



Inspection Report

Robert Burwell

Property Address:
508 Franklin Dr
San Marcos TX 78666



Austinspect, Inc.

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PROPERTY INSPECTION REPORT

Prepared For: Robert Burwell

(Name of Client)

Concerning: 508 Franklin Dr, San Marcos, TX 78666

(Address or Other Identification of Inspected Property)

By: Mark Havelka 20755 / Austinspect, Inc. 8/26/2019

(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

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

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:

Agent only

Type of building:

Single Family (1 story)

Approximate age of building:

Over 50 Years

Temperature:

Over 100 (F) = 37 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Occupied/Vacant:

Vacant

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Foundation Performance: Foundation is not performing as intended, see additional comments below
Comments:

Significant cracks were observed at the garage floor. This may be an indicator of differential foundation movement. Recommend further evaluation by a qualified foundation contractor or structural engineer.



A. Item 1(Picture)

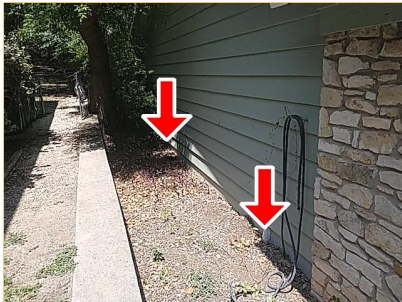


A. Item 2(Picture)

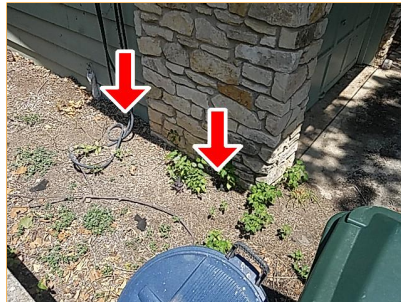
B. Grading & Drainage

Comments:

(1) It is advisable to maintain at least 3-6 inches minimum of clear area between the ground and exterior finishes. Areas where the soil is in contact with the exterior finish area conducive to wood-destroying insect activity.



B. Item 1(Picture)



B. Item 2(Picture)

(2) There was a negative slope observed towards the home in one or more areas. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet. Improve drainage as needed so that water flows away from the home.

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I NI NP D



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)

C. Roof Covering Materials

Types of Roof Covering: Fiberglass Shingles

Viewed from: Walked roof

Roof Ventilation: Gable vents, Soffit Vents

Comments:

(1) Damaged shingles were observed at various areas of the roof covering. Recommend further evaluation and repair by a qualified roofing contractor.



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)



C. Item 6(Picture)

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

I NI NP D

(2) The sheathing was soft under-foot at various areas of the roof covering. Repair or replace all damaged building materials. Additional damage may be present that was not visible to the inspector.



C. Item 7(Picture)



C. Item 8(Picture)

(3) The shingles appear to have been secured with staples. Although both nails and staples have historically been used to secure shingles, staples are usually not recommended in areas subject to high winds. They are also not allowed by most building codes. Fastening shingles with staples may void the manufacturer's warranty against wind damage.



C. Item 9(Picture)

(4) Secure and seal any loose flashing.



C. Item 10(Picture)



C. Item 11(Picture)

(5) Damage was observed at one or more lead roof jacks. Recommend further evaluation and repair by a qualified roofing contractor to prevent water penetration and rot.

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

I	NI	NP	D
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C. Item 12(Picture)

(6) There was no roof jack present at the plumbing vent for the washing machine drain line. Rot was observed at the roof sheathing beneath this area. Recommend further evaluation and repair by a qualified roofing contractor. Additional damage may be present that was not visible to the inspector.



C. Item 13(Picture)

(7) Recommend painting PVC roof plumbing vents to prevent UV deterioration.



C. Item 14(Picture)

(8) Algae growth was observed at one or more areas of the roof covering.

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

I NI NP D



C. Item 15(Picture)

(9) The tree limbs that are in contact with, or hanging near the roof should be trimmed.



C. Item 16(Picture)

D. Roof Structures and Attics

Viewed from: Attic

Method used to observe attic: Walked safely accessible areas

Attic Insulation: Batt, Fiberglass

Approximate Average Depth of Insulation: Less than 7 inches

Attic info: Scuttle hole

Comments:

(1) The paint was failing at one or more areas of the exterior wood. I recommend prepping and painting all exposed areas to prevent rot.



D. Item 1(Picture)



D. Item 2(Picture)

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

I NI NP D

(2) Rot was observed at the fascia in one or more areas of the roof perimeter. Repair or replace all damaged and rotten wood.



D. Item 3(Picture)



D. Item 4(Picture)

(3) Chewed wood trim was observed at one or more eave ends. Repair and seal all exposed wood. Trimming trees away from the roof can limit rodent access and future rodent damage/infestation.



D. Item 5(Picture)

(4) The fascia was not properly secured to the roof trusses at the rear of the home. Repair as needed.



D. Item 6(Picture)



D. Item 7(Picture)

(5) Water staining and rot were observed at the roof sheathing beneath the plumbing vent for the washing machine. Repair or replace all damaged building materials. Additional damage may be present that was not visible to the inspector.

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

I NI NP D



D. Item 8(Picture)

(6) The attic access cover does not meet today's fire code standards to separate the garage from the living area. Drywall is recommended for this application.



D. Item 9(Picture)

(7) Insulation should be properly distributed to cover all portions of the attic located above the home living space.



D. Item 10(Picture)



D. Item 11(Picture)

(8) Recommend additional insulation to bring attic R value to an R 30 or greater.

(9) Additional attic ventilation is recommended to help prevent heat buildup in the attic space.

(10) Only areas of the attic determined accessible by the inspector were inspected. Insulation, HVAC ducts/mechanical equipment, limited headroom, wiring (electrical, cable and alarm) and risk of ceiling damage are examples of factors that may inhibit access.

E. Walls (Interior & Exterior)

Comments:

(1) Rot was observed at the siding and/or wood trim in one or more areas. Replace or repair all damaged and rotten wood. Additional damage may be present that was not visible to the inspector.

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

I NI NP D



E. Item 1(Picture)

(2) The paint is failing and/or worn at one or more areas of the exterior wood. I recommend prepping and painting at all exposed areas to prevent rot.



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)

(3) Trim vegetation back from walls to prevent pest intrusion.



E. Item 5(Picture)

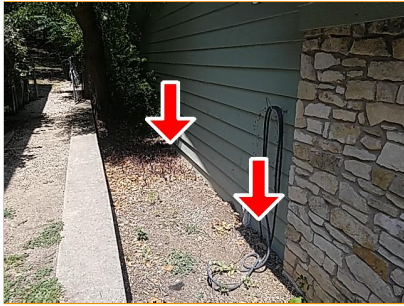


E. Item 6(Picture)

(4) Exterior finishes should be installed 2" from any hard walking surface and 4" or greater above grade. The inspected home has some areas that do not meet these standards. Correct/repair as needed. The siding is in contact with the ground in some areas. Because the siding is in contact with the ground, it is possible for framing to be deteriorated. We did not inspect behind this siding.

