioning rain gutter system, in conjunction with secondary drainage features (as needed) and proper soil grading, is necessary to ensure adequate moisture diversion away from the structure. Ensure all drainage features are professionally maintained and serviced as needed. Proper grading and drainage is essential to the overall protection of the structure as a whole. Contacting a rain gutter and grading/drainage specialist will aid in determining what improvement options are available and warranted based on site specific

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conditions.

– ONGOING MONITORING/MAINTENANCE REQUIREMENTS – ALL PROPERTIES:
Per general maintenance guidelines, areas surrounding the structure should be monitored (particularly after heavy rains) for excess moisture pooling and/or marginal drainage away from the structure. If a 5% grade slope (6" drop per 10') away from the structure is not feasibly attainable due to topographic or other limitations, drainage features should be installed to attain sufficient moisture diversion. Monitoring of the property and maintenance of drainage features should be considered an ongoing requirement. If areas of concern are discovered, an irrigation or system specialist should be contacted.

COMMON ISSUES

– GRADING/DRAINAGE CRITICAL TO BUILDING PROTECTION:
Due to the general topography of the property, issues associated with moisture penetration in the crawlspace, presence of expansive soil types, and historical/current data which suggests an increased likelihood of foundation settlement, the grading and drainage system is considered to be a critical component to structural protection. An elevated degree of importance is applied to proper moisture diversion at the inspected structure.

– RAIN GUTTER AND DOWNSPOUT SYSTEM ISSUES/CONCERNS:
Servicing, repair, and/or replacement needs were discovered during the inspection process of the rain gutters and downspouts (debris buildup/loose material/leaks at joint connections/gutter exit update needs/etc.). Proper drainage and moisture diversion is essential to the overall protection of the structure as a whole. Contacting a rain gutter and grading/drainage specialist will aid in determining what improvement options are available and warranted.

– GUTTERS EXITING TO AREAS OF MARGINAL GRADING/DRAINAGE:
Rain gutter exit points at various locations appear to release runoff water into areas of minimal grading/drainage. This issue can lead to excess moisture pooling at and around the structure. The installation of gutter exit extensions and/or general system updates (conducted by a gutter system specialist) is recommended to ensure proper moisture diversion away from the structure.

– GRADE LEVEL AND/OR DRAINAGE CONCERNS NEAR THE FOUNDATION:
General grade slope, moisture diversion, and/or drainage concerns were noted at area/s surrounding the structure. Reduced moisture diversion can result in water penetration into the structure, damage to building material, insect intrusion (to include termites), and is a common contributing factor in foundation settlement issues. General standards call for no less that 3" of foundation wall to be visible above grade and a minimum 5% grade slope (6" drop per 10') away from the structure. Ensure all grading/drainage issues are professionally addressed as needed to meet minimum standards. If property limitations are present which prevent the ability to feasibly attain minimum grading/drainage standards, a landscaping/irrigation specialist should be contacted to determine what improvement options are available and warranted.
NOTE: Additional details supporting the recommendations and concerns provided herein may be included in the photo gallery below.

IMMEDIATE ACTION REQUIRED

– GRADING AND DRAINAGE ISSUES MAY BE CONTRIBUTING TO STRUCTURAL CONCERNS:
Grading and drainage issues discovered during the inspection process may be a contributing factor to foundation or other issues noted in this report. Proper grading/drainage is an essential component in preventative building maintenance and protection. Ensure all concerns discovered during the inspection process are professionally addressed and/or further evaluated as needed. If not addressed, continued and increasing damage to the structure may occur. Noted issues and concerns discovered during the inspection process include, but are not limited to:
-Crawlspace soil saturated throughout: Saturation after recent rains encompasses the entirety of the crawlspace with highest degree of saturation located at the front and left portions of the building
-Indicators of moisture entry and pooling around foundation piers
-Indicators of pier settlement, tilting, and failure due to ongoing moisture entry, soil heaving/retracting

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FRONT RIGHT: GUTTER LEAK

POOLING WATER: BACK GUTTER RUN

GUTTER UPDATES REQUIRED

DOWNSPOUT EXTENSION NEEDS

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FRONT YARD: MARGINAL GRADE

RIGHT SIDE: MARGINAL GRADE

EXCESS MOISTURE IN CRAWLSPACE

EXCESS MOISTURE IN CRAWLSPACE

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

GENERAL STATEMENTS

– ROOFING COVERINGS - GENERAL INFORMATION:
ROOF TYPE: Composite Shingles and/or Approved Materials
VIEWED FROM: Walked Valleys/Ridges of Roof
WATER PENETRATION: Noted Below if Discovered (See Tolerances/Limitations)

ROOF COVERINGS - SCOPE OF INSPECTION:
PRIMARY INSPECTION METHOD: Visual - Determine General Condition
INDICATORS OF PREVIOUS REPAIR: Noted Below if Discovered/Substantial
ROOFING MATERIAL ISSUES: Noted Below if Discovered/Substantial
PENETRATION OR ADHESION ISSUES: Noted Below if Discovered/Substantial
ROOF FLASHING/FASTENER ISSUES: Noted Below if Discovered/Substantial
SKYLIGHT/ROOF FEATURE ISSUES: Noted Below if Discovered/Substantial

ROOF COVERINGS - FURTHER INFO AND NOTICES:
AVERAGE MATERIAL LIFE SPAN: atxinspect.com/client-care
GENERAL RECOMMENDATIONS: atxinspect.com/client-care
TOLERANCES: Superficial Flaws and Wear/Tear Not Included in Report
TOLERANCES: Superficial/Minor Moisture Stains in Attic May Not Be Noted
LIMITATIONS: Visual Assessment - Undiscovered Issues May Be Present
LIMITATIONS: Determining Material Age May Not Be Possible
LIMITATIONS: Determining Specific Cause of Damage May Not Be Possible
INSPECTOR NOTES: Partial Supporting Details May Be Provided in Photo Gallery

– NOTICE OF INSPECTION AND REPORTING PROCEDURES:
The primary intention of the roofing inspection is to determine the general condition of the accessible roof covering materials and features. To accomplish this, the inspector will perform a visual assessment from safely accessible locations. If additional, specific limitations prevent direct access to the roof, the method of inspection, and notice of further limitations will be provided. A good faith effort is made by the inspector to provide sufficient details within the report to adequately convey his or her professional findings, however, the roofing assessment and report information is not intended to be a complete and itemized list of issues. Issues which are undiscovered and/or outside the scope of work may be present. Professional opinion may vary from one specialist to the next. Verification and further analysis of the findings provided in this report are available through consultation with roofing and framing specialists (as needed). As a general recommendation, budgeting for regular maintenance, unexpected issues, and eventual material replacement needs is advised.

GENERAL RECOMMENDATIONS

– ONGOING MONITORING/MAINTENANCE REQUIREMENTS - ALL PROPERTIES:
The roof system, roof coverings, attic are a critical building components. Reoccurring maintenance checks and updates will be required. Roof and attic assessments should take place bi-annually and following any inclement weather. Caulking/sealing, updates to shingle adhesion (particularly in high wind areas), and general maintenance updates are typically required every 5-7 years (or as needed). Safety factors may require skilled professionals to perform routine maintenance checks and updates.

– ELIMINATE/MONITOR COMMON VERMIN ENTRY POINTS - ALL PROPERTIES:
Eliminating and monitoring all possible moisture and vermin entry points should take place as needed and be considered an ongoing maintenance requirement. Regular checks and maintenance at the roof/exterior portions of the structure is the best defense against moisture/vermin intrusion. Eliminating common vermin bridges (tree limbs, foliage, etc.) and entry points (soffit gaps, missing/damaged vent screens, etc.) will reduce the likelihood common pest issues.

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– ENSURE ROOF PENETRATIONS SEALED AND MONITORED - ALL PROPERTIES:
Areas of roof penetrations (vent and exhaust pipes exits, skylights, chimney connections, etc.) are one of the most common points of moisture entry and damage to the building. Special care should be taken to ensure all roof penetration points remain properly sealed and well maintained. Ongoing maintenance and monitoring of these areas (from roof and attic) should take place. If access and/or safety issues prevent regular maintenance, annual visits from a roofing specialist is advised.

– ENSURE PROPER CLEARANCE FROM TREES/FOLIAGE - ALL PROPERTIES:
Any tree limbs and foliage nearing contact with the structure should be addressed as needed to ensure proper clearance and protection of the structure. Trees/foliage in or near contact with the structure is a common cause of material damage and vermin/insect entry. Ensure all branches and shrubs near the roof/structure are monitored and trimmed as needed. Large trees near or overhanging the structure may require further investigation by a skilled arborist.

COMMON ISSUES

– MAINTENANCE UPDATES AND/OR REPAIR NEEDS - SOFFIT/FASCIA:
Moisture and/or general damage at the soffit/fascia area of the roof structure was noted (overhanging perimeter of exterior roof). General maintenance updates and/or isolated repair needs at the soffit and fascia is advised to prevent continued and elevated material damage. Consulting with a roofing expert is recommended to determine what updates and repairs are warranted. Additional site specific details and examples recorded during the property inspection have been highlighted in the photo gallery below.

– FLASHING AND MOISTURE PENETRATION ISSUES/CONCERNS:
Flashing updates are advised to address moisture penetration concerns and improve the protection of exterior building material. Improper flashing is a common point of building envelope failure and moisture related damage/issues. Contacting a roofing specialist is advised to assess the roof system as whole and make updates as needed. Issues/concerns discovered during the inspection process which have prompted this recommendation are highlighted in the photo gallery below.
NOTE: Evidence of active or previous moisture penetration and damage (if discovered within the structure) will be specified in the chapters below.

IMMEDIATE ACTION REQUIRED

– ACTIVE LEAKS IN NEED OF IMMEDIATE ACTION:
Active leaks and/or moisture entry points were noted. Immediate action is recommended to address all possible leak points. Moisture entry into the home can lead to increased and significant damage in a relatively short amount of time. Contacting a roofing and repair specialist is recommended to address roof issues and any associated material damage. Areas in need of further evaluation and/or repair include, but are not limited to:
-Missing/improper flashing at leak at left side eave (near add-on slab connection): Leak has caused moisture damage to surrounding soffit/wood siding

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BRANCHES OVERHANGING ROOF

BRANCHES IN CONTACT W/ ROOF

MISSING/IMPROPER FLASHING

ELEVATED MOISTURE AT RIGHT WALL

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

GENERAL STATEMENTS

– ROOF STRUCTURE/ATTICS - GENERAL INFORMATION:
VIEWED ATTIC FROM: Entered the Attic (Limited to Decking Surrounding Hatch)
ROOF FRAMING: Stick Built and Engineered Truss
INSULATION TYPE: Fiberglass
INSULATION DEPTH: R-28 to R-38
WATER PENETRATION: Noted Below if Discovered (See Tolerances/Limitations)

ROOF STRUCTURE/ATTICS - SCOPE OF INSPECTION:
PRIMARY INSPECTION METHOD: Visual - Determine General Condition
FRAMING/DECKING: Assess for Errors/Issues Causing Structural Damage
ATTIC ACCESS (MIN. ALLOWANCE): 22x30" or Based on Site Conditions
TARGET INSULATION R-VALUE: R-38 (To Meet Current Standards)
VENTILATION STANDARD (VENTING TO SQ. FOOTAGE): 1/150

ROOF STRUCTURE/ATTIC - FURTHER INFO AND NOTICES:
GENERAL RECOMMENDATIONS: atxinspect.com/client-care
TOLERANCES: Minor Flaws/Errors to be Expected (Not Specified in Report)
TOLERANCES: Superficial/Minor Moisture Stains in Attic May Not Be Noted
TOLERANCES: Will Vary Based on Structure Type/Age/Scope of Work
LIMITATIONS: Visual/Access Limitations - Undiscovered Issues May Be Present
INSPECTOR NOTES: Partial Supporting Details May Be Provided in Photo Gallery
INSPECTOR NOTES: Lower Attic Hatch Not Accessed - Blocked By Storage
INSPECTOR NOTES: Access Limitations Prevented Inspection Beyond Attic Landing

– NOTICE OF ATTIC ACCESS LIMITATIONS:
All attic spaces present visual and access limitations. The degree of limitation will vary depending on multiple factors. As a general rule, portions of the attic which are blocked, areas in which framing/electric is fully covered by insulation, areas not equipped with walkways/catwalks, and/or areas which create a concern of personal injury or property damage (as determined by the inspector) are not accessed. In such cases, a visual inspection from accessible areas occurs (with sight improvements by use of flashlights). Undiscovered issues and areas of damage may be present at non-inspected locations. Properly budgeting for incidental repair needs is recommended to all clients and for all structures.

☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

i. Interior Walls

GENERAL STATEMENTS

– INTERIOR WALLS/FEATURES - GENERAL INFORMATION:
INTERIOR WALL TYPE: Drywall and/or Approved Materials
WATER PENETRATION: Noted Below if Discovered (See Tolerances/Limitations)

INTERIOR WALLS/FEATURES - SCOPE OF INSPECTION:
PRIMARY INSPECTION METHOD: Visual - Determine General Condition
FIRE BARRIERS: Barrier Required at Garage/Living Space and Garage/Attic

INTERIOR WALLS/FEATURES - FURTHER INFO AND NOTICES:
GENERAL RECOMMENDATIONS: atxinspect.com/client-care
TOLERANCES: Minor Flaws/Errors to be Expected (Not Specified in Report)
TOLERANCES: Superficial Moisture Stains/Flaws May Not be Specified in Report

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

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LIMITATIONS: Visual Limitations - Undiscovered Issues May Be Present
INSPECTOR NOTES: Photos Provide a Representation (Additional Issues May be Present)

– COMMON FLAWS MAY BE PRESENT - NOT SPECIFIED IN REPORT:
Material flaws and cosmetic damage caused by general wear/tear, typical building settlement, or other common occurrences was noted during the general building assessment of interior walls and features (cabinets, base boards, trim work, ceiling material, flooring material, etc.). These noted flaws are considered to be common for a structure of this age/type and should be addressed as needed/desired or in conjunction with ongoing maintenance procedures. Specific issues and concerns considered to be outside the scope of common wear/tear, or items which require additional explanation, will be specified as needed and per the professional opinion of the lead inspector (reporting methods vary on a case by case basis).

GENERAL RECOMMENDATIONS

– MONITOR AND MAINTAIN HIGH MOISTURE/TRAFFIC AREAS - ALL PROPERTIES:
Ensure regular maintenance (caulking/sealing) and monitoring interior wall material takes place per general guidelines. Particular importance should be applied to areas/material considered to be high moisture/high traffic locations (kitchens, bathrooms, material surrounding windows and egress doors, etc.). Proper maintenance and occasional updating is the best protection against ongoing damage of building material and components.

– COMMON SETTLEMENT CRACKS NOTED:
Wall cracks due to structural settlement and shifting were noted at various areas. At the time of inspection, the cracks appeared to be mainly cosmetic in nature and not indicative of significant structural issues (less than 1/8" in width – common for building age/size/type). Any repairs to these cracks would be considered a cosmetic improvement. Ensure the structure is monitored per general maintenance guidelines. If wall cracks increase in size and/or number, further evaluation should take place.

– SETTLEMENT CRACKS NOTED:
Wall cracks due to structural settlement and shifting were noted at various areas. At the time of inspection, the cracks appeared to be mainly cosmetic in nature, however, additional shifting and/or foundation repair may cause additional damage to building material. Any repairs to these cracks would be considered a cosmetic improvement. Ensure the structure is monitored per general maintenance guidelines. If wall cracks increase in size and/or number, further evaluation should take place.

– LASER LEVEL CHECKS – ISOLATED AREAS OF UN-PLUMB WALLS/FRAMING:
Various interior wall corners, connections, and areas of flooring were selected at random and tested to determine if the material was within general standards for plumb and level (standard framing levels, squares, and/or laser levels utilized). Most areas assessed met general standards, indicating that common wall settlement has occurred. Portions of the back wall/framing over the concrete slab (particularly near the back door) were slightly out of plumb/level. Wall settlement settlement issues appeared to be isolated. Updates may be needed to address door functionality issues in this area.

