GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

Prepared By:
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Professional Building Scientist

Prepared For:
[redacted]

To Whom It May Concern:

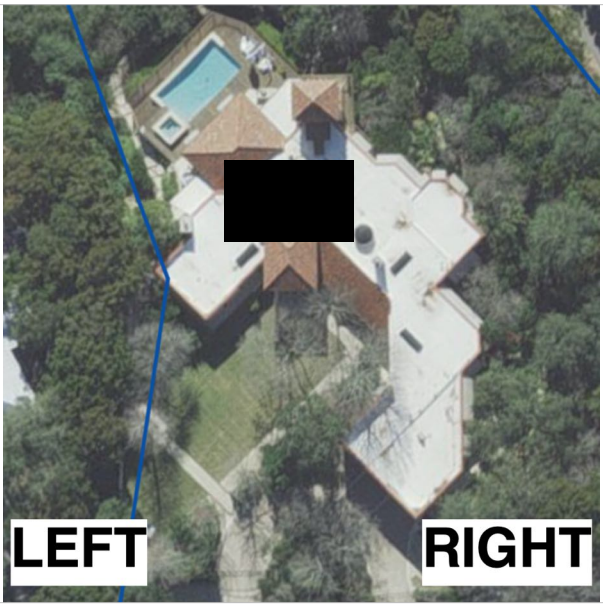
TAHI Services and Greenbelt Structural performed a limited assessment at the above noted property. The purpose of the site visit was to assess the condition of the structure and aspects of the parcel to determine the feasibility options for future project planning.

Multiple limitations were present and additional issues, both minor and significant, may not be documented in this report or discovered during the assessment of the structure. The assessment process is not designed to be intrusive, destructive, or all encompassing. Rather, the assessment and report represent this inspector's professional opinion of the overall condition of the structure and associated systems. This 3rd party assessment and report has been provided to the prospective buyer for the purposes of due diligence, filing of available information, and additional buyer protection. The assessment process and report do not, in any manner, represent a guarantee or warranty of the above mentioned property.

Below is a limited list of information gathered at the time of assessment.

SITE ORIENTATION:
For the purposes of orientation, LEFT and RIGHT, when referred herein this report, is always from the vantage point of an individual looking at the front doors of the main building.

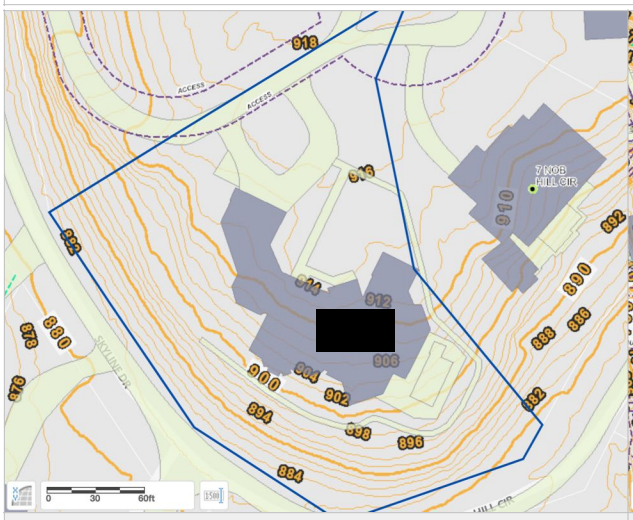
The front door/porch will be referred to as the NORTHWEST facing side of the building/property.



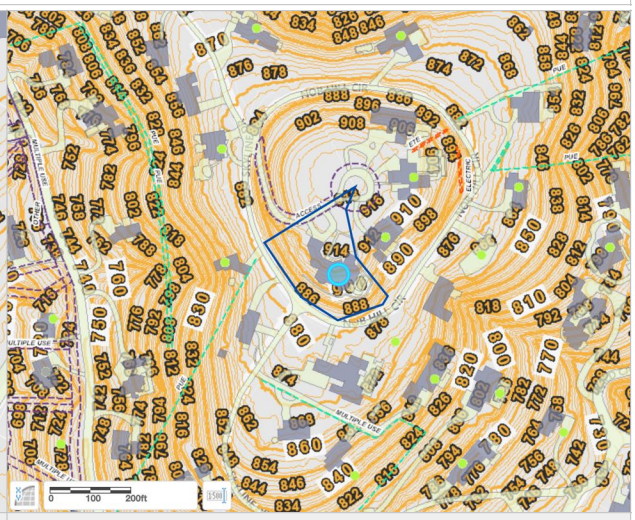
SITE INFORMATION

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	1.1040	48,090	$49.91	N/A	N/A



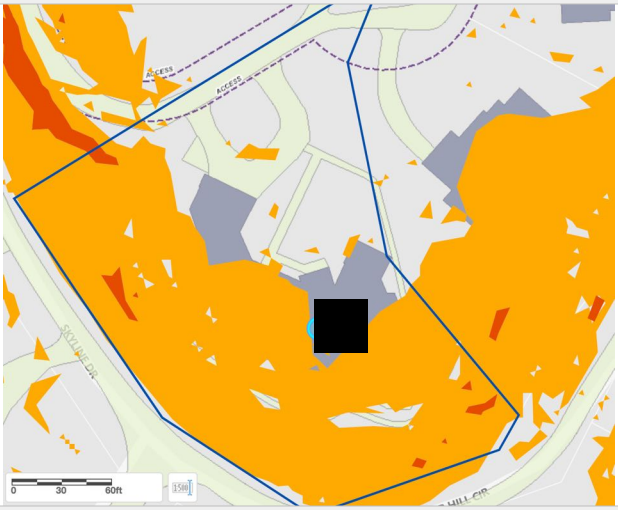
TOPOGRAPHIC DETAILS



TOPOGRAPHIC DETAILS

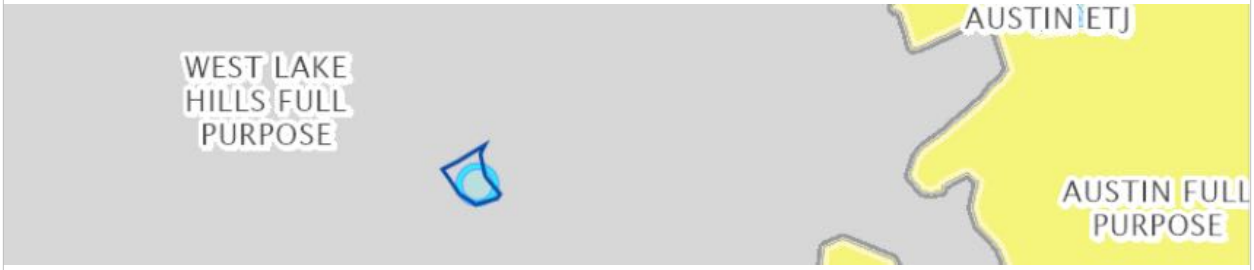
BLDG. FOOTPRINT / IMPERVIOUS COVER

AERIAL - BUILDING / SITE



AREAS AT/EXCEEDING 15% GRADE SLOPE

SURROUNDING TREE CANOPY



JURISDICTIONAL MAP

STRUCTURE INFORMATION

IMPROVEMENT

Improvement #1: 1 FAM DWELLING
State Code: A1
Improvement Value: N/A
Main Area: 5,074
Gross Building Area: 12,904

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R2		0	1978	1978	5,074
604	POOL RES CONC	R2		0	1978	1978	1
041	GARAGE ATT 1ST F	R2		0	1978	1978	628
011	PORCH OPEN 1ST F	R2		0	1978	1978	575
011	PORCH OPEN 1ST F	R2		0	1978	1978	458
095	HVAC RESIDENTIAL	R2		0	1978	1978	5,074
477	ELEVATOR RES	2A		1	1978	1978	1
522	FIREPLACE	R2		0	1978	1978	1
447	SPA CONCRETE	R2		0	1978	1978	1
011	PORCH OPEN 1ST F	R2		0	1978	1978	113
011	PORCH OPEN 1ST F	R2		0	1978	1978	78
011	PORCH OPEN 1ST F	R2		0	1978	1978	75
612	TERRACE UNCOVERD	R2		0	1978	1978	217
612	TERRACE UNCOVERD	R2		0	1978	1978	184
251	BATHROOM	R2		0	1978	1978	4
SO	Sketch Only	SO			1978	1978	420

Improvement Features

1ST Floor Factor: 1ST, Foundation: SLAB, Grade Factor: A, Roof Covering: BUILT-UP, Roof Style: FLAT, Shape Factor: I

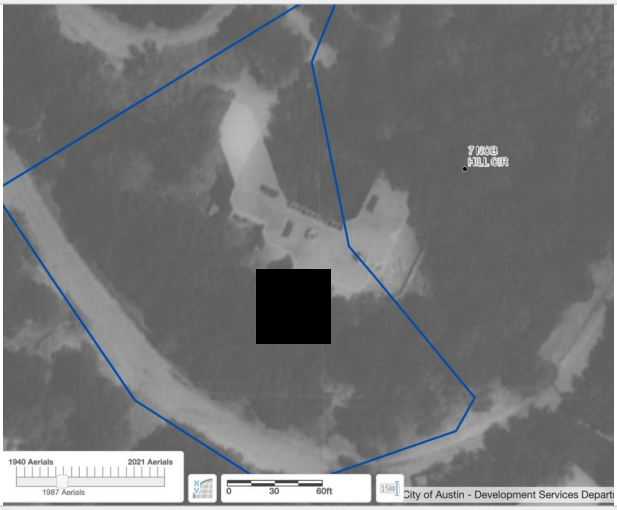
2021 AERIAL PHOTO

2015 AERIAL PHOTO

2009 AERIAL PHOTO

2003 AERIAL PHOTO

1997 AERIAL PHOTO



1987 AERIAL PHOTO

MECHANCIAL INFORMATION (HVAC)

SYSTEM COUNT	6x Systems
SYSTEM TYPE/S	5x Central Forced Air, 1x Mini-Split
FURNACE TYPE/S	4x Gas (Propane), 2x Heat Pump
EQUIPMENT AGE	Most Equipment 2010-2013 (Age of Mini-Split Unknown)
ZONE COUNT	6x Zones
AHU LOCATIONS	2x Ext. Mechanical Closet, 2x Int. Mechanical Closet, 1x Exterior Location
CONDENSER LOC.	3x NE Side of Bldg., 2x at Roof Level
DUCT TYPE/S	Metal, Mylar Flex, Insulated Duct Board

ELECTRICAL INFORMATION

MAIN SERVICE	Overhead, Enters at Right/West Side of Building
MAIN PANEL HUB	Right/West Side of Building
MAIN SERVICE AMP	2x 125A (Service Split at Gutter Box)
MAIN PANEL AGE	Not Determined
SUBPANEL COUNT	8x Subpanels
DISTRIBUTION TYPE	Copper Romex Type
GROUNDING	Present
BONDING	Panel Bonding Not Determined, Gas Pipe Bonding Not Present
AFCI/GFCI	Meets Dated Standards, Isolated Improvement Needs

SUPPLY PLUMBING INFORMATION

MAIN METER	Location Not Discovered/Identified
MAIN SHUT OFF	Location Not Discovered/Identified
PRV VALVE	Not Present, Not Discovered
GAS SUPPLY	Propane, Tank and Entry at Right/West Side of Building
SUPPLY MATERIAL	Copper (Primary Pipe Material)
SUPPLY PRESSURE	35-38 PSI (Low)
WATER HEATERS	2x Tank. Gas Powered, Water Heaters Located in Ext. Mechanical Closet
WATER HEATER AGE	Data Not Recorded - Assumed 10-15 Years Old
ADDITIONAL ITEMS	Circulating Pump Installed Near Water Heaters

WASTEWATER PLUMBING INFORMATION

SERVICE TYPE	OSSF/Septic
OSSF LOCATION	Right/West Side of Building
OSSF CONTROLS	Not Present
OSSF AGE	Assumed to Be Original (No Data Discovered)
PIPING MATERIAL	PVC and Cast Iron
MATERIAL AGE	Original and Updated (Date of Updating Unknown)
ADDITIONAL ITEMS	See Pipe Scoping Camera Assessment Report

GENERAL ASSESSMENT DETAILS

The inspected building is an appx. 5700 square foot residential structure built on/around 1978. No original construction documents were available for review (open records requests have been submitted). The structure was built on a steep sloping parcel. Most portions of the building appear to be supported by a concrete slab foundation, however, sections of the building at the west side are supported by a pier and beam system (steel piers and limited areas of stick built framing visible).

Elements of traditional stick built construction as well as concrete, tilt wall, and CMU/masonry block construction was present. The building is mainly a flat roof design with TPO roof coverings. Areas of pitched roofing w/ clay tile coverings are present at porches and secondary features.
It should be noted that determination of full construction methods was not possible due to lack of access (no attic access) and lack of documentation/data (no construction drawings/plans, minimal permit history, etc.).

Information gathered during consultations with the prospective buyers and representatives indicate that the main purpose of the inspection process is to determine feasibility of operating the building as a long term rental.

SUMMARY - ASSESSMENT CONCLUSIONS

CONDITION OF FOUNDATION: Stable
CONDITION OF STRUCTURE: Stable
CONDITION OF ROOF STRUCTURE/FRAMING: Not Accessible
CONDITION OF ROOF COVERING: Functional, Service and Maintenance Needs
CONDITION OF NON-STRUCTURAL FEATURES: Serviceable, Common Issues
CONDITION OF INTERIOR FINISHES: Serviceable, Dated, Common Issues, Isolated Damage
CONDITION OF MECHANICAL (HVAC): Most Equipment Appears Serviceable, Repair Needs
CONDITION OF ELECTRICAL: Serviceable, Dated w/ Common Update/Repair Needs
CONDITION OF SUPPLY PLUMBING: Serviceable, Dated w/ Common Update/Repair Needs
CONDITION OF WASTEWATER PLUMBING: Varying States of Distress, Further Action Required
CONDITION OF OSSF/SEPTIC: Not Inspected, Pumping and Further Investigation Advised
CONDITION OF FIRE/GAS SAFETY: Updates Needed to Meet Minimum Standards
CONDITION OF APPLIANCES: Dated w/ Various Repair/Replacement Needs
CONDITION OF LIFT/ELEVATOR: Not Functional at Time of Inspection
CONDITION OF POOL/SPA: See 3rd Party Inspection Report for Details
CONDITION OF ONGOING BUILDING MAINTENANCE: Deferred

PROPERTY ASSESSMENT CONCLUSIONS - STRUCTURE AND BUILDING

Structural:
Based on the totality of our findings, it is our professional opinion that the building remains structurally stable. No evidence of substantial foundation issues or elevated damage associated with structural failure was observed. Isolated areas of building damage due to common structural movement and fluctuations were observed, however, the identified damaged was determined to be common for a building of this age and type.

Grading and Drainage:
Due to the topography of the parcel (areas of elevated grade slope), grading and drainage is considered to be a critical system serving to protect the structure and building. At the time of inspection, installed grading and drainage features appeared to be adequate with isolated areas of improvement needs, however, a lack of proper maintenance has allowed for many systems such as rain gutters, roof scuppers and subsurface drains to fall into a state of distress.

Roof Coverings and Features:
The TPO coverings at flat roof areas (primary portions of the building) appear to remain functional, however, multiple areas of flat roof depressions and pooling water are present. No evidence of active roof leaks were discovered from adjacent interior portions of the building (ceiling observations, thermal camera assessment). However, it should be noted at that a lack of attic space or access to view framing/ decking reduces our ability to identify minor and/or intermittent leaks/damage.
Service and maintenance needs to address weak TPO adhesion, blocked roof drains, flashing issues and other flaws were observed.
Clay tile roof coverings are present over porches and secondary building features. Multiple points of damage, loose tiles, exposed and missing barrier, water damage and general deferred maintenance issues were discovered in these areas. Service and repair to roof coverings, underlayment, and damaged building material due to leak/deferred maintenance will be required.

Non-Structural Building Features:
Non-structural portions of the building were determined to be dated suffering from long term deferred maintenance. Most interior features, such as walls, doors, and finish flooring, appeared to remain serviceable, however, various flaws - some of which considered to be permanent - are present. Isolated areas of elevated damage was discovered at various locations (example: active leak and water/mold damage at laundry).

Stone, masonry, and concrete exterior walls appear to remain in fair, serviceable condition with common maintenance needs. Exterior wood features, awning canopies, and other secondary features were determined to be in a state of distress. Repairs and replacements will be required at these areas.
The condition of exterior doors and windows varied. Most items remained functional, however, various flaws, areas of damage, hardware issues, and failure of airtight seals (at windows) were present. Both repairs and replacement will be required at doors and windows.

Mechanical (HVAC):
A total of 6x air handlers are present. During the site assessment, our firm collected information on 5x condensing units. We have requested access for a return visit to determine if a 6th condenser is present.

Overall, the HVAC equipment appeared to require servicing and work to address conditions conducive to reduced air quality. Additional functionality and service/repair needs not specified in this report are considered likely due to the general indicators of deferred maintenance and previous system issues observed throughout the building and mechanical systems.

Functionality testing of the cooling equipment was not possible due to low outdoor temperatures. Testing of heating equipment occurred after we received approval to engage the propane tank (valve turned off at time of inspection). After turning propane gas on, only 1 of the tested gas furnaces engaged. Most other furnaces returned a fault code of 31 which indicated pressure valve issues. Some of the functionality issues may be due to the previous lack of gas (after gas is shut off for some time, lines often need to be 'bled'), however, servicing of the systems will be required to fully determine the causes of functionality issues. It should also be noted that the furnace equipment was not provided a sticker or notification that the equipment had been converted for use of propane.
The 1x heat pump system did engage in heat mode, however, recorded temperature output was weak (averaging 85F at supply vents).
The 1x mini-split system appeared to be partially disconnected. The lack of a system remote prevented any testing of the mini-split. Evidence of previous leaks at the equipment condensate line was discovered.

A visual inspection of the central forced air equipment did not reveal substantial damage or install issues. Based on the age, visual condition, and results of testing in heat mode, we have determined that the most equipment likely remains in serviceable condition, however, various maintenance, update, and repair needs are present. Due to the lack of functionality and inspection limitations present during the inspection

process, planning and budgeting for additional repair/replacement needs which are not specified herein is advised.
Additional information will be provided following our return visit and collection of additional, missing information.
NOTE: Concerns of indoor air quality issues were observed and forwarded to a 3rd party specialists contracted to conduct a mold and air quality inspection. Follow up consultation with Mr. David Stegmann confirmed that elevated mold levels were detected throughout the bundling. The condition of the HVAC system was considered to be a strong contributing factor to discovered air quality issues.

Electrical:
During the electrical system inspection, no critical failures or elevated safety issues were identified, however, various isolated portions of the system are dated and/or non-functional. In general, we recommend that an electrical specialist be contracted to conduct various safety and general improvements in preparation for entry into the rental market. Based on our findings, we recommend the building owner plan/budget for appx. 10-16 hours of service work.

Plumbing:
At the time of inspection, the water heating system was off and failed to engage after multiple attempts. This issue limited the inspection process. Valve leaks within the laundry has caused water damage to surrounding material. This issue will require further action (although we stopped the ongoing leaking down the wall by attaching water hoses to the valves). Overall, supply plumbing appeared to remain functional and in serviceable condition. Various common issues were identified at the supply side plumbing system, many of which are identified in the following sections of this report.
The wastewater plumbing system is considered to be in a state of distress and constitutes our primary issue/concern discovered during the inspection process. More detailed information can be reviewed below and in our separate pipe scoping camera assessment report.

Appliances and Secondary Features:
Most appliances appear to be at/exceeding their general life expectancy. Planning and budgeting for common servicing, updating, and replacement is advised.

General Findings and Conclusions:
The structure appears to be well built and structurally sound.
Deferred maintenance has allowed for the building to fall into a moderate state of distress. Due to the structure's age and known issues, an elevated degree of importance should be placed on general maintenance of the building. Ensure the home is professionally repaired, updated, and maintained as needed.

Due to the size of the building/property, ongoing maintenance needs and budgets to maintain/operate the home will be elevated when compared to standard residential properties. The complex nature of the building increases the likelihood of unexpected issues and repair needs. It is strongly advised that the building owner engage the services of a professional building maintenance firm to conduct ongoing maintenance and inspections. Additionally, we advise that you engage our firm to conduct yearly building audits/inspections. Contact information for a professional maintenance firm can be provided at the client's request.
Jon Driscoll - Home Point Maintenance
Homepoint offers ongoing maintenance and services for high end homes in the Austin area. below is the direct number to the business owner, Mr. Jon Driscoll.
512-415-0411

GENERAL FINDINGS - FEASIBILITY AS A RENTAL PROPERTY

Based on the totality of our findings, it is our professional opinion that the inspected property remains in a condition which would allow for temporary use as a rental property, however, a substantial initial investment will be required to return the building to an acceptable condition for the applicable rental market.

Based on the current condition, age, and conveyed goals/plans of the client, we recommend limiting updates to higher priority items (maintenance, mechanical, and safety related). Investing in large scale architectural improvements would likely not yield favorable returns (assuming the property would remain a rental for 5 years or less). Please note that the recommendation above is based on basic repair and renovation costs. ROI calculations and investment consulting is not within our area of expertise.

Of the identified issues discovered during the site assessment, the current condition of the wastewater plumbing system is of the highest concern (see pipe scoping camera assessment report for further details). Although portions of the subsurface drain piping is currently damaged and in state of partial failure, no complete drain blockage or inability for wastewater to flow to the OSSF/septic system was discovered during the limited assessment. With regards to this issue and feasibility of the building's use as a temporary rental, we find the most pertinent question to be related to the possible requirements of a homeowner/landlord in the event critical plumbing failure within the term of a lease agreement.

If major failure of the wastewater drain system were to occur, and repair options were limited to full replacement of subsurface piping/tanks/etc., project costs would be substantial, likely exceeding $50k with a potential to rise into the six figure range (if pipe access, runs, and conditions, and demo needs complicated the scope of work).

As such, we recommend that - prior to entry into the rental market - the homeowner/landlord consult with a real estate attorney to determine what contractural or other protections may be available to avoid the need to cover extensive repair costs should complete failure of the wastewater system occur while the building is occupied by a tenant.