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

I	NI	NP	D
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E. Item 7(Picture)



E. Item 8(Picture)



E. Item 9(Picture)

(5) Re-seal caulk at all wood trim-to-masonry connections to prevent rot and water penetration.



E. Item 10(Picture)



E. Item 11(Picture)



E. Item 12(Picture)

(6) Seal all plumbing and electrical penetrations to prevent energy loss and pest intrusion.

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

I NI NP D



E. Item 13(Picture)



E. Item 14(Picture)



E. Item 15(Picture)

(7) Cracks were observed in the mortar at one or more areas of the masonry veneer. Mortar improvements are recommended to prevent water penetration.



E. Item 16(Picture)



E. Item 17(Picture)

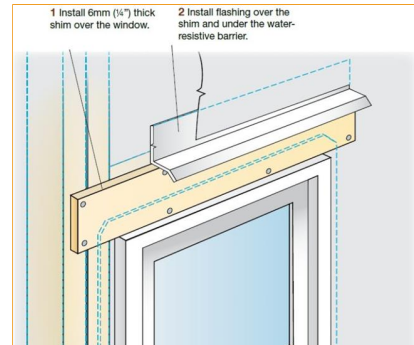
(8) Approved corrosion-resistant flashing shall be installed continuously above all projecting wood trim. The inspector was unable to verify the presence of proper flashing over windows and doors installed in the exterior siding.



E. Item 18(Picture)



E. Item 19(Picture)

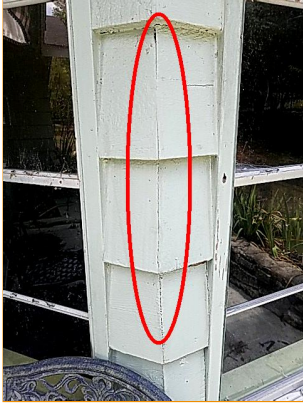


E. Item 20(Picture) Flashing

(9) Seal caulk at all siding seams to prevent rot and possible water penetration

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

I NI NP D



E. Item 21(Picture)

(10) Secure any loose exterior siding.



E. Item 22(Picture)

(11) Un-workmanlike repairs were observed at one interior garage wall.

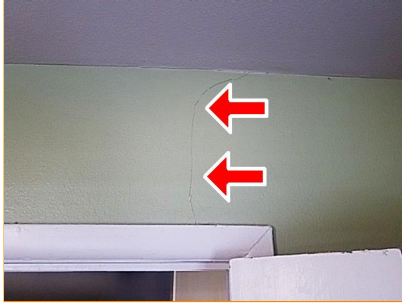


E. Item 23(Picture)

(12) Settlement was observed at one or more interior walls.

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

I NI NP D



E. Item 24(Picture)

(13) Re-seal tub-to-tile connections, tub and shower corners and shower drain pan perimeters. The wall board and framing behind these areas may need repair (not visible). I recommend repair or replace using a qualified contractor.



E. Item 25(Picture)



E. Item 26(Picture)

(14) Temperature anomalies were observed at one or more interior walls. This may indicate that these areas are inadequately insulated.



E. Item 27(Picture)



E. Item 28(Picture)

F. Ceilings & Floors

Comments:

(1) Settlement was observed at one or more ceiling areas.

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

I	NI	NP	D
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F. Item 1(Picture)



F. Item 2(Picture)

(2) Temperature anomalies were observed at one or more ceiling areas. This may indicate that these areas are inadequately insulated.



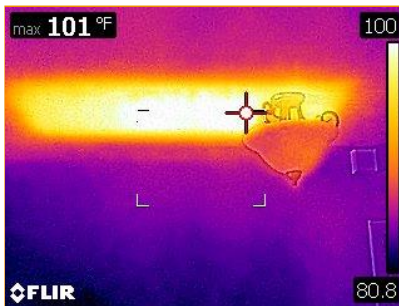
F. Item 3(Picture)



F. Item 4(Picture)



F. Item 5(Picture)



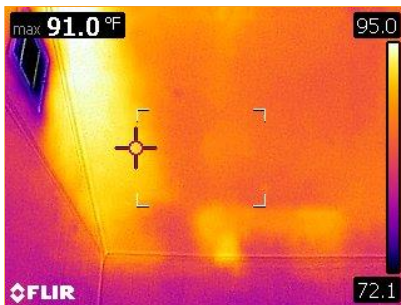
F. Item 6(Picture)

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

I	NI	NP	D
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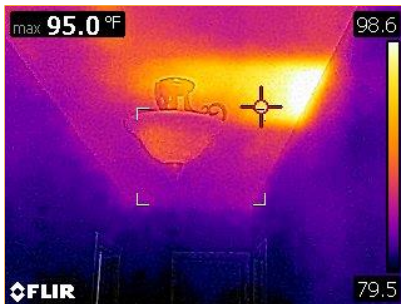
F. Item 7(Picture)



F. Item 8(Picture)



F. Item 9(Picture)



F. Item 10(Picture)

(3) Stains were observed at one or more areas of the interior carpet.



F. Item 11(Picture)

G. Doors (Interior & Exterior)

Comments:

(1) Damage was observed at the front exterior door.

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

I NI NP D



G. Item 1(Picture)

(2) The front exterior door binds at the floor. Adjust as needed.



G. Item 2(Picture)

(3) Daylight was present around one or more doors to the exterior. Weather stripping and/or adjustment is needed.



G. Item 3(Picture)

(4) An auto-closing hinge is recommended at the garage entry door to ensure fire separation between the garage and dwelling.

(5) Door stops were missing behind one or more doors. Install door stops to prevent wall damage.

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

I NI NP D

H. Windows

Comments:

(1) Re-seal caulk around one or more windows to prevent water penetration.



H. Item 1(Picture)



H. Item 2(Picture)



H. Item 3(Picture)

(2) Glazing strips were damaged at one or more windows. This may be an indication of previous hail damage.



H. Item 4(Picture)



H. Item 5(Picture)



H. Item 6(Picture)

(3) The window sill height in one or more bedrooms exceeds the current code standards for fire egress of 44".



H. Item 7(Picture)



H. Item 8(Picture)

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

I NI NP D

(4) Ballasts were loose at one or more windows. Have a window contractor repair.



H. Item 9(Picture)

(5) Windows in all bathrooms should be tempered glass for safety.

(6) One or more window screens were missing or not installed at the time of the inspection.

I. Stairways (Interior & Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

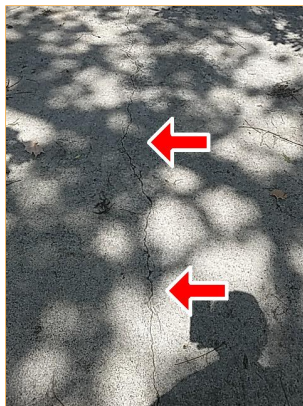
K. Porches, Balconies, Decks and Carports

Comments:

(1) Cracks were observed at one or more areas of the driveway. Seal these areas to prevent settlement of flatwork.



