

Precision Inspection, PLLC

Property Inspection Report



123 Sample Address, Austin, TX 78712
Inspection prepared for:
Date of Inspection: 7/1/2019 Time: 1:00 PM
Age of Home: 1975 Size: 1232
Order ID: 520

Inspector: Don Barker

License # 3271
7029 Bee Caves Rd, Austin, 78746
Phone: 512-282-0455
Email: donwbarker@gmail.com

PROPERTY INSPECTION REPORT

Prepared For:	<u>Scott MacDonald</u>	
	<small>(Name of Client)</small>	
Concerning:	<u>4405 Dovewood, Austin TX, 78744</u>	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>Don Barker, License # 3271</u>	<u>7/1/2019</u>
	<small>(Name and License Number of Inspector)</small>	<small>(Date)</small>

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Foundation

TYPE OF FOUNDATION: Slabe on Grade

VIEWED FROM: Exterior and Interior accessible surfaces of the foundation.

Observations:

A.1. In my opinion, the foundation does appear to be functioning as intended. No visible signs of any major movement or settling was observed on the foundation.

A.2. Previous foundation repairs observed on front sidewalk concrete.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Grading and Drainage

Comments:

B.1. Ok.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Roof Covering Materials

Type(s) of Roof Covering: Is roof a layover? No • Composition shingles.

Viewed From: Roof

Comments:

C.1. Roof vent flashing nail heads are exposed. Nail heads should be sealed to prevent water from damaging the roof decking.

C.2. 3 damaged roof shingles observed on the top cap area.

C.3. Roof vent boots need to be sealed.

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D. Roof Structure and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: Attic floor insulation depth averages 8 to 10 inches. The Inspector recommends installing additional insulation to comply with local energy codes.

Comments:

D.1. Roof wood decking shows signs of water damage on the front side.

D.2. The roof fascia is rotted in several places on around the drip edge and rake edge of the roof.

D.3. Roof decking is cupping in several places on the front side of the of the roof.



Roof wood decking shows signs of water damage on the front side.



Roof wood decking shows signs of water damage on the front side.



roof decking damage on the front left corner of the house

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E. Walls (Interior and Exterior)

Wall Materials: Exterior walls are brick veneer., Exterior walls are wood masonite siding with wood trim.

Comments:

E.1. Left front bedroom- sheetrock is damaged on the front and right walls.

E.2. Exterior siding and trim is rotted in several places on all sides of the house.



damaged sheetrock left front bedroom



damaged sheetrock left front bedroom.



siding and trim damaged front side.



siding and trim damaged left side of converted garage.

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damaged siding on the left side of the house



damage wall trim



hole in the siding on the right side of the house

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F. Ceiling and Floors

Comments:

- F.1. Several of the kitchen floor tiles are cracked.
- F.2. Several living room floor tiles are cracked.
- F.3. Living room ceiling sheetrock- cracks in the living room ceiling sheetrock.
- F.4. Previous repairs to ceiling sheetrock in the living room.
- F.5. Front entry hallway- floor tiles are cracked
- F.6. Right back bedroom- ceiling sheetrock is cracked and is sagging by the AC register.
- F.7. Left back bedroom- water stains observed on the ceiling sheetrock.
- F.8. Converted garage ceiling sheetrock is sagging.



kitchen floor tiles cracked.



living room floor tiles crack

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ceiling sheetrock cracked and sagging



water stain on ceiling sheetrock.



converted garage ceiling sheetrock sagging.



garage ceiling sheetrock sagging.

G. Doors (Interior and Exterior)

Comments:

G.1. The left back bedroom closet doors are missing.

G.2. Left front bedroom closet doors are not on the track.

G.3. Front middle bedroom closet doors are missing.

G.4. Hall closet doors are missing.

G.5. Front door jamb is damaged at the striker plate area.

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Front door jamb is damaged at the striker plate area.

H. Windows (Dirt, Solar Screen and climatic conditions may obscure fogged glass).

Comments:

H.1. Dining room window glass has been replaced with plexiglass.

H.2. Several window are missing window screens.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplace

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

K.1. Back patio concrete slab is cracked and lifted in several areas.

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L. Other

Observations:

L.1. Concrete driveway has settled in areas creating a trip hazard at the joint areas in the concrete.

L.2. Concrete walkway has settled in areas at the joints, creating a trip hazard.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- MAIN ELECTRICAL PANEL: is located on the right side of the building. Fuse type disconnect

Materials and Amp Rating: Aluminium wiring from electrical meter to panels. , 125 amp

Comments:

A.1. Gas lines are not bonded to electrical panel. Wasn't required when house was built.