GENERAL FINDINGS - ROUGH BUDGET ANALYSIS

Based on the totality of our findings, it is our professional opinion that the inspected property remains in a condition which would allow for temporary use as a rental property, however, a substantial initial investment will be required to return the building to an acceptable condition for the applicable rental market. A limited and cursory budget analysis was conducted in order to provide a range of possible costs required to bring the building into a condition considered acceptable for the rental market. The analysis does not address all issues/repair needs and is not intended to cover major architectural/cosmetic improvements. Additionally, the budget provided below does not include the costs to address major repairs/replacement of subsurface wastewater drain piping.
Based on the known conditions and anticipated repair/update needs, we recommend the following:

If building updates were limited to absolute essential items (leak/damage, smoke/CO2 alarms, mechanical equipment functionality, safety concerns, etc. It may be possible to reduce the project budget to a range between $20,000 - $30,000. However, the budgets provided below are, in our opinion, more realistic given the type/location of the property and assumed expectations of prospective renters:

Low Range: $50,000 - $65,000
Mid Range: $65,000 - $85,000
High Range: $85,000 - $105,000

GENERAL FINDINGS - RENTAL PREPARATION PUNCH LIST

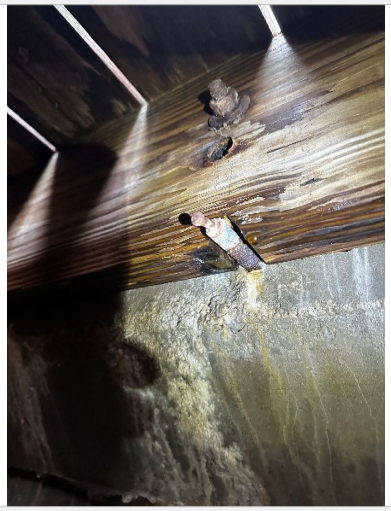
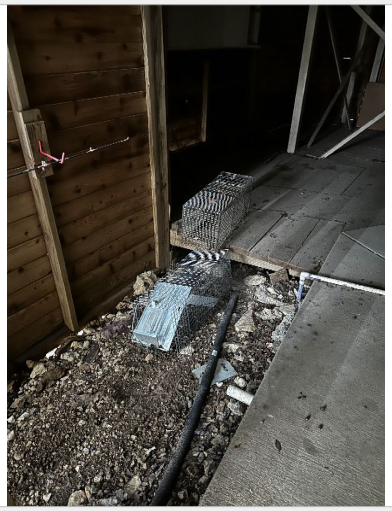
Recommended updates and improvements which would be required and/or advised prior to placing the building on the rental market include, but are not limited to the following:

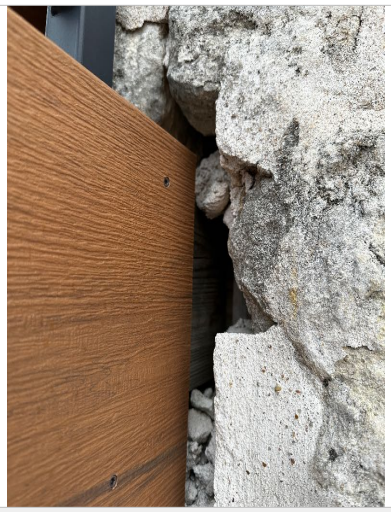
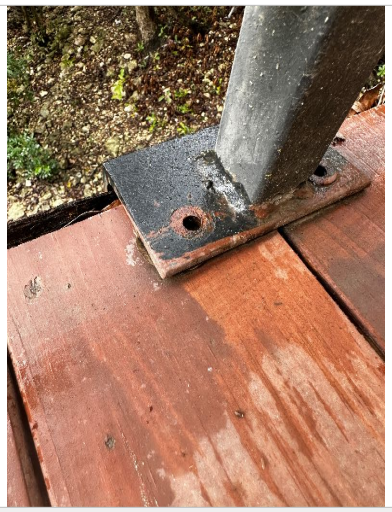
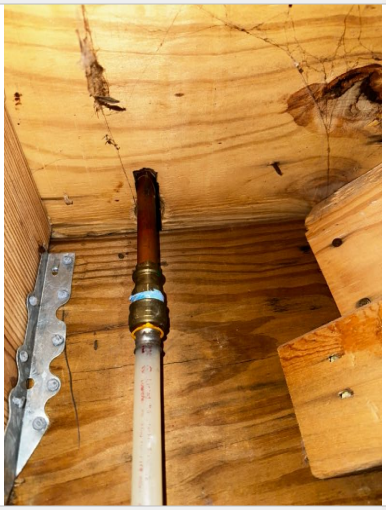
ACTION ITEM	DESCRIPTION / RECOMMENDATION
Safety	Smoke/Gas Detection: Update smoke/gas detection to meet or exceed current minimum standards. Provide fire extinguishers in visible/accessible locations.
Safety	Elevator/Lift: Delete the lift/elevator system. Recommend lease agreements state access to the rooftop deck is prohibited.
Decking/Railing	Deferred Maintenance: Portions of elevated decking and accessible exterior features are in varying states of distress. Ensure all elevated, accessible decks, porches, and features are serviced/repaired as needed and safety railing meets current standards. Please note that some railing at exterior walkways and stairs do not meet all currently observed standards. In cases where railing/exterior stairway standards do not apply due to property age and/or lack of jurisdictional mandates, disclosing these details may provide additional landlord protection, however, all lease contracts should be reviewed and approved by proper experts (legal or otherwise).
Leak/Moisture	Active Leak: Address active leak in the laundry. Remove/replace all water damaged material.
Roof Level	Blocked Drainage: Steps to address blocked roof level drainage and connected drain features is advised.
Roof Level	Flashing Issues: Missing and loose flashing issues should be addressed. Re-sealing weak TPO seams should take place as needed.
Roof Level	Clay Tile Roofing: Various points of physical damage to tiles and moisture issues were noted at clay tile roofing and surrounding materials. Repairs and updates to the clay tile roofing, barriers, soffits, fascia, and other affected material should take place. Repairs should be limited to areas likely to quickly worsen over time if not currently addressed (repairs for long term preventative maintenance may not be required based on future building plans).
Maintenance	Deferred Maintenance: Contact a maintenance provided (contact info for HomePoint included below) to conduct general update and repair throughout the building (interior and exterior). Maintenance and repair plans should be based on the intended longevity of the rental property. Repairs should be limited to areas of elevated damage or conditions likely to worsen if not currently addressed (repairs for long term preventative maintenance may not be required based on future building plans).

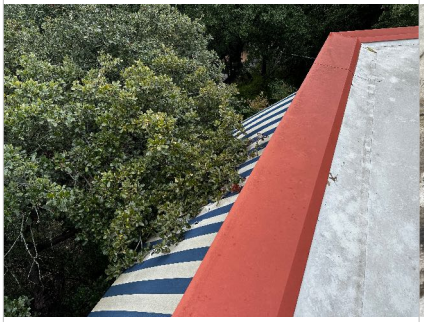
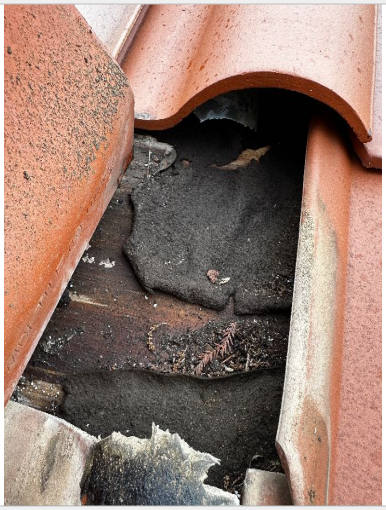
ACTION ITEM	DESCRIPTION / RECOMMENDATION
Windows	Functionality: Ensure functionality of windows meet emergency egress standards. Repairs to address cosmetic or energy efficiency issues is not required.
Doors	Functionality: Ensure all egress doors are functional and capable of locking.
Mechanical	HVAC - General Overall, the HVAC equipment appeared to require servicing and work to address conditions conducive to reduced air quality. Additional functionality and service/repair needs not specified in this report are considered likely due to the general indicators of deferred maintenance and previous system issues observed throughout the building and mechanical systems.
Mechanical	HVAC: The mini-split serving the mud room area may be non-functional. If cost of repairs is not feasible, removal of the system may be a more advantageous option than replacement (air conditioning not required in location mini-split is serving). If needed, a simple window unit system could be added to the area.
Mechanical	HVAC: At the time of inspection, only 1 gas furnace engaged (fault code #31 recorded at multiple other units). The cause of system failure may be due to the longterm lack of propane gas (gas tank valve off at time of inspection, temporarily engaged to test equipment). At minimum, system servicing of all equipment will be required. Additional repair needs may be discovered during service calls (plan and budget accordingly).
Mechanical	HVAC - Heat Pump: Weak output at the heat pump unit (serving the west side of building) was noted. Further investigation, service, and repair (if required) should take place by an HVAC specialist.
Mechanical	HVAC - Cooling: Due to cold outdoor weather conditions, functionality testing of the cooling equipment was not conducted (running cooling system during cold weather can damage equipment). A visual inspection of the cooling equipment did not reveal excessive damage or indicators of obvious issues. At minimum, system servicing of all equipment will be required. Additional repair needs may be discovered during future service/maintenance calls (plan and budget accordingly).
Mechanical	Missing Information: During the reporting and research portion of the inspection, our firm discovered missing information and have requested approval for a return visit. Additional details/recommendations will be provided following a return site visit.

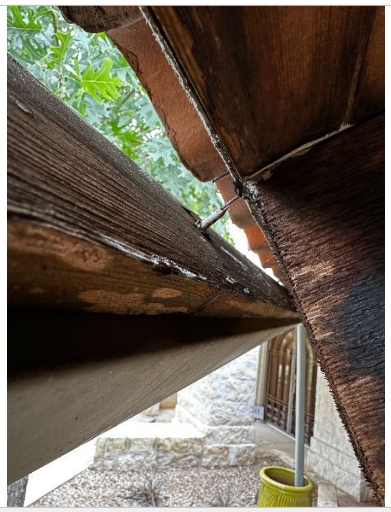
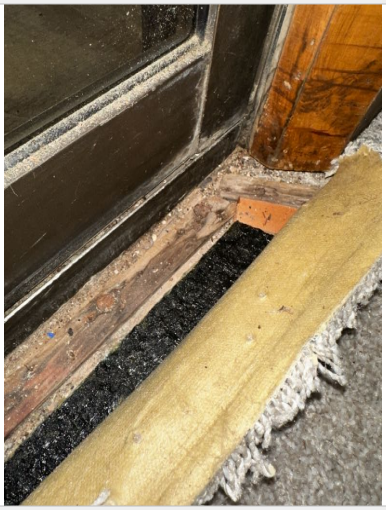
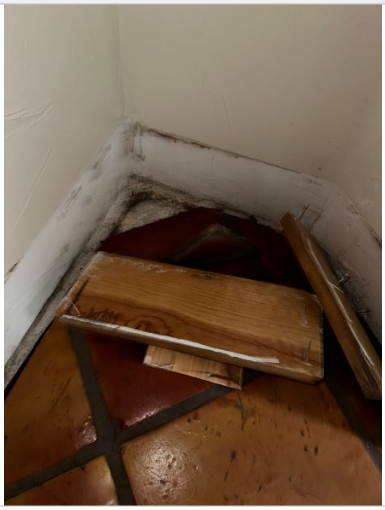
ACTION ITEM	DESCRIPTION / RECOMMENDATION
Electrical	Panels and Features: During the electrical system inspection, no critical failures or elevated safety issues were identified, however, various isolated portions of the system are dated and/or non-functional. In general, we recommend that an electrical specialist be contracted to conduct various safety and general improvements in preparation for entry into the rental market. Based on our findings, we recommend the building owner plan/budget for appx. 8-12 hours of service work. Examples of noted issues/concerns include, but are not limited to: -Ensure deleted/exposed wiring at exterior areas (yard, pool equip. area, etc.) is fully removed from system or capped/protected as needed -Troubleshoot/repair tripping breaker serving the kitchen island -Replace failed AFCI/GFCI breakers -Ensure GFCI protection meets minimum standards -Ensure pool electrical safety features meet minimum standards -Ensure system/utility grounding and bonding meets minimum standards -Replace all damaged or non-functional cover plates, j-boxes, light fixtures/bulbs, switches, outlets -Electrician to conduct additional servicing as needed and based on intended use of building
Supply Plumbing	Main Meter / Shut Off: The location of the main meter and shut off was not discovered. Verify location and functionality of shut off valve.
Supply Plumbing	Active Leak: Address active leak in laundry. Repair/replace water damaged material as needed.
Water Heaters	Functionality: The water heater failed to engage after turning on propane gas. If bleeding of gas lines does not address functionality issues, further servicing and repair will be required.
Wastewater Plumbing	State of Distress: The wastewater drain piping is in a state of distress. See the attached pipe scoping camera assessment for additional details.
OSSF/Septic	Pump/Inspection: A full inspection of the OSSF system was not conducted. Additional service work advised (pump tank, further inspect, service as needed).
Appliances	Dated/Functionality Issues: In general, appliances are at/nearing life expectancy. Several appliances failed to engage during the inspection (some functionality issues likely due to longterm shutdown of gas supply). Planning and budgeting for appliance servicing and isolated replacements is advised.

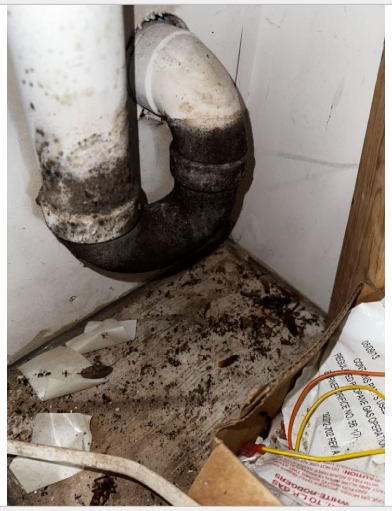
ACTION ITEM	DESCRIPTION / RECOMMENDATION
Irrigation	Pressure and Maintenance Issues: A limited test of the irrigation system revealed low pressure issues and maintenance/service needs. Since the irrigation system is not required. We do not recommend allocating a large budget address issues (common servicing only).

		
GUTTER/DRAINAGE ISSUES	POOLING AT FRONT PORCH	ROOF DRAIN ISSUES
		
DEFERRED MAINTENANCE AT DECKING	DEFERRED MAINTENANCE AT DECKING	DEFERRED MAINTENANCE AT DECKING

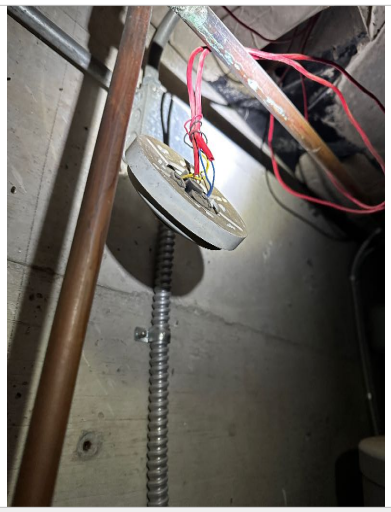
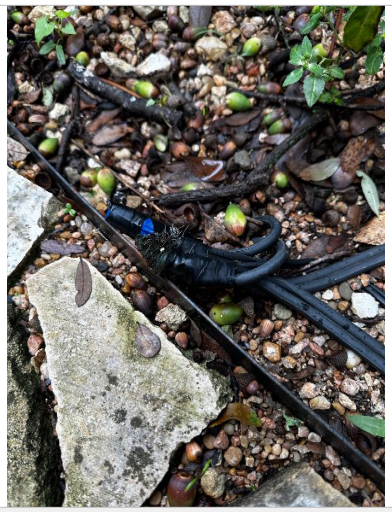
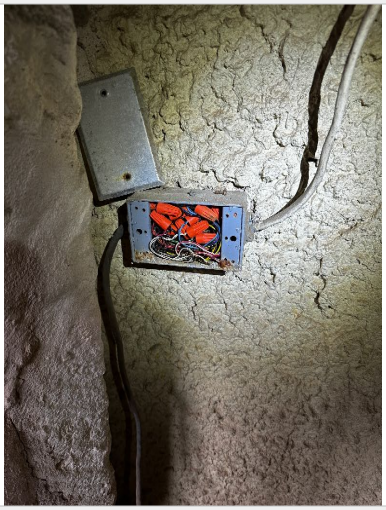
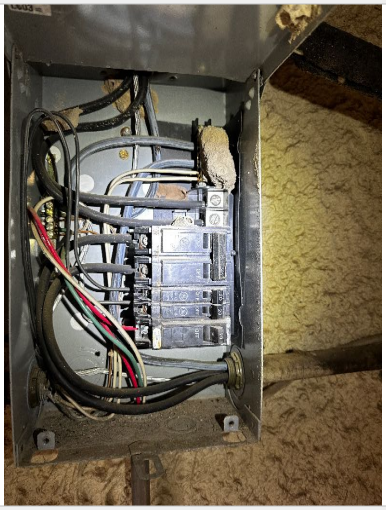
		
GAPS AT DECK/WALL	GAPS AT DECK/ROOF	LOOSE DECK RAILING
		
EXT. DEFERRED MAINTENANCE	EXT. FLASHING UPDATE NEEDS	SEAL GAPS AT EXPOSED FLOOR DECKING
		
TOP AND CLAY ROOFING	POOLING AT TPO	POOLING AT TPO

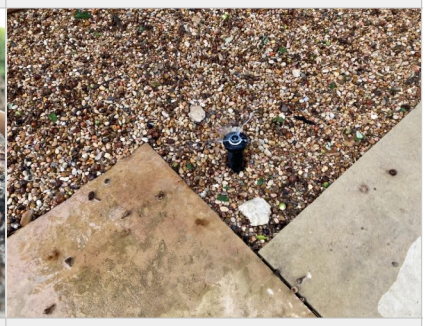
		
DATED, DAMAGED SKYLIGHTS	MISSING FLASHING	MISSING FLASHING
		
TREE CONTACT	BLOCKED DRAINAGE	DEBRIS BUILD UP
		
LOOSE/DAMAGED TILES	LOOSE/DAMAGED TILES	DAMAGED UNDERLAYMENT AND LEAKS

		
SOFFIT/FASCIA DAMAGE	SOFFIT/FASCIA DAMAGE	MAINTENANCE ISSUES
		
DATED/DAMAGED SKYLIGHTS	DATED/DAMAGED SKYLIGHTS	MOISTURE STAINING AT TACK STRIPS
		

LOOSE/MISSING MATERIAL	DOOR FUNCTIONALITY ISSUES	DATED WINDOWS AND SERVICING NEEDS
		
FIREPLACES FAILED TO ENGAGE	AREAS OF LEAK STAINING	FAILED WINDOW SEALS
		
ACTIVE LEAK	LEAK DAMAGE	LEAKING LAUNDRY HOOK UPS CONNECTED TO HOSES
		
GAS AND HEAT PUMP HVAC SYSTEMS PRESENT	UPDATE NEEDS IN MECH CLOSETS	DUCT REQUIRE CLEANING DUE TO AIR QUALITY

		
MINI-SPLIT NOT TESTED	MISSING UNIT REMOTE	DISCONNECTED EQUIP.
		
ELECTRICAL SERVICE NEEDS	ELECTRICAL SERVICE NEEDS	ELECTRICAL SERVICE NEEDS
		
ELECTRICAL SERVICE NEEDS	ELECTRICAL SERVICE NEEDS	ELECTRICAL SERVICE NEEDS

		
ELECTRICAL SERVICE NEEDS	ELECTRICAL SERVICE NEEDS	ELECTRICAL SERVICE NEEDS
		
ELECTRICAL SERVICE NEEDS	ELECTRICAL SERVICE NEEDS	ELECTRICAL SERVICE NEEDS
		
GFCI UPDATE NEEDS	OUTLET WIRING ISSUE	DEAD OUTLETS/FAILED BREAKERS

		
EQUIP. SERVICE NEEDS	EQUIP. SERVICE NEEDS	EQUIP. SERVICE NEEDS
		
LOW WATER PRESSURE	LEAKING LAUNDRY HOOK-UPS	DATED APPLIANCES REQUIRE SERVICING
		
WEAK PRESSURE AT IRRIGATION SYSTEM	WEAK PRESSURE AT IRRIGATION SYSTEM	WEAK PRESSURE AT IRRIGATION SYSTEM

		
ELEVATOR NOT FUNCTIONAL	ELEVATOR NOT FUNCTIONAL	ELEVATOR NOT FUNCTIONAL

NOTICE OF LIMITATIONS

NOTICE OF INTENT:
All recommendations for further action included within this report imply the possibility of additional service and repair needs which may not be identified until follow up investigations take place by subject matter experts. It should also be noted that, in some cases, follow up investigation by applicable specialists may rule out our initial concerns and any need for further action. The inspection process is not designed to be intrusive, destructive, or all encompassing.

LIMITED SCOPE INSPECTION:
The property assessment performed was limited in scope to major structural and mechanical feature (where accessible and inspectable). A full inspection did not take place at the request of the client. Limited assessments and visual checks of non-structural and mechanical items may be included (as a courtesy to the client), however, these inclusions should be considered limited and not construed to be an indication that a full inspection occurred. Possible issues and damage at non-inspected areas should be anticipated and budgeted for.

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 INFO 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: atxinspect.com/client-care

ADDITIONAL NOTES AND HELPFUL LINKS

REFERRAL INFORMATION:
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

GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

Report Type: Foundation Assessment and Relative Height Survey
Property Lead Inspector: A. Jordan #9458

STRUCTURAL INFORMATION:

Structure Type: Single Family Residence
Scope of Work: Relative Height Survey - Benchmark Readings
Foundation Type: Slab on Grade
Total Building Size: Appx. 5700 Sq. Ft.
Appx. Date of Construction: 1978

INACCESSIBLE OR OBSTRUCTED AREAS:

- ☒ Sub Flooring
- ☒ Floors Covered
- ☒ Walls/Ceilings Covered or Freshly Painted
- ☒ Behind/Under Furniture and/or Stored Items
- ☒ Attic Space is Limited - Viewed from Accessible Areas
- ☒ Plumbing Areas - Only Visible Plumbing Inspected
- ☒ Slab Limitations: Various Portions Covered
- ☐ Crawl Space is limited - Viewed From Accessible Areas

STRUCTURAL DRAWINGS AND REFERENCE POINTS

FOUNDATION AND STRUCTURAL INSPECTION PROCEDURE

The foundation inspection procedure performed by TAHI 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. Pertinent criteria for the proper evaluation of structural settlement and foundation issues have been described in document #FPA-DC-01-A. This document has been published by the Foundation Performance Association, to which this company is an active member. Research credits to the American Society of Civil Engineers are noted.

The information and recommendations noted in this report represent the professional opinion of the licensed inspector or inspectors performing the evaluation. Multiple inspection limitations are present and undiscovered issues/concerns may be present.

Foundation: Measurement of Relative Heights

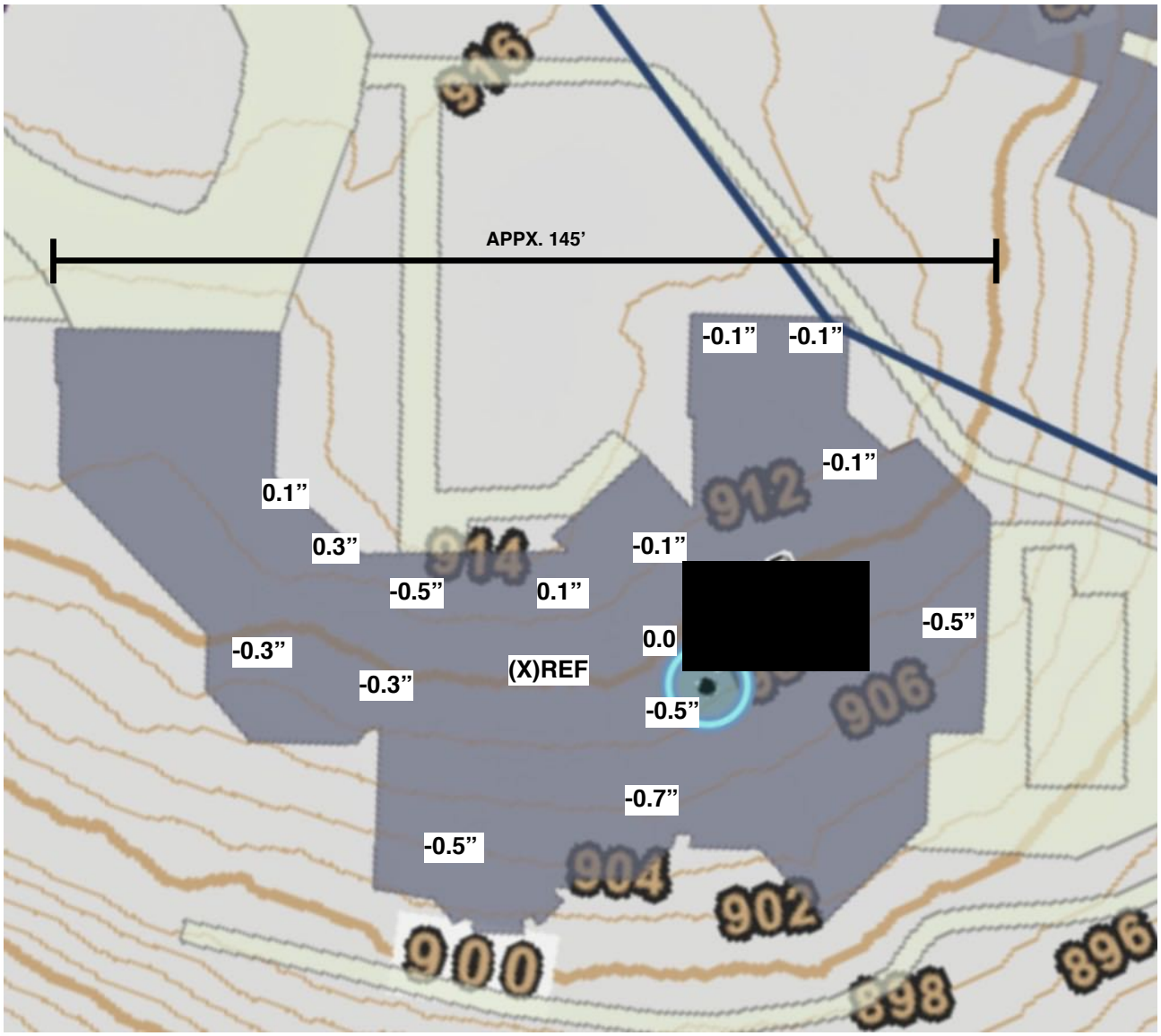
The following drawing shows the raw measurement data taken during the inspection of the property. The measurements are shown on an engineering scale in tenths of an inch. All readings indicate a difference in elevation relative to the reference point, which is indicated by the '⊠' symbol. The exterior numbers represent approximate linear footage. The drawing is not to scale, but is a reasonable facsimile. The drawing should only be used as a reference tool:

SEE NEXT PAGE

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Top (ft.)	*Bottom (ft.)*	*Description*
0	**20**	**topsoil & caliche**
20	**30**	**tan limestone**
30	**500**	**gray limestone**
500	**510**	**white limestone**
510	**690**	**gray limestone**
690	**710**	**white rock**

SOIL DATA COLLECTED DURING WELL DIG WITHIN 1/8 MILE OF SUBJECT PROPERTY



INTERIOR ELEVATIONS

SCALE: 1" = 10'

- CONTOURS SHOWN ARE AT 0.2 INCH INTERVALS.
- FOUNDATION ELEVATIONS (INCHES) PRESENTED ON THIS DRAWING ARE BASED ON TOP OF FLOOR MEASUREMENTS WHICH HAVE BEEN ADJUSTED TO ACCOUNT FOR DIFFERENCES IN FLOOR FINISH THICKNESSES.
- FOUNDATION ELEVATIONS ARE RELATIVE TO LOWEST MEASURED POINT (0.0 INCH) AT THE MAIN PORTION OF THE FOUNDATION AND ENCLOSED CARPORT.