K. Item 1(Picture)



K. Item 2(Picture)

(2) Significant settlement was observed at the rear patio.

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

I NI NP D



K. Item 3(Picture)



K. Item 4(Picture)

L. Other

Comments:

(1) Water staining was observed at cabinet and/or cabinet decking under one or more sinks. No active leaks were observed at the time of the inspection. Replace all damaged building materials as needed. Damage can be hidden from view. Some damage may be present that is not visible to the inspector.



L. Item 1(Picture)

(2) A previous termite treatment sticker was observed at the cabinet under the kitchen sink. Drill holes for termiticide were also observed at the front porch. Recommend continued monitoring by a licensed pest control contractor. Damage may be present that was not visible to the inspector.



L. Item 2(Picture)



L. Item 3(Picture)

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

I NI NP D

II. ELECTRICAL SYSTEMS

Recommend further evaluation and repair of all electrical deficiencies by a licensed electrician.

A. Service Entrance and Panels

Electrical Service Conductors: Overhead service

Comments:

(1) The service mast was not properly supported.



A. Item 1(Picture)

(2) Tree limbs should be trimmed away from overhead service conductors.

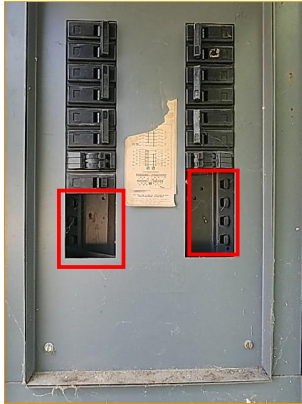


A. Item 2(Picture)

(3) Knockout cover(s) were missing at one or more electrical panels. This is a safety hazard.

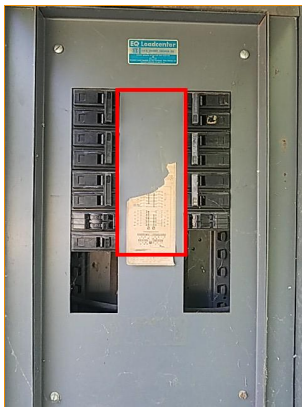
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 3(Picture)

(4) Label all breakers for safety.

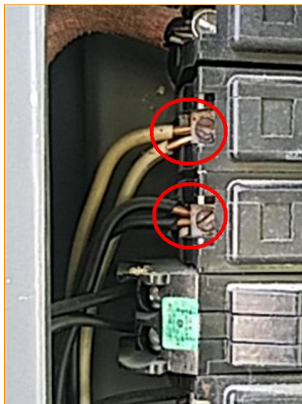


A. Item 4(Picture)



A. Item 5(Picture)

(5) Double-lugged conductors were observed at various connections in the service entrance panel. This is a significant safety concern. Recommend further evaluation and repair by a licensed electrician.



A. Item 6(Picture)

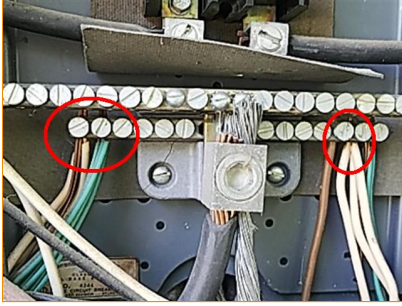


A. Item 7(Picture)

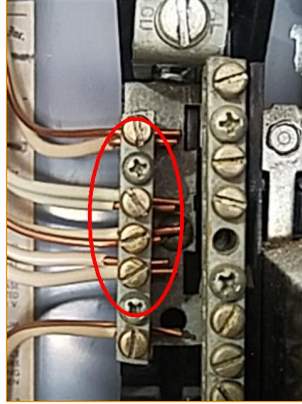
(6) Neutral wires were grouped together (double-tapped) in one or more electrical panels. All wiring should be terminated to a single position on the appropriate buss bar.

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

I NI NP D

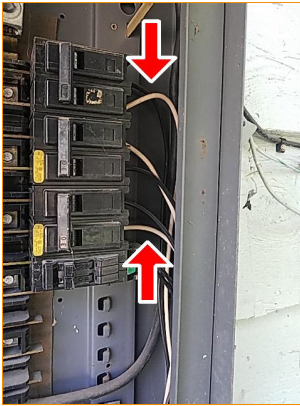


A. Item 8(Picture)



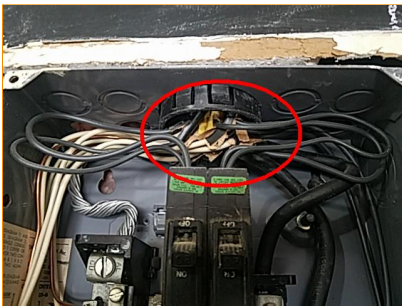
A. Item 9(Picture)

(7) Neutral (white) wires used as hot wires should be marked with black or red electrical tape for safety.



A. Item 10(Picture)

(8) Wiring was bundled in one or more electrical panels. While this is common practice, it is not allowed by today's electrical code.

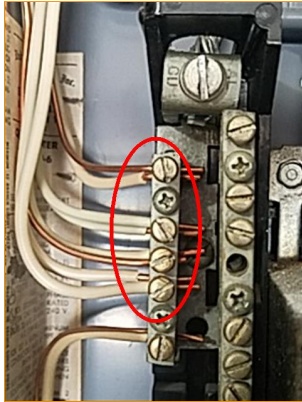


A. Item 11(Picture)

(9) One or more of the ground and neutral conductors are attached to the same buss bar improperly. This is an outdated industry practice. All neutral conductors within the distribution (sub) panel should be properly isolated from the ground conductors according to present industry practices.

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

I	NI	NP	D
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A. Item 12(Picture)

(10) No ARC fault protection was present. Current safety standards require arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 AMP: Copper

Comments:

(1) Open grounds were observed at various outlets. Replacing Receptacles to Meet the NEC requires receptacles installed on 15 and 20ampere branch circuits to be of the grounding-type and it requires the grounding contacts of those receptacles to be effectively grounded to the branch circuit equipment grounding conductor [210-7]. However, the Code allows the installation of any of the following installations when replacing a 2-wire non grounding-type receptacle where no ground exists in the outlet box [210-7(d)(3)],

(a) Replace the 2-wire receptacle with another 2-wire receptacle.

(b) Replace the 2-wire receptacle with a GFCI-type receptacle and mark the receptacle with the words "No Equipment Ground."

(c) Replace the 2-wire receptacle with a grounding-type receptacle where protected by a GFCI protection device (circuit breaker or receptacle). Since the grounding terminals for the receptacles are not grounded, the receptacles must be marked with the words "GFCI Protected" and "No Equipment Ground."