A.2. Both electrical panel boxes are zinco brand. These electrical panel boxes are considered a safety hazard. Recommend replacing electrical panel boxes.

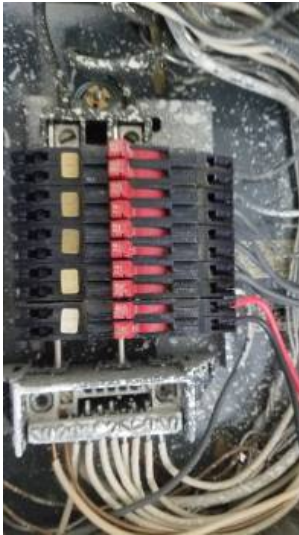
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Gas lines are not bonded to electrical panel. Wasn't required when house was built.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
 • Copper wiring

Comments:

B.1. The house electrical wiring is aluminum wiring. Recommend installing purple pigtails to the existing aluminum wiring or using the crimp connection devices.

B.2. Front hallway smoke alarm is inoperable.

B.3. Bedroom hallway smoke alarm battery is low.

B.4. Left front bedroom does not have a smoke alarm installed.

B.5. Left front bedroom electrical receptacle cover is missing.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:
 • Gas fired forced hot air.
 • Exterior air handler package unit.

Energy Sources:
 • The furnace is gas.

Comments:

A.1. Ok.

A.2. Package unit is 1 year old.

B. Cooling Equipment

Type of Systems:
 • The home has packaged unit AC system.
 • The AC unit has a 17-degree differential split.

Comments:

B.1. Ok.

C. Duct Systems, Chases, and Vents

Comments:

C.1. AC ductwork for converted garage area- flex duct insulation is damaged on the flex duct work. Poor connection from the flex ductwork to the flex board ductwork.

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front yard at street.

Location of Main Water Supply Valve:

- Copper water lines
- Water supply cut off valve is buried.
- Water pressure 60 PSI.

Comments:

A.1. Kitchen sink faucet fixture is loose.

A.2. Hall bathroom tub faucet spout is not installed correctly. Tub spout is an inch and a quarter away from the wall.

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tub spout

B. Drains, Wastes, and Vents

Comments:

[B.1. Hall bathroom vanity sink drain stop is missing.](#)

[B.2. Hall bathroom tub drain stop is missing.](#)

C. Water Heating Equipment

Energy Source:

- Water heater is gas powered
- Water heater is located in the laundry room

Capacity:

- Water heater manufacturing date is 1994.
- Water heater 30 gallon capacity.

Comments:

[C.1. Water heater is past the normal life expectancy.](#)

[C.2. Water heater vent pipe is not connected to the water heater vent hood.](#)

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Water heater vent pipe is not connected to the water heater vent hood.

D. Hydro-Massage Therapy Equipment

Comments:

D.1. N/A

E. Other

Materials:

Comments:

E.1. N/A

V. APPLIANCES

A. Dishwashers

Comments:

A.1. Dishwasher is inoperable.

B. Food Waste Disposers

Comments:

B.1. N/A

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C. Range Hood and Exhaust Systems

Comments:

C.1. Range vent hood makes a loud screeching sound when turned.

C.2. Range hood vent pipe terminates in the Attic. Fire safety hazard.



range hood vent pipe terminates in attic.

D. Ranges, Cooktops, and Ovens

Comments:

D.1. Anti-tip bracket is missing from range installation. It provides protection when excess force or weight is applied to an open oven door.

D.2. Range top burners will not light.

D.3. Oven handle is bent.

D.4. Oven was full of tenants belongings. Oven could not be thoroughly inspected.

E. Microwave Ovens

Comments:

E.1. N/A

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

F.1. Hall bathroom exhaust fan makes a loud screeching noise when turned on.

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G. Garage Door Operators

Door Type:
Comments:

H. Dryer Exhaust Systems

Comments:

H.1. Ok.