SHEET 1

Glen Rose Limestone

Glen Rose Limestone

State	Texas (/geology/state/state.php?state=TX)
Name	Glen Rose Limestone
Geologic age	Early Cretaceous
Lithologic constituents	Major Sedimentary > Carbonate > Limestone *(Bed)* Sedimentary > Carbonate > Marlstone *(Bed)* Minor Sedimentary > Clastic > Mudstone > Claystone *(Bed)* Sedimentary > Clastic > Sandstone *(Bed)* Incidental Sedimentary > Clastic > Conglomerate *(Bed)*
Comments	In Western part of Trans-Pecos alternating resistent ls. ledges and soft marls. Includes basal Cretaceous conglo. Present in Solitario Uplift and in Horshoe Mesa-Pine Mtns area. 335-500 ft in Big Bend Natl Park, 733 ft measured in Black Gap area (Emory Peak-Presidio Sheet) In North, central, and south Texas including Quaternary for all of west Texas- Brownwood Sheet (1976)--Glen Rose Limestone- limestone, clay, and sand alternating, some sandstone. Stairstep topography. Limest. is aphanitic to fine grained, argillaceous, silty, local dolostone beds, limest. resistant, or chalky to hard, surfaces nodular, distinctly bedded, foraminifera and marine megafossils molluscan steinkerns, rudistids, oysters, and echinoids common. Sand, thinbedded, brn-yell, gray. Clay and claystone is in part sandy, marly, recessive; sand is gray to brn-yell. thickness 40-400 ft. stated to be about 800 ft in Seguin Sheet (1974), 1,750 ft thick in subsurface of northern Maverick Co., TX. In Eastern part of Trans-Pecos and High Plains- limestone, clay, and sand. Limestone clayey, silty, sandy, thin beds, brownish yellow. Clay in part sandy. thickness 40 ft on Sherman Sheet (1967).

GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

Peanut Plumbing LLC
M-40977

Prepared By:
Andrew Jordan - Principal
TAHI Inspection Services and Greenbelt Structural
512.788.1001
andy@atxinspect.com
TREC Professional Inspector #9458
TSBPE (Plumbing) #132292
TSBPE (Responsible Master Plumber): M-40977

Prepared For:
[redacted]

To Whom It May Concern:
A site visit to the above mentioned property was made in order to perform a limited plumbing camera assessment of the main lateral (primary sewage/drain line running from the property towards the utility connection or septic system). A full assessment was not performed. Branch pipes (pipes running from individual fixtures such as sinks, showers, laundry, etc.), unless specifically identified herein this report, are not within the scope of this assessment. In most cases, the assessment includes portions of the main lateral at/under the structure and yard lines. Additional limitations beyond those which apply to all assessments will be identified in the main body of this report.
The assessment is provided to describe the material type, general condition, and noted concerns based on the sample of piping observed through the scoping camera. The report is not intended to be all encompassing nor will it identify all issues. Due to the nature of the assessment, the exact location of the camera and/or identified issues may not be known. Assumed or approximate locations of issues may be provided, however, verification of the location and condition of all discovered issues/concerns should be conducted by plumbing professionals during follow-up investigations. Often, further evaluation by plumbing professionals will allow for more accurate detail regarding location, severity, and repair costs/ options of plumbing issues. Follow up assessments may also result in the discovery of additional repair needs not identified during our limited camera assessment. As a rule, when issues/concerns are discovered and identified in this report, further evaluation by plumbing professionals will be required.

NOTICE OF ASSESSMENT INTENTIONS AND LIMITATIONS:
Ideally, lateral and branch pipes should be professionally inspected via camera and hydrostatic testing. Often, time, scope, access, and licensing limitations do not allow for full camera and hydrostatic testing. In cases such as these, a partial camera assessment can serve as an alternative to provided basic information based on representative samples observed at portions of the lateral pipe. The assessment and report provided to the client is the latter. As such, the client should be aware that undiscovered, unidentified, or incorrectly identified issues/concerns may occur. All identified issues/concerns will require further evaluation by SMEs (subject matter experts). In most cases, the SME is a master plumber or similarly skilled specialist. This document provides basic information based on conditions observed at a sample portion of the main lateral drain pipe. A full inspection of the lateral pipe will not take place. Observation of branch pipes are not within the scope of work conducted. Any mention of camera/item locations by the assessor are approximate and intended to assist the plumber in follow up investigations.

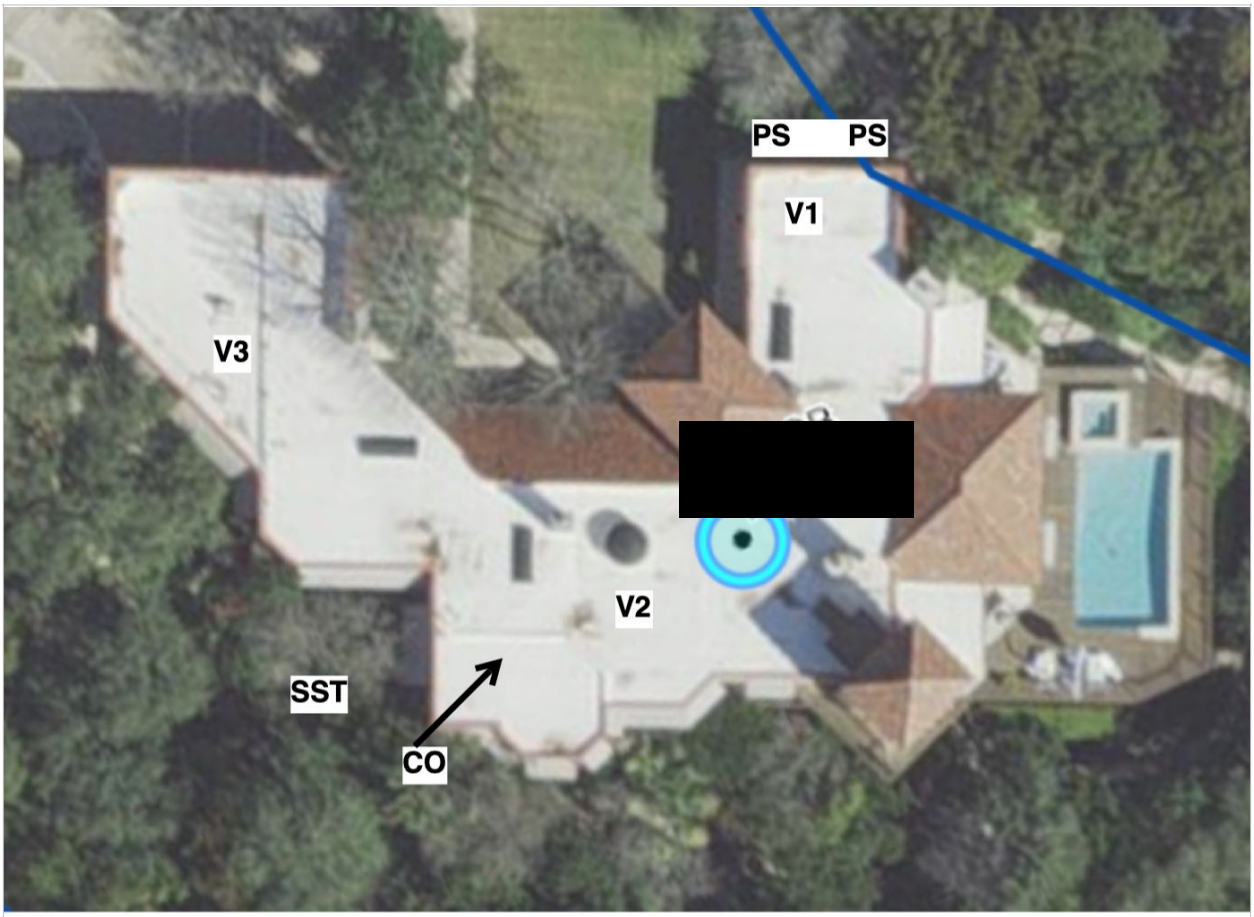
Follow up investigations will provide additional details and accuracy. When issues/concerns are identified, follow up investigation by SMEs should always take place prior to making any critical planning/budgeting decisions.

Multiple assessment limitations reduce the ability to fully investigate the system and additional issues, both minor and significant, may be present. Recommendations for follow up inspections by SMEs are offered due to the known limitations of the performed assessment and likelihood that additional undiscovered/unidentified/partially identified issues are 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 based on limited observations of the buried lateral drain pipe. The camera operator will view sample portions of the the lateral drain pipe to provide a professional opinion of material condition and determine if identifiable physical damage or issues are visible at 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. Issues and concerns, when identified in this report, will require further evaluation by subject matter expert/s. The evaluation and reports produced by SMEs will serve as the primary source of information which should be used by the client for project planning and budgeting.

This 3rd party assessment and report has been provided to the client and representing agents for the purposes of general due diligence. 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 master plumber (contact info provided herein). Ideally, lateral and branch pipes should be professionally inspected via camera and hydrostatic testing.
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 should be provided to a 3rd party plumbing specialist. All noted issues/concerns will require further evaluation by an SME. Additional evaluation, repair recommendations, cost estimates, professional opinions, provided by the 3rd party plumbing specialists should be considered the primary source of information for client planning/budgeting. 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. Peanut Plumbing LLC can be reached at the follow:
512.924.7989
peanutplumbingtx.com

LIMITED PLUMBING CAMERA ASSESSMENT



CO: Clean out riser located a ground level under cantilevered portion of building (primary pipe scoping camera access point)

V1-V3: Plumbing vent pipes (additional pipe scoping camera access point)

SST: Septic system tank and tank cap access point

PS: 2x PVC pipes stubbed out of exterior wall and entering below grade

GENERAL SYSTEM INFORMATION:
APPX. SIZE OF HOME: 5700 Sq. Ft.
APPX. NUMBER OF BATHROOMS: 5+
MAIN CLEAN OUT LOCATION: Right Side Yard (See Site Map)
APPX./ASSUMED AGE OF SEWAGE PIPE MATERIAL: Original and Updated
PRIMARY MATERIAL TYPE: PVC and Cast Iron
PREVIOUS REPAIR/UPDATES: Unknown - Request All Available Records
SERVICE RECORDS AVAILABLE: No - Request All Available Records
PROBLEMATIC FOUNDATION MOVEMENT: Common Foundation Movement Only

GENERAL CAMERA OPERATION INFORMATION:
CAMERA TYPE: Rigid SeeSnake (or Similar Device)
CAMERA ENTRY POINT: Clean Out
ADDITIONAL CAMERA DIRECTIONS/ENTRY: Roof Level Vent Pipes
CAMERA DIRECTION IF KNOWN: Towards Septic Connection (Exact Route of Travel Unknown)
MAX DISTANCE OF CAMERA TRAVEL (APPX.): 85’
ESTIMATED TOTAL AMOUNT OF OBSERVED PIPING: Less Than 50%
LIMITATIONS: Unable to Route Camera Under Building From Main Clean Out Access
LIMITATIONS: Camera Route of Travel/Distance/Visibility Varies (Partial and Limited Assessment Only)
LIMITATIONS: Representative Sample Assessment (Portions of Main Lateral Viewed)
LIMITATIONS: Partial Assessment of Lateral Pipe Only, Branch Pipes Not Observed
LIMITATIONS: Undiscovered Issues May Be Present (Limited Scope Assessment)
LIMITATIONS: Location of Items/Issues/Concerns Are Approximate/Assumed
LIMITATIONS: Additional Issues Damage May Be Discovered By SMEs

GENERAL 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: Yes - Minor Bellies Observed
PIPE COMPRESSION/CHANNELING: Yes - See Below
EXCESS MATERIAL DETERIORATION: Yes - See Below
PIPE FRACTURE/PHYSICAL DAMAGE: Yes - See Below
PIPE SEPARATION: Yes - See Below
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
ADDITIONAL ISSUES OR CONCERNS: Recommend Additional Septic Pump/Inspection
ADDITIONAL ISSUES OR CONCERNS: Recommend Follow-Up Plumbing Assessment

ASSESSMENT FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

FINDINGS AND CONCLUSIONS - ATYPICAL INSTALL AND MATERIAL DAMAGE:
During our limited pipe scoping camera assessment, we observed PVC and ABS piping at areas between the main clean out riser (located at side yard near the mechanical closet entry point) and the septic tank. Multiple areas of damage at the yard line were discovered (see details below).
When the camera was entered into the main lateral drain pipe via roof level vent stacks, it was discovered that the wastewater pipe material transitioned from PVC (at/near vertical stacks) to cast iron (at lateral drains). Observations from vent stack #1 (V1) revealed deep channels and open cracks which exposed the surrounding soil (viewed at appx. 43-46' from camera entry point V1).
Observations from V2 were obscured (minimal information collected). Observations from V3 were limited, however, it was confirmed that the main lateral pipe near the vent/pipe intersection was also cast iron in that location.
These findings are considered to be atypical due to the recorded age of the building (1978). By the late 1970s, the use of cast iron as the primary material for wastewater piping at residential buildings had, for the most part, been phased out and replaced with PVC. It should be noted that use of cast iron did continue (to a limited degree) into the early 1980s. In some cases, cast iron is still used today (such as in commercial applications and situations where piping can not be buried more than 12" below grade).
It is unclear as to why the wastewater system at the inspected building includes both PVC and cast iron piping. Furthermore, we are unable to determine why PVC vent stack pipes (visible roof level, assumed to be original) have connected to cast iron lateral drains. The use of 2 differing materials at the time of installation is uncommon. It would also be considered somewhat uncommon to replace cast iron vent stack pipes while leaving cast iron drain pipes in place (vent stacks typically last far longer and are less problematic than buried cast iron piping).
A brief consultation with a master plumber took place following the assessment in order to further discuss our findings. Mr. Raul Meza, owner of Peanut Plumbing (contact info provided in this report), agreed that the presence of both PVC and cast iron at a 1978 built structure is unusual, but not completely unheard of given the proximity to the dates that cast iron was phased out in favor of PVC.

Based on the observed condition of the wastewater system, we have determined that portions of the cast iron piping is in a state of failure and areas in need of repair/replacement are present. Observed damage included pipe seperation at the PVC yard line and cracks/failure due to deteriorated state of cast iron piping near and/or under the building.
Limited observations suggest that wastewater flowing through the primary drain pipe continue to be capable of draining to the septic tank/s. No observed areas of significant blockage was discovered during the limited pipe scoping assessment. Due to conditions observed during our limited inspection, it is assumed that undiscovered issues are present at non-accessed locations. It should also be noted that increased use/stress on the piping will elevate the likelihood of future system failure (building vacant at time of assessment). Further investigation of the wastewater and septic system should take place by subject matter experts. Consultation with these specialist will aid in determining what additional issues are present/likely and what update options are available/warranted at this time. Additional details regarding observed damage or issues include, but are not limited to the items listed below:
-Appx. 20' from main clean out riser towards OSSF tank: Cracked/separated pipe connection
-Appx. 32' from main clean out riser towards OSSF tank: Cracked pipe
-Appx. 43-46' from vent stack #1 (V1): Cracked/failing cast iron pipe
-NOTE: 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).

ADDITIONAL NOTES AND RECOMMENDATIONS

ACCESS LIMITATIONS - IMPROVE RISER LOCATIONS:
Camera access from the clean out riser towards the building failed due to the presence of a 90 degree elbow near the riser (camera was unable to make the sharp turn).

As an alternative method, the camera was entered into the wastewater drain pipe system via several roof level PVC vent pipe terminations. A total of 3x vent pipes were accessed, however, limitations at these access points reduced the camera travel distance to varying degrees.
To improve access towards the building from ground level, we recommend the installation of a two-way sweeping riser located before the 90 degree turn towards the building foundation.

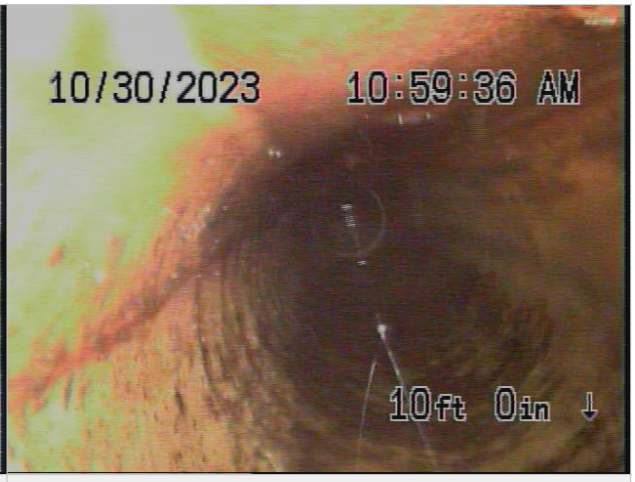
MINOR AREAS OF STANDING WATER/PIPE BELLIES DISCOVERED:
Pooling, static water most likely caused by a sewer line belly (sag or low area) was discovered during the camera assessment. A 'belly' is defined as a pipe holding water due to inadequate slope percentages at one or more sections of the lateral drain. A belly in a sewer line is often caused by geological events (soil movement/erosion), foundation settlement, inadequate soil compaction during installation, or a combination of various factors. Often, pipe bellies do not cause immediate or complete failure of the sewage system, however, bellies become problematic when/if debris collects and causes system blockage or backup. At the time of assessment, the noted areas of standing water/bellying did not appear to be significantly affecting the overall functionality of the sewage system. Observed gravitational drainage at areas downslope from the belly appeared to flow at a common rate. No significant debris collection or pipe blockage was discovered. Based on the minimal degree of drainage disruption observed and the lack of additional, correlating issues, pipe repair or replacement is not recommended at this time. For verification of these findings and/or additional, professional opinions, please contact a licensed master plumber (contact info for Peanut Plumbing LLC provided in this report).
NOTE: In most cases, it is not possible to determine if pipe settlement has stabilized or is ongoing. Due to this limitation, the possibility of increasing drainage flow disruption and/or future repair needs at seemingly inconsequential bellies/sags can not be ruled out. Professional opinion and repair/replacement recommendations may vary widely from one specialist to the next. Repair needs regarding pipe slope issues is often decided on a case-by-case basis (various factors will affect the ultimate conclusion and recommendation). For additional information regarding pipe bellies and other common issues, please visit: theaustinhomeinspector.com/pipe-belly
NOTE: Based on additional findings and discovered damage, we recommend that any improvements to address non-critical items (such as minor bellies) be delayed until larger repair/replacement projects take place.

PLUMBING ISSUES/CONCERNS (NOT SPECIFIC TO PIPE CAMERA ASSESSMENT:
Additional plumbing related issues or concerns not specific to the pipe scoping camera assessment include, but are not limited to the following:
1- Leaking laundry hook-up connections has caused material damage in the laundry room (walls, baseboards, cabinets, flooring damaged). We attached water hoses were attached to the leaking connections and drain hoses to drains in order to prevent ongoing water damage.
2- Unable to location main supply plumbing meter or main shut off valve. Ensure meter/shut off valves are identified, accessible, and functional.
3- Unable to engage water heater. Propane was off at time of inspection. Propane temporarily turned on, however, attempts to engage the pilot at the tank water heater failed.
4- Low water pressure provided to building (recorded at 38 PSI). Ensure the circulating pump installed near the water heater is functional and provides sufficient water pressure throughout the building (no substantial pressure issues discovered at sinks/showers).
5- Ensure proper pipe bond is provided to steel, copper, and CSST gas piping material.
6- Copper piping used for gas service passes through a concrete ceiling (mechanical closet). Current standards prohibit the use of copper gas piping if passed though wall or flooring.
7- Ensure the building is provided proper CO2 detection and alarm equipment.
8- Dated, non-functional fixtures and shut off valves present at various areas. Updating is advised as a preventative maintenance improvement.

PLUMBING CAMERA ASSESSMENT - PHOTO LIBRARY

OBSERVATIONS FROM CLEAN OUT TO OSSF/SEPTIC TANK

ENTRY FROM CLEAN OUT TOWARDS OSSF



PVC AT YARD LINE TO OSSF TANKS

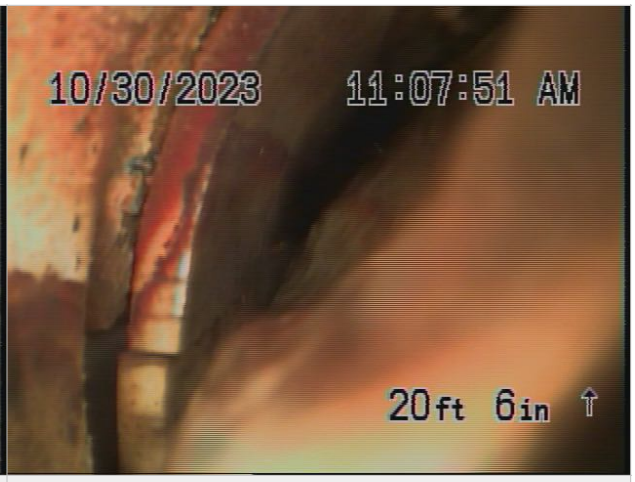
CRACKED/DAMAGED PIPE NEAR OSSF

CRACKED/DAMAGED PIPE NEAR OSSF

ENTRY INTO OSSF TANK

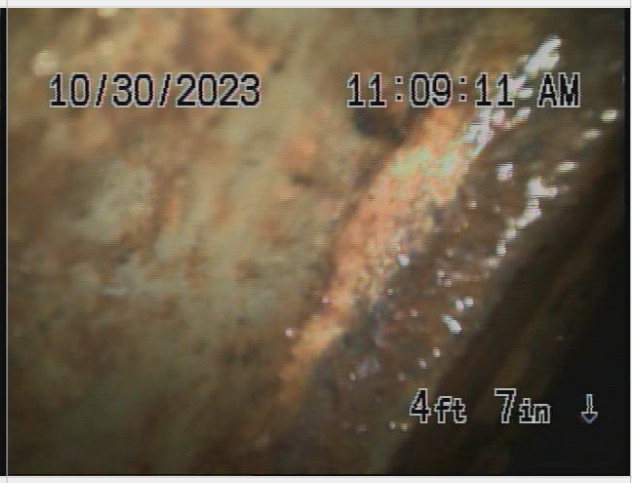
MINIMAL VISIBILITY WITHIN TANK

PROPER DRAINAGE TO OSSF



DRAINAGE CONTINUES AT DAMAGED AREAS

ATTEMPTED ENTRY TOWARDS BUILDING AT MAIN CLEAN OUT



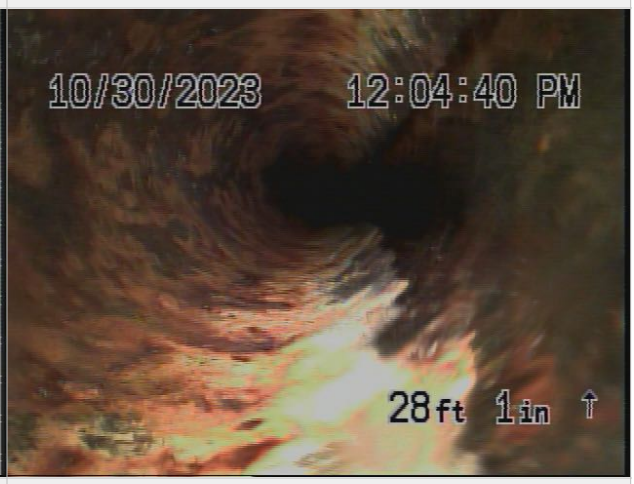
ENTRY FROM CLEAN OUT FAILED, INDICATOR OF CAST IRON NOTED

OBSERVATIONS FROM ROOF LEVEL VENT STACK ENTRY POINTS

ENTRY FROM ROOF LEVEL (V1)

