



1107 Jewell St. #B Austin, TX 78704

## Careful Home Inspections

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# PROPERTY INSPECTION REPORT

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Prepared For: **Graham McNamara & Ava Seal**

(Name of Client)

Concerning: **1107 Jewell St. #B Austin, TX 78704**

(Address or Other Identification of Inspected Property)

By:

**Jason Edens**

**TREC # 20468**

**February 10, 2022**

(Name and License Number of Inspector)

(Date)

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(Name, License Number and Signature of Sponsoring Inspector, if required)

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## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

This fourteen-year old home (2009-reported age) appears to be in good condition. The structural components (walls, foundation and roof framing) are performing as intended. The mechanical elements (electrical, heat, air and plumbing) are working as intended except as may be noted in the following report. The appliances, connected fixtures and other features of the building are responding as intended unless there are deficiencies noted below.

As with any structures, this property will require a regular maintenance regimen. It may also benefit from upgrades so that the structure and its amenities keep pace with market changes. Please read the following report carefully and let me know if there are any questions about the report or the home. Pictures in the report can be enlarged for a closer look by increasing the browser percentage to 150% or more.

Thank you for choosing Careful Home Inspections. It is an honor to be of service to you.

## **Jason Edens**

Real Estate Home Inspector  
 Careful Home Inspections  
 “Our name says it all!”  
 Austin Board of Realtors  
 National Association of Certified Home Inspectors  
 Texas Real Estate Commission (#20468)



I	NI	NP	D	Inspection Item
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## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Slab-on grade

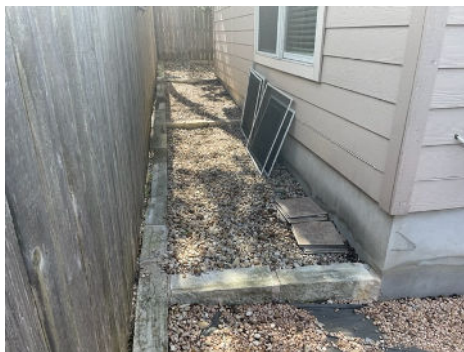
*Comments:* This foundation appears to be performing as intended. No significant problems were observed.

**Note:** Hairline cracks in the underpinning parging (thin coat of concrete on slab) are a small concern but review by a foundation specialist is still recommended. They typically utilize 'leveling devices' that can establish a baseline from which current or future movements, if any, can be analyzed and better understood.

### B. Grading & Drainage

*Comments:* Grading and drainage are reviewed on all four sides of the home with the two primary objectives being to determine if surface water drainage can enter the living space in a major rain event and to determine if surface water drainage or roof run-off will impact foundation performance by ponding near the slab, seeping under the foundation or eroding the slab.

- Negative site drainage was observed along the rear of the house. The general grade of the area is such that it will be difficult to control heavy rain water entirely. During heavy rains the accumulation of surface water on the lot may be unavoidable. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation area. Under today's standards, the grade away from the foundation walls should fall a minimum of six-inches within the first ten feet. If adding soil to the perimeter to create positive drainage, remember to keep the soil level about 4 inches below any masonry veneer.
- There is a missing elbow section of a gutter downspout on the front left corner of the home. Drainage of roof runoff water is important to the long-term performance of a foundation.



Negative site drainage along rear



Missing elbow on gutter downspout

**Rain Gutters:** Controlling and directing roof water run-off is an important part of an effective grading and drainage plan for any structure. Rain gutters allow for control of roof run-off by providing downspouts which can be located strategically and pointed in a direction that conforms to the overall grading and drainage pattern of the property. In Central Texas, rain gutters are not required but they are recommended.

I=Inspected

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**Note:** Drainage of surface water is important to the long-term performance of a foundation. This slab has sufficient height to prevent any surface water from entering the living space but it is also important that water does not collect or pond in and around the foundation. Where required, topsoil can be used to create a gentle slope away from the foundation to a point 5-10 feet away from the foundation.