COMMON ISSUES

– INTERIOR WALLS REQUIRE GENERAL MAINTENANCE AND/OR COMMON REPAIRS:
The overall condition of the accessible walls and features (cabinets, base boards, trim work, etc.) appeared to be fair/normal when considering the age and type of the inspected structure. Regular maintenance needs, areas of architectural (cosmetic) damage, and/or isolated flaws were noted during the general inspection process. Isolated flaws should be professionally addressed per transaction agreements and/or in conjunction with ongoing maintenance schedules (links to various maintenance calendars provided above). Any additional site specific details and examples recorded during the property inspection will be listed below or included in the chapter photo gallery.

_ PREVIOUS LEAKS AND MOISTURE DAMAGE:
Indicators of previous leaks and moisture damage within the HVAC closet was noted. At the time of inspection, moisture meter testing (Wagner Moisture Meter) indicated a minor/moderate rise in moisture percentages at the affected area (wood decking at closet floor). Visual indicators of moisture saturation of closet material was noted

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throughout (mainly at wood flooring). Additional damage to non-accessible/non-inspected portions of the closet may be present. Based on the current degree of visible damage, and in the interest of best practices, it is recommended that the HVAC system and surrounding closet material be further assessed to determine if moisture related damage/issues are present at non-accessible areas (intrusive and destructive investigation may be required). Steps should be taken to address any remaining moisture/air quality related issues (where applicable). Additionally, improvements to the sealing and insulating of HVAC equipment is advised (gaps at suction line insulation and plenum/duct/evaporator connections are a common cause of condensation and humidity related issues. Additional notes on HVAC specific update needs can be found in the 'Air Conditioning' chapter below. Requesting additional information/documentation regarding previous damage, repairs, insurance claims is advised.

NOTE: The client (purchaser) noted a sensitivity to air quality issues. Any moisture related issue should be addressed in an expeditious manner and considered to be of elevated importance.

– ELEVATED HUMIDITY LEVELS AT FRONT PORTION OF BUILDING:
Humidity readings recorded at the front portion of the building were noted (levels ranging from 58-61% at areas over the pier/beam portion of the structure). Additional humidity readings taken in the back portion of the structure (over the slab) were lower and at/nearing acceptable levels (levels at back room at appx. 53-58%). The increase in humidity levels may be attributed to excess moisture and soil saturation discovered in the crawlspace (vapor drive). Long term elevated humidity levels within the building envelope can cause general damage to the structure and affect indoor air quality. Ensure grading and drainage issues are addressed (see Grading/Drainage) and the HVAC systems serviced as needed. Humidity levels should be monitored. If indoor humidity levels regularly surpass and remain above 55%, further investigation and action will be needed to bring percentages back to acceptable levels. Improvements to crawlspace vapor barriers may be required if humidity levels can not be properly controlled through general improvements to grading/drainage and HVAC systems.

COMMON WEAR/TEAR

SETTLEMENT CRACKING / REPAIRS

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

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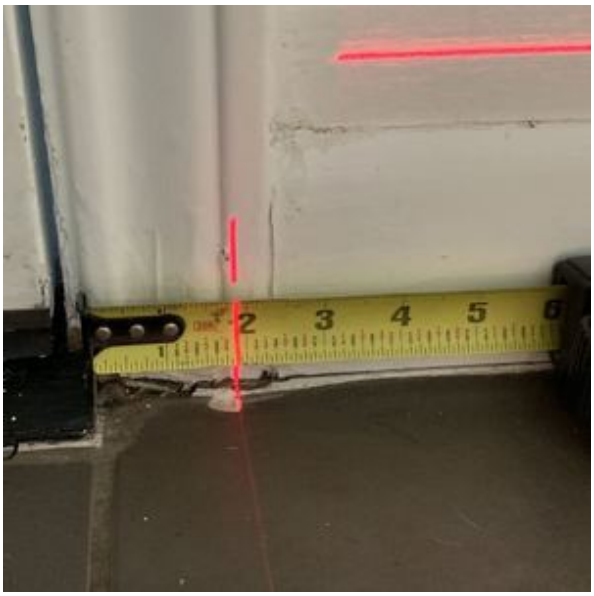
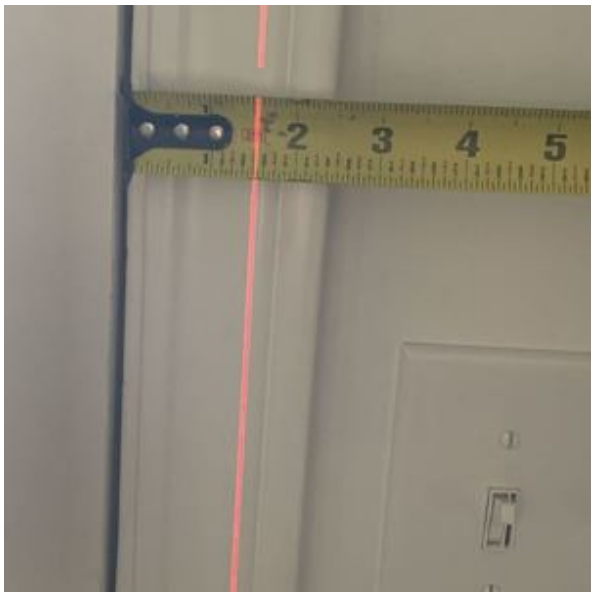


LASER LEVEL: LOWER BACK DOOR JAMB



UPPER JAMB: APPX. 1/4"-1/2" OFF

PREVIOUS LEAK ISSUES: HVAC CLOSET

PREVIOUS LEAK ISSUES: HVAC CLOSET

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MOISTURE METER: CONTROL READING

MINOR RISE IN MOISTURE LEVELS

ii. Exterior Walls

GENERAL STATEMENTS

– EXTERIOR WALLS/FEATURES - GENERAL INFORMATION:
EXTERIOR WALL MATERIAL: Wood Siding w/ Isolated Hardie Board Updates
WATER PENETRATION: Noted Below if Discovered (See Tolerances/Limitations)

EXTERIOR WALLS/FEATURES - SCOPE OF INSPECTION:
PRIMARY INSPECTION METHOD: Visual - Based on Age/Type of Material (General Condition)
STRUCTURAL RELATED ISSUES: Per Professional Opinion, Varies on Case by Case Basis
EXTERIOR CLADDINGS: Note Issues/Damage Outside Scope of Common Wear/Tear
WATER RESISTANT MATERIALS: Note Issues/Damage Outside Scope of Common Wear/Tear
FLASHING DETAILS AND PENETRATIONS: Note Moisture Entry Concerns (Where Detectible)

EXTERIOR WALLS/FEATURES - FURTHER INFO AND NOTICES:
GENERAL RECOMMENDATIONS: atxinspect.com/client-care
TOLERANCES: Minor Flaws/Errors to be Expected (Not Specified in Report)
LIMITATIONS: Visual/Access Limitations - Undiscovered Issues May Be Present
INSPECTOR NOTES: Photos Provide a Representation (Additional Issues May be Present)
INSPECTOR NOTES: Gen. Statements/Recommendations Herein Also Apply to Ceilings, Floors, Doors Chapter

– COMMON FLAWS MAY BE PRESENT - NOT SPECIFIED IN REPORT:
Material flaws and cosmetic damage caused by general wear/tear, typical building settlement, or other common occurrences was noted during the general building assessment. These noted flaws are considered to be common for a structure of this age/type and should be addressed as needed/desired or in conjunction with ongoing maintenance procedures. Specific issues and concerns considered to be outside the scope of common wear/tear, or items which require additional explanation, will be specified as needed and per the professional opinion of the lead inspector (reporting methods vary on a case by case basis).
NOTE: Statements provided in the 'General Information' and 'General Recommendations' categories of this chapter also apply to the following chapters titled: Ceilings, Floors, Doors.

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

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GENERAL RECOMMENDATIONS

– ONGOING MONITORING/MAINTENANCE REQUIREMENTS - ALL PROPERTIES:
Per general maintenance advise, caulking/sealing improvements should take place at exterior walls and trim as needed. Generally, caulking, sealing, and painting updates are required every 5-7 years. Ensure the structure is monitored and maintenance checks/updates occur regularly.

– COMMON SETTLEMENT CRACKS NOTED:
Wall cracks due to structural settlement and shifting were noted at various areas. At the time of inspection, the cracks appeared to be mainly cosmetic in nature and not indicative of significant structural issues (less than 1/8" in width – common for building age/size/type). No repair recommendations are offered at this time. Ensure the structure is monitored per general maintenance guidelines. If wall cracks increase in size and/or number, further evaluation should take place.

COMMON ISSUES

– EXTERIOR WALLS REQUIRE GENERAL MAINTENANCE AND/OR COMMON REPAIRS:
The overall condition of the accessible exterior walls and features (flashing, penetration points, trim work, etc.) appeared to be fair/normal when considering the age/type of the inspected structure and materials. Regular maintenance needs, areas of architectural (cosmetic) damage, and/or isolated flaws were noted during the general inspection process. Isolated flaws should be professionally addressed per the terms of binding sales contracts and/or in conjunction with ongoing maintenance schedules (links to various maintenance calendars provided above). Any additional site specific details and examples recorded during the property inspection will be listed below or included in the chapter photo gallery.

– LIMITED MOISTURE BARRIER CONCERN – OLDER STRUCTURE:
Based on the general age and type of structure, it is possible that reduced, deteriorated or no moisture barrier protection is present. Older structures with reduced or no moisture barrier can suffer from increased moisture entry in the the framing areas and/or interior portions of the walls. Elevated maintenance and monitoring of the exterior walls is recommended to reduce the likelihood of moisture issues.

– FOUNDATION SETTLEMENT MAY BE AFFECTING EXTERIOR WALL:
Indications of stress/bowing at the left wall (adjacent the driveway) was noted. The cause of the wall movement may be related to foundation settlement (leaning/twisting piers and beams may be a contributing factor). Access limitations prevented a full assessment of this area from the crawlspace. Ensure all foundation and/or wall issues are professionally addressed as needed and monitored per general maintenance guidelines.

– COMMON MAINTENANCE UPDATES REQUIRED TO PROTECT MATERIAL:
Caulking and sealing improvements are needed at the exterior walls and trim to prevent continued material damage. Caulking, sealing, and painting updates are typically required every 5-7 years. At the time of inspection, the exterior walls appeared to be in need of general maintenance updates (caulking, sealing, painting, minor repair). Areas in need of general maintenance updates include, but are not limited to:
-Caulking/sealing updates at trim boards and siding
-Repairs to minor material damage throughout
-Address damaged trim at front porch area: Porch brick covers lower siding/trim, increases likelihood of moisture entrapment and damage to siding material

IMMEDIATE ACTION REQUIRED

– ELEVATED EXTERIOR WALL ISSUES DISCOVERED- LEFT SIDE WALL:
Areas of elevated concern, possible safety hazards, significant damage, and/or issues that may be causing continued and increased damage and/or loss of value to the property were noted. These issues should be addressed and/or further investigated in a timely fashion to eliminate the concerns noted below. Areas in need of immediate repair or further investigation by a subject matter expert include, but are not limited to:
-Active leak and wood rot at siding near left side wall eave: Address leak issue and repair/replace damaged siding as needed

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GENERAL MAINTENANCE NEEDS

SEALING UPDATE NEEDS AT WINDOWS

LEFT WALL STRESS/BOWING

LEFT WALL STRESS / BOWING

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

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ROOF LEAK ISSUE: LEFT SIDE

LEAK DAMAGE / WOOD ROT

CONTROL READING: MOISTURE METER

ELEVATED MOISTURE AT LEAK POINT

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

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☒ ☐ ☐ ☒ **F. Ceilings and Floors**

i. Ceilings

GENERAL STATEMENTS

– CEILING MATERIALS AND FEATURES - INSPECTION INFORMATION:
PRIMARY CEILING MATERIAL: Drywall and/or Approved Materials
GENERAL INFO/RECOMMENDATIONS: 'Interior Walls' Notices Apply to This Chapter

GENERAL RECOMMENDATIONS

– MONITOR CEILING MATERIAL FOR UNUSUAL STAINING/DAMAGE - ALL PROPERTIES:
Regular monitoring of the ceiling finish material should take place. The appearance of unusual staining, cracking, or separation may be an indicator of more significant issues at non-accessible locations. Ensure regular maintenance and servicing of the building takes place per best practices. If areas of concern arise, a system specialist (if cause of issue is known) or a professional building inspector should be contacted.

– COMMON DAMAGE DUE TO STRUCTURAL SHIFTING:
Ceiling cracks and separation at the wall connections were noted in various areas. This material damage is typically associated with foundation settlement and/or shifting. Repairs to structural finish material should not occur until the foundation is further assessed and updates occurs as needed. Additional damage to building material may take place during any foundation repair processes. See the 'Foundations' section for further details.

ii. Floors

GENERAL STATEMENTS

– FINISH FLOORING MATERIAL: Industry Standard Materials
GENERAL RECOMMENDATIONS: atxinspect.com/client-care
SCOPE OF INSPECTION: Visual - Determine General Condition
LIMITATIONS: Visual Limitations - Undiscovered Issues May Be Present
TOLERANCES: Minor Flaws/Errors to be Expected (Not Specified in Report)

GENERAL RECOMMENDATIONS

– MAINTAIN FLOORING AT HIGH MOISTURE/HIGH TRAFFIC AREAS -ALL PROPERTIES:
Ensure regular maintenance (caulking/sealing) and monitoring of flooring material takes place per general guidelines. Particular importance should be applied to areas/material considered to be high moisture/high traffic locations (kitchens, bathrooms, material surrounding egress doors, etc.). Proper maintenance and occasional updating is the best protection against ongoing damage of flooring material. Examples of common maintenance and update needs may be included in the photo gallery below. Specific issues and concerns considered to be outside the scope of common wear/tear or maintenance issues will be specified as needed and per the professional opinion of the lead inspector (reporting methods vary on a case by case basis).

COMMON ISSUES

– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the property assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Uplifting/bowing flooring at area near entry/stairwell (appx. 8' from main entry): Monitor and address as needed (no physical damage at time of inspection, elevated give/noise)

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

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☒ ☐ ☐ ☒ **G. Doors**

GENERAL STATEMENTS

– DOORS/HARDWARE - GENERAL INFORMATION:
DOOR MATERIAL: Standard Approved Materials Unless Otherwise Stated Below
WATER PENETRATION: Noted Below if Discovered (See Tolerances/Limitations)

DOORS/HARDWARE - DOOR SPECIFIC SCOPE OF INSPECTION:
HARDWARE CONDITION/PERFORMANCE: Note Issues Outside Normal Wear/Tear
GARAGE DOORS: Note Damage Affecting Functionality/Quality, Safety Concerns
WEATHER/AIR BARRIERS: Note Missing Material or Substantial Damage
MIN. EGRESS: No Less Than 2 Egress Doors or Per Site Specific Standards
FIRE SEPARATION: 20-Minute Fire Rated Door Required at Garage/Living Space
INSPECTOR NOTES: 'Interior/Exterior Walls' Notices Apply to This Chapter

– GENERAL WEAR/TEAR AND ADJUSTMENT NEEDS NOT SPECIFIED IN REPORT:
Cosmetic flaws and low-level adjustment needs considered to be isolated and not significantly affecting the overall performance/quality of doors and material may be present and not specified in the report. These noted flaws are considered to be common for a structure of this age/type and should be addressed as needed/desired or in conjunction with ongoing maintenance procedures. Specific issues and concerns considered to be outside the scope of common wear/tear, or items which require additional explanation, will be specified as needed and per the professional opinion of the lead inspector (reporting methods vary on a case by case basis).