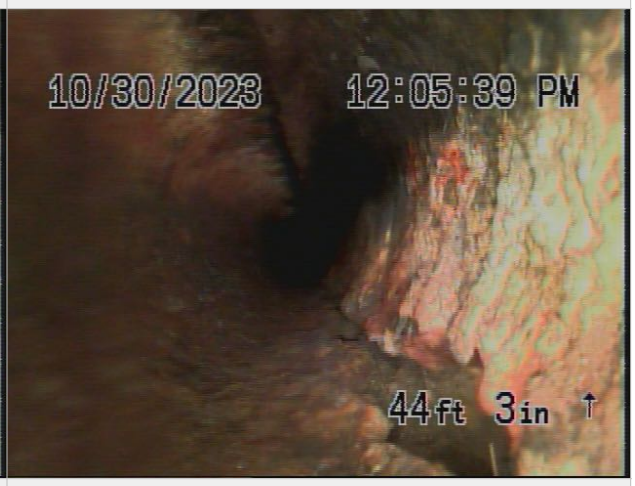
VENT AND PORTION OF DRAIN IS PVC

TRANSITION TO CAST IRON AT 28’ FROM V1



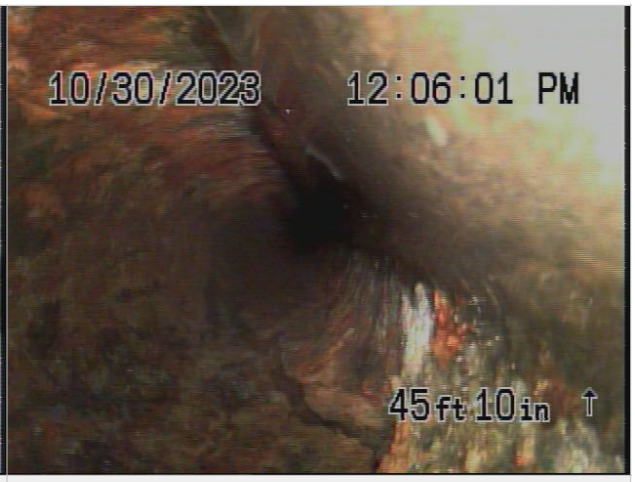
ENTRY TO CAST IRON FROM V1

PIPE DAMAGE/FAILURE: 43’ FROM V1

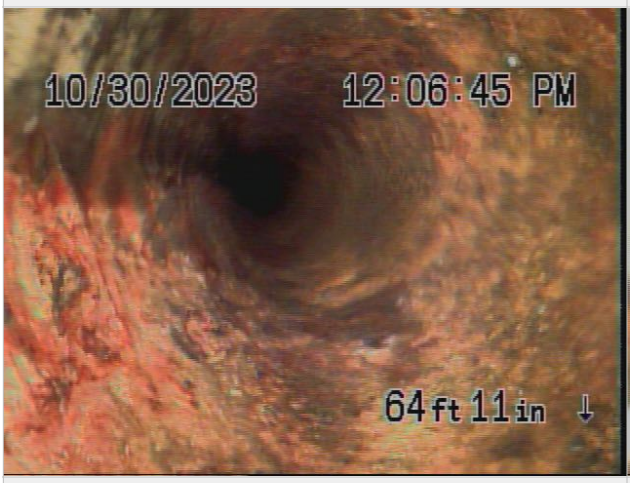


PIPE DAMAGE/FAILURE: 44’ FROM V1

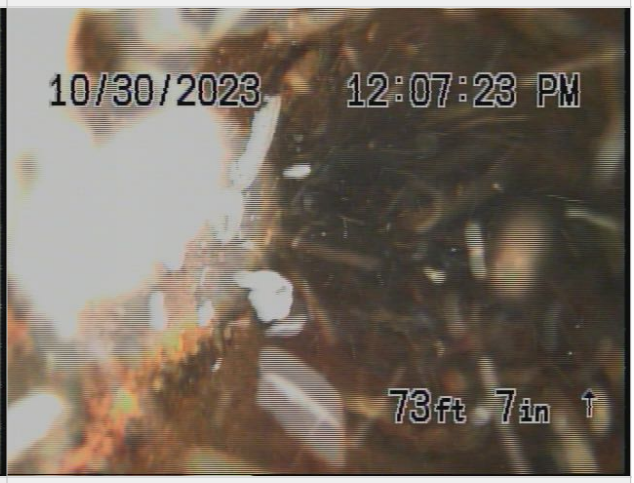
PIPE DAMAGE/FAILURE: 45’ FROM V1



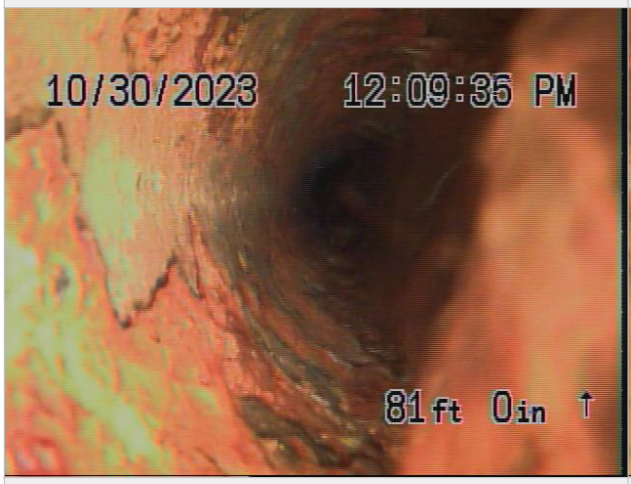
PIPE DAMAGE/FAILURE: 45’ 10” FROM V1



SUB GRADE PIPING REMAINS CAST IRON

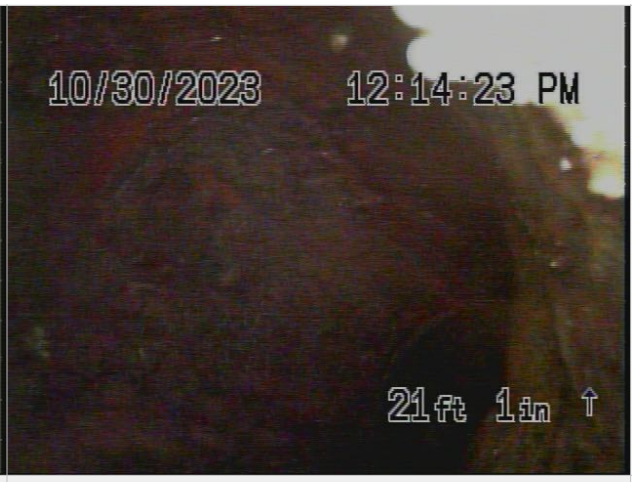


DRAINAGE OBSERVED AT CAST IRON



DRAINAGE OBSERVED AT 81’ FROM V1

CAST IRON REMAINS AT 90’ FROM V1

	
ENTRY INTO V3	CAST IRON OBSERVERS NEAR V3

ADDITIONAL NOTICE OF LIMITATIONS:
The limited plumbing camera assessment is not designed or intended to diagnose specific issues, isolate exact locations of areas of concern, or determine the degree/significance of damage (if discovered). Rather, this limited assessment is intended to provide additional, basic information in regards to plumbing material and signs of possible functionality issues or material damage. All noted information and concerns should be assessed, verified, and remedied as needed by a licensed plumbing professional. Multiple limitations to the camera assessment are present and additional issues may go undiscovered during the limited assessment.
NOTE: This is not an official TREC report document and should not be used as such.

FURTHER INVESTIGATION MAY BE REQUIRED TO VERIFY NOTED ISSUES AND CONCERNS:
Indicators of issues or possible issues will be noted if discovered during the limited pipe camera assessment. Due to scope of work and visual limitations, further assessment of the plumbing system by a system specialist may be required to verify issues and concerns which may be included in this report.
Peanut Plumbing LLC: 512-924-7989

GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

Prepared By:
Andrew Jordan - Principal
TAHI Inspection Services and Greenbelt Structural
512.788.1001
andy@atxinspect.com
TREC Professional Inspector #9458
TSBPE (Plumbing) #132292
TSBPE (Responsible Master Plumber): M-40977

OSSF SYSTEM - LIMITED DETAILS
A site visit to the above mentioned property was made to conduct a general inspection. During the assessment, basic OSSF/septic details were collected. A full inspection of the septic system did not occur. Septic records were not aviable for review (see attached statement provided by Travis County).
In most cases, the assessment includes a visual inspection portions of accessible tank material and components (where applicable), assessment of controls and/or alarm equipment (not applicable in this case), observations of drainage from buildings to the tank or lateral pipe connected to the tank, observation/inspection of drain fields or grey-water distribution systems (not conducted in this case), limited inspection of building equipment which may affect the system, research of available documents (when available), and/or consultation with occupants, agents, specialists, with knowledge of the OSSF system (not applicable in this case).

The information provided below was gathered during a general inspection. An OSSF specific inspection was not conducted.

NOTICE OF 3RD PARTY EVALUATION AND FURTHER INFORMATION:
Additional evaluation, repair recommendations, cost estimates, professional opinions, provided by the 3rd party OSSF/plumbing specialists should be considered the primary source of information for client planning/budgeting.
Any work/investigation which specifically requires trade specialization will be conducted/supervised by properly licensed individuals. OSSF and plumbing SMEs can be reached at the follow:

Snowden Onsite Septic
512.338.1804
snowdenonsite.com

Peanut Plumbing
512.924.7989
peanutplumbingtx.com

LIMITED OSSF SYSTEM ASSESSMENT

GENERAL OSSF SYSTEM INFORMATION:
SYSTEM TYPE: Not Determined
CONTROLS/ALARM LOCATION: Not Discovered / Identified
NUMBER OF TANKS: 1 (Assumed, Not Verified)
TANK TYPE: Concrete
TANK SIZE: Unknown
TANK LOCATION: See Site Map Above
TANK ACCESS PRESENT: Yes - 1x Cap Present
NUMBER OF VALVES: None/Not Determined
DRAIN FIELD DESIGN: Unknown
DRAIN FIELD LOCATION: Unknown
MAX FLOW RATE: Unknown
SOURCE OF INFORMATION: Visual

GENERAL INSTALL, SERVICE, AND MAINTENANCE INFORMATION:
SYSTEM INFORMATION / DOCUMENTS AVAILABLE: No - Not Available/Provided
OPEN RECORDS REQUEST: Submitted to Travis County
OPEN RECORDS REQUEST RESULTS: No Information Available
DATE OF INSTALL: Unknown - Assumed 1978
DATE OF LAST FUNCTIONAL INSPECTION: Unknown
DATE OF LAST PUMPED: Unknown
SERVICE RECORDS: None Provided

TANK INSPECTION DETAILS:
SCOPE OF VISUAL INSPECTION: Limited to Observation from Tank Lid
SCOPING CAMERA INSPECTION: Conducted
STRONG ODORS NEAR TANK LOCATION: Normal Conditions
TANK CRACKS/LEAKS: Not Discovered (Limited to Areas Near Tank Cap)
FOLIAGE/TREES/ROOTS NEAR TANK: Heavy
ROOT/SOIL ENTRY: Not Discovered
DRAIN OR DISPERSION AREA: Location Not Determined
ADDITION NOTES:
An irrigation head near the tank/adjacent walkway was painted purple (common color coding for septic sprinkler). It was not determined if the painted sprinkler head is/was associated with the septic system.

TANK LAYERS DETAILS:
SCOPE OF INSPECTION: Limited to Observation from Tank Lid
SCOPING CAMERA INSPECTION: Conducted - No/Minimal Visibility Within Tank
TANK/S WITHIN 5’ OF A STRUCTURE: No Setback Issues Noted
TANK/S WITHIN 5’ OF POOL OR DECK: No Setback Issues Noted
TANK/S WITHIN 50’ OF WELL: No Setback Issues Noted
TANK/S WITHIN 50’ OF BODY OF WATER: No Setback Issues Noted
LIQUID LEVEL BELOW LOWER INLET: Yes (Normal Levels)
LIQUID LEVEL EQUAL TO OUTLET: Not Determined
BOTTOM/SLUDGE LAYER 18" OR LESS: No Sludge Layer Discovered
TOP/SCUM LAYER WITHIN 3" OF BAFFLE: No Scum Layer Observed

GENERAL NOTES AND RECOMMENDATIONS

OLDER SYSTEM - CONSULT WITH OSSF SPECIALIST:
The inspected system is considered to be older and may not meet current system capacity and functionality standards. Consulting with an OSSF system specialist is advised to determine what update options are available, financially feasible, and warranted.

PREVIOUS INSPECTION, SERVICING, AND PUMPING RECORDS NOT PROVIDED:
No records regarding installation, previous inspections, maintenance, and servicing were provided. Consulting with the current owners is recommended to determine if additional information and documents are available. If records are not available and/or it is determined that regular, professional inspection, maintenance, and servicing has not occurred, contracting an OSSF specialist is advised to address deferred actions.

RECOMMENDED MAINTENANCE INSPECTIONS:
All onsite wastewater treatment systems require regular maintenance, which includes maintenance inspections and pumping if necessary. We recommend that homeowners with onsite wastewater (septic) treatment systems should hire an inspector every year to perform a routine maintenance inspection as part of their regular home maintenance plan. Schedule a routine maintenance inspection with your client at the end of your onsite, field inspection of the system. Inform your client of the importance of having a trained professional perform routine maintenance inspections in order to ensure the system is functioning properly. Routine maintenance inspections can point out potential issues that can be attended to before they become major problems. Performing routine maintenance inspections is a cost-effective way of maintaining a very important system.

GENERAL PUMP-OUT REQUIREMENTS:
The need for system pump-outs is primarily based on the type of system, tank volume, and the household occupancy/average daily usage. Some systems may go for long periods of time without needing a pump-out. Such systems should still be inspected yearly to ensure that other types of maintenance and repair are not needed. Scheduling system pump-outs should be conducted per the direction of your licensed OSSF service specialist (per the results of yearly inspections). The following table can be used to determine common intervals between pump-outs for a 1000 gallon tank (noted tank size at inspected property):
1-4 Persons (Household Occupancy): 5 Year Intervals
4-6 Persons (Household Occupancy): 3 Year Intervals
6+ Persons (Household Occupancy): Undersized Tank (Contact OSSF Specialist)

Yearly inspections by OSSF specialists should include measurement of the tank solids to more accurately determine pump-out requirements. Conditions suggesting tank pump-outs are required include the following:
-Combined Solids (Scum/Sludge) < 1/3 Flow Depth: Pump Per Capacity/Occupancy Intervals
-Combined Solids (Scum/Sludge) > 1/3 Flow Depth: Pump and Re-Inspect
-Combined Solids (Scum and Sludge) > 3/4 Flow Depth: Potential System Issues (Contact OSSF Specialist)
-Sludge Layer > 1/2 Flow Depth: Potential System Issues (Contact OSSF Repair Specialist)
-Scum Layer > 1/5 Flow Depth: Potential System Issues (Contact OSSF Repair Specialist)

OSSF SYSTEM - EXAMPLE AND REFERENCE PHOTOS

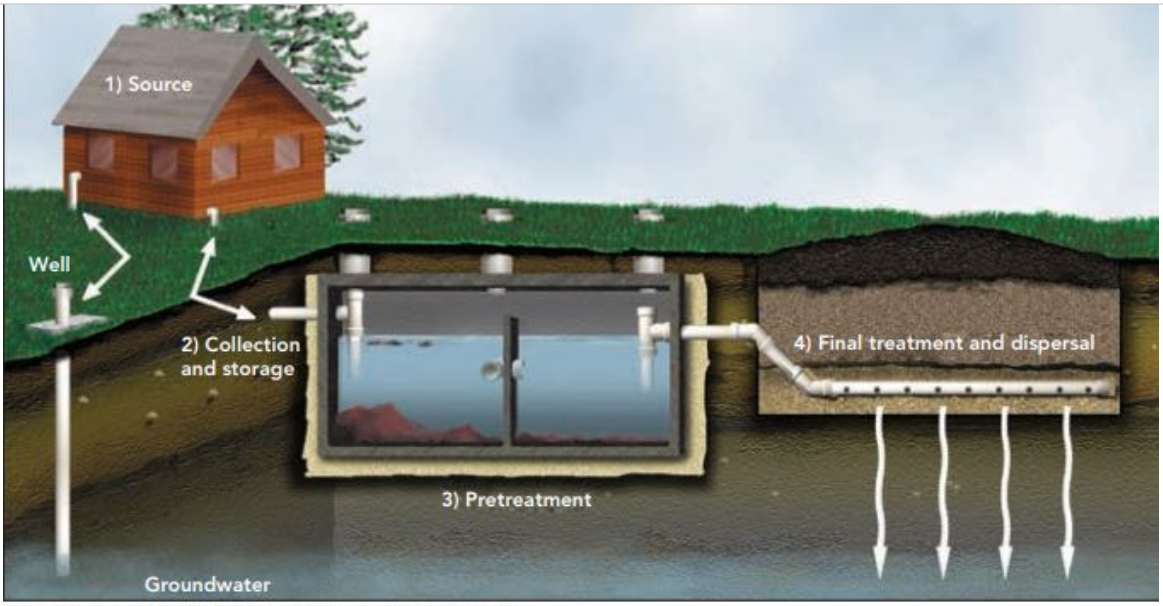


Figure 1: Components of an onsite wastewater treatment system.

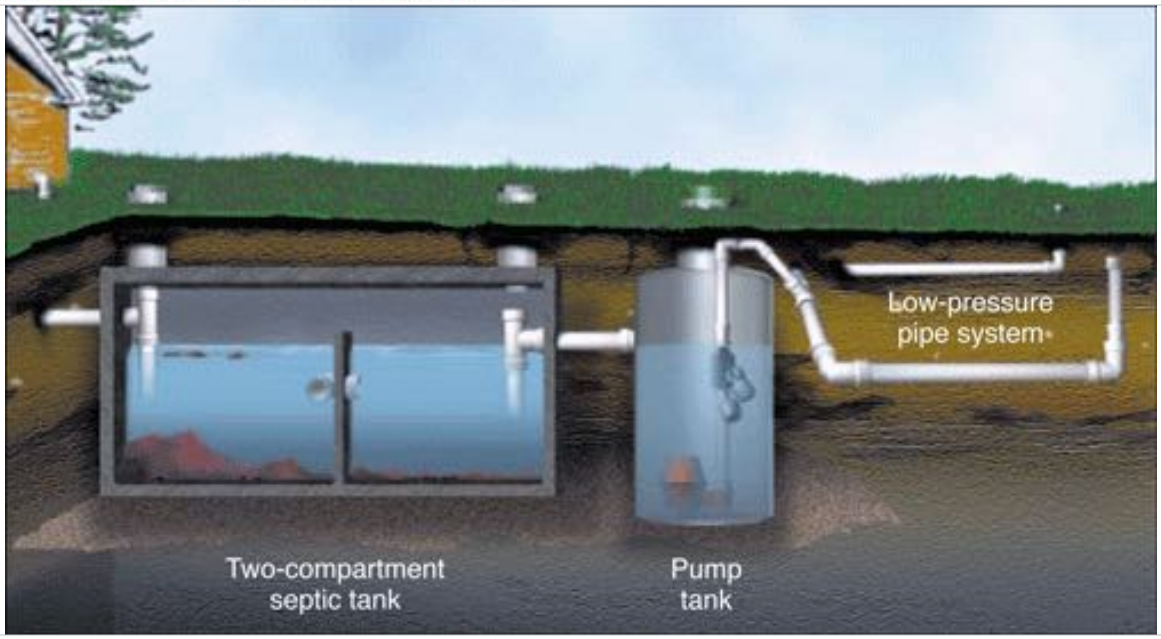
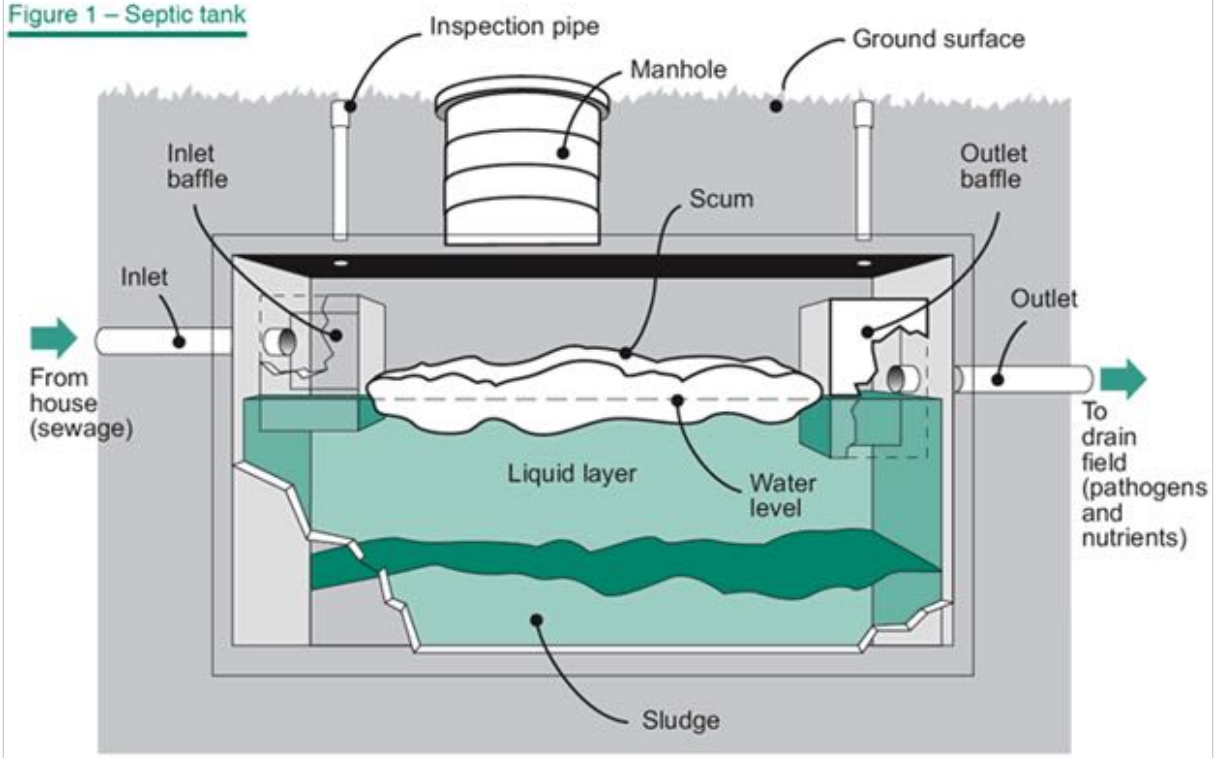
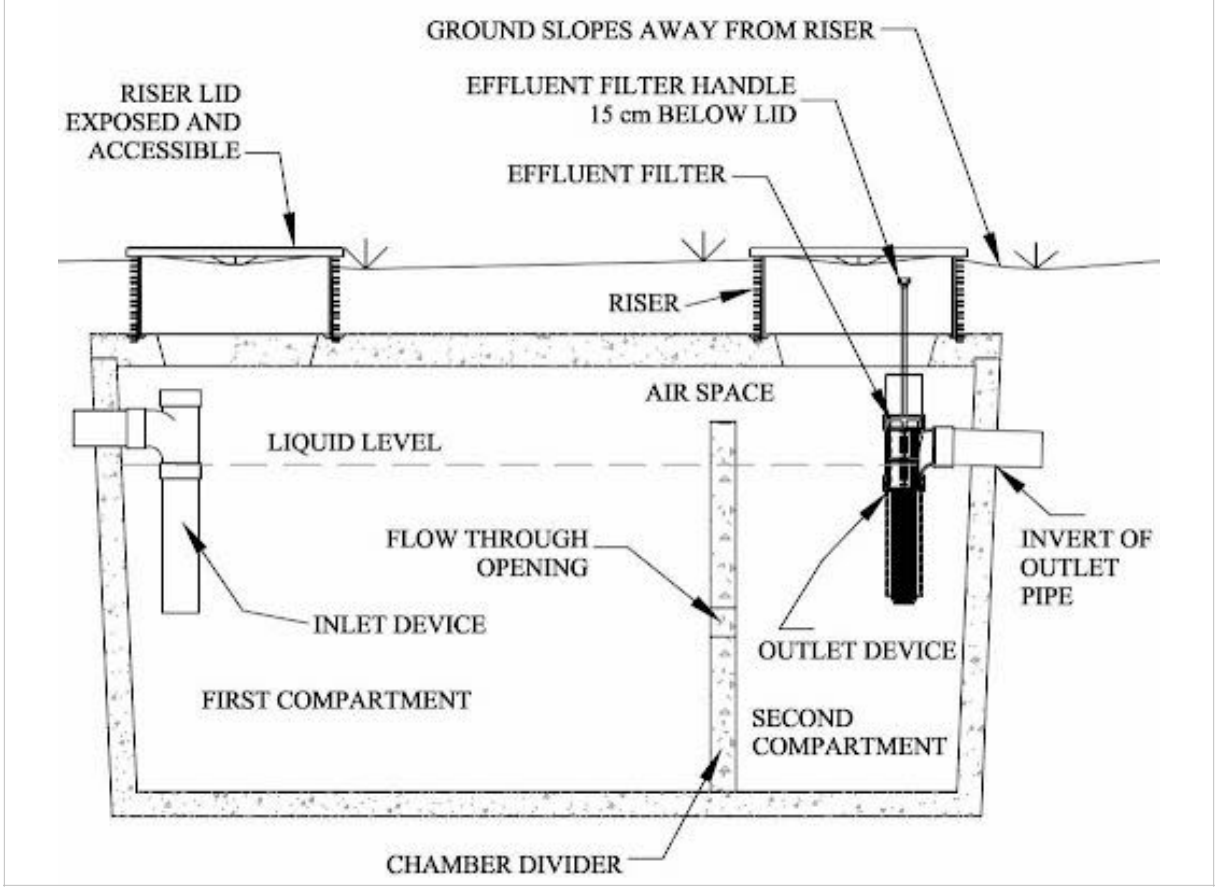


Figure 1 – Septic tank





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TRANSPORTATION AND NATURAL RESOURCES
CYNTHIA C. MCDONALD, COUNTY EXECUTIVE

Travis County Administration Building
700 Lavaca Street-5th Floor
P.O. Box 1748
Austin, Texas 78767
Phone: (512) 854-9383
Fax: (512) 854-4697

If you are requesting a septic or On Site Sewage Facility (OSSF) record and we were unable to locate one there may be several possible reasons why:

1. Age: The OSSF may be old enough that it pre-dates Travis County permit and licensing requirements that began in 1982. While there are records in certain subdivisions prior to this date, there is no guarantee that a record exists.
2. Address discrepancy: Prior to 1999 Travis County organized OSSF records by address and we may not be able to locate the records from a legal description. If the address of the property has changed since the OSSF was constructed or if the mailing address for the property was originally a rural route and box number then we may not be able to locate your record. You may need to perform some research in order to discover and provide other possible addresses. Additionally, if you are uncertain of the official physical address of the property, please contact City of Austin Address Management Services at 512-974-2797. They assign emergency addresses countywide and given a legal description or parcel number can provide an official address.
3. Jurisdiction: Travis County TNR has OSSF jurisdiction over most of the unincorporated areas of Travis County as well as within the city limits of San Leanna, Webberville, and the portions of Leander that are within Travis County. If we were unable to locate your record you may want to check with one of the TCEQ OSSF Authorized Agents listed below:

Lower Colorado River Authority: If the property is within Briarcliff, Jonestown, Lago Vista, Lakeway or Volente or located within 2000-feet of Lake Travis, then the LCRA is the OSSF provider. A jurisdiction map can be found at: https://www.lcra.org/water/quality/on-site-sewage/Pages/map-of-regulatory-jurisdiction.aspx . They can also be contacted at (512) 578–3216 or ossf@lcra.org

City of Austin: Austin Water regulates OSSFs located within the City of Austin full jurisdiction and areas annexed for the implementation of the Health and Safety Code. A jurisdiction map can be found at: http://www.austintexas.gov/ossf . They can also be contacted at (512) 972-0050.