B. Item 1(Picture)



B. Item 2(Picture)

(2) Cloth covered wiring is still in place and possibly in use in some areas of the home. Recommend having a licensed electrician evaluate and update all wiring to meet today's code and safety standards

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

I NI NP D



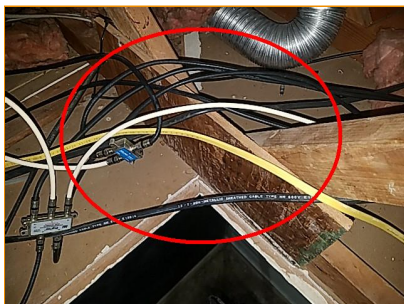
B. Item 3(Picture)

(3) Electrical wiring should be secured away from attic access to prevent damage

320.23 In Accessible Attics.

Type AC cables in accessible attics or roof spaces shall be installed as specified in 320.23(A) and (B).

(A) Where Run Across the Top of Floor Joists. Where run across the top of floor joists, or within 2.1 m (7 ft) of floor or floor joists across the face of rafters or studding, in attics and roof spaces that are accessible, the cable shall be protected by substantial guard strips that are at least as high as the cable. **Where this space is not accessible by permanent stairs or ladders, protection shall only be required within 1.8 m (6 ft) of the nearest edge of the scuttle hole or attic entrance.**



B. Item 4(Picture)

(4) Replace any missing switch plates.

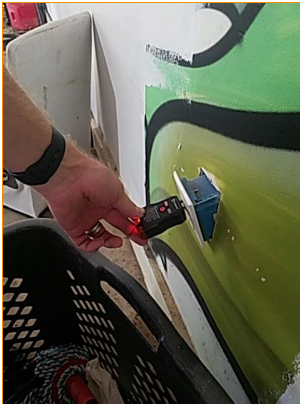
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



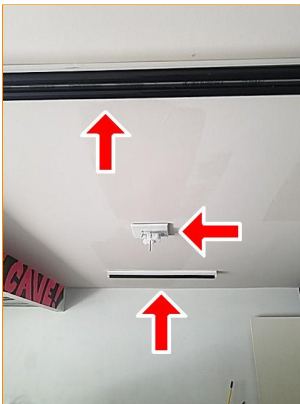
B. Item 5(Picture)

(5) Secure any loose electrical outlets.



B. Item 6(Picture)

(6) Bulb shields were missing at one or more light fixtures. Bulb shields are recommended at all exposed bulbs.



B. Item 7(Picture)



B. Item 8(Picture)



B. Item 9(Picture)

(7) Bulbs were missing or inoperable at one or more light fixtures.

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

I NI NP D



B. Item 10(Picture)



B. Item 11(Picture)

(8) There were an insufficient number of outlets present at the kitchen counter(s). Current code requires outlets every 4'.



B. Item 12(Picture)

(9) No GFCI protection was present at one or more kitchen counter electrical outlets. Current code standards require all kitchen counter outlets to be GFCI-protected.

(10) No GFCI protection was present at bathroom electrical outlets. Current code standards require all bathroom outlets to be GFCI-protected.

(11) No GFCI protection was present at one or more garage or exterior electrical outlets. Current code standards require all garage and exterior outlets to be GFCI-protected.

(12) The laundry dryer plug is a 3-pronged type. Modern dryers require a 4-pronged receptacle.

(13) Today's fire safety standards call for smoke detectors in and outside of all sleeping rooms. A minimum of one detector is required for each level. All detectors should be linked in a way that when one detector sounds they all sound. Test and maintain detectors per manufacturer specifications and replace batteries yearly or as needed.

(14) There was no outlet found in one or more bathrooms. I recommend a duplex GFCI outlet be installed by a licensed electrical contractor.

(15) Recent code changes dictate that a carbon monoxide (CO) alarm must be installed outside of each separate sleeping area and in the immediate vicinity of each sleeping area. A CO alarm must be installed within a sleeping area if a fuel-burning or solid fuel appliance is located within the sleeping area, a bathroom attached to the sleeping area or a garage attached to the sleeping area.

(16) The inspector was unable to determine uses for all light switches.

(17) No electrical outlet was present at the exterior wall near the AC equipment for service. (Required by current code.)

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Recommend further evaluation and repair of all HVAC deficiencies by a licensed HVAC contractor.

A. Heating Equipment

Type of Systems: Heat Pump Forced Air (also provides cool air)

Energy Sources: Electric

Number of Heat Systems (excluding wood): One

Comments:

The heat pump was not tested for proper operation due to the outside air temperature being 70 degrees or more. Doing so could damage the unit.

B. Cooling Equipment

Type of Systems: Heat Pump Forced Air (also provides warm air)

Condenser Manufacture Date: 2003

AC Tonnage: 3

Comments:

- (1) The average life of an HVAC system is 15 years. The system on the inspected home is over 15 years old. We cannot determine how long this system will last, only how it performs at the time of the inspection.
- (2) The condensate drain line should extend at least 3' from the foundation.



B. Item 1(Picture)

- (3) Fully insulate the suction line at the exterior AC condenser.



B. Item 2(Picture)

- (4) Seal around the AC suction and refrigerant line entrance into the home to prevent pest intrusion.

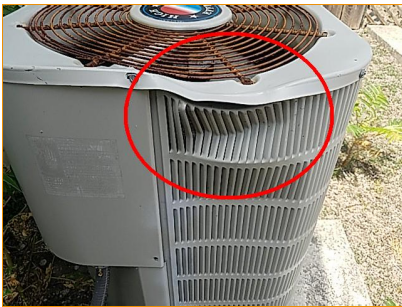
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



B. Item 3(Picture)

(5) Significant dents were observed at the AC condenser housing.



B. Item 4(Picture)

(6) Rust was observed at the top of the condenser housing.



B. Item 5(Picture)

(7) A programmable thermostat is recommended to improve comfort and efficiency.



B. Item 6(Picture)

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

I NI NP D

(8) Insulate the condensate drain line at the HVAC unit and in the return area.



B. Item 7(Picture)

(9) There was no safety float sensor found at the condensate drain line in the HVAC closet. Have a licensed HVAC contractor install one to prevent water damage.

(10) HVAC systems should be serviced twice per year by a licensed professional. We cannot determine if or when the system was last serviced.

C. Duct Systems, Chases, and Vents

Comments:

(1) The return filter(s) are dirty and need to be replaced. Filters should be replaced regularly.



C. Item 1(Picture)

(2) The interior condition and cleanliness of the ductwork was not visible or accessible. Disassembly of the HVAC or removal of registers is beyond the scope of this inspection. If further evaluation is desired, a licensed HVAC contractor should be contacted.

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

I NI NP D

IV. PLUMBING SYSTEM

Recommend further evaluation and repair of all plumbing deficiencies by a licensed plumber.

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street, Front, Left Side

Location of main water supply valve: Unknown (cannot locate)

Static water pressure reading: 65 psi

Water Source: Public

Comments:

(1) Insulate all exposed water lines to prevent freezing.



A. Item 1(Picture)

(2) The hand sprayer at the kitchen faucet did not retract automatically.