COMMON ISSUES

– DOORS/HARDWARE GENERAL MAINTENANCE AND/OR COMMON REPAIRS:
The overall condition of the accessible exterior walls and features (flashing, penetration points, trim work, etc.) appeared to be fair/normal when considering the age/type of the inspected structure and materials. Regular maintenance needs, areas of architectural (cosmetic) damage, and/or isolated flaws were noted during the general inspection process. Isolated flaws should be professionally addressed per the terms of associated sales contracts and/or in conjunction with ongoing maintenance schedules (links to various maintenance calendars provided above). Any additional site specific details and examples recorded during the property inspection will be listed below or included in the chapter photo gallery.

– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the property assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Back door framing uneven due to structural shifting: Monitor and update as needed

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BACK DOOR UN-PLUMB

BACK DOOR UN-PLUMB

☒ ☐ ☐ ☒ **H. Windows**

GENERAL STATEMENTS

– WINDOWS/HARDWARE - GENERAL INFORMATION:
WINDOW TYPE: Double Pane - Newer Generation (Upstairs)
WINDOW TYPE: Single Pane (Downstairs)
APPX. COUNT OF REMAINING SINGLE PANE: 11-15
WATER PENETRATION: Noted Below if Discovered (See Tolerances/Limitations)

WINDOWS/HARDWARE - WINDOW SPECIFIC SCOPE OF INSPECTION:
HARDWARE CONDITION/PERFORMANCE: Note Issues Outside Normal Wear/Tear
WINDOW SCREENS: Note Missing/Damaged Screens
WEATHER/AIR BARRIERS: Note Missing Material or Substantial Damage
VISUALLY DETECTIBLE SEAL FAILURE: Noted Below if Discovered/Verified
EMERGENCY EGRESS: Current Standards Per IRC Section R310*
TEMPERED/SAFETY GLASS: Current Standards Per IRC Section R308*
FOOTNOTE*: Code/Jurisdictional Standards Vary on Case by Case Basis
INSPECTOR NOTES: 'Exterior Walls' Notices Apply to This Chapter

COMMON ISSUES

– MISSING/DAMAGED WINDOW SCREENS DISCOVERED:
Missing and/or damaged window screen were noted. Ensure all missing/damaged screens are replaced to improve functionality and overall system quality. Areas of noted screen issues include, but are not limited to:
-Original single pane windows

– GENERAL WINDOW SERVICING RECOMMENDED:
Some windows were difficult to open/close or in need of general servicing/adjustment/repair. This is often due to material age, common wear/tear, paint issues, etc.. Adjustments and updating will be needed to improve functionality.

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

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– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the property assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Various windows difficult to open due to age/settlement
-Cracked window pane at 1st floor guest room
-Play room window facing front yard not opening under moderate hand strength
-Play room window facing front porch not opening under moderate hand strength

– DATED FEATURE - NOTICE OF REDUCED ENERGY EFFICIENCY:
By today's standards, single pane windows are considered to be a low energy efficiency feature (present at original portion of structure - downstairs). Single pane windows met general standards at the time of construction. Updating the windows would be considered an efficiency update and general improvement to the structure. Budgeting for window improvements is recommended.
NOTE: Increased drafting, condensation, functionality issues, HVAC system stresses, and utility costs should be anticipated due to the presence of dated single pane windows
NOTE: Updated windows at upstairs and recent addition portions of the building appeared to be in good condition and functioning as intended.

☒ ☐ ☐ ☐ **I. Stairways**

GENERAL STATEMENTS

– STAIRWAYS AND FEATURES: Not Inspected - Not Present
INSPECTOR NOTES: Exterior Stairs May Be Included in 'Porches and Decks' Chapter

– STAIRWAYS AND FEATURES - GENERAL INFORMATION:
STAIRWAY LOCATION/S: Interior and/or Exterior
STAIRWAY CONSTRUCTION: Standard Wood Framed or Approved Materials

STAIRWAYS AND FEATURES - SCOPE OF INSPECTION:
PRIMARY INSPECTION METHOD: Visual - Assess for Detectable Errors/Damage/Issues
RAIL/BALUSTER SPACING STANDARDS: 4" Diameter (Per IRC R312)*
STAIRWAY AND STAIRWAY FEATURES: Visually Assess for Errors/Damage*

STAIRWAYS AND FEATURES - FURTHER INFO AND NOTICES:
GENERAL RECOMMENDATIONS: atxinspect.com/client-care
TOLERANCES: Minor Flaws/Errors to be Expected (Not Specified in Report)
LIMITATIONS: Visual/Access Limitations - Undiscovered Issues May Be Present
FOOTNOTE*: Code/Jurisdictional Standards Vary on Case by Case Basis
FOOTNOTE*: Exhaustive Measurements Not Conducted (Visual Inspection)
INSPECTOR NOTES: Photos Provide a Representation (Additional Issues May be Present)
INSPECTOR NOTES: Exterior Stairs May Be Included in 'Porches and Decks' Chapter

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

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☐ ☒ ☒ ☐ **J. Fireplaces and Chimneys**

GENERAL STATEMENTS

– FIREPLACES AND CHIMNEYS: Not Inspected - Not Present

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

GENERAL STATEMENTS

– PORCHES, BALCONIES, DECKS AND CARPORTS - GENERAL INFORMATION:
PORCHES/DECKS Present - Concrete and/or Wood Framed
BALCONIES: N/A
CARPORTS: N/A

PORCHES, BALCONIES, DECKS AND CARPORTS - SCOPE OF INSPECTION:
PRIMARY INSPECTION METHOD: Visual - Assess for Damage and Safety Issues
MATERIAL CONDITION/PERFORMANCE: Note Issues Outside Normal Wear/Tear
RAILING/FALL PROTECTION REQUIREMENTS: 30" or Higher (Above Soil Grade)
RAIL/BALUSTER SPACING STANDARDS: 4" Diameter (Per IRC R312)*

PORCHES, BALCONIES, DECKS, CARPORTS - FURTHER INFO AND NOTICES:
GENERAL RECOMMENDATIONS: atxinspect.com/client-care
TOLERANCES: Minor Flaws/Errors to be Expected (Not Specified in Report)
LIMITATIONS: Visual/Access Limitations - Undiscovered Issues May Be Present
FOOTNOTE*: Code/Jurisdictional Standards Vary on Case by Case Basis
INSPECTOR NOTES: 'Interior Walls' Notices Apply to This Chapter
INSPECTOR NOTES: Additional Reference Material - American Wood Council

GENERAL RECOMMENDATIONS

– ONGOING MONITORING/MAINTENANCE REQUIREMENTS - ALL PROPERTIES:
Reoccurring maintenance checks and updates will be required at exterior features to protect exposed, exterior material and prevent deterioration. Generally speaking, maintenance updates to decks and exterior features of the home are required every 5-7 years or as needed. In most cases, monitoring and general maintenance can be performed by the home owner and/or a general maintenance specialist (handyman). Exterior features which are elevated in height, pose specific safety concerns, or are in a state of disrepair may require specific skilled professionals to address update needs.

COMMON ISSUES

– COMMON FENCING ISSUES AND DAMAGE DISCOVERED:
Updates, repairs, and/or replacement needs to fencing material was noted throughout the property. Contacting a fencing repair specialist is recommended to address general deterioration issues.

– GENERAL MAINTENANCE AND REPAIR NEEDS AT EXTERIOR FEATURES:
The overall condition of inspected porch, deck, and additional exterior features appeared to be fair/normal when considering the age/type of the inspected property. Regular maintenance needs and areas isolated flaws/damage were noted during the general inspection process. Isolated issues should be professionally addressed per the terms of binding sales contracts and/or in conjunction with ongoing maintenance schedules (links to various maintenance calendars provided above). Additional site specific details and examples recorded during the property inspection have been highlighted in the photo gallery below.

– WOOD TO SOIL CONTACT AT BACK DECK:
Wood to soil contact was noted at the back deck. At the time of inspection, the decking material appeared to be in fair condition, however, access limitations prevented a full visual inspection of the feature. Over time, the wood in contact with the soil may suffer damage due to moisture or insect infestation. As a best practice, the wood decking

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in contact with soil should be replaced with non-wood material if/when replace needs arise (recommend pavers, concrete, stone).

– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the property assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Cracks and erosion issues at front walkway and porch (brick)
-Climbing vines at back pergola prevent maintenance updates (paint) and increase likelihood of insect attraction
-Front porch brick flooring/steps cover portions of exterior walls: increased likelihood of moisture entrapment, wood rot: Seal floor/wall connections, monitor, and update as needed

GENERAL FENCE DAMAGE

WOOD / SOIL CONTACT

EROSION AT WALKWAY STEPS

FRACTURES AT WALKWAY

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

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PAINT FAILING AT UPPER PERGOLA

PORCH BRICK COVERS WALL

☒ ☐ ☐ ☐ **L. Other**

GENERAL STATEMENTS

– LIMITED THERMAL CAMERA ASSESSMENT:
EQUIPMENT USED: Flir Thermal Camera
AREAS ASSESSED: Full Interior/Exterior
NOTE: Thermal camera equipment is employed to assist in the visual inspection of the property. Multiple equipment limitations apply. Generally speaking, thermal equipment is not designed to verify areas of damage or deficiency; but rather to aid in locating areas that may require further investigation. This equipment does not eliminate or reduce any visual limitations noted in this report, associated agreements, or TREC produced documents.

– THERMAL CAMERA ASSESSMENT INFORMATION:
A thermal imaging analysis of the exterior and interior portions of the structure was conducted during the inspection of the property. Overall, most or all areas assessed appeared to be free from excessive temperature shifts. This suggests that the structure is sealed and insulated to a level common for the building's age and type. Noted recommendations or concerns, if any, are listed below.

– STRUCTURAL AND SYSTEM PERMIT SEARCH:
JURISDICTION WITH AUTHORITY: City of Austin
MATERIAL REFERENCE: COA - Development Services Department
OPEN PERMITS: None Discovered During Limited Research
SIGNIFICANT UPDATES W/O PERMITS: TBD
LIMITED PERMIT DATA:
-1982-012034 BP (Repair Res-Foundation)
-1990-008316 PP (Repair Sewer Line)
-2000-016538 EP (Upgrade Existing Elec Srv Only)
-2003-043390 EX (emergency waterline repair)
-2013-006880 PP (Install tankless water heater to exist Res.)
-2014-060957 DA (Land Status Determination)
-2014-072606 DS (driveway approach, 12'. Repair and replace)
-2014-072606 BP (Partial demolition, Addition/Remodel of exisitng SFR)

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

I	NI	NP	D

NOTE: All permit searches should be considered partial and cursory. If verification of, or additional permit information is required, the jurisdiction with authority should be contacted directly. Often, it is not possible to determine if un-permitted updates, improvements, or additions are present at a property. Possible, minor permit violations, if present, are not included in this information.

GENERAL RECOMMENDATIONS

– CLIENT QUESTIONS/CONCERNS:
The following questions were provided by the client/buyer. Below are inspector responses:
1: The Disclosure mentions front gate on side of house not latching properly
-Inspector Note: The right gate has settled and does not proper latch. Repair needs to address this issue are considered to be minor/common.

2: Interior wall cracks due to house shifting was repaired in 2019. Is this something Andy can look at and check at the house?
-Inspector Note: See 'Settlement Crack' statements in the 'Interior Wall' and 'Ceilings' chapter.

3: Same with the Foundation repair that was done in 2014 basically want to know if they actually fixed it or if they just put a band aid on it to pass it off to a later date.
-Inspector Notes: See 'Foundations' chapter and additional information/documentation provided by TAHI Services (Foundation Survey) and other 3rd party specialists

4: Mentions "some windows are older and may be partially shut due to painting - want to identify which ones
-Inspector Notes: Time and scope of work limitations prevented an exact count. I estimate remaining single pane windows to be at 11-15 (not including single pane glass at doors)

5: Collection of water in backyard after heavy rain - "improper drainage?"
-Inspector Notes: See 'Foundations' and 'Grading and Drainage' chapters

6: Stone wall encroachment onto property behind back fence
-Inspector Notes: Consult with agent/surveyor/city of Austin

– RECOMMENDATIONS AND CONCERNS - THERMAL CAMERA ASSESSMENT:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the thermal camera assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Increased loss of energy at remaining single pane windows: Window updates would improve energy efficiency and reduce utility costs
-Areas of possible reduced insulation at back wall of structure: No destructive updates recommended (improve wall insulation if/when access becomes available (during future wall replacements/updates/etc.
-Excess moisture and loss of conditioned air (HVAC duct issue) discovered within crawlspace

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THERMAL CAMERA: NORMAL READINGS

THERMAL CAMERA: NORMAL READINGS

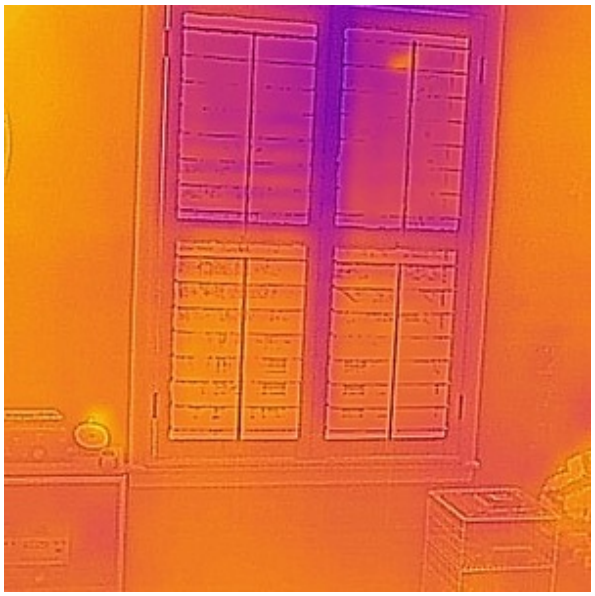
THERMAL CAMERA: NORMAL READINGS

ENERGY LOSS AT SINGLE PANE WINDOWS

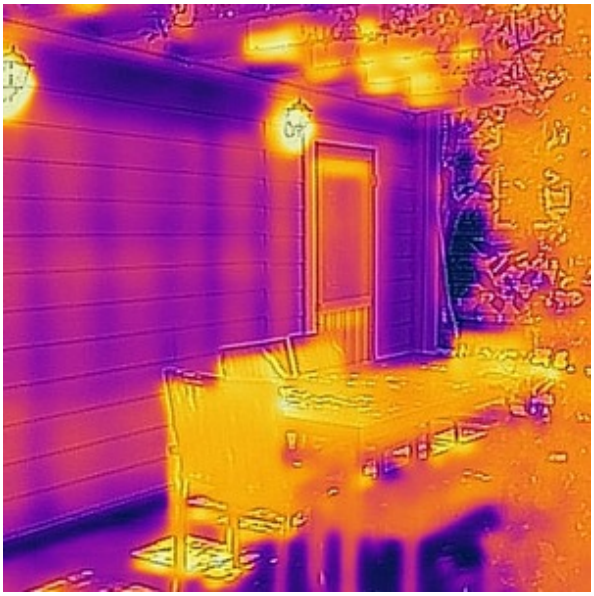
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

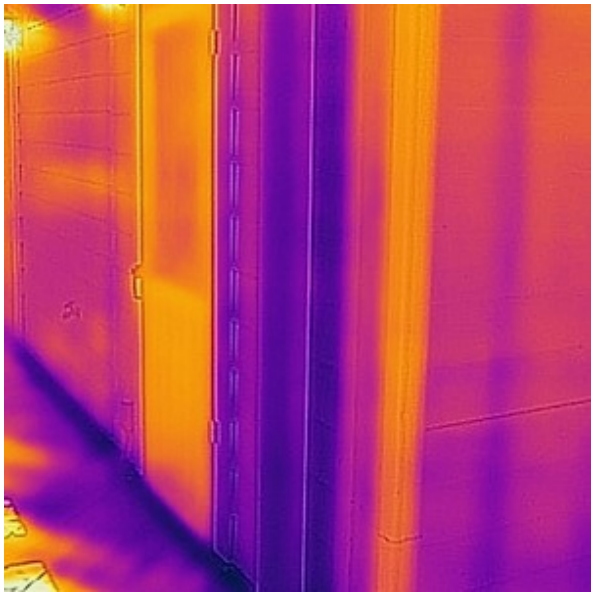
THERMAL CAMERA: NORMAL READINGS



MINIMAL ENERGY LOSS (UPDATED WINDOWS)



INDICATORS OF REDUCED INSULATION



INDICATORS OF REDUCED INSULATION

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I	NI	NP	D

ENERGY LOSS AT SINGLE PANE WINDOWS

EXCESS MOISTURE / AIR LOSS AT DUCTS

II. ELECTRICAL SYSTEMS

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

i. Main Disconnect Panel

GENERAL STATEMENTS

– MAIN SERVICE AND PRIMARY COMPONENTS INFORMATION:
MAIN DISCONNECT AMPERAGE: 200
SERVICE ENTRY: Protected Overhead Service
SERVICE MATERIAL: Copper or Properly Utilized Aluminum
GROUND ROD: Not Visible - Not Verified
PANEL BONDED: Present/Meets Standards Unless Otherwise Noted Below
LOCATION: Exterior Wall (Back)
THERMAL CAMERA ASSESSMENT: Full Assessment Performed
THERMAL CAMERA RESULTS: Normal Readings
SCOPE OF INSPECTION: Limited Assessment of Installation, Functionality, Evidence of Damage

– PRIMARY COMPONENTS FUNCTIONAL:
Information available during the assessment of the main panel and primary components indicate that the system as a whole is functional and free of significant failures or errors. Generally speaking, panel components and inspected materials appear to meet or exceed basics standards observed at the time of construction/installation. Any isolated system failures, errors, or concerns discovered during the inspection process are noted below (if applicable). Ensure any planned updates, repairs, and/or replacements are conducted by a licensed professional.