City of Westlake Hills: 512-327-3628

City of Bee Cave: 512-767-6675

City of Mustang Ridge: 512-243-1048

City of Rollingwood: (512) 327-1838 or publicworks@cityofrollingwood.com

TCEQ Region 11: The Texas Commission on Environmental Quality handles the permitting for all other municipalities within Travis County and for very large systems that can process more than 5000 gallons of sewage per day. They can be reached at 512-239-3799 or install@tceq.texas.gov .

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects

[redacted]

Inspected Address City Zip Code

SCOPE OF INSPECTION

A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.

B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**

C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**

D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.

E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.

F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**

G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). The warranty should specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.

H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.

I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.

J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

[redacted]

Owner/Seller

4.REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser of Service ■ Seller ☐ Agent ☐ Buyer ☐
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5A. Main Structure Only Unless Otherwise Specified in Diagram or Additional Notes
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:
Foundation: Slab ☐ Pier & Beam ■ Pier Type: Concrete Basement ☐ Other:
Siding: Wood ■ Hardie Plank ☐ Brick ■ Stone ■ Stucco ■ Other: CONCRETE / CMU
Roof: Composition ☐ Wood Shingle ☐ Metal ■ Tile ■ Other: TPO **(Concrete Walls, TPO Roof)**

6A. This company has treated or is treating the structure for the following wood destroying insects: N/A
If treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐
If treating for drywood termites or related insects, the treatment was: Full ☐ Limited ☐

6B. N/A	N/A	N/A
Date of Treatment by Inspecting Company	Common Name of Insect	Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:
Yes ☐ No ■ List Insects: N/A
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase or sale of this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this real estate transaction.
Signatures:
7A. Andrew Jordan 0702346
Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

7B.
Apprentices, Technicians, or Certified Applicators Name(s) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box ☐
Water Heater Closet ☐
Beneath the Kitchen Sink ■

8B. Date Posted: 10/30/2023

9A. Were any areas of the property obstructed or inaccessible? Yes ■ No
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following:

Attic	■	Insulated area of attic	■	Plumbing Areas	■	Planter box abutting structure	■
Deck	■	Sub Floors	■	Slab Joints	☐	Crawl Space	■
Soil Grade Too High	■	Heavy Foliage	☐	Eaves	■	Weepholes	■
Other	☐	Specify:					

10A. Conditions conducive to wood destroying insect infestation: Yes ■ No ☐
(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to:

		Wood to Ground Contact (G)	■	Formboards left in place (I)	☐	Excessive Moisture (J)	■
Debris under or around structure (K)	■	Footing too low or soil line too high (L)	■	Wood Rot (M)	■	Heavy Foliage (N)	■
Planter box abutting structure (O)	☐	Wood Pile in Contact with Structure (Q)	☐	Wooden Fence in Contact with the Structure (R)			☐
Insufficient ventilation (T)	☐	Other (C) ☐	Specify:				

Inspected Address | City | Zip Code

11. Inspection Reveals Visible Evidence in or on the structure:	Active Infestation	Previous Infestation	Previous Treatment
11A.Subterranean Termites	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■
11B.Drywood Termites	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■
11C Formosan Termites	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■
11D.Carpenter Ants	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■
11E .Other Wood Destroying Insects	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■

Specify:

11F.Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

11G.Visible evidence of: has been observed in the following areas:

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 11. (Refer to Part G, H, and I, Scope of Inspection) Yes ☐ No ■

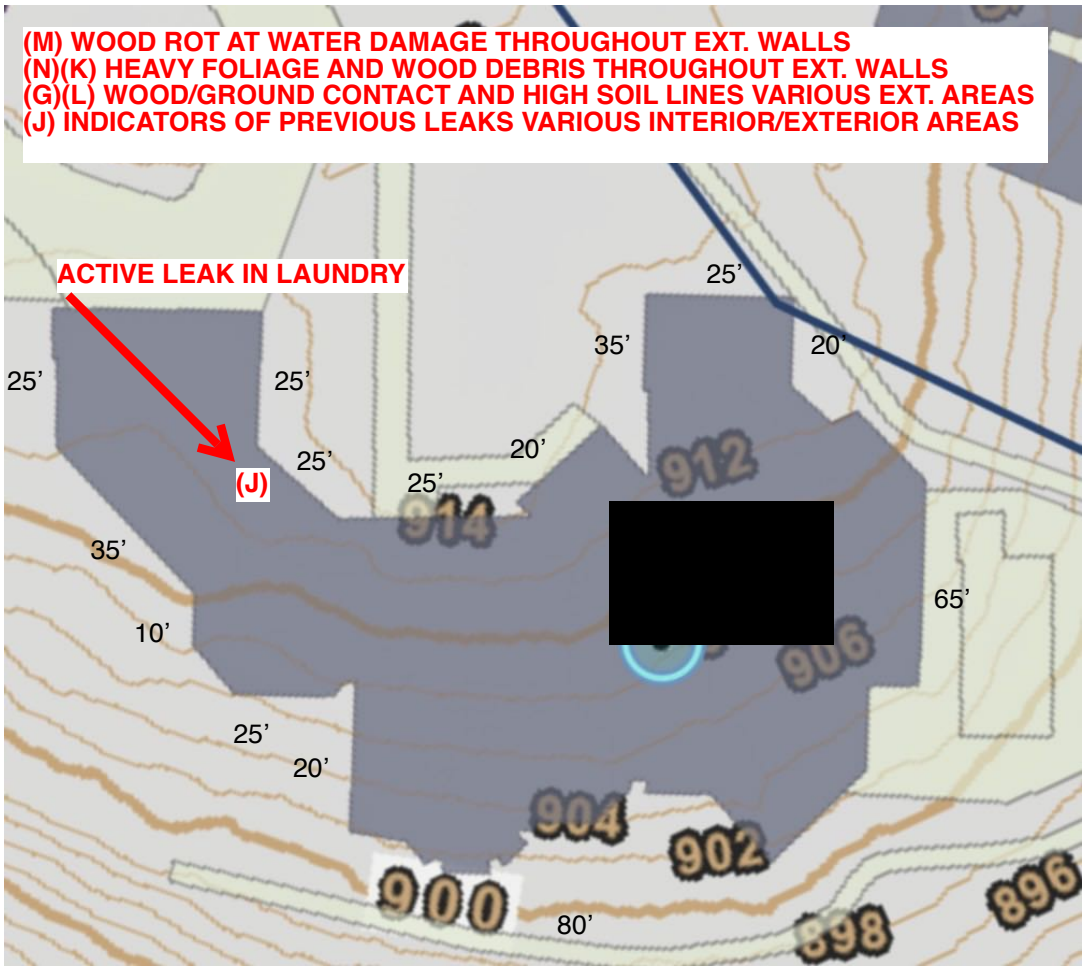
12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes ■ No ☐

Specify reason: See Details in 10B: (G)(L)(M)(J)(N)(K)

Refer to Scope of Inspection Part J

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of Infestation, A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) – Specify



Additional Comments

EXTERIOR PERIMETER AND INTERIOR SPOT TREATMENT ADVISED

NOTE: If future plans include major demo, address conducive conditions and delay treatment until demo/major renovation occurs.

Inspected Address City Zip Code

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages:_____

Signature of Purchaser of Property or their Designee Date

_____ _____

■ Customer or Designee Not Present **Buyer's Initials** _____

GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

ADDITIONAL SITE PHOTOS AND ISSUES

Site and Building

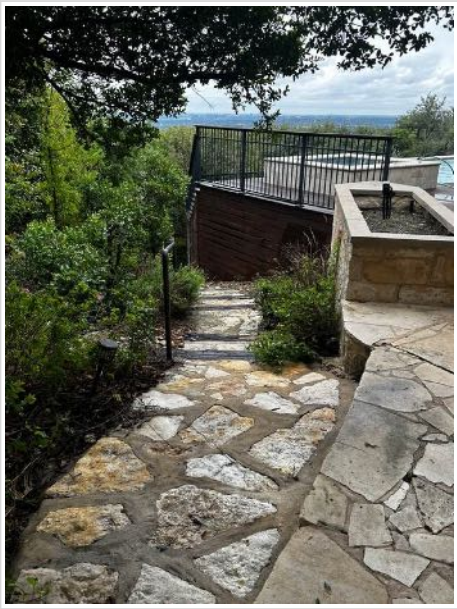
General Site Photos		
		

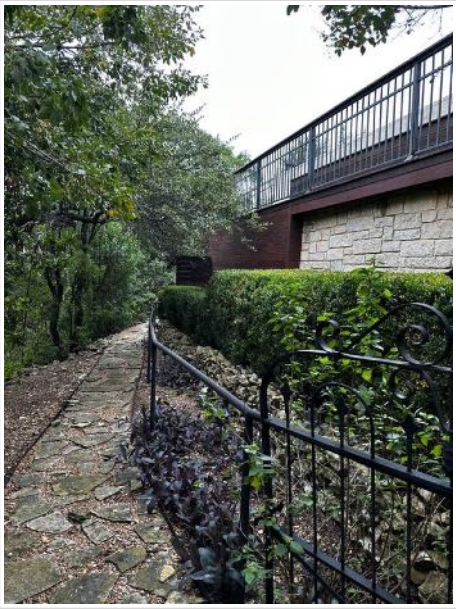
SITE PHOTOS AND MEDIA

SITE PHOTOS AND MEDIA

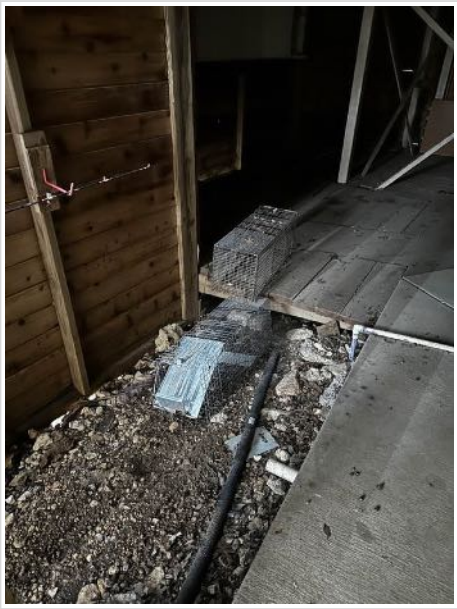
		
		