A. Item 2(Picture)

(3) I could not locate the main shut-off for the water supply. Please ask the current owners for the location. If no valve is present, one should be installed by a licensed plumber.

(4) Backflow prevention devices were missing at one or more exterior water hose bibs.

B. Drains, Waste, and Vents

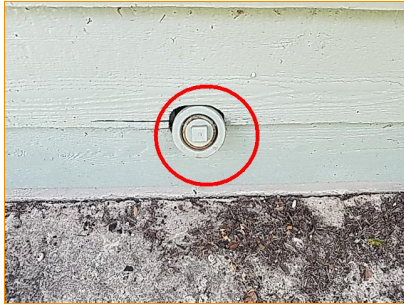
Comments:

Cast iron drain lines may be present under the home and/or between the home and public sewer system.

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

I NI NP D

Recommend a static test or drain scope to verify the integrity of the plumbing system. The inspector does not run the amount of water during the inspection that would emulate the daily use of a family.



B. Item 1(Picture)



B. Item 2(Picture)

C. Water Heating Equipment

Energy Sources: Electric

Capacity (Water Heater): 50 Gallon (2-3 people)

Manufacture Date: 2010

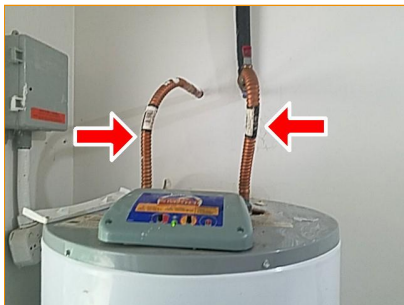
Comments:

(1) Corrosion was observed at the fittings at the top of the water heater.



C. Item 1(Picture)

(2) Insulate water lines at the top of the water heater to prevent freezing.

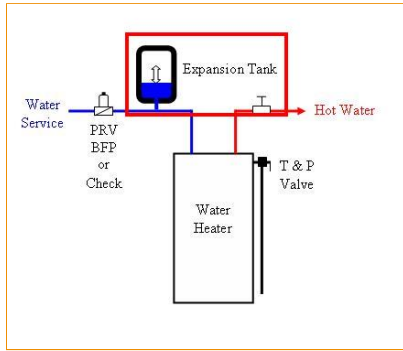


C. Item 2(Picture)

(3) The water heater did not have a thermal expansion tank installed to prevent a possible leak at the T&P or "pop-off" valve.

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

I NI NP D



C. Item 3(Picture) Expansion Tank

(4) The T&P (Temperature and Pressure) valve on the water heater needs a 3/4 copper or CPVC pipe to extend within 6 inches of the floor or exterior soil grade for safety.



C. Item 4(Picture)

(5) There was no exterior-terminating drain pan present under the water heater. IRC P2801.5 Required pan. Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a galvanized steel pan having a material thickness of not less than 0.023 inch (0.6010 mm) (No. 24 gage), or other pans approved for such use. Listed pans shall comply with CSA LC3.



C. Item 5(Picture)

(6) The hot water temperature is set too high, creating a risk of scalding. The Consumer Product Safety Commission recommends that water heaters be set at 120° F.

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

I NI NP D



C. Item 6(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

(1) Debris was present in tub jets. Clean before use.



D. Item 1(Picture)

(2) No tub motor access was found for the Jacuzzi tub.

(3) Inspector was unable to locate GFCI protection for the Jacuzzi tub. Current code standards require that Jacuzzi tubs be GFCI-protected.

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

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

(1) It is recommended that the dishwasher drain line be kept strapped/looped upward, forming a sanitary drain loop, thus preventing debris from sink drain lines and the garbage disposal from entering the dishwasher drain line.



A. Item 1(Picture)

(2) The dishwasher is loose and needs to be secured to the underside of the countertop or adjoining cabinets. I recommend repair as necessary.



A. Item 2(Picture)

(3) Two rollers were missing at the lower dish basket.



A. Item 3(Picture)

(4) Excessive noise was observed when the dishwasher was running.

(5) A means of disconnect should be provided for the dishwasher within sight of the unit. (Switch, plug)

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

I	NI	NP	D
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B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Vented

Comments:

The range exhaust vent should terminate at the exterior.



C. Item 1(Picture)

D. Ranges, Cooktops and Ovens

Comments:

There was no anti tip device present at the range. This is a child safety hazard.

E. Microwave Ovens

Comments:

The surface light at the base of the microwave was inoperable.



E. Item 1(Picture)

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operator(s)

Comments:

(1) The latch handle was loose at the right overhead garage door. This prevents the door from being locked securely. Repair as needed.

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

I NI NP D



G. Item 1(Picture)



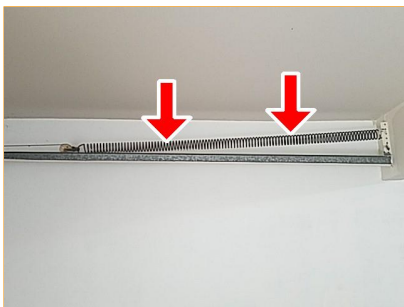
G. Item 2(Picture)

(2) The paint is failing and/or worn at one or more areas of the exterior wood. I recommend prepping and painting at all exposed areas to prevent rot.



G. Item 3(Picture)

(3) Recommend safety cables at tension springs for overhead garage doors.



G. Item 4(Picture)

H. Dryer Exhaust Systems

Comments:

General Summary



Austinspect, Inc.

**220 Racetrack Dr
Austin, TX 78748
512.633.9488**

**Customer
Robert Burwell**

**Address
508 Franklin Dr
San Marcos TX 78666**

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

A. Foundations

Inspected, Deficient

Significant cracks were observed at the garage floor. This may be an indicator of differential foundation movement. Recommend further evaluation by a qualified foundation contractor or structural engineer.

B. Grading & Drainage

Inspected, Deficient

- (1) It is advisable to maintain at least 3-6 inches minimum of clear area between the ground and exterior finishes. Areas where the soil is in contact with the exterior finish area conducive to wood-destroying insect activity.
- (2) There was a negative slope observed towards the home in one or more areas. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet. Improve drainage as needed so that water flows away from the home.

C. Roof Covering Materials

Inspected, Deficient

- (1) Damaged shingles were observed at various areas of the roof covering. Recommend further evaluation and repair by a qualified roofing contractor.
- (2) The sheathing was soft under-foot at various areas of the roof covering. Repair or replace all damaged building materials. Additional damage may be present that was not visible to the inspector.
- (3) The shingles appear to have been secured with staples. Although both nails and staples have historically been used to secure shingles, staples are usually not recommended in areas subject to high winds. They are also not

I. STRUCTURAL SYSTEMS

allowed by most building codes. Fastening shingles with staples may void the manufacturer's warranty against wind damage.

(4) Secure and seal any loose flashing.

(5) Damage was observed at one or more lead roof jacks. Recommend further evaluation and repair by a qualified roofing contractor to prevent water penetration and rot.