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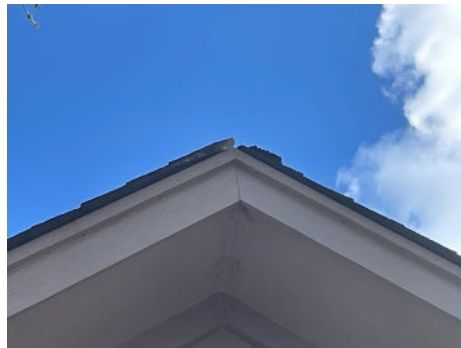
**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition shingle (fiberglass)

*Viewed From:* Walked on portions of roof (Binocular views on 6/12 pitches)

*Comments:* This roof covering appears to be performing as intended and most credit this product with a 25-year life expectancy when measured from the time of original installation (2009 - reportedly). Hail storms, insufficient attic ventilation and other factors can reduce the life expectancy of any roof covering.

- There is damage to the rake and ridge edge shingles on the front gable of the home. This damage to the rake and ridge edge shingles is most likely caused from previous tree limb contact.
- Granulation loss was observed around the rooftop. The fiberglass (shiny threads) in the shingles was visible around the roof which is a sign of an aging roof covering. Further evaluation of the roof by a professional roofer is recommended.
- There was no metal drip edge flashing on the roof (drip & rake edges) as now required in current standards.



Damage to ridge/rake shingles on front gable

**Roof Leaks Note:** Most roof leaks are not from holes in shingles, but from flashing problems. Since many portions of the various metal flashings in any structure are not visible, no comment can be made as to the condition of these hidden flashing areas. Water penetration may occur at any time. It is not possible for anyone to state that any roof is water tight or leak free. Under severe weather conditions with wind driven rain or extended periods of rainfall, any roof may develop leaks. Any significant amount of rainfall accompanied by gusts, high winds and / or flying debris may damage the roof coverings.

**Trees:** Tree limbs too close to the roof will damage the roof covering and shorten the life expectancy of the roof material. Limbs closer than three feet to the covering should be trimmed back on an annual basis.

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**D. Roof Structure & Attic**

*Viewed From:* Interior of attic

*Approximate Average Depth of Insulation:* 6+ inches (Batts)

*Comments:* The roof structure is site-built or “stick” framed (as opposed to engineered trusses) and it looks to have been built per current standards. The lumber sizing is correct for the spans involved and the purlain braces, collar ties, and ridge supports are suitably constructed where required. Increasing attic insulation levels is recommended to help improve the overall efficiency of the home over time.

**Notes:** (1) The attic is well-ventilated to retard heat build-up during the long hot summers and (2) The attic was inspected only where safe footing could be found. Observation of some areas can be limited by low clearances, mechanical systems, ducts, stored items, etc.. (3) Rodent preventatives (glue and snap traps) are present in the attic. Extermination of potential rodents in the home is recommended as they have a history of chewing sheathing which could expose electrical wiring, attic insulation and/or air ducts. Further review by a rodent specialist is recommended.

**E. Walls (Interior & Exterior)**

*Comments:* Exterior walls are comprised of Hardie plank siding (approximately 100%) and wood trim boards. No significant problems were observed with respect to the siding.

**Exterior Walls:**

- There are areas of minor decay on the wood trim boards around the windows. This is typical for a home of this age with this product (wood) and these areas should be monitored and eventual repair/replacement should be considered.
- Exterior silicone sealant (caulk) shrinkage was observed randomly around the exterior walls of the home. Properly sealing voids could help prevent possible water and/or pest intrusion over time.
- The rear lower Hardie plank siding has a nail pop.
- The front gate is considered to be in poor condition. Repair/replacement is recommended.



Minor decay on wood trim boards



Minor decay on wood trim boards

I	NI	NP	D	Inspection Item
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Nail popping in rear Hardie plank siding

**Note:** All gaps and cracked or degraded seals between the exterior wall cladding and trim, pipe penetrations, window frames or roof components should be sealed with an appropriate exterior material such as latex caulk to prevent wood rot or water penetration of the walls and to limit insect access into the house.