GENERAL RECOMMENDATIONS

_ MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Ensure tree limbs are trimmed away from overhead supply wiring (back yard)

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I	NI	NP	D

UPDATED PANEL MEETS STANDARDS

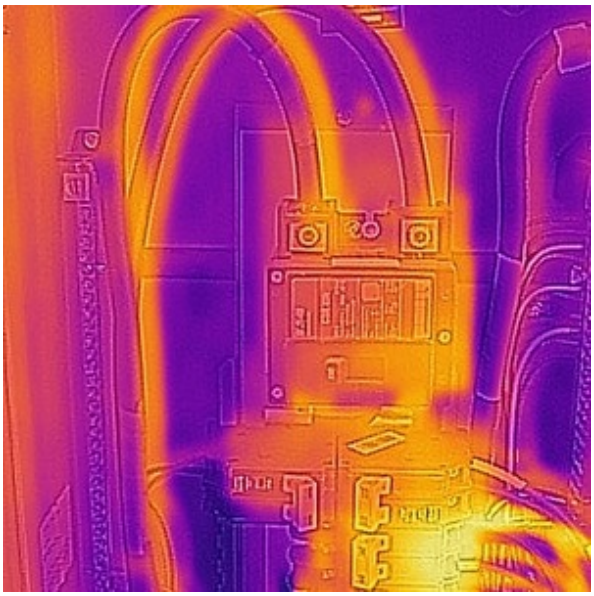
200 AMP SERVICE

GROUND WIRE PRESENT

MONITOR/TRIM BRANCHES NEAR ELECTRICAL

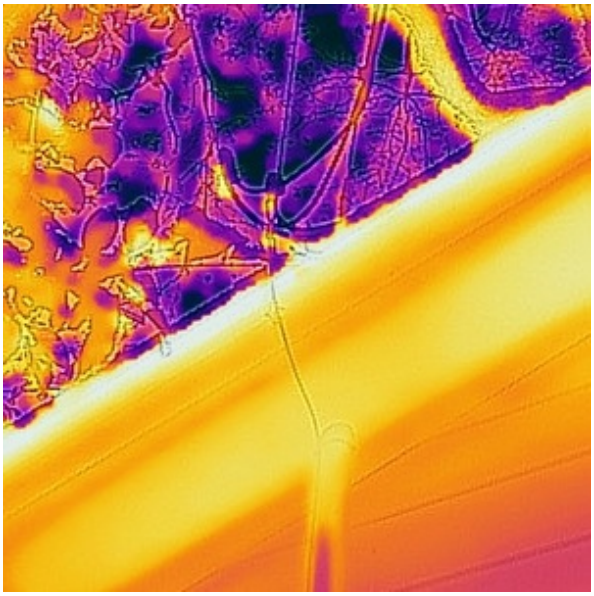
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

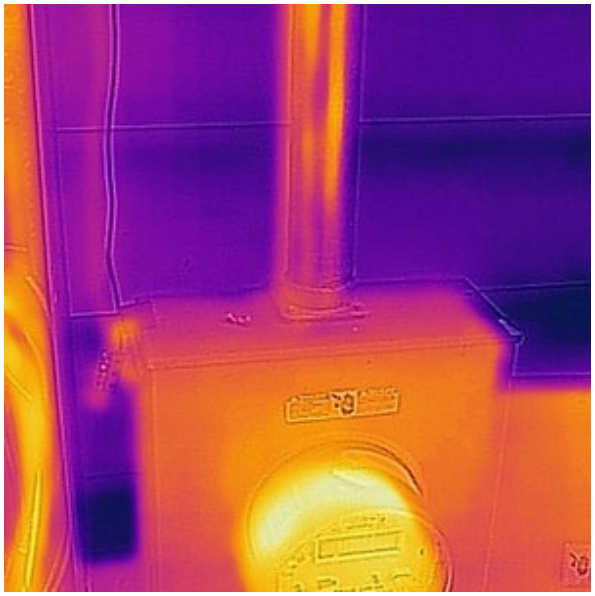


THERMAL CAMERA: NORMAL READINGS

THERMAL CAMERA: NORMAL READINGS



THERMAL CAMERA: NORMAL READINGS



THERMAL CAMERA: NORMAL READINGS

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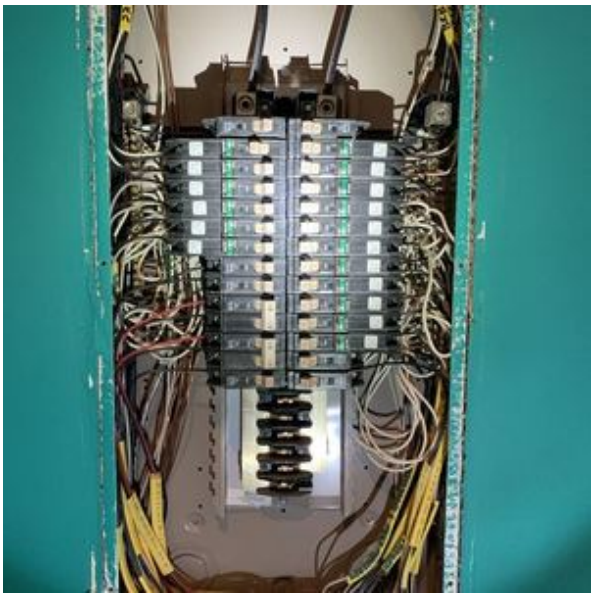
I	NI	NP	D

ii. Sub Panels

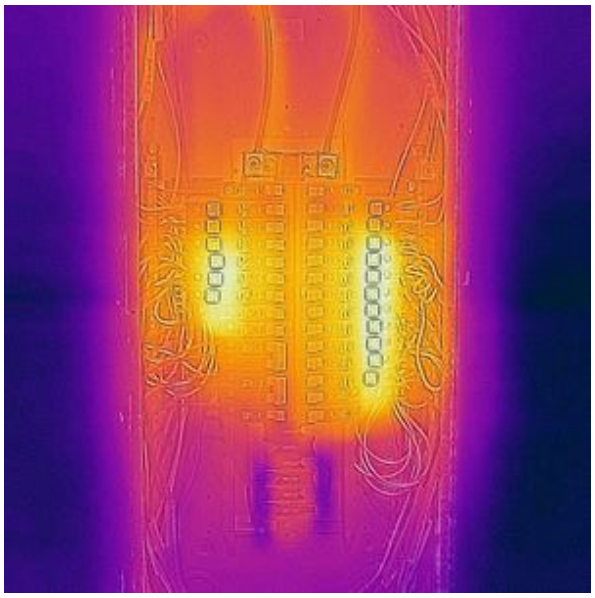
GENERAL STATEMENTS

– SUB PANEL INFORMATION:
SUB PANEL LOCATION: Guest Bedroom
SERVICE MATERIAL: Copper or Properly Utilized Aluminum

– GENERAL CONDITION: Consistent With Material Age and Type
DISCOVERED EVIDENCE OF ARCING: Not Discovered Unless Noted Below
DISCOVERED EVIDENCE OF HEAT DAMAGE: Not Discovered Unless Noted Below
SIGNIFICANT SAFETY CONCERNS: Not Discovered Unless Noted Below
FURTHER INFORMATION: Additional Details May Be Noted Below (Where Applicable)



UPDATED PANEL MEETS STANDARDS



THERMAL CAMERA: NORMAL READINGS

iii. Distribution Wiring

GENERAL STATEMENTS

– DISTRIBUTION WIRING INFORMATION:
PRIMARY WIRING TYPE: Copper and/or Approved Material
ALUMINUM DISTRIBUTION WIRING DISCOVERED: Not Discovered Unless Noted Below
GENERAL INSTALLATION: Meets Most Standards Observed at Time of Installation
LIMITATIONS: Most Portions of Distribution Wiring Not Accessible/Inspected

– GENERAL CONDITION: Consistent With Material Age and Type
DISCOVERED EVIDENCE OF ARCING: Not Discovered Unless Noted Below
DISCOVERED EVIDENCE OF HEAT DAMAGE: Not Discovered Unless Noted Below
SIGNIFICANT SAFETY CONCERNS: Not Discovered Unless Noted Below
FURTHER INFORMATION: Additional Details May Be Noted Below (Where Applicable)
INSPECTOR NOTES: Water Bonding Not Verified (Update if Plumbing Pipes are Not Bonded)

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I	NI	NP	D

GAS BOND PRESENT

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

i. Outlets and Switches

GENERAL STATEMENTS

– OUTLETS AND DEVICES INFORMATION:
SYSTEM GROUNDING: Meets/Exceeds Applied Standards Unless Other Noted Below
GFCI DEVICES: Meets Installation Date Standards Unless Otherwise Noted Below
AFCI DEVICES PRESENT: Meets Installation Date Standards Unless Otherwise Noted Below
LIMITATIONS: Systems Standards Vary Based on Structure Age/Location/Type

– SYSTEM FUNCTIONING WITHIN BASIC STANDARDS:
Overall, the inspected outlets, switches, fixtures, and alarms appeared to function as intended and meet or exceed the standards observed at the time of construction/installation. Update, adjustment, or repair needs noted below, if any, are considered common for a system of this age and type. Any additional system installations, adjustments, or update recommendations that exceed the standards observed at the time of construction/installation would be considered an improvement to the overall quality and safety of the system as a whole. Any detailed recommendations/concerns are listed below (if applicable to the inspected property).

COMMON ISSUES

– GFCI UPDATING NEEDS AT ISOLATED LOCATIONS:
Per Texas Administrative Code Ch. 535 Subchapter (R) Rule §535.229, GFCI protected devices (ground fault circuit interrupters - shock prevention) are required at all of the following areas (regardless of building/system age): bathroom receptacles; garage receptacles; outdoor receptacles; crawl space receptacles; unfinished basement receptacles; kitchen countertop receptacles; and receptacles that are located within six feet of the outside edge of a sink. As a best practice, all systems should be updated to meet current standards. Dated, ungrounded electrical systems often do not support new GFCI devices and would require additional updating in order to allow for proper device functionality. Areas of reduced GFCI protection not meeting the above noted standards should be addressed by an electrical specialist. Isolated, unprotected devices at required areas may be present and not reported in this document. Unreported items may be due to inspection limitations and/or areas subject to professional interpretation. In most cases, device/safety updates to meet standards imposed after original installation and/or major remodel is per the decision of the property owner. Areas in need of GFCI updating include, but is not

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limited to:
-GFCI protected outlets at kitchen wall not properly functioning: Replace faulty GFCI device
-GFCI on back deck resetting after trip testing: Further assess for secondary reset or replace as needed

ii. Fixtures

GENERAL STATEMENTS

– FIXTURE ASSESSMENT TYPE: Limited Functionality Test - Troubleshooting Not Conducted
LIMITATIONS (WHERE APPLICABLE): Cause of Noted Issues Not Verified (Bulb/Fixture/Circuit)
DISCOVERED EVIDENCE OF ARCING: Not Discovered Unless Noted Below
DISCOVERED EVIDENCE OF HEAT DAMAGE: Not Discovered Unless Noted Below
SIGNIFICANT SAFETY CONCERNS: Not Discovered Unless Noted Below

iii. Smoke and Fire Alarms

GENERAL STATEMENTS

– ALARM TYPES: Hardwired and/or Battery Operated
ALARM LOCATIONS: Meet Construction Date Standards
CO DETECTORS PRESENT: Not Verified
LIMITATIONS: Individual Alarms Not Tested
LIMITATIONS: Alarm Standards Vary By Location, Date of Construction, and Structure Type

– FUNCTIONALITY TEST: Functional During Limited Test Unless Otherwise Noted Below
FURTHER INFORMATION: Additional Details May Be Noted Below (Where Applicable)
GENERAL RECOMMENDATIONS/CONCERNS: See Below

GENERAL RECOMMENDATIONS

– SYSTEM MEETS BASIC STANDARDS - BEST PRACTICES FOR FIRE DETECTION SYSTEMS:
As a best practice, smoke/gas detection systems should be tested monthly or per the manufacturer recommendations. All bedrooms and no less than one common area per floor should be protected by smoke functional alarms. Any alarm device exceeding 10 years in usage should be replaced as a preventative measure. Hardwired (connected directly to electrical system) and interconnected alarm systems which include carbon monoxide detection offer a greater degree of protection than standard battery powered alarms (common for older structures). Emerging smart technology devices incorporate additional safety features and conveniences into fire detection systems that may increase the degree of structural and occupant protection. System updating to exceed minimal standards (where applicable) is strongly recommended.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

GENERAL STATEMENTS

– HEATING SYSTEM INFORMATION:
HEATING TYPE: Central
TOTAL UNITS: 2
ENERGY SOURCE: Natural gas
MANUFACTURER: Trane / Carrier
MFG DATE: 2003/2014
MFG. WARRANTY: Up To 20 Years - Contact Manufacturer
APPX. LIFE EXPECTANCY: atxinspect.com/client-care

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I	NI	NP	D

LOCATION: Hall Closet / Attic

GENERAL RECOMMENDATIONS

– ANNUAL SERVICING NOT VERIFIED:
Unless recent service documents are available, an initial servicing by an HVAC specialist is strongly advised. Annual maintenance and service visits by a professional HVAC technician is essential to the proper functionality and longevity of the heating and cooling system. Ensure the system is professionally services yearly (prior to start of colder seasons).

COMMON ISSUES

– ANNUAL SERVICING NOT VERIFIED:
Unless recent service documents are available, an initial servicing by an HVAC specialist is strongly advised. Annual maintenance and service visits by a professional HVAC technician is essential to the proper functionality and longevity of the heating and cooling system. Ensure the system is professionally services yearly (prior to start of hotter seasons).

– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Uncommon installation of Trane Furnace: Furnace installed upside down (no specific issues discovered regarding uncommon install, further assess to ensure adjustments needs are not required)

☒ ☐ ☐ ☐ **B. Cooling Equipment**

GENERAL STATEMENTS

– COOLING SYSTEM INFORMATION:
COOLING TYPE: Central
TOTAL UNITS: 2
RECORDED TEMP DIFFERENTIAL: 15-18 °F (Within General Parameters)
TOTAL TONNAGE: 6
APPX. TONNAGE REQUIRED: 5-6
TONNAGE REFERENCE: Based on Square Footage/Climate Zone #1 (Limited)
INSPECTION LIMITATIONS: See Below

UNIT 1:
MANUFACTURER: Carrier
MFG DATE: 2014
REFRIGERANT TYPE: R410A
TONNAGE: 2

UNIT 2:
MANUFACTURER: Lennox
MFG DATE: 2003
REFRIGERANT TYPE: R410A
TONNAGE: 4

– ADDITIONAL NOTICE OF LIMITATIONS:
A standard HVAC inspection should be considered a cursory assessment of the system. Temperature readings and visual analysis' are designed to verify functionality of major components and determine if physical damage is present at exposed portions of the equipment. Further analysis by a licensed HVAC technician will aid in providing more detailed information. Additional HVAC investigations can be provided by TAHI Services (parent

company to The Austin Home Inspector - HVAC License #48637) or by most HVAC service providers.