(6) There was no roof jack present at the plumbing vent for the washing machine drain line. Rot was observed at the roof sheathing beneath this area. Recommend further evaluation and repair by a qualified roofing contractor. Additional damage may be present that was not visible to the inspector.

(7) Recommend painting PVC roof plumbing vents to prevent UV deterioration.

(8) Algae growth was observed at one or more areas of the roof covering.

(9) The tree limbs that are in contact with, or hanging near the roof should be trimmed.

D. Roof Structures and Attics

Inspected, Deficient

(1) The paint was failing at one or more areas of the exterior wood. I recommend prepping and painting all exposed areas to prevent rot.

(2) Rot was observed at the fascia in one or more areas of the roof perimeter. Repair or replace all damaged and rotten wood.

(3) Chewed wood trim was observed at one or more eave ends. Repair and seal all exposed wood. Trimming trees away from the roof can limit rodent access and future rodent damage/infestation.

(4) The fascia was not properly secured to the roof trusses at the rear of the home. Repair as needed.

(5) Water staining and rot were observed at the roof sheathing beneath the plumbing vent for the washing machine. Repair or replace all damaged building materials. Additional damage may be present that was not visible to the inspector.

(6) The attic access cover does not meet today's fire code standards to separate the garage from the living area. Drywall is recommended for this application.

(7) Insulation should be properly distributed to cover all portions of the attic located above the home living space.

(8) Recommend additional insulation to bring attic R value to an R 30 or greater.

(9) Additional attic ventilation is recommended to help prevent heat buildup in the attic space.

(10) Only areas of the attic determined accessible by the inspector were inspected. Insulation, HVAC ducts/mechanical equipment, limited headroom, wiring (electrical, cable and alarm) and risk of ceiling damage are examples of factors that may inhibit access.

E. Walls (Interior & Exterior)

Inspected, Deficient

(1) Rot was observed at the siding and/or wood trim in one or more areas. Replace or repair all damaged and rotten wood. Additional damage may be present that was not visible to the inspector.

(2) The paint is failing and/or worn at one or more areas of the exterior wood. I recommend prepping and painting at all exposed areas to prevent rot.

(3) Trim vegetation back from walls to prevent pest intrusion.

(4) Exterior finishes should be installed 2" from any hard walking surface and 4" or greater above grade. The inspected home has some areas that do not meet these standards. Correct/repair as needed. The siding is in contact with the ground in some areas. Because the siding is in contact with the ground, it is possible for framing to be deteriorated. We did not inspect behind this siding.

(5) Re-seal caulk at all wood trim-to-masonry connections to prevent rot and water penetration.

(6) Seal all plumbing and electrical penetrations to prevent energy loss and pest intrusion.

(7) Cracks were observed in the mortar at one or more areas of the masonry veneer. Mortar improvements are recommended to prevent water penetration.

(8) Approved corrosion-resistant flashing shall be installed continuously above all projecting wood trim. The inspector was unable to verify the presence of proper flashing over windows and doors installed in the exterior siding.

(9) Seal caulk at all siding seams to prevent rot and possible water penetration

(10) Secure any loose exterior siding.

I. STRUCTURAL SYSTEMS

(11) Un-workmanlike repairs were observed at one interior garage wall.

(12) Settlement was observed at one or more interior walls.

(13) Re-seal tub-to-tile connections, tub and shower corners and shower drain pan perimeters. The wall board and framing behind these areas may need repair (not visible). I recommend repair or replace using a qualified contractor.

(14) Temperature anomalies were observed at one or more interior walls. This may indicate that these areas are inadequately insulated.

F. Ceilings & Floors

Inspected, Deficient

(1) Settlement was observed at one or more ceiling areas.

(2) Temperature anomalies were observed at one or more ceiling areas. This may indicate that these areas are inadequately insulated.

(3) Stains were observed at one or more areas of the interior carpet.

G. Doors (Interior & Exterior)

Inspected, Deficient

(1) Damage was observed at the front exterior door.

(2) The front exterior door binds at the floor. Adjust as needed.

(3) Daylight was present around one or more doors to the exterior. Weather stripping and/or adjustment is needed.

(4) An auto-closing hinge is recommended at the garage entry door to ensure fire separation between the garage and dwelling.

(5) Door stops were missing behind one or more doors. Install door stops to prevent wall damage.

H. Windows

Inspected, Deficient

(1) Re-seal caulk around one or more windows to prevent water penetration.

(2) Glazing strips were damaged at one or more windows. This may be an indication of previous hail damage.

(3) The window sill height in one or more bedrooms exceeds the current code standards for fire egress of 44".

(4) Ballasts were loose at one or more windows. Have a window contractor repair.

(5) Windows in all bathrooms should be tempered glass for safety.

(6) One or more window screens were missing or not installed at the time of the inspection.

K. Porches, Balconies, Decks and Carports

Inspected, Deficient

(1) Cracks were observed at one or more areas of the driveway. Seal these areas to prevent settlement of flatwork.

(2) Significant settlement was observed at the rear patio.

L. Other

Inspected, Deficient

(1) Water staining was observed at cabinet and/or cabinet decking under one or more sinks. No active leaks were observed at the time of the inspection. Replace all damaged building materials as needed. Damage can be hidden from view. Some damage may be present that is not visible to the inspector.

(2) A previous termite treatment sticker was observed at the cabinet under the kitchen sink. Drill holes for termiticide were also observed at the front porch. Recommend continued monitoring by a licensed pest control contractor. Damage may be present that was not visible to the inspector.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficient

(1) The service mast was not properly supported.

(2) Tree limbs should be trimmed away from overhead service conductors.

II. ELECTRICAL SYSTEMS

- (3) Knockout cover(s) were missing at one or more electrical panels. This is a safety hazard.
- (4) Label all breakers for safety.
- (5) Double-lugged conductors were observed at various connections in the service entrance panel. This is a significant safety concern. Recommend further evaluation and repair by a licensed electrician.
- (6) Neutral wires were grouped together (double-tapped) in one or more electrical panels. All wiring should be terminated to a single position on the appropriate buss bar.
- (7) Neutral (white) wires used as hot wires should be marked with black or red electrical tape for safety.
- (8) Wiring was bundled in one or more electrical panels. While this is common practice, it is not allowed by today's electrical code.
- (9) One or more of the ground and neutral conductors are attached to the same buss bar improperly. This is an outdated industry practice. All neutral conductors within the distribution (sub) panel should be properly isolated from the ground conductors according to present industry practices.
- (10) No ARC fault protection was present. Current safety standards require arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient

- (1) Open grounds were observed at various outlets. Replacing Receptacles to Meet the NEC requires receptacles installed on 15 and 20ampere branch circuits to be of the grounding-type and it requires the grounding contacts of those receptacles to be effectively grounded to the branch circuit equipment grounding conductor [210-7]. However, the Code allows the installation of any of the following installations when replacing a 2-wire non grounding-type receptacle where no ground exists in the outlet box [210-7(d)(3)],
 - (a) Replace the 2-wire receptacle with another 2-wire receptacle.
 - (b) Replace the 2-wire receptacle with a GFCI-type receptacle and mark the receptacle with the words "No Equipment Ground."
 - (c) Replace the 2-wire receptacle with a grounding-type receptacle where protected by a GFCI protection device (circuit breaker or receptacle). Since the grounding terminals for the receptacles are not grounded, the receptacles must be marked with the words "GFCI Protected" and "No Equipment Ground."
- (2) Cloth covered wiring is still in place and possibly in use in some areas of the home. Recommend having a licensed electrician evaluate and update all wiring to meet today's code and safety standards
- (3) Electrical wiring should be secured away from attic access to prevent damage

320.23 In Accessible Attics.

Type AC cables in accessible attics or roof spaces shall be installed as specified in 320.23(A) and (B).