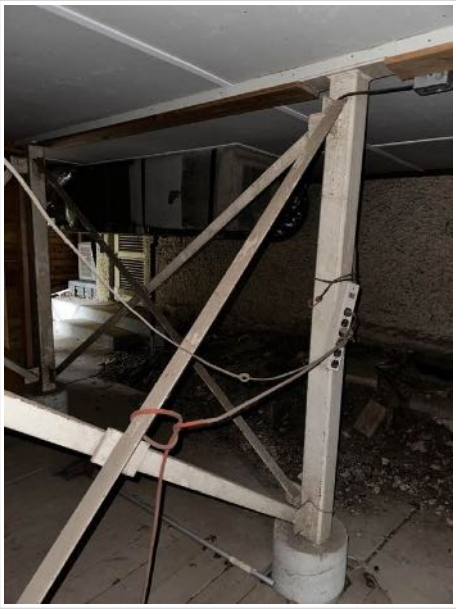
SITE PHOTOS AND MEDIA



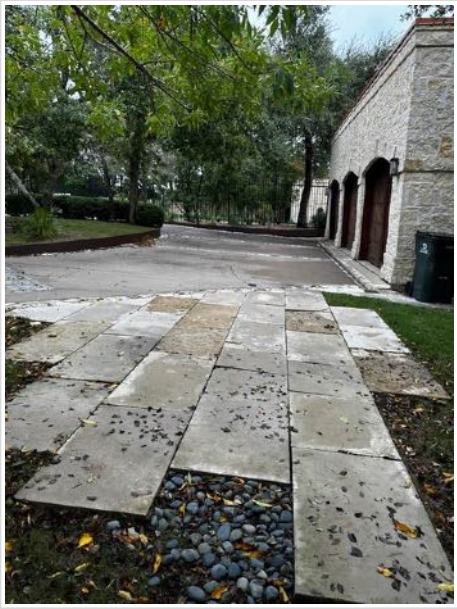


SITE PHOTOS AND MEDIA

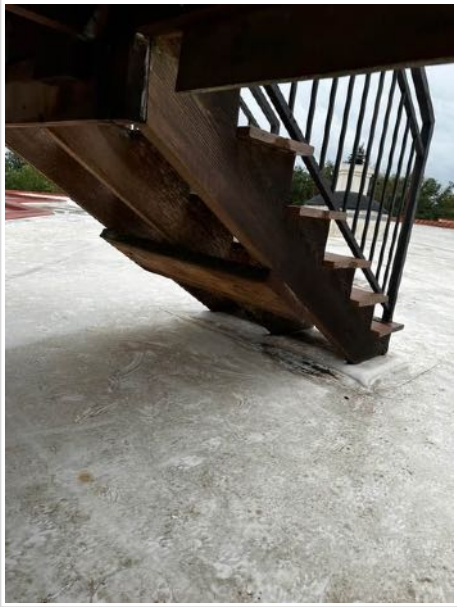




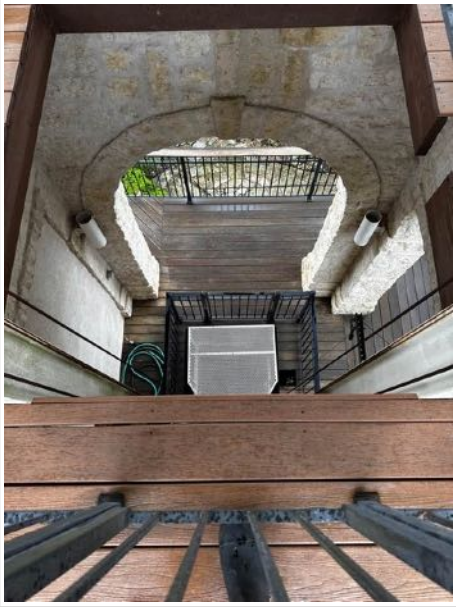
SITE PHOTOS AND MEDIA

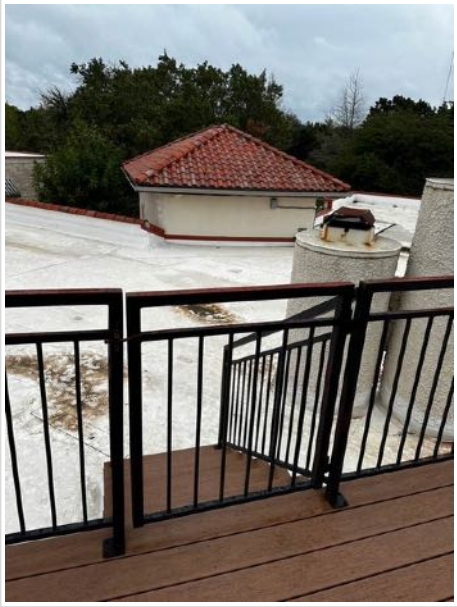


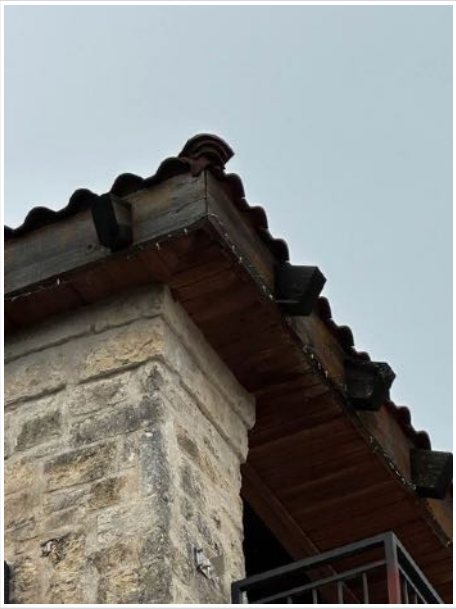
SITE PHOTOS AND MEDIA

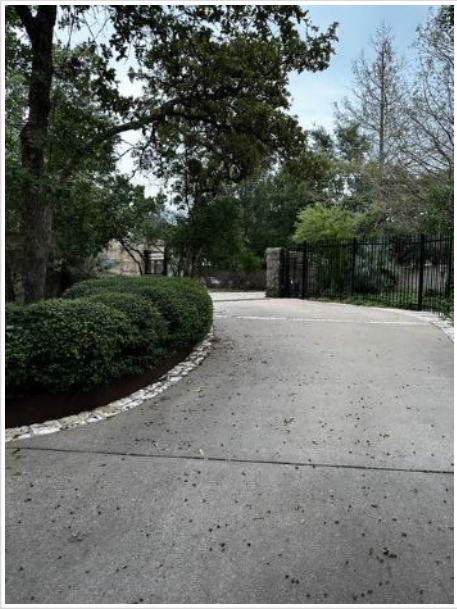


SITE PHOTOS AND MEDIA

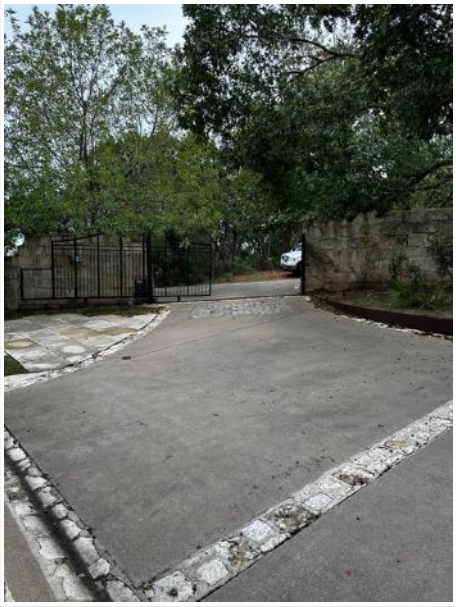








SITE PHOTOS AND MEDIA



GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

SITE PHOTOS AND MEDIA

Site and Building

Issues and Concerns		
	 COMMON INTERIOR FLAWS	
	 WATER DAMAGE AT LAUNDRY	 FIREPLACES FAILED TO ENGAGE

SITE PHOTOS AND MEDIA

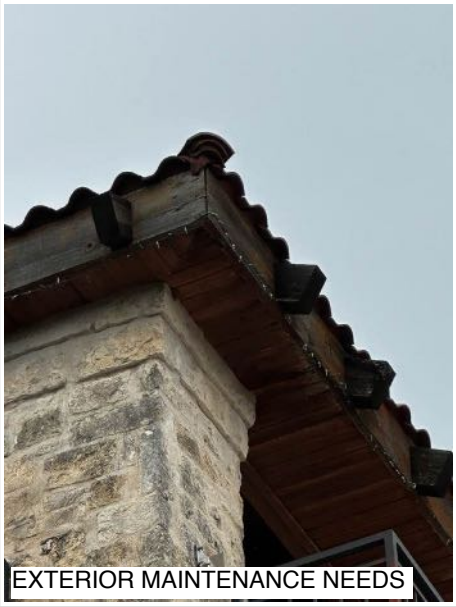

ROOF/SOFFIT/FACIA ISSUES


ROOF/SOFFIT/FACIA ISSUES

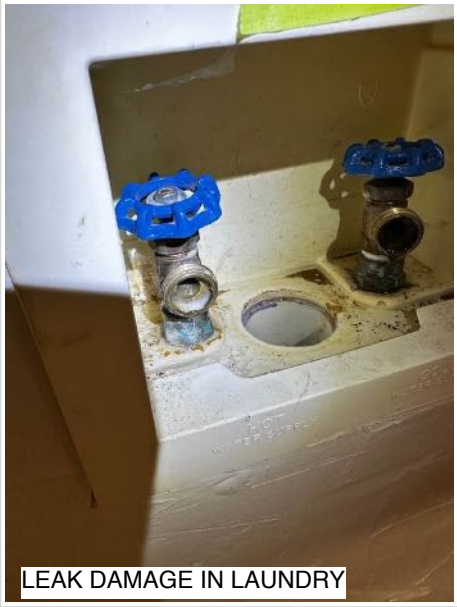

VARIOUS DOOR ISSUES


PREVIOUS LEAK DAMAGE

SITE PHOTOS AND MEDIA



EXTERIOR MAINTENANCE NEEDS



LEAK DAMAGE IN LAUNDRY

ROOF LEAK ISSUES / DAMAGE

SERVICE NEEDS AT PORCHES AND DECKS

SEAL GAPS AT WALLS

SEAL GAPS AT WALLS

SITE PHOTOS AND MEDIA

ROOF LEVEL ISSUES

ROOF LEVEL ISSUES

DRAINAGE AREAS BLOCKED

GAPS AT EXTERIOR WALLS

FLASHING ISSUES

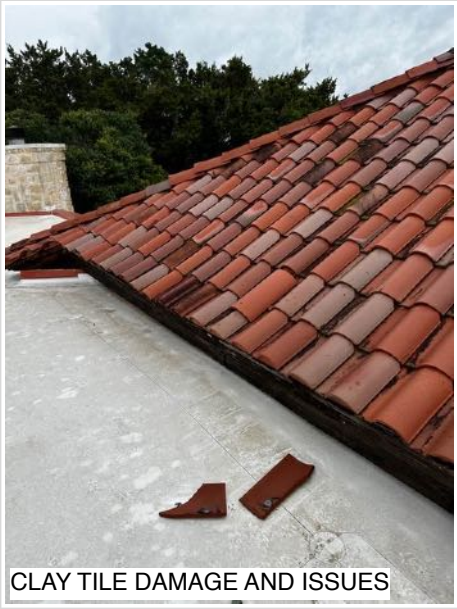
FLASHING ISSUES

SITE PHOTOS AND MEDIA

VERMIN ACTIVITY AT ROOF LEVEL

DEBRIS/DRAINAGE ISSUES AT ROOF

DEBRIS/DRAINAGE ISSUES AT ROOF



CLAY TILE DAMAGE AND ISSUES

SITE PHOTOS AND MEDIA

SEAL GAPS AT EXPOSED FLOOR DECK

INSULATED EXTEIROR PIPING

GRADING DRAINAGE UPDATE NEEDS

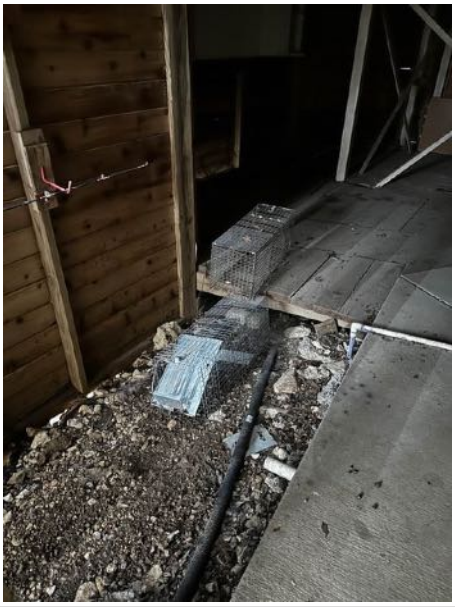
SITE PHOTOS AND MEDIA

GENERAL WEAR/TEAR

VERMIN TRAPS PRESENT

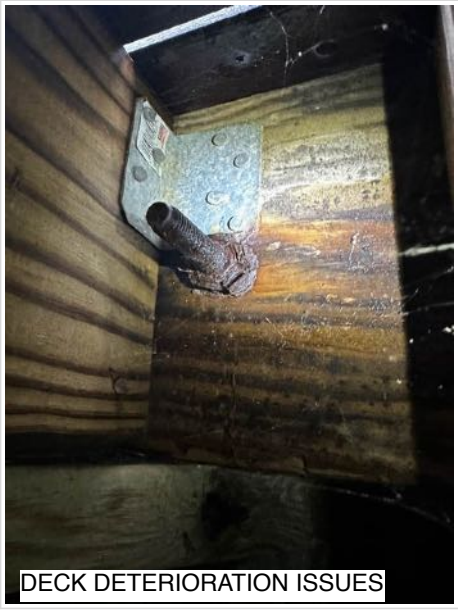
SEAL GAPS AT EXPOSED FLOOR DECKING

SITE PHOTOS AND MEDIA



DECKS REQUIRE SERVICING

GAPS UNDER EXTERIOR SLAB



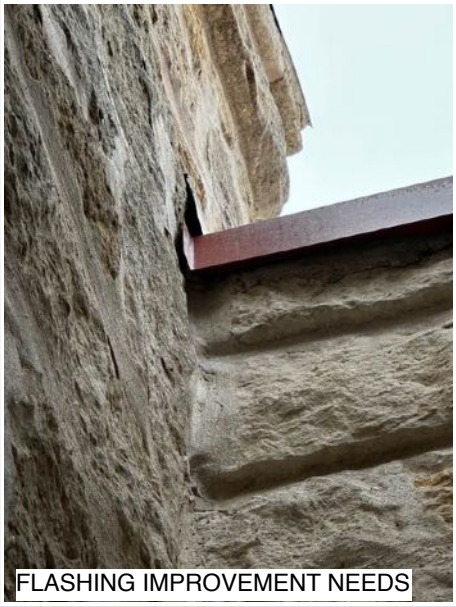
DECK DETERIORATION ISSUES

SITE PHOTOS AND MEDIA

DECK DETERIORATION ISSUES

UNSUPPORTED MASONRY WALL

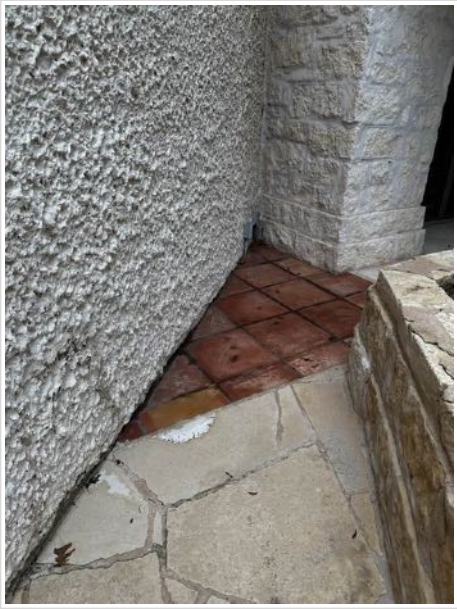
SITE PHOTOS AND MEDIA



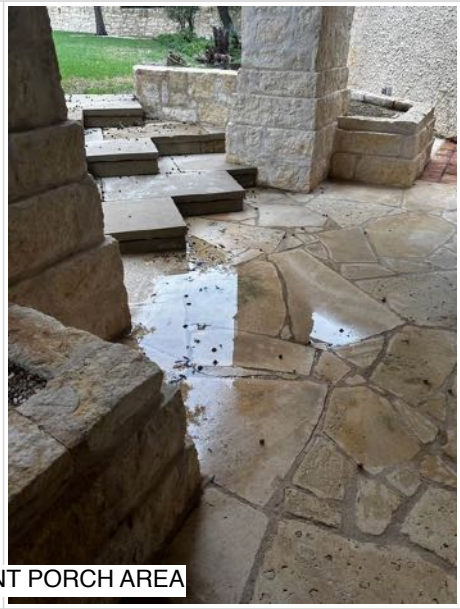
FLASHING IMPROVEMENT NEEDS

INSULATE EXPOSED PIPING

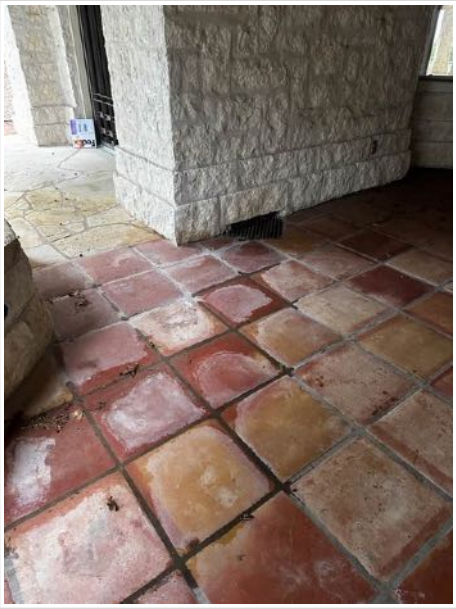
TRIM BACK TREES/FOLIAGE



SITE PHOTOS AND MEDIA

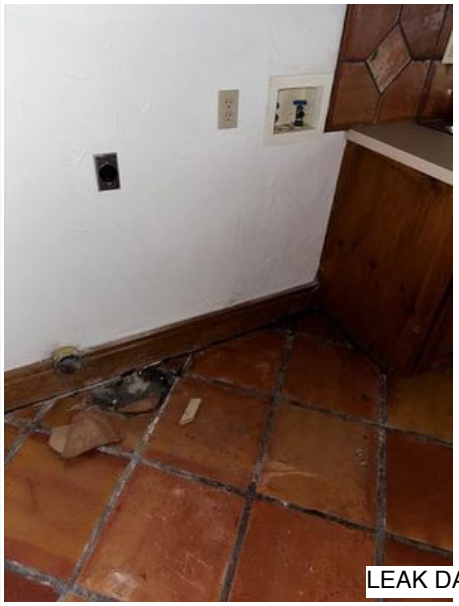


POOLING AT FRONT PORCH AREA

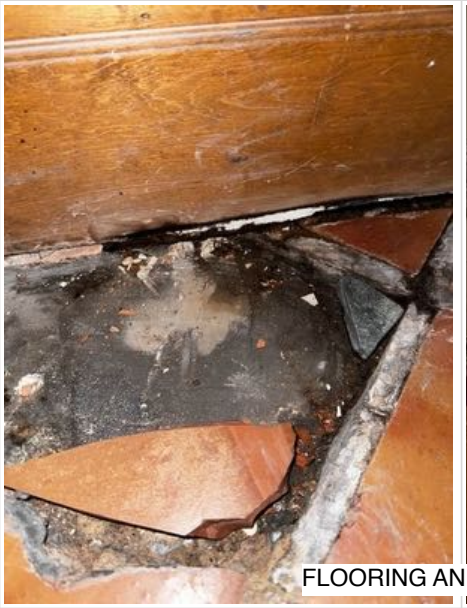


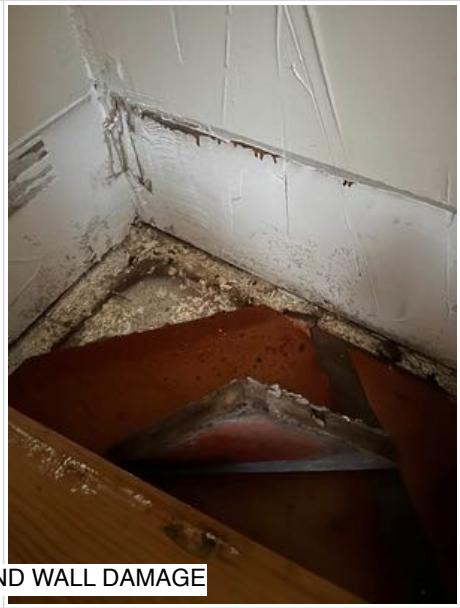
DATED WINDOWS

SITE PHOTOS AND MEDIA



LEAK DAMAGE





FLOORING AND WALL DAMAGE

SITE PHOTOS AND MEDIA

FLOORING AND WALL DAMAGE

SITE PHOTOS AND MEDIA

COMMON INSECT ENTRY

UPDATE/CLEAN MECHANICAL CLOSETS

DAMAGE IN MECHANICAL CLOSETS

COMMON WALL FLAWS

SITE PHOTOS AND MEDIA


COMMON WALL FLAWS


DATED SKYLIGHTS


DATED CARPETING


FENCE DAMAGE


FENCE DAMAGE

SITE PHOTOS AND MEDIA

FLOOR DAMAGE

DOOR SERVICING NEEDS

CABINET DAMAGE

3RD GARAGE DOOR OPERATOR DISCONNECTED

VARIOUS WINDOW/DOOR ISSUES

VARIOUS WINDOW/DOOR ISSUES

PREVIOUS WATER STAIN

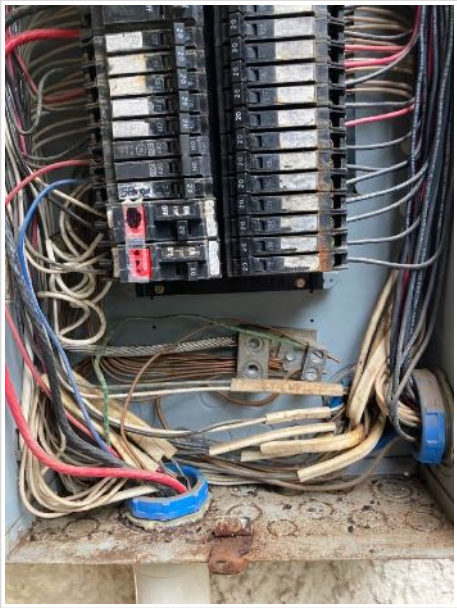
SITE PHOTOS AND MEDIA

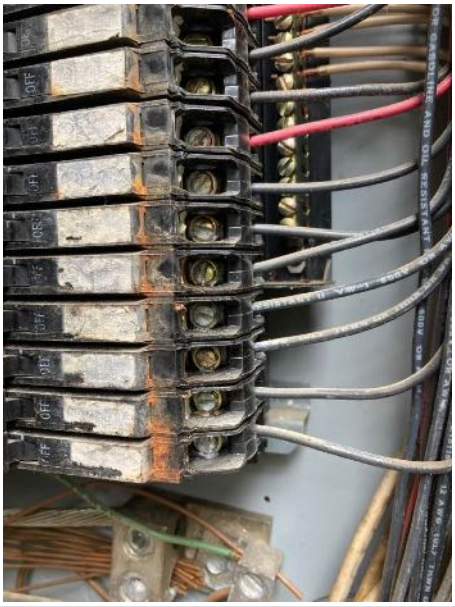
GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

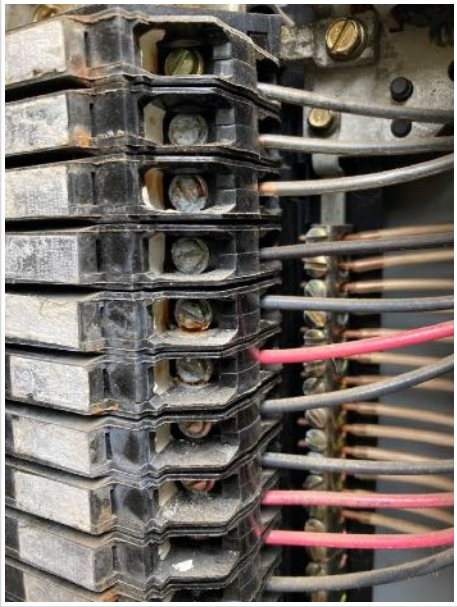
SITE PHOTOS AND MEDIA

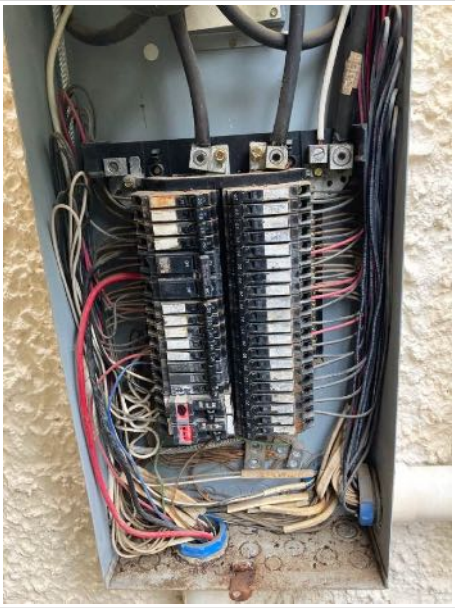
Electrical

General Site Photos		
		

SITE PHOTOS AND MEDIA







SITE PHOTOS AND MEDIA










SITE PHOTOS AND MEDIA

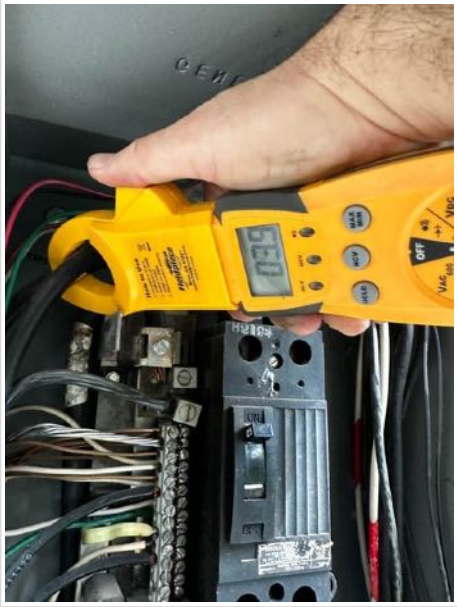
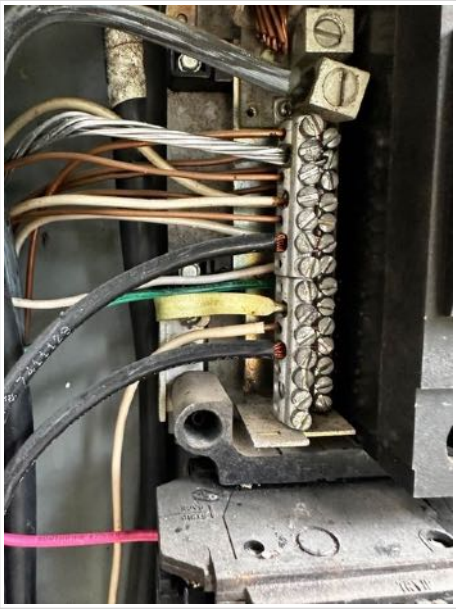




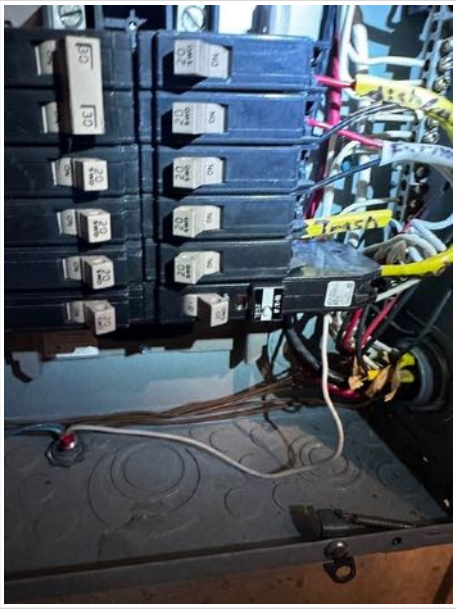





SITE PHOTOS AND MEDIA

SITE PHOTOS AND MEDIA

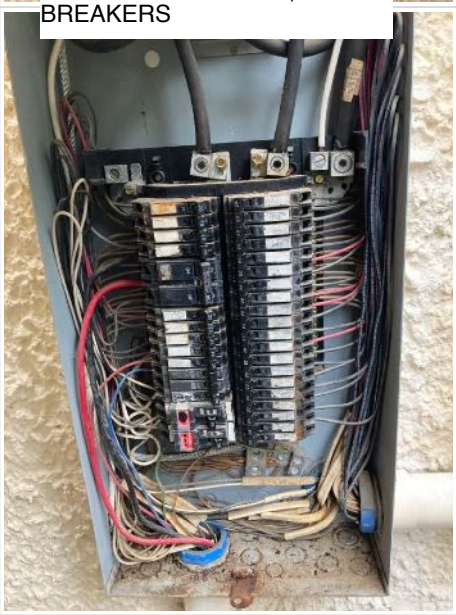


SITE PHOTOS AND MEDIA

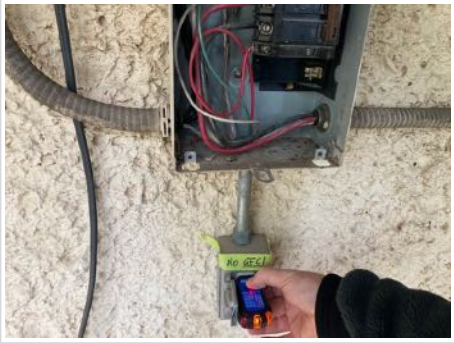
GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

SITE PHOTOS AND MEDIA

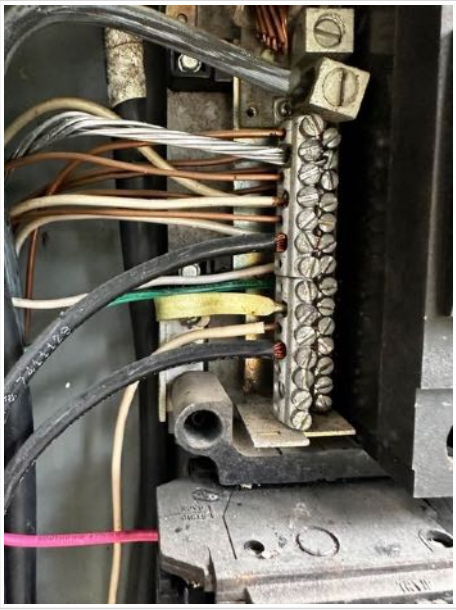
Electrical

Issues and Concerns	 PANELS AT CAPACITY, FAILED BREAKERS	 LABEL AND VERIFY PROPER BONDING
		 LOOSE DEVICES
	 VARIOUS OUTLET ISSUES	

SITE PHOTOS AND MEDIA

		 SERVICE MAIN HUB AND SUB PANELS
		
		
		
		

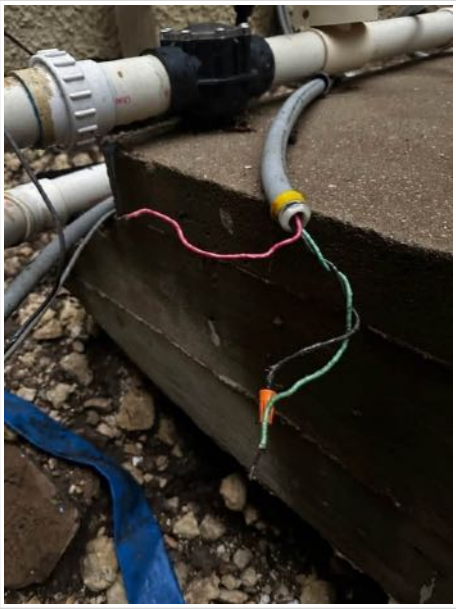
SITE PHOTOS AND MEDIA



SITE PHOTOS AND MEDIA

SITE PHOTOS AND MEDIA



SITE PHOTOS AND MEDIA

GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

SITE PHOTOS AND MEDIA

Mechanical (HVAC)

General Site Photos		
		
		
		

SITE PHOTOS AND MEDIA

SITE PHOTOS AND MEDIA

SITE PHOTOS AND MEDIA

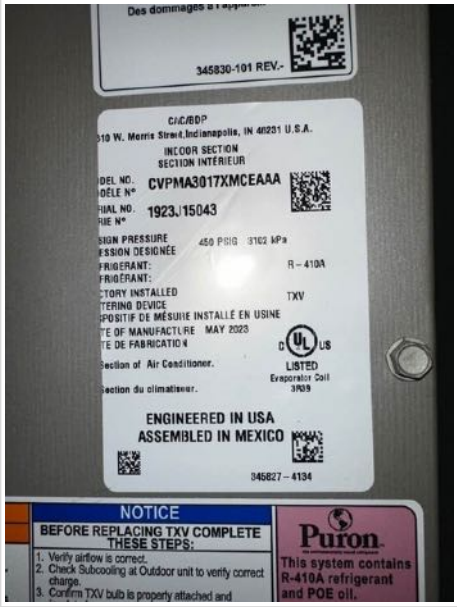
SITE PHOTOS AND MEDIA

SITE PHOTOS AND MEDIA

SITE PHOTOS AND MEDIA

SITE PHOTOS AND MEDIA

SITE PHOTOS AND MEDIA



SITE PHOTOS AND MEDIA

SITE PHOTOS AND MEDIA

SITE PHOTOS AND MEDIA

SITE PHOTOS AND MEDIA

GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

SITE PHOTOS AND MEDIA

Mechanical (HVAC)

Issues and Concerns		
		
		

VARIOUS SERVICE, REPAIR, AND UPDATE NEEDS

SITE PHOTOS AND MEDIA

VARIOUS SERVICE, REPAIR, AND UPDATE NEEDS

SITE PHOTOS AND MEDIA

VARIOUS SERVICE, REPAIR, AND UPDATE NEEDS

GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

SITE PHOTOS AND MEDIA

Plumbing

General Site Photos		
		
		
		

SITE PHOTOS AND MEDIA

		
	 SHOWER PAN TESTING: PASSED	
		
		

SITE PHOTOS AND MEDIA

SITE PHOTOS AND MEDIA

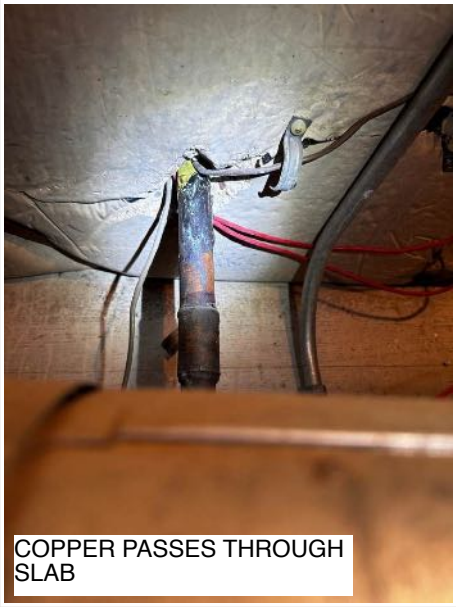
SITE PHOTOS AND MEDIA

GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

SITE PHOTOS AND MEDIA

Plumbing

Issues and Concerns	 LOW PRESSURE ISSUES	
	 SERVICE ICE MAKER	 VALVE LEAKS
	 COPPER PASSES THROUGH SLAB	 W/H SERVICE NEEDS

SITE PHOTOS AND MEDIA

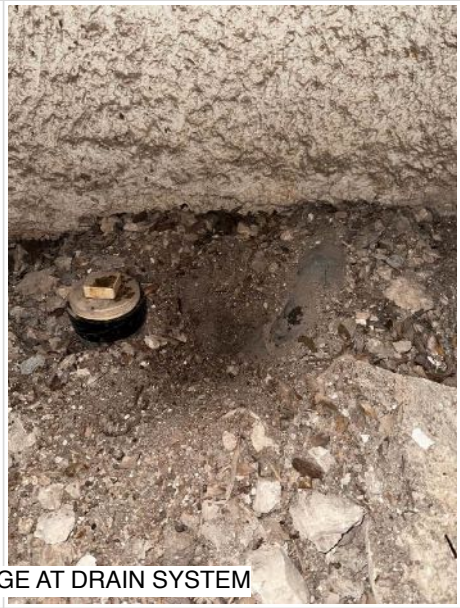

LOW PROPANE LEVELS


PUMP/INSPECT OSSF


PUMP/INSPECT OSSF


INSULATED EXPOSED PIPING

SITE PHOTOS AND MEDIA

		 ADD ANTI-SIPHON DEVICES
		 ELEVATED DAMAGE AT DRAIN SYSTEM

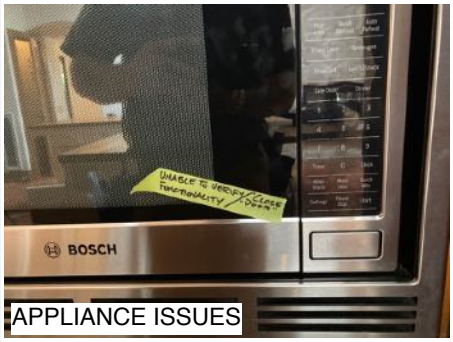
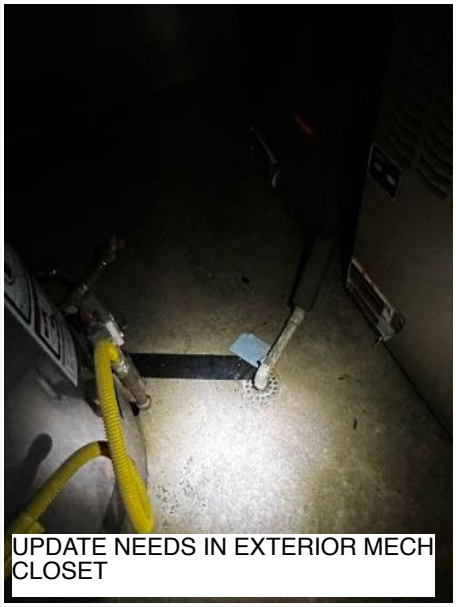
SITE PHOTOS AND MEDIA

MISSING P-TRAP

GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

SITE PHOTOS AND MEDIA

Additional Systems and Features

Issues and Concerns	 IRRIGATION SYSTEM ISSUES	 FIREPLACES FAILED TO ENGAGE
	 APPLIANCE ISSUES	 1X GARAGE OPERATOR FAILED TO ENGAGE
	 UPDATE NEEDS IN EXTERIOR MECH CLOSET	 RECOMMEND FURTHER ASSESSMENT OF OSS/SEPTIC

SITE PHOTOS AND MEDIA

POOL/SPA SERVICE AND REPAIR NEEDS

LEAK AT POOL SKIMMER

COMMON INSECT ISSUES

SITE PHOTOS AND MEDIA

COMMON INSECT ISSUES

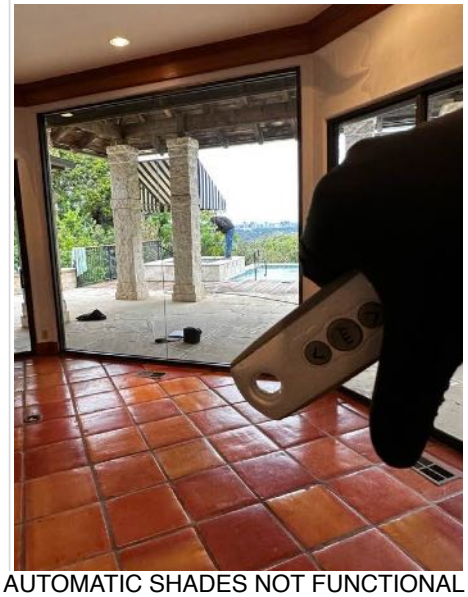
CAP UNUSED VALVES

REMOVED CONTROLS/DEVICES

FENCING DAMAGE

SITE PHOTOS AND MEDIA

DAMAGED FIREPLACE DEVICES



AUTOMATIC SHADES NOT FUNCTIONAL

GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

[redacted]

THERMAL CAMERA ASSESSMENT REPORT

INSPECTOR NOTES:

Mechanical (HVAC):
-Assessment limited due to weather and lack of functionality.