GENERAL RECOMMENDATIONS

– DATED SYSTEM (TRANE): REDUCED CAPACITY AND EFFICIENCY
The system has surpassed 15 years of service. The likelihood that the unit will need servicing, repairs and replacement increase as it ages. Generally speaking, condensing units operating in Texas conditions have a basic lifespan of 12-15 years. It is the professional opinion of this inspector (and licensed HVAC technician) that the costs of continued operation, servicing, and repair will outweigh that of system updating. Based on the current age, condition, and efficiency of the HVAC components, it is recommended that a replacement system be planned and budgeted for. Any costs associated with significant repairs or update needs to the current unit should be reallocated to a replacement system.

– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Reduced home efficiency (single pane windows, minimal crawlspace insulation, etc.) may affect utility costs and the 1st floor system's ability to meet temperature demands during hot seasonal conditions: Consider system and/or efficiency updates

COMMON ISSUES

– ANNUAL SERVICING NOT VERIFIED:
Unless recent service documents are available, an initial servicing by an HVAC specialist is strongly advised. Annual maintenance and service visits by a professional HVAC technician is essential to the proper functionality and longevity of the heating and cooling system. Ensure the system is professionally services yearly (prior to start of hotter seasons).

– TRANE CONDENSING UNIT FAN ISSUES:
The condensing fan is uneven and/or in need of adjustment/repair. The issue is causing additional stress to the unit and excess noise (100+ dB recorded during operations). Contacting a service specialist is advised to address this issue as needed.

– SERVICING RECOMMENDED - INDICATORS OF MAINTENANCE NEEDS (TRANE):
Indicators of delayed/deferred servicing and general maintenance update needs were discovered during the system assessment. Ensure all current recommendations and concerns are professionally addressed and the system is serviced bi-annually thereafter. Areas of concern noted at the time of inspection include, but are not limited to:
-Previous leak and concerns of air quality related issues: Servicing, cleaning, and further assessment advised
-Evidence of previous drain line blockage: Clear drain line during scheduled servicing (maintenance update)
-Trane unit fan and/or system components uneven, grinding, creating excess noise: Service and update/repair as needed

– SERVICING RECOMMENDED - INDICATORS OF MAINTENANCE NEEDS (CARRIER):
Indicators of delayed/deferred servicing and general maintenance update needs were discovered during the system assessment. Ensure all current recommendations and concerns are professionally addressed and the system is serviced bi-annually thereafter. Areas of concern noted at the time of inspection include, but are not limited to:
-Recommend installation of secondary drain line at attic unit (plumbed to roof soffit over window): Considered a best practice against leak/overflow issues

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NORMAL SUCTION LINE TEMPS

NO ARC/HEAT DAMAGE DISCOVERED

AMP DRAW NORMAL

EXCESS NOISE DUE TO SYSTEM ISSUES

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

I	NI	NP	D

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

GENERAL STATEMENTS

– DUCT SYSTEM INFORMATION:
DUCT TYPES: Flex
DAMPERS PRESENT (ZONED): 2 Systems Present
ELEVATED AIR LOSS: None Discovered
GENERAL CONDITION: Fair
THERMAL CAMERA ASSESSMENT: Performed
THERMAL CAMERA RESULTS: Normal Readings

– DUCT CONCLUSIONS: MEETS GENERAL STANDARDS
Accessible ducts and vents appeared to be in fair condition. No evidence of significant damage or air loss was detected. Common update or adjustment needs, if discovered, are noted below.

– THERMAL CAMERA ASSESSEMENT: NORMAL READINGS
A partial thermal imaging analysis of the HVAC duct system was conducted during the inspection of the property. Overall, the areas assessed appeared to be free from excessive temperature shifts. This suggests that the duct system is sealed and insulated to a level common for the material age and type. Minor air loss was noted. The loss of air appeared to be within normal and acceptable margins. No concerning readings were discovered during this partial analysis. Noted recommendations or concerns, if any, are listed below.

GENERAL RECOMMENDATIONS

– NOTICE OF COMMON SYSTEM BALANCE VARIATIONS:
Variations of room temperature is a common occurrence in residential structures. Vent location and number, duct size, installation techniques, duct run (distance to vent), system fan speeds, energy efficiency of the home, amount of exterior walls in an area, and system quality, and myriad other items can all affect room temperature. Often, air comfort issues can not be detected until the home is fully occupied (individual comfort varies by person). If air conditioning issues exist, further analysis and investigation by an HVAC comfort specialist will be needed. Multiple options are available to address home comfort concerns.

COMMON ISSUES

– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Loose/missing insulation at right side duct/supply box connection: Update to prevent excess condensation issues

IMMEDIATE ACTION REQUIRED

– ELEVATED DUCT ISSUES DISCOVERED:
Areas of elevated concern, possible safety hazards, significant damage, or issues that may be causing continued/increased damage or loss of value to the property were noted. These issues should be addressed or further investigated in a timely fashion to eliminate the concerns noted below. Areas in need of immediate repair or further investigation by a subject matter expert include, but are not limited to:
-Large gap, failed foil tape at supply box located in crawlspace: Update as needed to prevent air loss, air quality issues
-Ducts located in crawlspace: Address excess moisture issues in crawlspace, elevate all ducts in direct contact with soil

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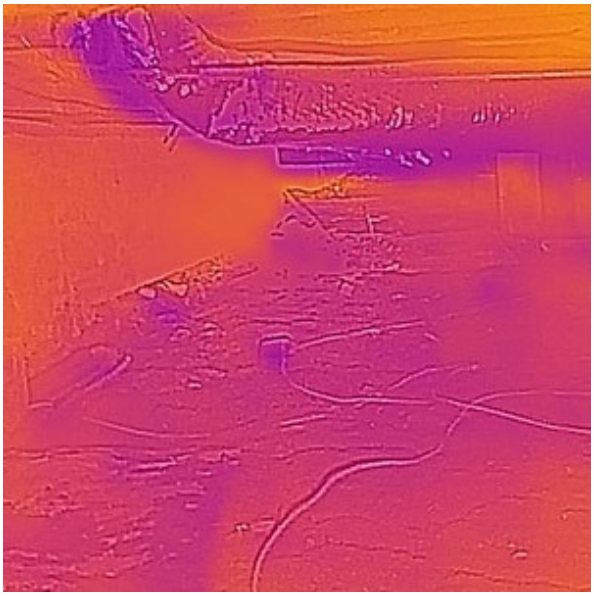
LARGE GAP AT SUPPLY BOX (CRAWLSPACE)

MISSING INSULATION AT VENT BOX (CRAWLSPACE)



THERMAL CAMERA: NORMAL READINGS

AIR LOSS AT DAMAGED DUCT

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems and Fixtures**

GENERAL STATEMENTS

– PLUMBING SYSTEM INFORMATION:
WATER SOURCE: Public
METER/MAIN VALVE LOCATION: Front Yard
WATER PRESSURE: 60 PSI - Meets Pressure Standards 40-80 PSI
PRESSURE REDUCING VALVE: Not Present/Discovered
ANTI-SIPHON DEVICES: Not Present
ADVANCED ANALYSIS PERFORMED: No - Not Requested
INSPECTOR NOTES: Most Accessible Supply Plumbing Appears Updated
INSPECTOR NOTES: Limited Original Supply Pipes May Be Present

– MEETS GENERAL STANDARDS:
Overall, plumbing and plumbing equipment and material available for inspection appeared to meet the standards observed at the time of construction. General wear/tear from common usage was noted. No evidence of significant system errors, damage, or failure was detected during the partial assessment of the system. Any noted recommendations or areas of concern (if applicable) should be addressed by a licensed professional. Regular maintenance, servicing, and update needs should be expected and budgeted for.

– ADDITIONAL LIMITATIONS NOTICE:
Most portions of the plumbing system are not available for visual analysis. A standard plumbing inspection should be considered a cursory assessment of the system. Visual analysis' and system tests are designed to verify functionality of major components and determine if physical damage is present at exposed portions of the equipment. Further analysis will aid in providing more detailed information. Additional investigations can be provided by TAHI Services (parent company to The Austin Home Inspector) or by most plumbing service providers.

GENERAL RECOMMENDATIONS

– INSTALL ANTI-SIPHON DEVICES TO MEET CURRENT STANDARDS:
The installation of anti-siphon devices (also known as vacuum breakers) at the exterior hose bibs is recommended. These devices prevent water from flowing back into the plumbing supply lines. Anti-siphon devices are easily installed, inexpensive, and available at most hardware stores.

– MOST SUPPLY PLUMBING UPDATED - LIMITED STEEL PIPE MAY BE PRESENT:
Most visually accessible supply pipe plumbing appeared to have been updated to PVC or PEX. Dated supply plumbing material (galvanized steel piping and/or other material no longer in use) may be present at non-accessible and/or non-inspected portions of the building. Galvanized steel pipes have an average life expectancy of 40 to 50 years; however, the material will deteriorate at varying rates depending on environmental factors, install methods, etc. At the time of inspection, no evidence of significant pipe failure was discovered. An elevated degree of monitoring is recommended.

– GENERAL UPDATE RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Consider the installation of a PRV (pressure regulating valve): Improved pressure balance of supply water
-Kitchen sink/fixture install concern: Sink material flexes/gap when operating the sink fixture: Update to improve fastening of material and reduction of gaps/moisture entry points

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I	NI	NP	D

SUPPLY PRESSURE NORMAL

FUNCTIONALITY TESTING CONDUCTED

☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**

GENERAL STATEMENTS

– PLUMBING DRAINAGE SYSTEM INFORMATION:
SEWAGE TYPE: Public or Standard Private System
PRIMARY SEWAGE LINE MATERIAL: PVC or Approved Drainage Material
MATERIAL LIFE EXPECTANCY: atxinspect.com/client-care
TRAPS AND VENT STACKS: Present: No Issues Discovered (Limited Visual)
CLEAN OUT ACCESS PORT: Font Yard
DRAINAGE FLOW TEST: Performed - Proper Drainage Observed
DRAIN CAMERA ASSESSMENT: Performed - See Below
EVIDENCE OF STRUCTURAL SETTLEMENT: Normal Settlement Only
ADDITIONAL LICENSING: TCBBE: #132292
SUPERVISING MASTER PLUMBER: M-40977

– GENERAL SYSTEM INFORMATION - PIPE SCOPING CAMERA ASSESSMENT:
APPX. SIZE OF HOME: 3000-4000 Sq. Ft.
APPX. NUMBER OF BATHROOMS: 4
MAIN CLEAN OUT LOCATION: Front Yard
APPX./ASSUMED AGE OF SEWAGE PIPE MATERIAL: Updated and Original (1940s)
PRIMARY MATERIAL TYPE: PVC / Cast Iron
PREVIOUS REPAIR/UPDATES: Yes - Partially Updated to PVC
SERVICE RECORDS AVAILABLE: Unknown - Request All Available Records
EVIDENCE OF FOUNDATION SETTLEMENT: Yes (Pier and Beam)

GENERAL CAMERA OPERATION INFORMATION:
CAMERA TYPE: Rigid SeeSnake (or Similar Device)
CAMERA ENTRY POINT: Clean Out
CAMERA DIRECTION IF KNOWN: Towards Utility or Septic Connection (Exact Route of Travel Unknown)
CAMERA DIRECTION IF KNOWN: Towards Structure (Exact Route of Travel Unknown)
ADDITIONAL CAMERA DIRECTIONS/ENTRY: N/A

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

I	NI	NP	D

MAX DISTANCE OF CAMERA TRAVEL (APPX.):
LIMITATIONS: Camera Route of Travel/Distance/Visibility Varies (Partial and Limited Assessment Only)

PIPE CAMERA ASSESSMENT INFORMATION - OBSERVATION FINDINGS:
EXCESS PAPER DEBRIS: Not Discovered During Limited Assessment
DRAIN BACK-UP/BLOCKAGE: Not Discovered During Limited Assessment
WATER LEVEL RISE DUE TO BELLIES: Not Discovered During Limited Assessment
PIPE SEPARATION: Not Discovered During Limited Assessment
EVIDENCE OF ROOT/SOIL ENTRY: Not Discovered During Limited Assessment
PIPE CONNECTION ERRORS: Not Discovered During Limited Assessment
INSTALLATION ERRORS/CONCERNS: Not Discovered During Limited Assessment
PIPE COMPRESSION/CHANNELING: Yes - See Below
EXCESS MATERIAL DETERIORATION: Yes - See Below
PIPE FRACTURE/PHYSICAL DAMAGE: Yes - See Below

– PLUMBING CAMERA ASSESSMENT - GENERAL INFORMATION:
A site visit to the above mentioned property was made in order to perform a limited plumbing camera assessment. A partial and limited camera assessment of the primary sewage/drain line was conducted. A full assessment was not performed.

NOTICE OF ASSESSMENT INTENTIONS AND LIMITATIONS:
Multiple assessment limitations reduced the ability to fully investigate the system and additional issues/concerns, both minor and significant, may be present. The camera assessment process is not designed to be intrusive, destructive, or all encompassing. Rather, the plumbing camera assessment is intended to provide additional, basic information in regards to the buried drain line material determine is obvious, physical damage is present at the areas viewed through the camera. No work or information which
requires specific licensing outside of those held by the operating inspector has been, or will be performed. This 3rd party assessment and report has been provided to the client and representing agents for the purposes of due diligence, filing of available information, and additional client protection. The assessment process and report do not, in any manner, represent a guarantee of warranty of the above mentioned property or associated system conditions. For a full analysis of the plumbing system, please call a licensed plumbing specialist. System information noted at the time of assessment is listed below. This is not an official TREC report document.

NOTICE OF 3RD PARTY EVALUATION AND FURTHER INFORMATION:
All information gathered during the limited camera evaluation will be provided to the 3rd party plumbing specialists named above. Additional evaluation and/or repair recommendations, cost estimates, professional opinions, and general information may be provided by the 3rd party plumbing specialists. Client contact information will be forwarded to Peanut Plumbing for these purposes. Any work/investigation which specifically requires trade specialization will be conducted/supervised by properly licensed individuals.

– LIMITED DRAINAGE FLOW TEST - NORMAL DRAINAGE OBSERVED:
Multiple plumbing fixtures were turned on and basins filled. Water was released and viewed from the clean out access point. At the time of inspection, waste water flowing through the primary sewage line appeared to be properly exiting the structure. No evidence of significant blockage, slope issues, and/or pipe damage was discovered during this limited, visual assessment of the plumbing drainage.