(A) Where Run Across the Top of Floor Joists. Where run across the top of floor joists, or within 2.1 m (7 ft) of floor or floor joists across the face of rafters or studding, in attics and roof spaces that are accessible, the cable shall be protected by substantial guard strips that are at least as high as the cable. Where this space is not accessible by permanent stairs or ladders, protection shall only be required within 1.8 m (6 ft) of the nearest edge of the scuttle hole or attic entrance.

- (4) Replace any missing switch plates.
- (5) Secure any loose electrical outlets.
- (6) Bulb shields were missing at one or more light fixtures. Bulb shields are recommended at all exposed bulbs.
- (7) Bulbs were missing or inoperable at one or more light fixtures.
- (8) There were an insufficient number of outlets present at the kitchen counter(s). Current code requires outlets every 4'.
- (9) No GFCI protection was present at one or more kitchen counter electrical outlets. Current code standards require all kitchen counter outlets to be GFCI-protected.
- (10) No GFCI protection was present at bathroom electrical outlets. Current code standards require all bathroom outlets to be GFCI-protected.
- (11) No GFCI protection was present at one or more garage or exterior electrical outlets. Current code standards require all garage and exterior outlets to be GFCI-protected.
- (12) The laundry dryer plug is a 3-pronged type. Modern dyers require a 4-pronged receptacle.

II. ELECTRICAL SYSTEMS

(13) Today's fire safety standards call for smoke detectors in and outside of all sleeping rooms. A minimum of one detector is required for each level. All detectors should be linked in a way that when one detector sounds they all sound. Test and maintain detectors per manufacturer specifications and replace batteries yearly or as needed.

(14) There was no outlet found in one or more bathrooms. I recommend a duplex GFCI outlet be installed by a licensed electrical contractor.

(15) Recent code changes dictate that a carbon monoxide (CO) alarm must be installed outside of each separate sleeping area and in the immediate vicinity of each sleeping area. A CO alarm must be installed within a sleeping area if a fuel-burning or solid fuel appliance is located within the sleeping area, a bathroom attached to the sleeping area or a garage attached to the sleeping area.

(16) The inspector was unable to determine uses for all light switches.

(17) No electrical outlet was present at the exterior wall near the AC equipment for service. (Required by current code.)

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Inspected, Deficient

(1) The average life of an HVAC system is 15 years. The system on the inspected home is over 15 years old. We cannot determine how long this system will last, only how it performs at the time of the inspection.

(2) The condensate drain line should extend at least 3' from the foundation.

(3) Fully insulate the suction line at the exterior AC condenser.

(4) Seal around the AC suction and refrigerant line entrance into the home to prevent pest intrusion.

(5) Significant dents were observed at the AC condenser housing.

(6) Rust was observed at the top of the condenser housing.

(7) A programmable thermostat is recommended to improve comfort and efficiency.

(8) Insulate the condensate drain line at the HVAC unit and in the return area.

(9) There was no safety float sensor found at the condensate drain line in the HVAC closet. Have a licensed HVAC contractor install one to prevent water damage.

(10) HVAC systems should be serviced twice per year by a licensed professional. We cannot determine if or when the system was last serviced.

C. Duct Systems, Chases, and Vents

Inspected, Deficient

(1) The return filter(s) are dirty and need to be replaced. Filters should be replaced regularly.

(2) The interior condition and cleanliness of the ductwork was not visible or accessible. Disassembly of the HVAC or removal of registers is beyond the scope of this inspection. If further evaluation is desired, a licensed HVAC contractor should be contacted.

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Inspected, Deficient

(1) Insulate all exposed water lines to prevent freezing.

(2) The hand sprayer at the kitchen faucet did not retract automatically.

(3) I could not locate the main shut-off for the water supply. Please ask the current owners for the location. If no valve is present, one should be installed by a licensed plumber.

(4) Backflow prevention devices were missing at one or more exterior water hose bibs.

B. Drains, Waste, and Vents

Inspected, Deficient

IV. PLUMBING SYSTEM

Cast iron drain lines may be present under the home and/or between the home and public sewer system. Recommend a static test or drain scope to verify the integrity of the plumbing system. The inspector does not run the amount of water during the inspection that would emulate the daily use of a family.

C. Water Heating Equipment

Inspected, Deficient

- (1) Corrosion was observed at the fittings at the top of the water heater.
- (2) Insulate water lines at the top of the water heater to prevent freezing.
- (3) The water heater did not have a thermal expansion tank installed to prevent a possible leak at the T&P or "pop-off" valve.
- (4) The T&P (Temperature and Pressure) valve on the water heater needs a 3/4 copper or CPVC pipe to extend within 6 inches of the floor or exterior soil grade for safety.
- (5) There was no exterior-terminating drain pan present under the water heater. IRC P2801.5 Required pan. Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a galvanized steel pan having a material thickness of not less than 0.023 inch (0.6010 mm) (No. 24 gage), or other pans approved for such use. Listed pans shall comply with CSA LC3.
- (6) The hot water temperature is set too high, creating a risk of scalding. The Consumer Product Safety Commission recommends that water heaters be set at 120° F.

D. Hydro-Massage Therapy Equipment

Inspected, Not Inspected, Deficient

- (1) Debris was present in tub jets. Clean before use.
- (2) No tub motor access was found for the Jacuzzi tub.
- (3) Inspector was unable to locate GFCI protection for the Jacuzzi tub. Current code standards require that Jacuzzi tubs be GFCI-protected.

V. APPLIANCES

A. Dishwashers

Inspected, Deficient

- (1) It is recommended that the dishwasher drain line be kept strapped/looped upward, forming a sanitary drain loop, thus preventing debris from sink drain lines and the garbage disposal from entering the dishwasher drain line.
- (2) The dishwasher is loose and needs to be secured to the underside of the countertop or adjoining cabinets. I recommend repair as necessary.
- (3) Two rollers were missing at the lower dish basket.
- (4) Excessive noise was observed when the dishwasher was running.
- (5) A means of disconnect should be provided for the dishwasher within sight of the unit. (Switch, plug)

C. Range Hood and Exhaust Systems

Inspected, Deficient

The range exhaust vent should terminate at the exterior.