I. Other

Observations:

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: C	Roof Covering Materials	<p>C.1. Roof vent flashing nail heads are exposed. Nail heads should be sealed to prevent water from damaging the roof decking.</p> <p>C.2. 3 damaged roof shingles observed on the top cap area.</p> <p>C.3. Roof vent boots need to be sealed.</p>
Page 4 Item: D	Roof Structure and Attics	<p>D.1. Roof wood decking shows signs of water damage on the front side.</p> <p>D.2. The roof fascia is rotted in several places on around the <u>drip edge</u> and rake edge of the roof.</p> <p>D.3. Roof decking is cupping in several places on the front side of the of the roof.</p>
Page 5 Item: E	Walls (Interior and Exterior)	<p>E.1. Left front bedroom- sheetrock is damaged on the front and right walls.</p> <p>E.2. Exterior siding and trim is rotted in several places on all sides of the house.</p>
Page 7 Item: F	Ceiling and Floors	<p>F.1. Several of the kitchen floor tiles are cracked.</p> <p>F.2. Several living room floor tiles are cracked.</p> <p>F.3. Living room ceiling sheetrock- cracks in the living room ceiling sheetrock.</p> <p>F.4. Previous repairs to ceiling sheetrock in the living room.</p> <p>F.5. Front entry hallway- floor tiles are cracked</p> <p>F.6. Right back bedroom- ceiling sheetrock is cracked and is sagging by the AC register.</p> <p>F.7. Left back bedroom- water stains observed on the ceiling sheetrock.</p> <p>F.8. Converted garage ceiling sheetrock is sagging.</p>
Page 8 Item: G	Doors (Interior and Exterior)	<p>G.1. The left back bedroom closet doors are missing.</p> <p>G.2. Left front bedroom closet doors are not on the track.</p> <p>G.3. Front middle bedroom closet doors are missing.</p> <p>G.4. Hall closet doors are missing.</p> <p>G.5. Front door jamb is damaged at the striker plate area.</p>
Page 9 Item: H	Windows (Dirt, Solar Screen and climatic conditions may obscure fogged glass).	<p>H.1. Dining room window glass has been replaced with plexiglass.</p> <p>H.2. Several window are missing window screens.</p>
Page 9 Item: K	Porches, Balconies, Decks, and Carports	<p>K.1. Back patio concrete slab is cracked and lifted in several areas.</p>
Page 10 Item: L	Other	<p>L.1. Concrete driveway has settled in areas creating a trip hazard at the joint areas in the concrete.</p> <p>L.2. Concrete walkway has settled in areas at the joints, creating a trip hazard.</p>
ELECTRICAL SYSTEMS		

Page 10 Item: A	Service Entrance and Panels	<p>A.1. Gas lines are not bonded to electrical panel. Wasn't required when house was built.</p> <p>A.2. Both electrical panel boxes are zinco brand. These electrical panel boxes are considered a safety hazard. Recommend replacing electrical panel boxes.</p>
Page 12 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>B.1. The house electrical wiring is aluminum wiring. Recommend installing purple pigtails to the existing aluminum wiring or using the crimp connection devices.</p> <p>B.2. Front hallway smoke alarm is inoperable.</p> <p>B.3. Bedroom hallway smoke alarm battery is low.</p> <p>B.4. Left front bedroom does not have a smoke alarm installed.</p> <p>B.5. Left front bedroom electrical receptacle cover is missing.</p>
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 12 Item: C	Duct Systems, Chases, and Vents	C.1. AC ductwork for converted garage area- flex duct insulation is damaged on the flex duct work. Poor connection from the flex ductwork to the flex board ductwork.
PLUMBING SYSTEM		
Page 13 Item: A	Plumbing Supply, Distribution System and Fixtures	<p>A.1. Kitchen sink faucet fixture is loose.</p> <p>A.2. Hall bathroom tub faucet spout is not installed correctly. Tub spout is an inch and a quarter away from the wall.</p>
Page 14 Item: B	Drains, Wastes, and Vents	<p>B.1. Hall bathroom vanity sink drain stop is missing.</p> <p>B.2. Hall bathroom tub drain stop is missing.</p>
Page 14 Item: C	Water Heating Equipment	<p>C.1. Water heater is past the normal life expectancy.</p> <p>C.2. Water heater vent pipe is not connected to the water heater vent hood.</p>
APPLIANCES		
Page 16 Item: C	Range Hood and Exhaust Systems	<p>C.1. Range vent hood makes a loud screeching sound when turned.</p> <p>C.2. Range hood vent pipe terminates in the Attic. Fire safety hazard.</p>
Page 16 Item: D	Ranges, Cooktops, and Ovens	<p>D.1. Anti-tip bracket is missing from range installation. It provides protection when excess force or weight is applied to an open oven door.</p> <p>D.2. Range top burners will not light.</p> <p>D.3. Oven handle is bent.</p> <p>D.4. Oven was full of tenants belongings. Oven could not be thoroughly inspected.</p>
Page 16 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	F.1. Hall bathroom exhaust fan makes a loud screeching noise when turned on.