GENERAL RECOMMENDATIONS

– FOR FURTHER INFORMATION, TESTING, REPAIR:
Peanut Plumbing LLC□
512.924.7989
www.peanutplumbingtx.com
M-40977

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

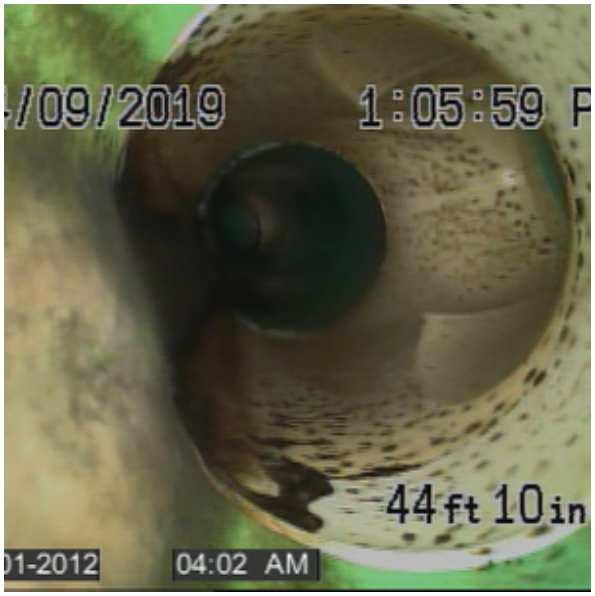
I	NI	NP	D

COMMON ISSUES

– CAST IRON PIPES PRESENT - MATERIAL EXCEEDING LIFE EXPECTANCY:
Original cast iron and/or additional dated plumbing material was noted at the structure. According to the National Association of Certified Home Inspectors (NACHI), this material has a general life expectancy of 50-60 years (actual life expectancy varies). Although no specific issues were discovered at the time of inspection, it is recommended that additional planning and budgeting for pipe repairs/replacement take place. Proper home maintenance and regular system servicing will improve the functionality and life span of this material. Further analysis of the plumbing system and/or assessment by a licensed plumbing specialist would be beneficial in providing further system information and current condition of non-accessible portions of the system.
-NOTE: Remaining discovered cast iron isolated to the main sewage trunk running from the crawlspace to the clean out access point (front yard near right stem wall).

– INDICATORS OF SEWAGE SYSTEM ISSUES - FURTHER ASSESSMENT ADVISED:
Indicators of sewage functionality issues and/or material damage was discovered during the limited assessment of the plumbing drainage system. Additional investigation by a plumbing specialist (to include static testing) is recommended to verify the noted concerns and determine what update/repair options are available and warranted. Conditions noted at the time of inspection which prompted this recommendation include, but are not limited to:
-General deterioration, channelling, deformation of remaining portion of buried cast iron pipe
-Indicators of pipe fracture/damage (cast iron debris discovered within pipe) remaining at portion of buried cast iron pipe
-Recommendation: Replace remaining portion of cast iron pipe running from crawlspace to clean out
-NOTE: Remaining buried cast iron is estimated at appx. 30'-40' (running from mid crawlspace to front yard clean out connection
-NOTE: Additional cast iron branch pipes are present, not within scope of camera assessment: repair/replace as needed or during main lateral replacement
-NOTE: Additional cast iron may be present within wall/structure (no replacement recommended unless leak/issues are discovered)

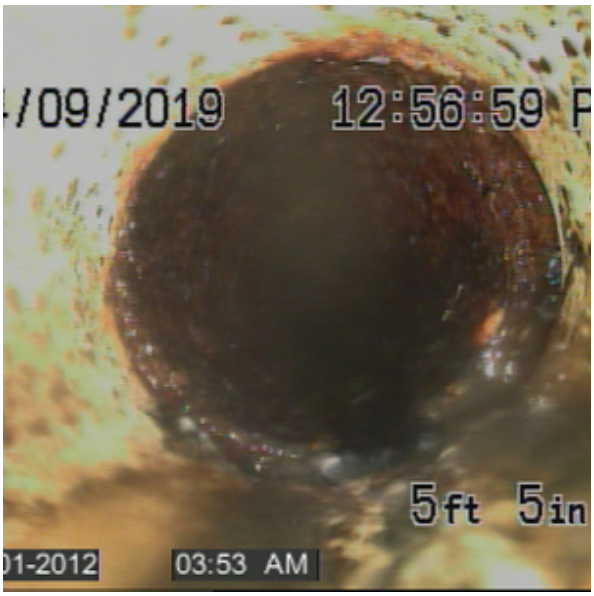
UPDATED PVC AT FRONT YARD



CITY CONNECTION NEAR STREET

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

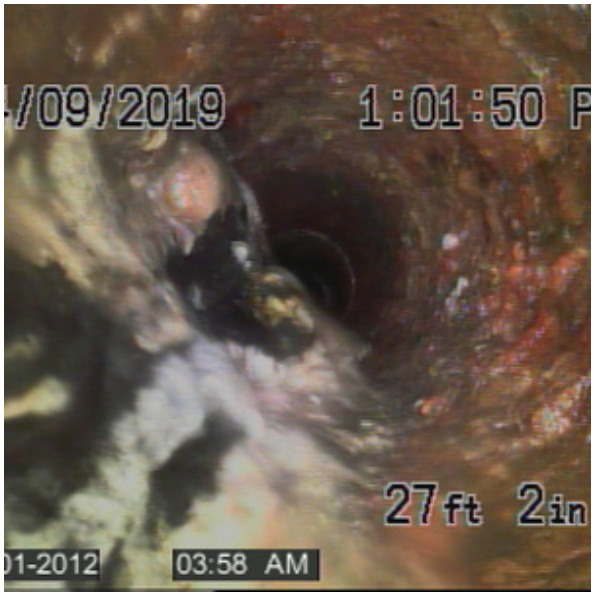
I	NI	NP	D



PVC / CAST IRON CONNECTION

CAST IRON BRANCH CONNECTION

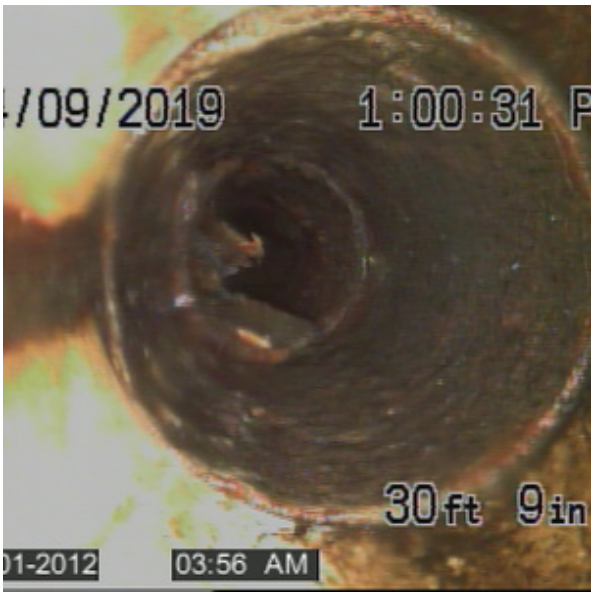
PIPE CHANNELLING / DETERIORATION



DEFORMATION AT CAST IRON

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

I	NI	NP	D



DEBRIS, POSSIBLE PIPE DAMAGE

DEBRIS, POSSIBLE PIPE FRACTURE

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

GENERAL STATEMENTS

– WATER HEATER INFORMATION
ENERGY SOURCE: Electric
TOTAL UNITS: 1
CAPACITY: Tankless
MANUFACTURER: Navien
MFG DATE: Exact Date Unknown - Assumed 2013
PRESSURE RELIEF VALVE: Present - Not Tested
LOCATION: Side Wall (Right)
TEMPERATURE OUTPUT: 110-117 °F (Recommended Output = 120 °F)
GENERAL CONDITION: Meets Basic Standards Unless Otherwise Stated Below

COMMON ISSUES

– ANNUAL SERVICING NOT VERIFIED:
Unless recent service records are available (or unit less than 1 year in age) an initial servicing and flushing of the system lines should take place upon taking ownership and annually thereafter. Water heating units that are not serviced/flushed regularly suffer from reduced capacity, efficiency, and functionality. Due to the high mineral content prevalent in many Central Texas water sources, the need/importance for regular servicing and maintenance is increased.

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

I	NI	NP	D

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

GENERAL STATEMENTS

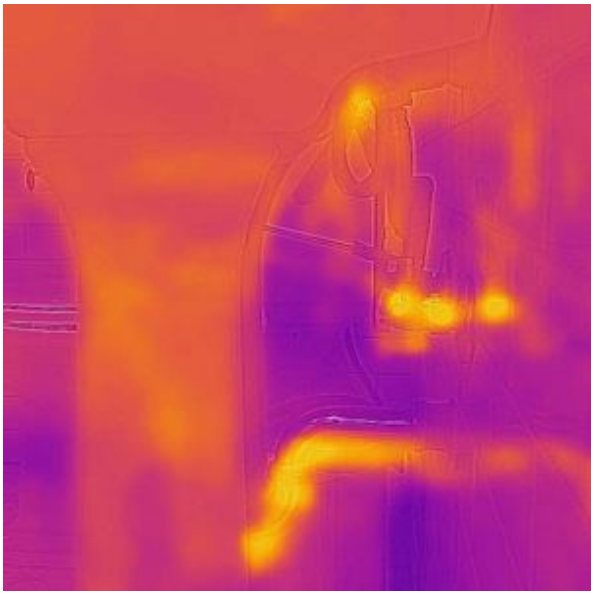
– NOT INSPECTED - NOT PRESENT

☒ ☐ ☐ ☐ **E. Other**

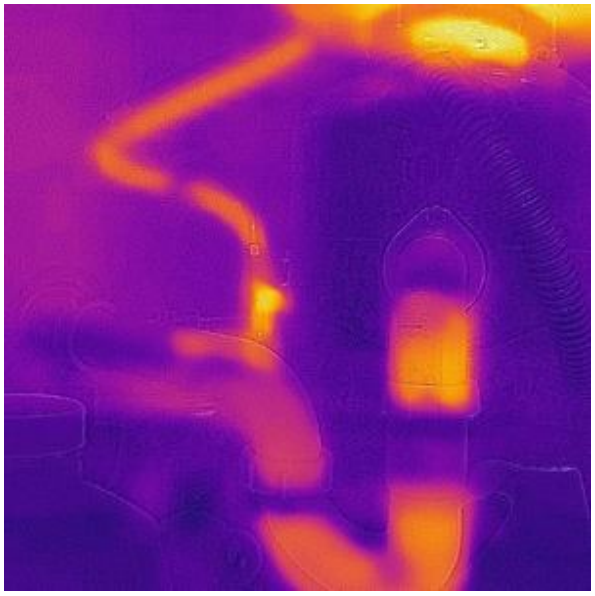
GENERAL STATEMENTS

– LIMITED THERMAL CAMERA ASSESSMENT:
EQUIPMENT USED: Flir Thermal Camera
AREAS ASSESSED: Limited Areas at/Near Plumbing
ASSESSMENT LIMITATIONS NOTIFICATION:
Thermal camera equipment is employed to assist in the visual inspection of the property. Multiple equipment limitations apply. Generally speaking, thermal equipment is not designed to verify areas of damage or deficiency; but rather to aid in locating areas that may require further investigation. This equipment does not eliminate or reduce any visual limitations noted in this report, associated agreements, or TREC produced documents.

– LIMITED THERMAL CAMERA ASSESSMENT - NORMAL READINGS:
A partial thermal imaging analysis of the plumbing system and surrounding materials was conducted during the inspection of the property. The areas assessed appeared to be free from excessive temperature shifts. This suggests that the areas included in the analysis were free from detectable leakage at the time of assessment.



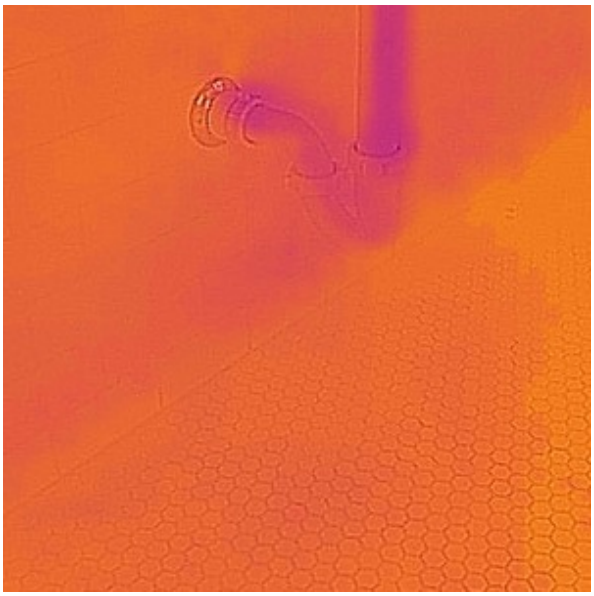
THERMAL CAMERA: NORMAL READINGS



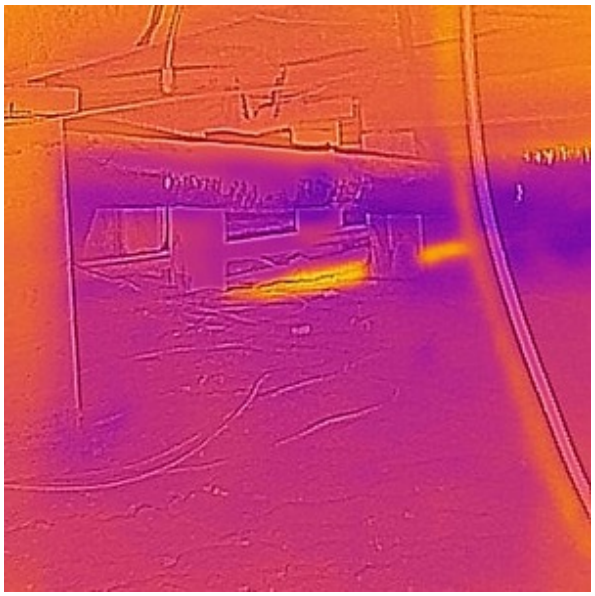
THERMAL CAMERA: NORMAL READINGS

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

I	NI	NP	D

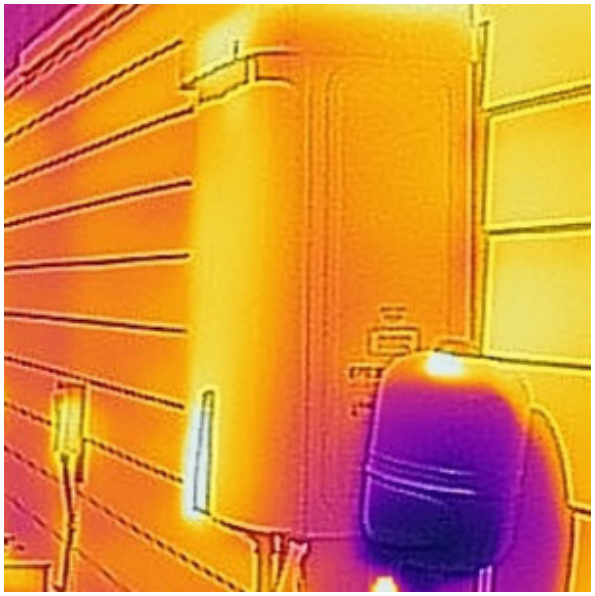


THERMAL CAMERA: NORMAL READINGS



THERMAL CAMERA: NORMAL READINGS

THERMAL CAMERA: NORMAL READINGS



THERMAL CAMERA: NORMAL READINGS

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I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

GENERAL STATEMENTS

– APPLIANCE PRESENT: FUNCTIONAL WHEN TESTED

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

GENERAL STATEMENTS

– APPLIANCE PRESENT: FUNCTIONAL WHEN TESTED

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

GENERAL STATEMENTS

– APPLIANCE PRESENT: FUNCTIONAL WHEN TESTED

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

GENERAL STATEMENTS

– RANGE AND COOKTOP INFORMATION:
RANGE TYPE: Gas - Functional
OVEN TYPE: Gas - Functional
OVEN SET TO: 350 °F
OVEN TEMPERATURE ACCURACY: Acceptable Variance +/- 25 °F
UNIT CONDITION: Functional When Tested

☒ ☐ ☐ ☐ **E. Microwave Ovens**

GENERAL STATEMENTS

– APPLIANCE PRESENT: FUNCTIONAL WHEN TESTED

GENERAL RECOMMENDATIONS

– ADDITIONAL NOTIFICATION OF LIMITATIONS:
A simple 10 second functionality test is conducted when/if the microwave is included in the inspection process. Microwave ovens have a tendency to fail without warning or sign of component issues. The average life expectancy of a microwave oven is 5-8 years. Proper budgeting for unit replacement due to age and/or unexpected failure is advised.