Electrical:
-No atypical readings or issues discovered during thermal camera assessment.

Plumbing:
-Active leak in laundry room.

Interior:
-Active leak and material damage in laundry room.
-Thermal shift present in office ceiling area (cause of atypical thermal shift not determined).
-Areas of reduced insulation identified at various locations.

Exterior:
-No atypical readings or issues discovered during thermal camera assessment.

LIMITED MECHANICAL/HVAC

Oct 30, 2023, 3:22 PM

FLIR2942.jpg

Measurements

Sp1 (Spot)	39°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:25 PM

FLIR2946.jpg

Measurements

Sp1 (Spot)	47.6°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 1:47 PM

FLIR2906.jpg

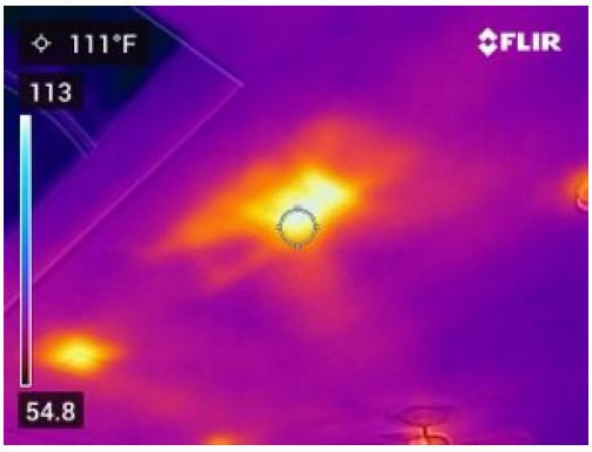
Measurements

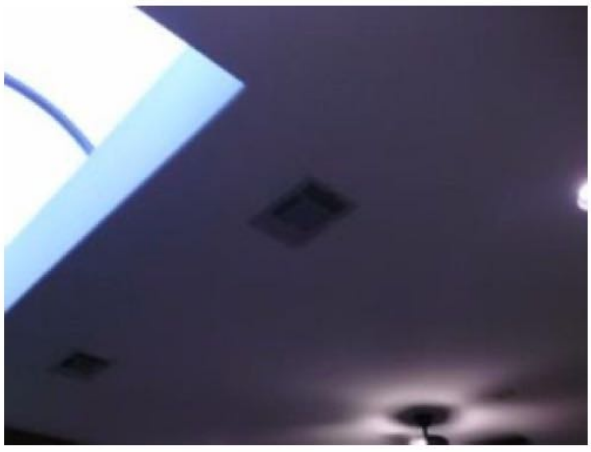
Sp1 (Spot)	104°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:17 PM





FLIR2928.jpg

Measurements

Sp1 (Spot)	112°F

Parameters

Emissivity	1
Reflected temperature	68°F

ELECTRICAL

Oct 30, 2023, 3:26 PM

FLIR2956.jpg

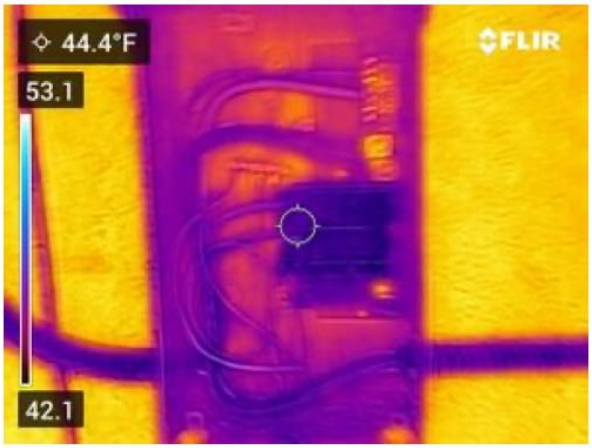
Measurements

Sp1 (Spot)	48.7°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:26 PM



FLIR2954.jpg

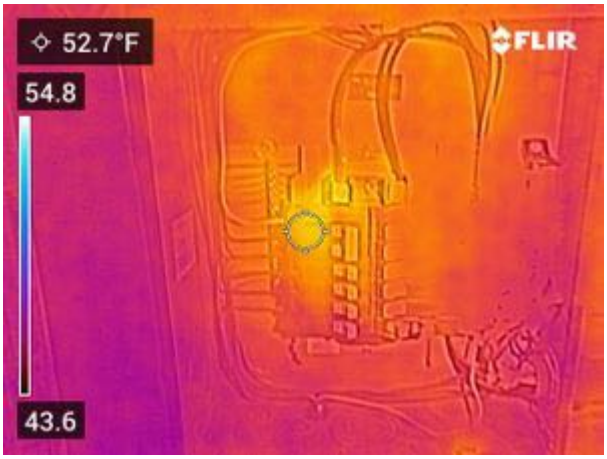
Measurements

Sp1 (Spot)	44.2°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:25 PM



FLIR2948.jpg

Measurements

Sp1 (Spot)	52.7°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:18 PM

FLIR2930.jpg

Measurements

Sp1 (Spot)	49.3°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:18 PM

FLIR2932.jpg

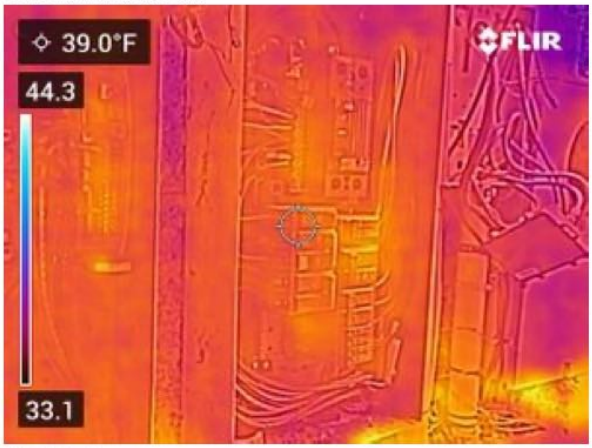
Measurements

Sp1 (Spot)	41.4°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:18 PM



FLIR2934.jpg

Measurements

Sp1 (Spot)	38.8°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:28 PM

FLIR2960.jpg

Measurements

Sp1 (Spot)	49.6°F

Parameters

Emissivity	1
Reflected temperature	68°F

PLUMBING

Oct 30, 2023, 3:26 PM

FLIR2950.jpg

Measurements

Sp1 (Spot)	53.7°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 1:45 PM

FLIR2904.jpg

Measurements

Sp1 (Spot)	89.7°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:16 PM

FLIR2912.jpg

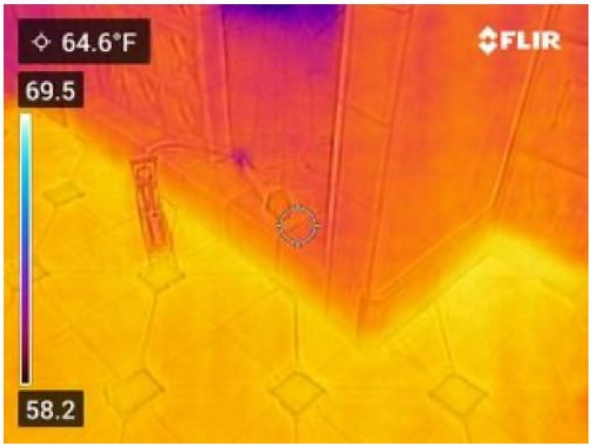
Measurements

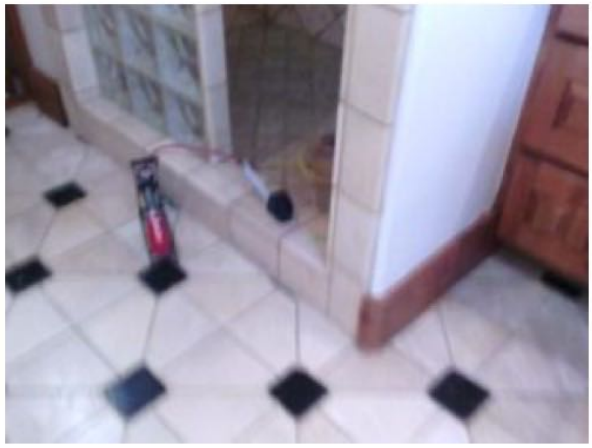
Sp1 (Spot)	59.3°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:16 PM





FLIR2914.jpg

Measurements

Sp1 (Spot)	64.6°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 1:37 PM

FLIR2888.jpg

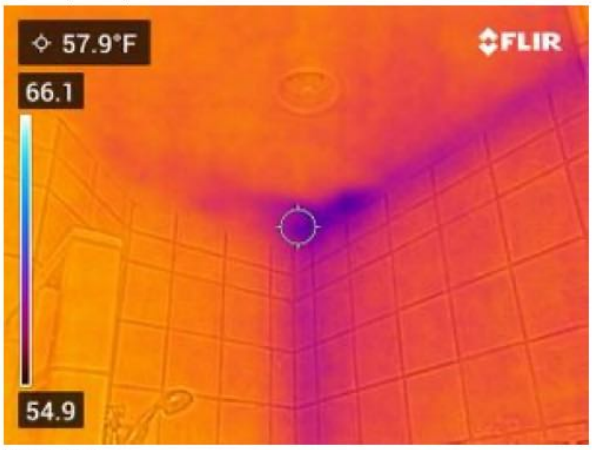
Measurements

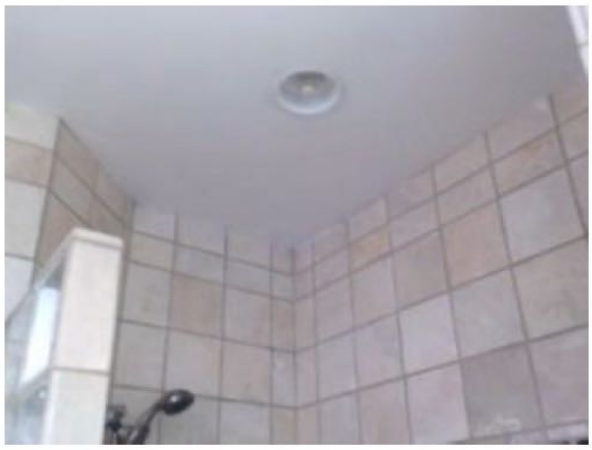
Sp1 (Spot)	65.8°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 1:35 PM





FLIR2884.jpg

Measurements

Sp1 (Spot)	58.1°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:16 PM

FLIR2916.jpg

Measurements

Sp1 (Spot)	64.2°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:17 PM

FLIR2922.jpg

Measurements

Sp1 (Spot)	65.7°F

Parameters

Emissivity	1
Reflected temperature	68°F

ACTIVE LEAK

INTERIOR

Oct 30, 2023, 1:36 PM

FLIR2886.jpg

Measurements

Sp1 (Spot)	61°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 1:39 PM

FLIR2892.jpg

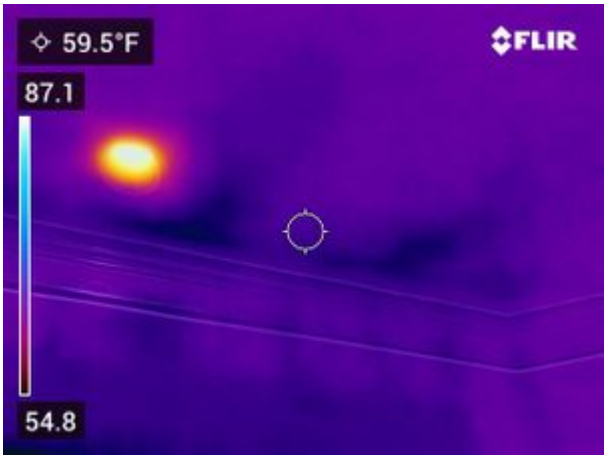
Measurements

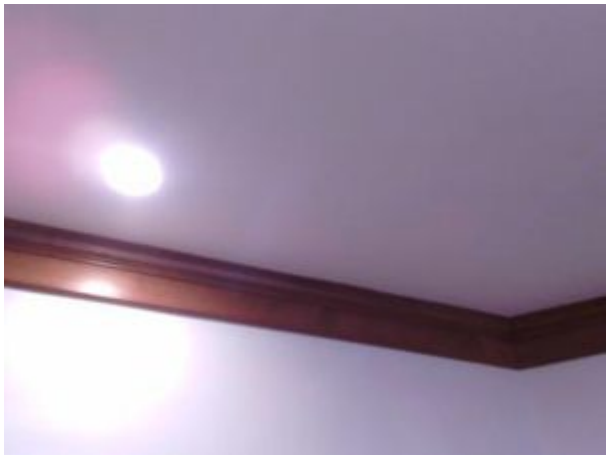
Sp1 (Spot)	54.3°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 1:40 PM





FLIR2896.jpg

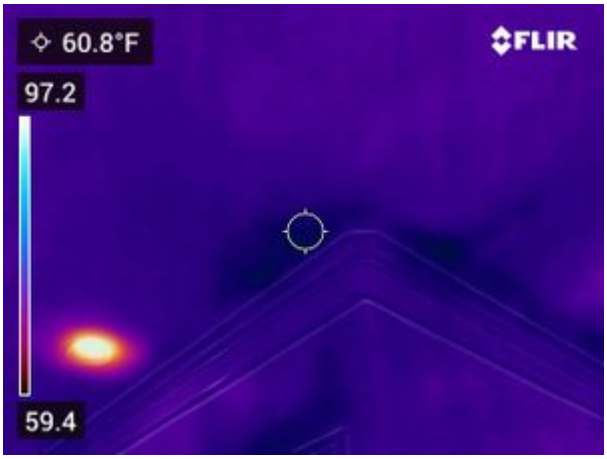
Measurements

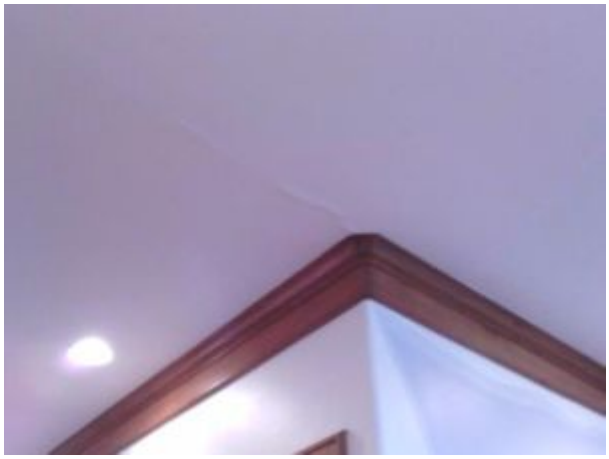
Sp1 (Spot)	59.5°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 1:42 PM





FLIR2898.jpg

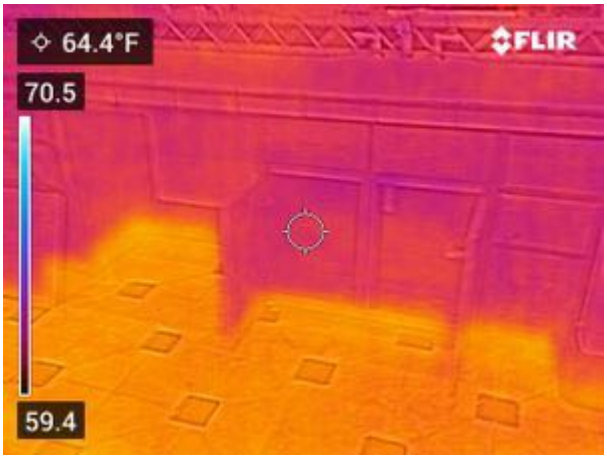
Measurements

Sp1 (Spot)	61°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:16 PM



FLIR2918.jpg

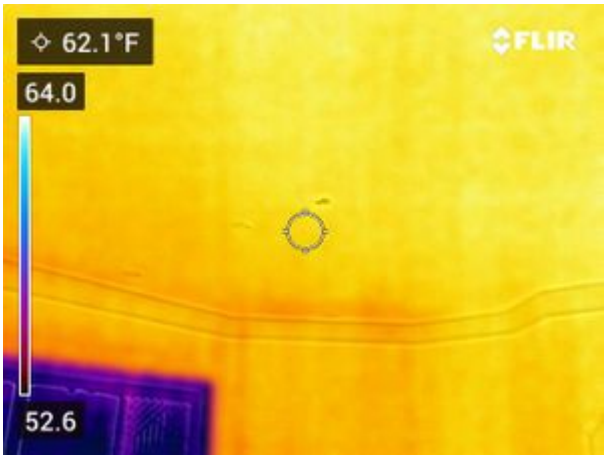
Measurements

Sp1 (Spot)	64.5°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:16 PM



FLIR2920.jpg

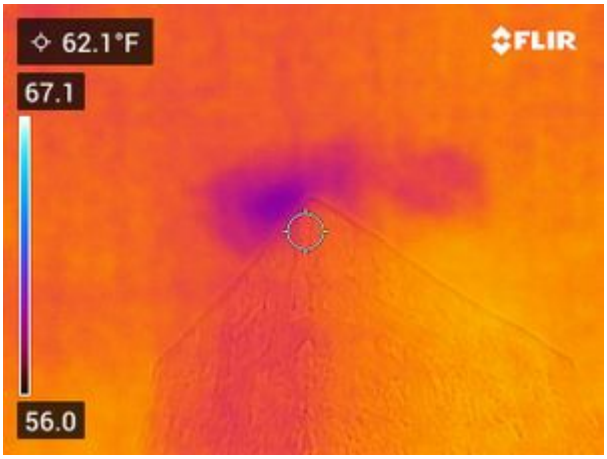
Measurements

Sp1 (Spot)	62°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 1:43 PM



FLIR2900.jpg

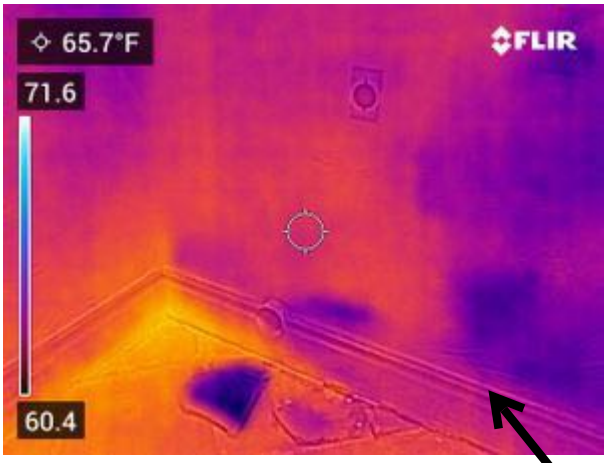
Measurements

Sp1 (Spot)	61.8°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:17 PM



FLIR2924.jpg

ACTIVE LEAK

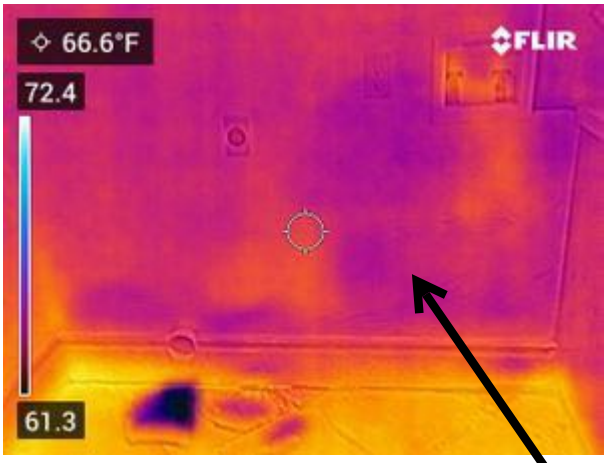
Measurements

Sp1 (Spot)	65.6°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 1:48 PM



FLIR2908.jpg

Measurements

Sp1 (Spot)	66.5°F

Parameters

Emissivity	1
Reflected temperature	68°F

WATER DAMAGED DRYWALL

Oct 30, 2023, 1:44 PM

FLIR2902.jpg

ATYPICAL THERMAL SHIFT
CAUSE NOT DETERMINED

Measurements

Sp1 (Spot)	61.3°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:17 PM

FLIR2926.jpg

Measurements

Sp1 (Spot)	60.3°F

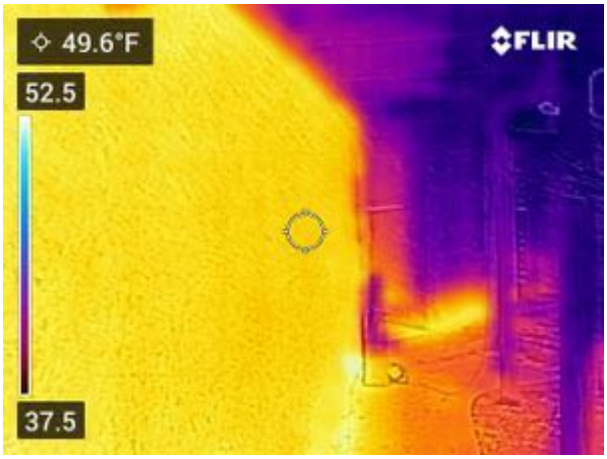
Parameters

Emissivity	1
Reflected temperature	68°F

THERMAL DRIVE AT DATED SKYLIGHTS

EXTERIOR

Oct 30, 2023, 3:26 PM



FLIR2952.jpg

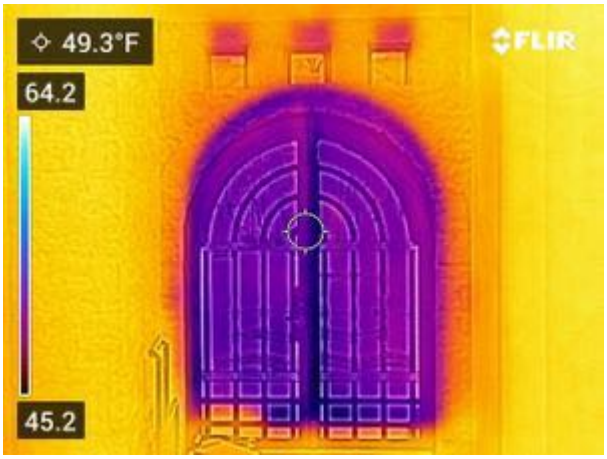
Measurements

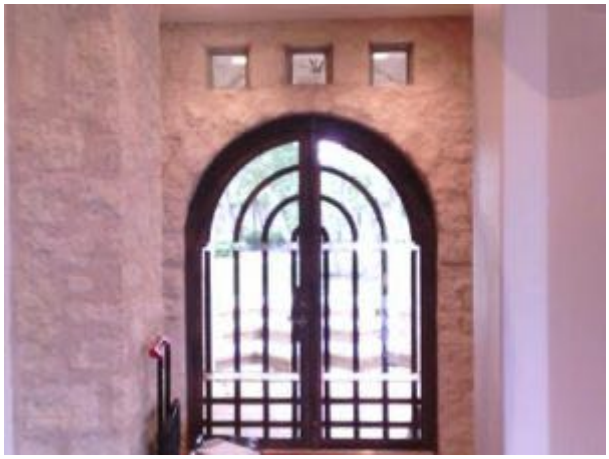
Sp1 (Spot)	49.6°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 1:38 PM





FLIR2890.jpg

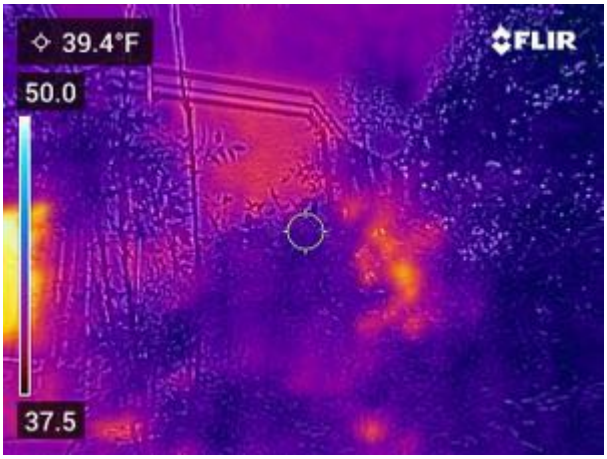
Measurements

Sp1 (Spot)	49.2°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:23 PM



FLIR2944.jpg

Measurements

Sp1 (Spot)	39.5°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:19 PM

FLIR2938.jpg

Measurements

Sp1 (Spot)	41.9°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:19 PM

FLIR2940.jpg

Measurements

Sp1 (Spot)	41.8°F

Parameters

Emissivity	1
Reflected temperature	68°F

Oct 30, 2023, 3:18 PM

FLIR2936.jpg

Measurements

Sp1 (Spot)	38.4°F

Parameters

Emissivity	1
Reflected temperature	68°F

GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

Prepared By:
TAHI Inspection Services and Greenbelt Structural
512.788.1001
atxinspect.com
TBPE Engineering Firm #F-322834
TREC Professional Inspectors
TDA Applicators and Technicians
TDLR (HVAC) Technicians
TDLR Mold Assessment Consultants
Environmental Professionals
Professional Building Scientists

To Whom It May Concern:

TAHI Services and Greenbelt Structural performed a limited research of the property listed below. The purpose of the research was to gather additional information prior to and/or after our site visit. Documents discovered during our research process are attached below. This document has been provided as a courtesy to our clients. This information is not complete, fully vetted, or directly connected to the information provided in your official inspection report.