D. Ranges, Cooktops and Ovens

Inspected, Deficient

There was no anti tip device present at the range. This is a child safety hazard.

E. Microwave Ovens

Inspected, Deficient

The surface light at the base of the microwave was inoperable.

G. Garage Door Operator(s)

Inspected, Not Present, Deficient

V. APPLIANCES

- (1) The latch handle was loose at the right overhead garage door. This prevents the door from being locked securely. Repair as needed.
- (2) The paint is failing and/or worn at one or more areas of the exterior wood. I recommend prepping and painting at all exposed areas to prevent rot.
- (3) Recommend safety cables at tension springs for overhead garage doors.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Mark Havelka

Helpful Hints

- Exterior electrical outlets not working? Reset GFCI receptacle at garage wall by pushing the reset button
- Bathroom electrical outlets not working? Reset the GFCI receptacle in the other bathroom or garage wall by pushing the reset button
- Lights or electrical outlets not working? Try resetting the breaker by turning it off and back on again
- Smoke detectors chirping? Try changing the 9 volt battery or dusting off the smoke detector. Back up batteries should be changed yearly
- Secondary air conditioner condensate drain line dripping? Try pouring bleach down the primary condensate line or using compressed air to free the clog
- Garage overhead door not closing with opener? Make sure nothing is in between the safety sensors, or adjust the safety sensors
- Garbage disposal jammed or inoperable? Use appropriate hex wrench or provided tool and turn in base of unit to free disposal. There is also a small red "reset" breaker on the bottom of the disposal that may be tripped, push to reset

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair. If there is a check in the D (Deficiency) column below, additional comments will be in the repairs section (VIII) at the end of this report.

COMPANY RELATIONSHIPS/THIRD PARTY PROVIDERS.

Austinspect may have an affiliation with third-party service providers ("TPSP") in order to offer value-added services to its Clients. The company may also arrange for these TPSP to send literature or make post-inspection contact with the Company's Clients.

The following general comments and limitations may not pertain to all houses inspected:

- The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose repairs. The inspector does not enter crawl space areas less than 18 inches. It is important to keep soil moisture contents by foundation consistent year round.
- It is advisable to maintain at least 3 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.
- The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingles or tiles. Inspection of fastening systems at shingle tabs are not inspected as this could damage the shingle. Metal and clay tile roofs are not walked on as this could damage the roof covering. Only roofs that can be safely accessed will be walked on. Some roofs may have a pitch too great to walk on without safety restraints. In this case the roof will be viewed with binoculars and/or from the roof edge.
- Only areas of the attic determined accessible by the inspector are inspected.
- Only areas free and clear of furniture and other obstructions are inspected. Observation of these areas is related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed (interior and exterior). This inspection does not cover any issues

that are considered to be environmental, such as, but not limited to, lead based paint, asbestos, radon, mold, mildew or fungus.

- Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.
- Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection. Consult a glass installer for further evaluation of windows in the event of any insulated glass failure prior to closing. If the house is occupied some windows may be inaccessible due to owner's belongings. We do not move or climb on furniture to open a window.
- The inspection does not include the adequacy of draft or condition of chimney flue tiles. If creosote buildup is noted, the flue should be cleaned by a chimney sweep for safety
- Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.
- The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. If the house is occupied some electrical outlets may be inaccessible due to owner's belongings. We do not move or climb on furniture to test electrical outlets. In the event aluminum wiring is reported, a licensed electrician should review it. We do not report copper clad aluminum wiring unless labeled so at the electrical panel.
- Full evaluation of gas heat exchangers requires dismantling of furnace and is beyond the scope of this inspection. Heat pump systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damage to system
- Inspector does not determine the adequacy or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Central air conditioning system is not tested when ambient temperatures are below 60 degrees Fahrenheit to avoid damage to system. Window air conditioning units are not tested. Effective 2006 manufactures will no longer produce repair / replacement parts for a/c units with less than a 13 seer rating and in the event of failure of the unit it may be necessary to replace the entire unit
- The inspection does not include gas lines or condition of plumbing lines in walls, floors, attic, ground or foundation. If foundation work has been performed on the house you are purchasing, a static plumbing test is recommended. Water wells, water-conditioning systems/softeners, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection. Clothes washing machine and icemaker hose bibs are not tested. Water shut off valves (main or under sinks etc.) are not turned on or off under any circumstance
- The following systems, items, or components are excluded from this inspection: 1.) Drain line for clothes washing machine, or water conditioning systems; 2.) Drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components, and fire sprinkler systems.
- Replacement of water heaters may require permit by local municipality. Inline water heaters are not tested.
- It is recommended that the dishwasher drain line be kept strapped upward forming a air gap/sanitary drain loop. This will prevent disposal debris from entering the line
- The inspector does not test for radiation leakage in microwave.
- Bathroom vents should terminate to the exterior. Vent termination is not always visible
- If sprinkler system is inspected it is tested in manual mode only. Underground leaks are not inspected for



INVOICE

Austinspect, Inc. Inc. TPCL
774365
220 Racetrack Dr
Austin, TX 78748
512.633.9488
Inspected By: Mark Havelka

Inspection Date: 8/26/2019
Report ID:
 20190826-508-Franklin-DrTPCL
 #774365

Customer Info:	Inspection Property:
Robert Burwell	508 Franklin Dr San Marcos TX 78666
Customer's Real Estate Professional: Dustin Allan JB Goodwin, REALTORS	

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection - Heated Sq Ft 0 - 1499	325.00	1	325.00
Inspection Discount	-25.00	1	-25.00
			Tax \$0.00
			Total Price \$300.00

Payment Method:
Payment Status:
Note:

Inspection Agreement

September 22, 2019

The address of the property is: 508 Franklin Dr , San Marcos, TX 78666. THIS AGREEMENT by and between Mark Havelka (hereinafter "INSPECTOR") and Robert Burwell (herinafter "CLIENT"), collectively referred to herein as "the parties." The Parties understand and voluntarily agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the Texas Real Estate Commission (TREC) posted at <https://www.trec.state.tx.us/pdf/inspectors/535.227-535.233.pdf>. Although INSPECTOR agrees to follow TREC's Standards of Practice, CLIENT understands that these standards contain limitations, exceptions, and exclusions. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of radon – a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in a separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.
3. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. Any third parties who rely on the report in any way also agree to all provisions in this Agreement. INSPECTOR'S inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected is a log home, log structure or includes similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for claims or damages, costs of defense or suit, attorney's fees and expenses arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be

exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) written notification of adverse conditions within 14 days of discovery; and (2) access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado. No such action may be filed unless the plaintiff has first provided InterNACHI with 30 days' written notice of the nature of the claim. In any action against INSPECTOR and/or InterNACHI, CLIENT waives trial by jury.

8. If any court declares any provision of this Agreement invalid, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

11. This Agreement is not transferable or assignable.

12. Should any provision of this Agreement require judicial interpretation, the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.