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

I	NI	NP	D	

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

GENERAL STATEMENTS

– APPLIANCE PRESENT: FUNCTIONAL WHEN TESTED

GENERAL RECOMMENDATIONS

– ADDITIONAL NOTIFICATION OF LIMITATIONS:
Verification of proper exhaust fan venting may be limited. All system exhaust fans should be vented to exterior portions of the structure in order to properly divert moisture and improve air quality. Periodic checks of exhaust systems and venting should be conducted per general maintenance guidelines.

☒ ☐ ☐ ☐ **G. Garage Door Operators**

GENERAL STATEMENTS

– APPLIANCE PRESENT: FUNCTIONAL WHEN TESTED

GENERAL RECOMMENDATIONS

– ADDITIONAL NOTIFICATION OF LIMITATIONS:
The garage operator pressure reverse feature is typically not tested during the limited inspection process (testing may damage the system). By today's standards, all garage operators should automatically reverse course if excess pressure is detected during closing operations. Verifying the presence and functionality of this feature is advised.

☐ ☒ ☐ ☐ **H. Dryer Exhaust Systems**

GENERAL STATEMENTS

– APPLIANCE PRESENT: FUNCTIONALITY NOT TESTED

GENERAL RECOMMENDATIONS

– NOTICE OF LIMITATIONS AND GENERAL RECOMMENDATIONS:
Verification of proper venting and cleaning/clearing of debris was not conducted during this limited assessment. All dryer vents should be cleared prior to usage and yearly (or as needed) to prevent damage to dryer equipment and improve fire safety.

☐ ☒ ☐ ☐ **I. Other**

GENERAL STATEMENTS

– NOT APPLICABLE: NOT INSPECTED

GENERAL RECOMMENDATIONS

– NOTIFICATION OF SYSTEM LIFE EXPECTANCY:
Various residential appliances have a general life expectancy of 5-15 years (depending on the specific appliance type). Dated appliances can often fail without warning. Additional budgeting for repair and replacement of appliances nearing/surpassed their general life expectancy is advised. For additional information in regards to system life expectancy, please visit:
atxinspect.com/client-care

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

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

GENERAL STATEMENTS

– SPRINKLER SYSTEM ZONE INFORMATION:
CONTROL LOCATION: Garage
ZONE #1: Front Yard Right curb- Stationary Sprayers
ZONE #2: Front Middle Yard Right Stationary Fan Sprayers
ZONE #3: Left Side Yard (Near driveway) Stationary Fan Sprayers
ZONE #4: Front Yard Flower Bed Stationary Fan Sprayers
ZONE #5: Back Yard Fan and Rotational Sprayers
ZONE #6: Back Yard Fence line Flower Bed Fan Sprayers

– SYSTEM CONCLUSIONS - FUNCTIONING AS INTENDED:
A functionality and pressure test of the sprinkler system was conducted. All available stations were engaged and the zone visually assessed. Tested stations responded to controls when engaged and provided adequate coverage during testing operations. Noted recommendations, issues, or concerns, if any, are listed below.

ZONE #1: RIGHT SIDE FAN SPRAYERS

ZONE #2: RIGHT SIDE MIDDLE YARD FAN SPRAYERS

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

I	NI	NP	D

ZONE #3: LEFT FRONT YARD FAN SPRAYERS

ZONE #4: FRONT YARD FLOWER BED FAN SPRAYERS

ZONE #5: BACK FAN/ROTATIONAL SPRAYERS

ZONE #6: BACK FLOWER BED FAN SPRAYERS

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

I	NI	NP	D

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

GENERAL STATEMENTS

– NOT INSPECTED - NOT PRESENT

☒ ☐ ☐ ☒ **C. Outbuildings**

COMMON ISSUES

– LIMITED ASSESSMENT CONDUCTED: IN POOR CONDITION
A limited visual assessment of the out building was conducted (garage and attached storage). The structure is considered to be in poor condition and in a state of elevated distress. Significant damage and installation errors were noted. The cost of repair should be weighed against the benefit of removal and replacement. Issues discovered include, but are not limited to:
-Foundation failure
-Framing and structural members uneven/out of plumb
-Elevated wood rot, damage to cladding and framing
-Active moisture intrusion, moisture damage, indicators of organic growth (left side of structure)
-Active vermin infestation (3 rats discovered at back wall - within framing, entered through wall holes)
-Loose/exposed electrical wiring and fixtures
-Wood to soil contact at exterior siding
-Easement concerns (possible encroachment within 5' easement (left side of property)
-Access issues: Left wall not accessible (must enter into neighboring property)

STRUCTURAL / FRAMING ISSUES

UN-PLUMB FRAMING

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

I	NI	NP	D

FRACTURED FOOTER WALL

FRACTURES FOOTER WALL

FAILED FOUNDATION

FAILED FOUNDATION

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

I	NI	NP	D

MOISTURE PENETRATION / DAMAGE

MOISTURE DAMAGE AT FRAMING

SATURATED / DAMAGED DRYWALL

SATURATED DRYWALL

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

I	NI	NP	D

WIRING ISSUES

WALL DAMAGE / VERMIN ACTIVITY

☐ ☒ ☒ ☐ **D. Private Water Wells**

GENERAL STATEMENTS

– NOT INSPECTED - NOT PRESENT

☐ ☒ ☒ ☐ **E. Private Sewage Disposal (Septic) Systems**

GENERAL STATEMENTS

– NOT INSPECTED - NOT PRESENT

☐ ☒ ☐ ☐ **F. Other**

GENERAL STATEMENTS

– REFERRAL INFORMATION NOTIFICATION:
The companies and tradesmen listed below are provided as a courtesy to our clients. No referral fees or compensation to TAHI Services PLLC are offered or accepted for providing this information. TAHI Services does not guarantee the workmanship or professionalism of the below listed companies. All referred companies are vetted and company research is performed prior to inclusion in this list. For a list of trade contractors and service providers, please visit the following link:
atxinspect.com/referral-info
or
atxinspect.com/client-care

– HELPFUL LINKS - MAINTENANCE REMINDERS AND SYSTEM INFORMATION:
-System and Material Life Expectancy, General Maintenance Advice and Maintenance Calendars:
atxinspect.com/client-care

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

I	NI	NP	D

- TEXAS REAL ESTATE COMMISSION PROTECTION NOTICE:
  www.trec.texas.gov/forms/consumer-protection-notice
- NOTICE OF INSPECTION AGREEMENT AND PAYMENT POLICY:
  The inspection process and report is NOT VALID until all invoices are paid and the inspection authorization agreement is signed.

ADDENDUM: REPORT OVERVIEW

THE SCOPE OF THE ASSESSMENT

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 improvement needs 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.

LIMITED INSPECTION - PLAN FOR MAINTENANCE NEEDS AND UNEXPECTED ISSUES:
Multiple limitations are present during the property inspection process. Non-discovered issues, both minor and significant, may not be documented in this report or discovered during the assessment of the
structure. The inspection process is not designed to be intrusive, destructive, or all encompassing. Rather, the inspection and report represent your inspector's professional opinion in regards to the general condition of the structure and associated systems. Professional opinions may vary from one individual to the next. The inspection process and report do not represent a guarantee or warranty of any kind.

REQUEST PREVIOUS DAMAGE AND INSURANCE CLAIMS:
Areas of previous damage and repair to the building may not be detectible during the inspection process.
Requesting all available information/documentation pertaining to previous damage, insurance claims, permit requests, and repairs is advised. If information regarding previous issues/updates to the property have been provided, please ensure your inspector is made aware of these items prior to the inspection process.

ONGOING MONITORING/MAINTENANCE REQUIREMENTS - ALL PROPERTIES:
Reoccurring maintenance checks and updates will be required for all properties. Preparing and following a monitoring and maintenance schedule is imperative to the proper upkeep of any structure. Budgeting for regular maintenance and unexpected repair needs is advised. For additional maintenance information and calendars, please visit: www.atxinspect.com/maintenance411

OLDER STRUCTURE - ADDITIONAL LIMITATIONS APPLY:
The inspected property is considered to be an older structure. Older structures and dated system material are often prone to additional repair and maintenance needs. Increased wear and tear of material and components should be considered and properly budgeted for. Due to the overall age and visual
limitations associated with older structures (various updates, repairs, replaced items, limited permitting requirements, covered items, etc.), the likelihood of additional issues and damage not discovered during the inspection process is increased. Owners of older structures should budget for additional repair and replacement costs due to the increased likelihood of future issues and possible undiscovered damage.

ADDITIONAL INSPECTION LIMITATIONS PRESENT:
Additional limitations due to heavy storage, furniture, owner/tenant occupancy during the inspection process, and/or unique issues/situations were present during the assessment of the property. An increased likelihood of undiscovered issues applies due to these additional limitations. 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.

THE STRUCTURE IN PERSPECTIVE

WELL BUILT - NEEDS COMMON REPAIRS AND MAINTENANCE
In this Inspector's professional opinion, this is a well-built home but one which needs common repairs and maintenance updates. The concerns noted in this report are common for a home of this age and type. All homes require maintenance, occasional repairs, and occasional system improvements.

ADDENDUM: REPORT SYNOPSIS

The following is a synopsis of the recommended repairs noted in this report. Most of the recommended repairs are considered to be minor. However, there may be some potentially significant improvements that should be budgeted for over the short term. Other significant 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:

STRUCTURAL SYSTEMS

Foundations

PROFESSIONAL OPINION – FURTHER ACTION/ASSESSMENT ADVISED:
The visual analysis of the structure and foundation revealed indicators associated with elevated foundation settlement and/or issues which may require further investigation. Varying degrees of visually detectible phenomena (damage/issues indicative of foundation settlement) was noted at various areas. Examples of phenomena discovered at the time of inspection and associated with foundation issues include, but are not limited to: settlement and separation cracks at exterior/interior walls, uneven doors and/or windows, bowing/stress at left exterior wall caused by shifting of perimeter piers/beams, uneven and/or damaged flooring surfaces, excess moisture within the crawlspace and surrounding piers, and visible damage/settlement to foundation piers. Relative height differences recorded by foundation-surveying equipment (ZipLevel Pro) indicate that elevation levels are outside common parameters at isolated areas. The survey information correlates with visual indicators noted at the time of inspection. In this inspector's professional opinion, the structure is in need of further evaluation by a structural engineer or similar specialist in order to determine if structural adjustment, improvement, and/or stabilization is warranted. A foundation elevation drawing has been recorded and will be made available.
NOTE: Professional opinion may vary from one specialist to the next. Conclusions and recommendations are based primarily on the visual assessment of the structure.
NOTE: Additional details supporting the recommendations and concerns provided herein may be included in the photo gallery below or through supporting documents (survey drawings).

GRADING AND DRAINAGE CONTRIBUTING TO STRUCTURAL ISSUES:
Indicators of improper moisture diversion and excess drainage entering/settling within the crawlspace was observed during the foundation assessment. Inadequate grading/drainage and excess moisture penetration/pooling within the crawlspace is a common cause of foundation issues, vermin/insect attraction, and air quality concerns (elevated humidity, vapor drive, organic growth, etc.). Improvements to moisture diversion and crawlspace ventilation should be included in structural repair plans. An irrigation and landscaping specialist (with specific knowledge regarding pier/beam foundation protection) should be contacted to further assess the property and determine what grading/drainage updates are available and warranted.

Grading and Drainage

GRADING/DRAINAGE CRITICAL TO BUILDING PROTECTION:
Due to the general topography of the property, issues associated with moisture penetration in the crawlspace, presence of expansive soil types, and historical/current data which suggests an increased likelihood of foundation settlement, the grading and drainage system is considered to be a critical component to structural protection. An elevated degree of importance is applied to proper moisture diversion at the inspected structure.

RAIN GUTTER AND DOWNSPOUT SYSTEM ISSUES/CONCERNS:
Servicing, repair, and/or replacement needs were discovered during the inspection process of the rain gutters and downspouts (debris buildup/loose material/leaks at joint connections/gutter exit update needs/etc.). Proper drainage and moisture diversion is essential to the overall protection of the structure as a whole. Contacting a rain gutter and grading/drainage specialist will aid in determining what improvement options are available and warranted.

Grading and Drainage (continued)

GUTTERS EXITING TO AREAS OF MARGINAL GRADING/DRAINAGE:
Rain gutter exit points at various locations appear to release runoff water into areas of minimal grading/drainage. This issue can lead to excess moisture pooling at and around the structure. The installation of gutter exit extensions and/or general system updates (conducted by a gutter system specialist) is recommended to ensure proper moisture diversion away from the structure.

GRADE LEVEL AND/OR DRAINAGE CONCERNS NEAR THE FOUNDATION:
General grade slope, moisture diversion, and/or drainage concerns were noted at area/s surrounding the structure. Reduced moisture diversion can result in water penetration into the structure, damage to building material, insect intrusion (to include termites), and is a common contributing factor in foundation settlement issues. General standards call for no less that 3" of foundation wall to be visible above grade and a minimum 5% grade slope (6" drop per 10') away from the structure. Ensure all grading/drainage issues are professionally addressed as needed to meet minimum standards. If property limitations are present which prevent the ability to feasibly attain minimum grading/drainage standards, a landscaping/irrigation specialist should be contacted to determine what improvement options are available and warranted.
NOTE: Additional details supporting the recommendations and concerns provided herein may be included in the photo gallery below.

GRADING AND DRAINAGE ISSUES MAY BE CONTRIBUTING TO STRUCTURAL CONCERNS:
Grading and drainage issues discovered during the inspection process may be a contributing factor to foundation or other issues noted in this report. Proper grading/drainage is an essential component in preventative building maintenance and protection. Ensure all concerns discovered during the inspection process are professionally addressed and/or further evaluated as needed. If not addressed, continued and increasing damage to the structure may occur. Noted issues and concerns discovered during the inspection process include, but are not limited to:
-Crawlspace soil saturated throughout: Saturation after recent rains encompasses the entirety of the crawlspace with highest degree of saturation located at the front and left portions of the building
-Indicators of moisture entry and pooling around foundation piers
-Indicators of pier settlement, tilting, and failure due to ongoing moisture entry, soil heaving/retracting

Roof Covering Materials

MAINTENANCE UPDATES AND/OR REPAIR NEEDS - SOFFIT/FASCIA:
Moisture and/or general damage at the soffit/fascia area of the roof structure was noted (overhanging perimeter of exterior roof). General maintenance updates and/or isolated repair needs at the soffit and fascia is advised to prevent continued and elevated material damage. Consulting with a roofing expert is recommended to determine what updates and repairs are warranted. Additional site specific details and examples recorded during the property inspection have been highlighted in the photo gallery below.

FLASHING AND MOISTURE PENETRATION ISSUES/CONCERNS:
Flashing updates are advised to address moisture penetration concerns and improve the protection of exterior building material. Improper flashing is a common point of building envelope failure and moisture related damage/issues. Contacting a roofing specialist is advised to assess the roof system as whole and make updates as needed. Issues/concerns discovered during the inspection process which have prompted this recommendation are highlighted in the photo gallery below.
NOTE: Evidence of active or previous moisture penetration and damage (if discovered within the structure) will be specified in the chapters below.

Roof Covering Materials (continued)

ACTIVE LEAKS IN NEED OF IMMEDIATE ACTION:
Active leaks and/or moisture entry points were noted. Immediate action is recommended to address all possible leak points. Moisture entry into the home can lead to increased and significant damage in a relatively short amount of time. Contacting a roofing and repair specialist is recommended to address roof issues and any associated material damage. Areas in need of further evaluation and/or repair include, but are not limited to:
-Missing/improper flashing at leak at left side eave (near add-on slab connection): Leak has caused moisture damage to surrounding soffit/wood siding

Interior Walls

INTERIOR WALLS REQUIRE GENERAL MAINTENANCE AND/OR COMMON REPAIRS:
The overall condition of the accessible walls and features (cabinets, base boards, trim work, etc.) appeared to be fair/normal when considering the age and type of the inspected structure. Regular maintenance needs, areas of architectural (cosmetic) damage, and/or isolated flaws were noted during the general inspection process. Isolated flaws should be professionally addressed per transaction agreements and/or in conjunction with ongoing maintenance schedules (links to various maintenance calendars provided above). Any additional site specific details and examples recorded during the property inspection will be listed below or included in the chapter photo gallery.