NOTE: The information gathered should be considered limited and cursory. Further investigation to verify the findings included below may be required.

PROPERTY DATA PACKET

DATA PACKET REDACTED SAMPLE REPORT

TAHI Inspections PLLC
and Greenbelt Structural Services
512.788.1001
www.atxinspect.com

GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

TABLE OF CONTENTS

Part 1: General Building and Property Information

Foreword

This document has been provided by TAHI Inspections and Greenbelt Structural Services to aid in the proper understanding, maintenance, and service needs of your home.

Routine monitoring and maintenance of your home and building systems is integral in proper operations, maximization of energy efficiency, and component longevity. Failure to properly maintain and service your home and systems could result in elevated issues, failures, reduced life expectancy, and voiding of warranties (builder and/or manufacturer protection where applicable).

The focus of your property maintenance program should be on preventive measures. The property and building systems should be inspected and maintained according to the following schedules or manufacturer recommendations. Copies of this maintenance schedule should be made available to grounds, household, and general service staff (where applicable).

This systems manual is designed to inform the homeowner, occupants, and/or service specialists on operation and maintenance needs of the building's mechanical and structural systems. It is intended to be useful in the day-to-day and long term operations of the property. This document includes a summary of recommended maintenance procedures/practices that should be followed to extend the life of the installed products.

The systems manual is meant to be a living document. As future changes are made to the systems, the information relative to the new equipment should be documented here. Subsequently, discarded equipment should be removed from the manual as it is removed from the building.

Part 2: Mechanical Systems Information & Maintenance

HVAC Condensing Units

Unit Type	Mfg.	Model	R22/R410A	Mfg. Date	Ton
Condenser #1					
Air Handler #1					
Condenser #2					
Air Handler #2					
Condenser #3					
Air Handler #3					
Condenser #4					
Air Handler #4					
Condenser #5					
Air Handler #5					

HVAC Heating Units

Unit Type	Mfg.	Model	Fuel Type	Mfg. Date
Furnace #1				
Furnace #2				
Furnace #3				
Furnace #4				
Furnace #5				

HVAC Thermostat Locations

T-Stat/Zone #	T-Stat Location	Zones Area	Notes
1			
2			
3			
4			

HVAC System Condenser Maintenance Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Clean Debris Around Unit			✓				As Needed
Inspect for Lines for Damage				✓			
Inspect Suction Line Insulation				✓			
Inspect/Record Suction Line Temp					✓		
Check Unit for Even/ Level Pad					✓		
Visually Assess Electrical/Capacitor					✓		
Service/Clean Coils						✓	As Needed
Maintenance Servicing						✓	
Register System With Manufacturer							Within 60 Days of Taking Ownership

HVAC System Air Handler and Furnace Maintenance Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Filter Change			✓				
Flush Condensate Drain (Drain Cleaner)			✓				
Inspect for Moisture issues			✓				
Test/Record Supply Temp				✓			
Test/Record Return Temp				✓			
Service/Clean Coils						✓	
Professionally Clear Condensate Drain						✓	

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Engage/Inspect Flame					✓		
Visually Inspect Gas Line					✓		
Inspect Unit for Physical Damage						✓	
General Servicing						✓	
Register System With Manufacturer							Within 60 Days of Taking Ownership

<u>Services and Inspections Log Sheet</u>

Service/Inspection Type	Date of Servicing	Receipts/ Records Filed	Notes

Electrical (Main Service Panels and Disconnects)

Panel #	Panel Location	Panel/Breaker Type	Service Amperage	Notes
1				
2				
3				

Electrical (Sub Panels)

Panel #	Panel Location	Panel/Breaker Type	Service Amperage	Notes

Electrical (Fire/Smoke Alarm System)

Location	# Detectors	# Strobe Alarms	# Alarm Pulls	Notes
Room #1				
Room #2				
Room #3				
Room #4				
Room #5				
Room #6				
Room #7				
Control Panel at Main Entry				

Panels and Disconnects Maintenance Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Visually Inspect for Physical Damage					✓		
Visually Inspect for Heat Damage					✓		
Remove Cover Plate to Visually Inspect (Pro Only)						✓	As Needed
Trim Shrubs/ Branches (18" Clearance)						✓	Check Yearly, Trim As Needed
General Servicing							As Needed

Devices and Fixtures Maintenance Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Visually Inspect for Physical Damage					✓		
Visually Inspect for Heat Damage					✓		
Functionality Test				✓			
Replace Bulbs							As Needed
Clean Debris from Fixtures/Globes				✓			As Needed
Caulk and Seal at Fixture/Wall Connections							5-7 Tears or as Needed

Smoke/Gas Alarms and Devices Maintenance Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Functionality Test			✓				Or Per Mfg. Recommendation
Change Alarm Battery						✓	Or As Needed (if Sooner)
Dust/Clean Devices				✓			Or As Needed

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Check Extinguisher Pressures					✓		
Recharge/Replace Extinguishers							Per Mfg. Instruction
Fire Marshal Inspection						✓	Check Local Code

Services and Inspections Log Sheet

Service/Inspection Type	Date of Servicing	Receipts/ Records Filed	Notes

Supply Plumbing Systems

System Type	Location	Brand	Mfg. Date	Capacity	Notes
Main Meter/ Shut Off Valve					
Water Heater					
Water Heater					

Drain Plumbing Systems

Clean Out		
Direction of Drainage		

Plumbing Systems Maintenance Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Visually Assess Areas Near Equipment/Pipes			✓				
Turn/Test All Fixture Valves				✓			
Clear/Add Cleaner to Drain Lines				✓			
Service/Flush Water Heater						✓	

Services and Inspections Log Sheet

Service/Inspection Type	Date of Servicing	Receipts/ Records Filed	Notes

Irrigation System

System Zones	Locations	# of Sprinkles	Sprinkler Type
Panel:			
Zone #1			
Zone #2			
Zone #3			
Zone #4			
Zone #5			
Zone #6			
Zone #7			
Zone #8			
Zone #9			
Zone #10			

Irrigation System Maintenace Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Functionality Test (Zone by Zone)					✓		Test Quarterly if System Not in Regular Use
Check Sprinkler Heads for Damage					✓		
Check for Overgrowth					✓		
Professional Servicing							Every 2 Years or as Needed

Services and Inspections Log Sheet

Service/Inspection Type	Date of Servicing	Receipts/ Records Filed	Notes

Grading and Drainage System

Drainage Feature	Locations	Termination Points

Grading and Drainage System Maintenance Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other
Inspect/Clean Gutters				✓			
Check Sprinkler Heads for Damage					✓		
Check for Overgrowth					✓		
Professional Servicing							Every 2 Years or as Needed

Services and Inspections Log Sheet

Service/Inspection Type	Date of Servicing	Receipts/ Records Filed	Notes

Services and Inspections Log Sheet - Other

Service/Inspection Type	Date of Servicing	Receipts/ Records Filed	Notes

Service/Inspection Type	Date of Servicing	Receipts/ Records Filed	Notes

Misc Systems

Misc Systems Maintenance Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other

Misc Systems

Misc Systems Maintenance Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other

Misc Systems

Misc Systems Maintenance Chart

Maintenance Recommendations	Daily	Week	Month	Quarter	Bi-Annual	Year	Other

Services and Inspections Log Sheet

Service/Inspection Type	Date of Servicing	Receipts/ Records Filed	Notes

Part 3: Building Maintenance Schedule

Monthly Maintenance Schedules

Monthly Maintenance	Description
Your Home at a Glance	Each month, take a few moments to walk the exterior and interior portions of your home. Make it a point to view areas of the building that you may not notice on a regular basis. Take note of items that appear out of place. Uncommon staining, cracks, gaps, moisture pooling, etc. should be recorded and filed for further assessment during upcoming service calls. Any elevated concerns should be addressed as soon as possible.
Representative Sampling	Each month, make it a point to perform a few 'representative sample' tests. These tests can be done at any time and incorporated into your typical routine. Simply choose a feature of the home and briefly check for proper condition and functionality. Opening and closing windows, running a sink fixture and checking for leaks, glancing behind the washer/ dryer are all examples of simple spot checks which can assist in the early detection of maintenance needs.
Adjust Maintenance Time Intervals Based on Individual Usage/Needs	Adjusting time intervals of regular maintenance may be required based on the specific factors and routines of individuals occupying the home. As an example, if the occupants seldom use the oven and stovetop, extending scheduled cleaning of range filters to quarterly intervals instead of monthly would likely provide sufficient maintenance. Alternatively, if indoor pets reside in the home, increasing intervals of HVAC filter replacements may be needed. Consulting with your building inspection specialist may aid in determining what maintenance adjustments are warranted.
Roof, Attic, and Crawlspace Assessments	The roof system, attic, and crawlspace (foundation area) are critical building components. Reoccurring maintenance checks will be required. Ground level roof assessments should take place monthly. Brief visual assessments of safely accessible attics and crawlspaces should be conducted quarterly and following any inclement weather conditions.
Gutters and Drainage System	Various drainage features have been installed to assist in attaining sufficient moisture diversion away from the structure. Areas surrounding the structure and all drainage features should be monitored regularly (particularly after heavy rains). Monitoring and maintenance of drainage features should be considered an ongoing requirement. Clearing of tree, soil, and other debris will be required (maintenance interval needs will vary). Visual checks for blockage, leakage, and areas of marginal moisture diversion should take place on no less than a monthly basis.

Monthly Maintenance (Cont.)	Description
Smoke/CO Detectors	Perform functionality test (test button)
Fire Extinguishers	Check tank gauge for proper charge
Change HVAC Filters	Filter sizes listed above in ‘Mechanical System Information’
Clean/Clear HVAC Condensate Drain Line	Pour appx. 1/2-1 cup of bleach into drain line port located at the indoor unit (vertical PVC pipe)
A/C: Record Supply and Return Temperatures	If a thermometer is available, record temperatures at an air vent near the indoor unit (while A/C is running). Next, record indoor temperatures (noted on the thermostat or taken at a return vent). If the temperature difference between supply and return temps are not within the range of 14-25 °F, servicing may be required.
Record and Save HVAC System Notes	Minor system issues and concerns (comfort issues, hot/cold areas, odors) should be noted and provided to your HVAC system specialist during the bi-yearly professional servicing. If elevated concerns or functionality failure occurs, a service specialist should be contacted immediately
A/C: Check Line for ‘Beer Can Cold’ (As Needed Only)	During hotter seasons while A/C is running, find the refrigerant line running from the outdoor unit towards the home (lager of 2 copper pipes - usually covered with insulation). Pull back the insulation and grab the copper pipe. On a hot day, the pipe should be wet and cold to the touch (like a beer can pulled from a cooler). If the line is not wet/cold, servicing may be required.
Clear Sink/Tub/Shower Drains and Assess for Issues	Flush drains with water/bleach mixture or a standard drain cleanser (Hair and Grease ®). This is also a good time of check around plumbing items for indicators of leaks/moisture issues
Check Sink Drains/ Commodes for Signs of Moisture or Leakage	Visually assess areas near plumbing pipes
Flush Unused Commodes and Drains	Flush commodes and run water though drains that are not used regularly (unused drain traps dry and may allow plumbing gases/odors into the home)
Clean Dryer Lint Trap	If dryer is operated often, lint trap cleaning should occur weekly
Clean/Replace Range Hood Filter	Hand wash or dishwasher. Dry and replace
Clean Dishwasher	Place 1 cup of white vinegar in upper rack of empty dishwasher and run a hot water cycle (eliminates grease/odors)
Clean Garbage Disposal	Grind ice cubes while running cold water (cleans blades and reduces odors)

Bi-Yearly Maintenance Schedules

Bi-Yearly Maintenance	Description
Perform All Monthly Maintenance Tasks	See info above
Check Crawlspace	From easily accessible areas, inspect the crawlspace for indicators of moisture entry, vermin activity, excess humidity, signs of mildew/mold, unusual odors, damage, and leaks.
Inspect Roof - Ground Level	Visually inspect the roof from ground level and windows looking for signs of damage, moisture issues, excess tree debris
Inspect Tree Branches Near Roof/ Structure	Trim back limbs which may be close enough to make contact with the roof/structure.
Check Attic Spaces	Check accessible attic spaces for evidence of moisture penetration, vermin activity, damage to framing, issues near mechanical equipment, disruption of insulation.
Inspect Exterior/Interior Walls	Walk the interior of the building looking for cracks, damage, moisture staining, insects, and general concerns - note and address issues.
Inspect/Clean Gutters and Scuppers	A specialist may be required to perform this work (ladder needed/increased hazards present)
Visually Assess Decks and Fences	Check decks, fences, and exterior features for damage, loose fasteners, wood/ground contact, insect activity, etc.
Check Garage Doors and Automatic Gates	Visually assess garage doors and gates, test operators for proper functionality
Operate/Clean Windows	Operate all windows. Clean and service as needed.
Check Electric Panels	Do not remove breaker cover plate, open panel cover and visually assess panel and breakers for evidence of tripped circuits, overheating, general damage
Spot Test Outlets GFCI Devices	Randomly select various outlets and GFCI devices. Ensure functionality and reset devices as needed
Bi-Yearly HVAC System Servicing	Schedule your bi-yearly HVAC servicing (pre-winter, pre-summer)
Test Plumbing Fixtures and Drains	Run plumbing fixtures and observe drainage/drain pipes (where visible). Ensure no leakage or slow/blocked drains are present.
Clean Ice Makers	Manufacturer cleaning procedures provided in separate document.
Check Behind/Under Dishwasher	View around/under dishwasher to ensure no indicators of leaks or issues are present.
Run Sprinkler System	Run/inspect all zones for damage/leakage/issues.

Yearly Maintenance Schedules (General)

Yearly Maintenance - General	Description
Perform All Monthly/6-Month Maintenance Tasks	See info above
Contact Home Inspector: 1-Year Inspection	See info below
Contact Maintenance Pros: Yearly Service Needs and to Address Items Discovered During Inspection Process	If a yearly professional inspection and maintenance servicing occurs, the proceeding recommendations are not required to be performed by the home owner.
***If Inspection/Service Professionals are Not Scheduled**	Homeowners who choose not to schedule professionals for a yearly inspection, maintenance check, and servicing should proceed to the checklist provided below. Homeowners should NOT perform any hazardous testing or servicing. Failure to perform recommended professional servicing may reduce system quality and affect warranty protection. YEARLY PROFESSIONAL INSPECTION AND SERVICING IS STRONGLY ADVISED.

Yearly Maintenance Schedules (Structural)

Yearly Maintenance - Structural	Description
Perform All Monthly/6-Month Maintenance Tasks	See info above
Exterior Wall and Foundation and Assessment	Walk the full perimeter of the building (where accessible and free of hazards) looking for cracks, damage, moisture staining, insects, and general concerns - note and address issues
Crawlspace Assessment	If possible and no elevated hazards are present, enter the crawlspace (with flashlight), inspect the crawlspace for indicators of moisture entry, vermin activity, excess humidity, signs of mildew/mold, unusual odors, damage to framing, indicators of leaks coming from upper upper levels (at crawlspace ceiling) *Contacting a professional is advised
Grading and Drainage Assessment	The home owner should note any areas of concern observed during and directly following heavy rain conditions. Any areas of marginal drainage/pooling water should be further investigated by a system specialist.
Inspect Trees	Check trees for signs of growth issues/damage, ensure branches nearing contact with the building are trimmed
Roofing Assessment	A roof level inspection should take place (ground level assessment if not performed by a professional)
Attic Assessment	Check accessible attic spaces for evidence of moisture penetration, vermin activity, damage to framing, issues near mechanical equipment, disruption of insulation.
Operate/Service Doors	Open/close all doors, check for functionality issues, loose/ missing hardware, hinge squeaking, drafting, shifting (doors un-plumb, sticking, ghosting) - update as needed
Assess/Service Garage Doors and Operators	Visually assess and test door operations and safety features. Oil/lube track and operator features as needed.
Operate/Service Windows	Open/close all windows, check for functionality issues, loose/ missing hardware, drafting, damage, screen issues - service and clean as needed
Inspect Interior Walls, Ceilings, Floors, and Storage	Inspect interior portions of the home for evidence of damage, gaps, moisture staining, mold/mildew, insect activity.

Yearly Maintenance - Structural (Cont.)	Description
Inspect Stairwells/Railing	Assess stairwells and railing to ensure all material and safety features remain secure and in good condition
Fireplace and Chimneys	Visually assess accessible areas. Test flue damper, engage gas valve, verify proper exit of smoke from chimney stack. *Professionals should assess rooftop and accessible attic portions of the fireplace and chimney.
Porches, Decks and Exterior Features	All exterior features of the home should be assessed for physical damage, wood/soil contact, loosening fasteners/ material, framing issues, insect activity, proper railing protection *Professionals should investigate proper load support

Yearly Maintenance Schedules (Electrical)

Yearly Maintenance - Electrical and Fire Safety	Description
Perform All Monthly/6-Month Maintenance Tasks	See info above
Full Panel Assessment (Professional Assessment)	Remove panel cover plates and visually assess breakers, wires, bus bars, etc. for evidence of issues, damage, NEC violations *Licensed professional - see safety advisory above
AMP Load Testing (Professional Assessment)	Testing of load demands should be conducted by a skilled professional
Wiring/Voltage Testing (Professional Assessment)	Testing of all common outlets for functionality and wiring issues should take place. Voltage testing at appliance outlets (240V) should be conducted where available.
Distribution Wiring Checks	At safely accessible areas where distribution wiring is visible (attics/crawlspaces), wiring should be visually inspected for damage, exposed splices, evidence of heat issues.
Fixture Testing	Visually assess and operate all fixtures (lights/fans). Address any issues as needed
Smoke Alarms and Fire Suppression Systems	In conjunction with monthly/6-month testing, all alarm batteries should be replaced. Visually assess fire suppression controls. Ensure any jurisdictional (city) inspection requirements are not due.

Yearly Maintenance Schedules (HVAC)

Yearly Maintenance - HVAC	Description
Perform All Monthly/6-Month Maintenance Tasks	See info above
Contact HVAC Service Specialist	Schedule bi-yearly servicing. Yearly A/C servicing should include, but not be limited to: Sub-cool/Superheat test, leak testing, clearing of condensate drain line, cleaning of evaporator coils, cleaning of condenser coil fins, leveling of condensing unit, replacement of damage refrigerant line insulation, electrical check of CPU, contractor, compressor, capacitors, and wiring.
Provide Homeowner Notes to HVAC Service Specialist	Homeowners and occupants of the building should take notes of any issues or concerns that arise during the year. These notes can assist your service specialist in troubleshooting and addressing any system issues. Examples of info which could be helpful include, but is not limited to: comfort issues, uncommon odors, rises in utility costs, etc.
Perform Duct Leakage Checks/ Testing	Visual assessment and equipment testing (for professionals) of the HVAC ducts and vents should take place to determine if damage, air loss, energy loss, or areas of condensation issues/ mildew growth are present. All duct issues should be addressed and the system cleaned as needed. NOTE: Additional equipment testing by servicing professionals may aid in determining balance and airflow issues.

Yearly Maintenance Schedules (Plumbing)

Yearly Maintenance - Plumbing	Description
Perform All Monthly/6-Month Maintenance Tasks	See info above
Contact Plumber to Service Water Heaters and System	Yearly serving and flushing of water heater tanks should take place to reduce sediment build up, pipe corrosion, and plumbing odors.
TPR Valve Check	The TPR valve located at water tanks should be visually assessed and tested for proper functionality *Visually assess only if performed by a homeowner
Pressure Check	Testing of the incoming water pressure should take place to ensure pressure levels remain within normal range (40-80 PSI). NOTE: A standard pressure gauge can be purchased at most hardware stores.
Test All Fixture Shut Off Valves	Fully open and close all supply shut off valves at sinks, commodes, water heaters, laundry areas, etc.. Occasional operation of these valves will reduce the likelihood of corrosion buildup and eventually seizure/failure. Any discovered leakage or damaged valves should be replaced.
Owner Plumbing Supply Shut Off	The main water supply valve should be checked and tested to ensure the valve is functional and can be turned into the fully closed position using normal hand pressure. While in the closed position, exterior hose bib should be opened to ensure the shut off valve is properly functional (water flow completely ceases after lines are drained)
Plumbing Drain Test	Flush all commodes, run all showers, fill all tubs sinks to overflow port and drain. Assess areas around plumbing and at ceilings below upper level plumbing for evidence of leaks/ moisture staining NOTE: Inspection professional carry moisture testing equipment which will increase the ability to test for leakage
Open/Assess Drainage Pipe at Clean Out	With a crescent wrench, remove the clean out access cap (4" vertical pipe typically located at side or front yard). With a flash light, view the buried sewage line (from the open access port) to ensure no standing water or debris build up is present. With water running/draining (at a tub or sink), observe the flow of water in the pipe. Water should be quickly flowing though the pipe. If draining water is rising/blocked, a plumber should be contacted.
Clean Sink and Bath Fixture Screens	Unscrew/remove sink and shower fixture head/screens and soak in a light solvent or vinegar for 15 minutes. Replace and test for issues. NOTE: For fixture assemblies that can not be easily removed, place vinegar in plastic bag. Submerge fixture head in vinegar solvent and secure bag with a rubber band. Allow to clean for 15-20 minutes.

Yearly Maintenance Schedules (Irrigation)

Yearly Maintenance - Irrigation	Description
Zone by Zone Sprinkler System Assessment	Set the sprinkler system to 'Manual' and assess each zone to determine of the system is functioning as intended. System checks should include, but are not limited to: sprinkler head damage, leaks, low pressure, and zone failure

Yearly Maintenance Schedules (Pool/Spa)

Maintenance - Pool/Spa (For Future Installations)	Description
Weekly Servicing Recommended	Pool and spa structures, equipment, and water require a high degree of regular servicing. Best practices call for weekly, professional, servicing and cleaning. NOTE: If weekly, professional servicing does not take place, more detailed maintenance info should be researched. Additional details can be viewed at: theaustinhomeinspector.com/pool-spa411
File Weekly Service Records by Year	Ensure all weekly service and repair documents are filed by year.
Provide Homeowner Notes to Pool/ Spa Service Specialist	Homeowners and occupants of the building should take notes of any issues or concerns that arise during the year. These notes can assist your service specialist in troubleshooting and addressing any system issues.
Visually Assess Pool/Spa Structure and Equipment	Regular visual assessment of the pool and spa equipment, structure, and water condition should take place (no less than weekly). Issues and concerns should be noted and provided to your service specialist
Operate All Equipment/Features Regularly	Ensure all equipment and features are ran regularly (especially during off-seasons). Systems which are not engaged for extended amounts of time is a common cause of damage/ functionality issues.

Yearly Service and Repair Log

Yearly Services and Inspections Log Sheet	Date of Servicing	Receipts/ Records Filed	Notes
Inspection			
Maintenance Servicing - Based on Inspection Results			
HVAC -Cooling (Pre-Summer)			
HVAC-Heating (Pre-Winter)			
Ducts Assessment/Cleaning			
Plumbing/Water Heater			
Septic/Pumps			
Irrigation System			
Pool/Spa			
Other:			
Other:			
Other:			
Other:			
Other:			
Other:			
Other:			
Other:			
Other:			
Other:			

Part 4: Additional Resources - Web Links

Additional Maintenance Resources and Calendars (Web Links)

Maintenance and Client Info…….atxinspect.com/client-care
Upload-able Maintenance Calendars……..atxinspect.com/maintenance411
Additional Maintenance Resources…….atxinspect.com/maintenance411
Additional Pool/Spa Maintenance Resources…atxinspect.com/pool-spa411

Local Referral Information (Contractors and Trade Specialists)

Referral List and Information……atxinspect.com/referral-info

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