PREVIOUS LEAKS AND MOISTURE DAMAGE:
Indicators of previous leaks and moisture damage within the HVAC closet was noted. At the time of inspection, moisture meter testing (Wagner Moisture Meter) indicated a minor/moderate rise in moisture percentages at the affected area (wood decking at closet floor). Visual indicators of moisture saturation of closet material was noted throughout (mainly at wood flooring). Additional damage to non-accessible/non-inspected portions of the closet may be present. Based on the current degree of visible damage, and in the interest of best practices, it is recommended that the HVAC system and surrounding closet material be further assessed to determine if moisture related damage/issues are present at non-accessible areas (intrusive and destructive investigation may be required). Steps should be taken to address any remaining moisture/air quality related issues (where applicable). Additionally, improvements to the sealing and insulating of HVAC equipment is advised (gaps at suction line insulation and plenum/duct/evaporator connections are a common cause of condensation and humidity related issues. Additional notes on HVAC specific update needs can be found in the 'Air Conditioning' chapter below. Requesting additional information/documentation regarding previous damage, repairs, insurance claims is advised.
NOTE: The client (purchaser) noted a sensitivity to air quality issues. Any moisture related issue should be addressed in an expeditious manner and considered to be of elevated importance.

ELEVATED HUMIDITY LEVELS AT FRONT PORTION OF BUILDING:
Humidity readings recorded at the front portion of the building were noted (levels ranging from 58-61% at areas over the pier/beam portion of the structure). Additional humidity readings taken in the back portion of the structure (over the slab) were lower and at/nearing acceptable levels (levels at back room at appx. 53-58%). The increase in humidity levels may be attributed to excess moisture and soil saturation discovered in the crawlspace (vapor drive). Long term elevated humidity levels within the building envelope can cause general damage to the structure and affect indoor air quality. Ensure grading and drainage issues are addressed (see Grading/Drainage) and the HVAC systems serviced as needed. Humidity levels should be monitored. If indoor humidity levels regularly surpass and remain above 55%, further investigation and action will be needed to bring percentages back to acceptable levels. Improvements to crawlspace vapor barriers may be required if humidity levels can not be properly controlled through general improvements to grading/drainage and HVAC systems.

Exterior Walls

EXTERIOR WALLS REQUIRE GENERAL MAINTENANCE AND/OR COMMON REPAIRS:
The overall condition of the accessible exterior walls and features (flashing, penetration points, trim work, etc.) appeared to be fair/normal when considering the age/type of the inspected structure and materials. Regular maintenance needs, areas of architectural (cosmetic) damage, and/or isolated flaws were noted during the general inspection process. Isolated flaws should be professionally addressed per the terms of binding sales contracts and/or in conjunction with ongoing maintenance schedules (links to various maintenance calendars provided above). Any additional site specific details and examples recorded during the property inspection will be listed below or included in the chapter photo gallery.

LIMITED MOISTURE BARRIER CONCERN – OLDER STRUCTURE:
Based on the general age and type of structure, it is possible that reduced, deteriorated or no moisture barrier protection is present. Older structures with reduced or no moisture barrier can suffer from increased moisture entry in the the framing areas and/or interior portions of the walls. Elevated maintenance and monitoring of the exterior walls is recommended to reduce the likelihood of moisture issues.

FOUNDATION SETTLEMENT MAY BE AFFECTING EXTERIOR WALL:
Indications of stress/bowing at the left wall (adjacent the driveway) was noted. The cause of the wall movement may be related to foundation settlement (leaning/twisting piers and beams may be a contributing factor). Access limitations prevented a full assessment of this area from the crawlspace. Ensure all foundation and/or wall issues are professionally addressed as needed and monitored per general maintenance guidelines.

COMMON MAINTENANCE UPDATES REQUIRED TO PROTECT MATERIAL:
Caulking and sealing improvements are needed at the exterior walls and trim to prevent continued material damage. Caulking, sealing, and painting updates are typically required every 5-7 years. At the time of inspection, the exterior walls appeared to be in need of general maintenance updates (caulking, sealing, painting, minor repair). Areas in need of general maintenance updates include, but are not limited to:
-Caulking/sealing updates at trim boards and siding
-Repairs to minor material damage throughout
-Address damaged trim at front porch area: Porch brick covers lower siding/trim, increases likelihood of moisture entrapment and damage to siding material

ELEVATED EXTERIOR WALL ISSUES DISCOVERED- LEFT SIDE WALL:
Areas of elevated concern, possible safety hazards, significant damage, and/or issues that may be causing continued and increased damage and/or loss of value to the property were noted. These issues should be addressed and/or further investigated in a timely fashion to eliminate the concerns noted below. Areas in need of immediate repair or further investigation by a subject matter expert include, but are not limited to:
-Active leak and wood rot at siding near left side wall eave: Address leak issue and repair/replace damaged siding as needed

Floors

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the property assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Uplifting/bowing flooring at area near entry/stairwell (appx. 8' from main entry): Monitor and address as needed (no physical damage at time of inspection, elevated give/noise)

Doors

Doors (continued)

DOORS/HARDWARE GENERAL MAINTENANCE AND/OR COMMON REPAIRS:
The overall condition of the accessible exterior walls and features (flashing, penetration points, trim work, etc.) appeared to be fair/normal when considering the age/type of the inspected structure and materials. Regular maintenance needs, areas of architectural (cosmetic) damage, and/or isolated flaws were noted during the general inspection process. Isolated flaws should be professionally addressed per the terms of associated sales contracts and/or in conjunction with ongoing maintenance schedules (links to various maintenance calendars provided above). Any additional site specific details and examples recorded during the property inspection will be listed below or included in the chapter photo gallery.

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the property assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Back door framing uneven due to structural shifting: Monitor and update as needed

Windows

MISSING/DAMAGED WINDOW SCREENS DISCOVERED:
Missing and/or damaged window screen were noted. Ensure all missing/damaged screens are replaced to improve functionality and overall system quality. Areas of noted screen issues include, but are not limited to:
-Original single pane windows

GENERAL WINDOW SERVICING RECOMMENDED:
Some windows were difficult to open/close or in need of general servicing/adjustment/repair. This is often due to material age, common wear/tear, paint issues, etc.. Adjustments and updating will be needed to improve functionality.

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the property assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Various windows difficult to open due to age/settlement
-Cracked window pane at 1st floor guest room
-Play room window facing front yard not opening under moderate hand strength
-Play room window facing front porch not opening under moderate hand strength

DATED FEATURE - NOTICE OF REDUCED ENERGY EFFICIENCY:
By today's standards, single pane windows are considered to be a low energy efficiency feature (present at original portion of structure - downstairs). Single pane windows met general standards at the time of construction. Updating the windows would be considered an efficiency update and general improvement to the structure. Budgeting for window improvements is recommended.
NOTE: Increased drafting, condensation, functionality issues, HVAC system stresses, and utility costs should be anticipated due to the presence of dated single pane windows
NOTE: Updated windows at upstairs and recent addition portions of the building appeared to be in good condition and functioning as intended.

Porches, Balconies, Decks, and Carports

COMMON FENCING ISSUES AND DAMAGE DISCOVERED:
Updates, repairs, and/or replacement needs to fencing material was noted throughout the property. Contacting a fencing repair specialist is recommended to address general deterioration issues.

Porches, Balconies, Decks, and Carports (continued)

GENERAL MAINTENANCE AND REPAIR NEEDS AT EXTERIOR FEATURES:
The overall condition of inspected porch, deck, and additional exterior features appeared to be fair/normal when considering the age/type of the inspected property. Regular maintenance needs and areas isolated flaws/damage were noted during the general inspection process. Isolated issues should be professionally addressed per the terms of binding sales contracts and/or in conjunction with ongoing maintenance schedules (links to various maintenance calendars provided above). Additional site specific details and examples recorded during the property inspection have been highlighted in the photo gallery below.

WOOD TO SOIL CONTACT AT BACK DECK:
Wood to soil contact was noted at the back deck. At the time of inspection, the decking material appeared to be in fair condition, however, access limitations prevented a full visual inspection of the feature. Over time, the wood in contact with the soil may suffer damage due to moisture or insect infestation. As a best practice, the wood decking in contact with soil should be replaced with non-wood material if/when replace needs arise (recommend pavers, concrete, stone).

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the property assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Cracks and erosion issues at front walkway and porch (brick)
-Climbing vines at back pergola prevent maintenance updates (paint) and increase likelihood of insect attraction
-Front porch brick flooring/steps cover portions of exterior walls: increased likelihood of moisture entrapment, wood rot: Seal floor/wall connections, monitor, and update as needed

Outlets and Switches

GFCI UPDATING NEEDS AT ISOLATED LOCATIONS:
Per Texas Administrative Code Ch. 535 Subchapter (R) Rule §535.229, GFCI protected devices (ground fault circuit interrupters - shock prevention) are required at all of the following areas (regardless of building/system age): bathroom receptacles; garage receptacles; outdoor receptacles; crawl space receptacles; unfinished basement receptacles; kitchen countertop receptacles; and receptacles that are located within six feet of the outside edge of a sink. As a best practice, all systems should be updated to meet current standards. Dated, ungrounded electrical systems often do not support new GFCI devices and would require additional updating in order to allow for proper device functionality. Areas of reduced GFCI protection not meeting the above noted standards should be addressed by an electrical specialist. Isolated, unprotected devices at required areas may be present and not reported in this document. Unreported items may be due to inspection limitations and/or areas subject to professional interpretation. In most cases, device/safety updates to meet standards imposed after original installation and/or major remodel is per the decision of the property owner. Areas in need of GFCI updating include, but is not limited to:
-GFCI protected outlets at kitchen wall not properly functioning: Replace faulty GFCI device
-GFCI on back deck resetting after trip testing: Further assess for secondary reset or replace as needed

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Heating Equipment

ANNUAL SERVICING NOT VERIFIED:
Unless recent service documents are available, an initial servicing by an HVAC specialist is strongly advised. Annual maintenance and service visits by a professional HVAC technician is essential to the proper functionality and longevity of the heating and cooling system. Ensure the system is professionally services yearly (prior to start of hotter seasons).

Heating Equipment (continued)

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Uncommon installation of Trane Furnace: Furnace installed upside down (no specific issues discovered regarding uncommon install, further assess to ensure adjustments needs are not required)

Cooling Equipment

ANNUAL SERVICING NOT VERIFIED:
Unless recent service documents are available, an initial servicing by an HVAC specialist is strongly advised. Annual maintenance and service visits by a professional HVAC technician is essential to the proper functionality and longevity of the heating and cooling system. Ensure the system is professionally services yearly (prior to start of hotter seasons).

TRANE CONDENSING UNIT FAN ISSUES:
The condensing fan is uneven and/or in need of adjustment/repair. The issue is causing additional stress to the unit and excess noise (100+ dB recorded during operations). Contacting a service specialist is advised to address this issue as needed.

SERVICING RECOMMENDED - INDICATORS OF MAINTENANCE NEEDS (TRANE):
Indicators of delayed/deferred servicing and general maintenance update needs were discovered during the system assessment. Ensure all current recommendations and concerns are professionally addressed and the system is serviced bi-annually thereafter. Areas of concern noted at the time of inspection include, but are not limited to:
-Previous leak and concerns of air quality related issues: Servicing, cleaning, and further assessment advised
-Evidence of previous drain line blockage: Clear drain line during scheduled servicing (maintenance update)
-Trane unit fan and/or system components uneven, grinding, creating excess noise: Service and update/repair as needed

SERVICING RECOMMENDED - INDICATORS OF MAINTENANCE NEEDS (CARRIER):
Indicators of delayed/deferred servicing and general maintenance update needs were discovered during the system assessment. Ensure all current recommendations and concerns are professionally addressed and the system is serviced bi-annually thereafter. Areas of concern noted at the time of inspection include, but are not limited to:
-Recommend installation of secondary drain line at attic unit (plumbed to roof soffit over window): Considered a best practice against leak/overflow issues

Duct Systems, Chases, and Vents

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Loose/missing insulation at right side duct/supply box connection: Update to prevent excess condensation issues

Duct Systems, Chases, and Vents (continued)

ELEVATED DUCT ISSUES DISCOVERED:
Areas of elevated concern, possible safety hazards, significant damage, or issues that may be causing continued/increased damage or loss of value to the property were noted. These issues should be addressed or further investigated in a timely fashion to eliminate the concerns noted below. Areas in need of immediate repair or further investigation by a subject matter expert include, but are not limited to:
-Large gap, failed foil tape at supply box located in crawlspace: Update as needed to prevent air loss, air quality issues
-Ducts located in crawlspace: Address excess moisture issues in crawlspace, elevate all ducts in direct contact with soil

PLUMBING SYSTEMS

Drains, Wastes, and Vents

CAST IRON PIPES PRESENT - MATERIAL EXCEEDING LIFE EXPECTANCY:
Original cast iron and/or additional dated plumbing material was noted at the structure. According to the National Association of Certified Home Inspectors (NACHI), this material has a general life expectancy of 50-60 years (actual life expectancy varies). Although no specific issues were discovered at the time of inspection, it is recommended that additional planning and budgeting for pipe repairs/replacement take place. Proper home maintenance and regular system servicing will improve the functionality and life span of this material. Further analysis of the plumbing system and/or assessment by a licensed plumbing specialist would be beneficial in providing further system information and current condition of non-accessible portions of the system.
-NOTE: Remaining discovered cast iron isolated to the main sewage trunk running from the crawlspace to the clean out access point (front yard near right stem wall).

INDICATORS OF SEWAGE SYSTEM ISSUES - FURTHER ASSESSMENT ADVISED:
Indicators of sewage functionality issues and/or material damage was discovered during the limited assessment of the plumbing drainage system. Additional investigation by a plumbing specialist (to include static testing) is recommended to verify the noted concerns and determine what update/repair options are available and warranted. Conditions noted at the time of inspection which prompted this recommendation include, but are not limited to:
-General deterioration, channelling, deformation of remaining portion of buried cast iron pipe
-Indicators of pipe fracture/damage (cast iron debris discovered within pipe) remaining at portion of buried cast iron pipe
-Recommendation: Replace remaining portion of cast iron pipe running from crawlspace to clean out
-NOTE: Remaining buried cast iron is estimated at appx. 30'-40' (running from mid crawlspace to front yard clean out connection
-NOTE: Additional cast iron branch pipes are present, not within scope of camera assessment: repair/replace as needed or during main lateral replacement
-NOTE: Additional cast iron may be present within wall/structure (no replacement recommended unless leak/issues are discovered)

Water Heating Equipment

ANNUAL SERVICING NOT VERIFIED:
Unless recent service records are available (or unit less than 1 year in age) an initial servicing and flushing of the system lines should take place upon taking ownership and annually thereafter. Water heating units that are not serviced/flushed regularly suffer from reduced capacity, efficiency, and functionality. Due to the high mineral content prevalent in many Central Texas water sources, the need/importance for regular servicing and maintenance is increased.

OPTIONAL SYSTEMS

Outbuildings

LIMITED ASSESSMENT CONDUCTED: IN POOR CONDITION
A limited visual assessment of the out building was conducted (garage and attached storage). The structure is considered to be in poor condition and in a state of elevated distress. Significant damage and installation errors were noted. The cost of repair should be weighed against the benefit of removal and replacement. Issues discovered include, but are not limited to:
-Foundation failure
-Framing and structural members uneven/out of plumb
-Elevated wood rot, damage to cladding and framing
-Active moisture intrusion, moisture damage, indicators of organic growth (left side of structure)
-Active vermin infestation (3 rats discovered at back wall - within framing, entered through wall holes)
-Loose/exposed electrical wiring and fixtures
-Wood to soil contact at exterior siding
-Easement concerns (possible encroachment within 5' easement (left side of property)
-Access issues: Left wall not accessible (must enter into neighboring property)