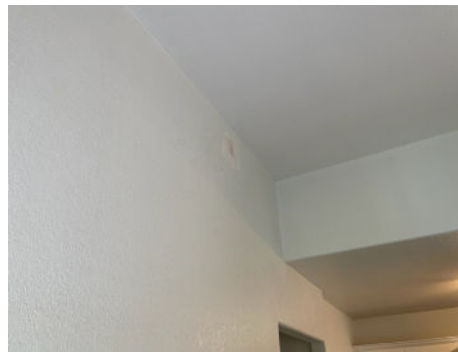
Interior walls are performing as intended from a structural point of view and no significant cracks, holes or blemishes were observed.

**Interior Walls:**

- Sheetrock patchwork/repair was observed randomly around the home. During the inspection, there was a Handyman making random repairs. (3-10-23)
- There is missing caulk around the tub faucet in the tub/shower of the upstairs hall bathroom. This should be sealed to prevent the intrusion of unwanted water into the wall cavity.



Interior sheetrock patchwork around walls



Interior sheetrock patchwork around walls

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Interior sheetrock patchwork around walls



Interior sheetrock patchwork around walls



Voids in caulk seal on upstairs tub faucet

**Note 1:** Owner/tenant or staged belongings in an occupied home can sometimes obscure interior wall issues in garages, closets, bedrooms and other living spaces.

**Note 2:** Small hairline cracks may appear along sheetrock taping seams as the home ages. These are quite common and are caused by minor movement / settling and the normal expansion and contraction of materials. Taping cracks may be re-taped, spackled, textured, and painted to restore original look.

**Organic Growth Note:** No moisture, mold, and / or indoor air quality (IAQ) tests were performed as they are beyond the scope of this general inspection. Inspectors are not qualified or required to perform such evaluations or studies. The client should be aware that various fungi, molds, and mildew flourish in an environment such as water intrusion events, excessively moist conditions, and / or water damaged areas. If the client is concerned they may contact a qualified / certified IAQ Professional for further evaluation of this property.

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**F. Ceilings & Floors**

*Comments:* No significant structural concerns surfaced on the inspection with respect to ceilings and/or floors.



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**G. Doors (Interior & Exterior)**

*Comments:* Exterior doors are latching and weather stripped as intended.

- Weather stripping around the front exterior door does not seal properly (light can be seen around the door edge from the interior) - the door may need adjustment or weather stripping may need to be added. Damage to the weather-stripping was observed along the knob side of the door.
- The door sweep on the front exterior door does not seal properly (light can be seen around the lower door edge from the interior) - the door/threshold may need adjustment or a newer door sweep may need to be added.



Weather-stripping not properly sealing



Front exterior door sweep not sealing

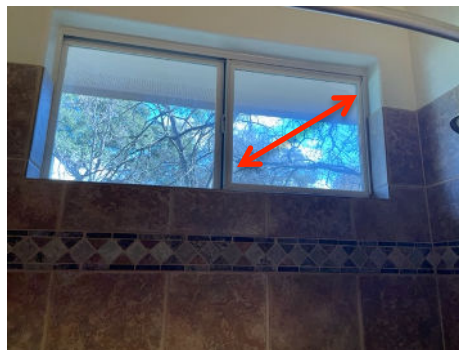
Interior doors are plumb and level and operating as expected.

**Note:** Door stops are not required but are recommended to prevent accidental damage to doors, walls and hardware.

**H. Windows**

*Comments:* Several of these double-pane windows were operated in various rooms around the home and they appeared to be functioning as expected. No glass was detected.

- The window in the downstairs bathroom has fogging in between the panes which is most likely caused from faulty seals. The windows in the home should be further evaluated by a window specialist to determine the extent of any failed seals.
- Select window screens were being stored in the rear yard along the home.



Fogging in bathroom window

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**Windows Note:** Evidence of failed seal problems vary with temperature and humidity changes and preliminary seal problems may not be seen during this inspection. Thus, windows are only checked for obvious visible fogging. In the event that any fogged windows are reported or noted then all windows should be further evaluated by a window specialist to determine the extent of any failed seals.

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**I. Stairways (Interior & Exterior)**

*Comments:* The stairway is suitably railed and lit with switches at both the top and bottom. The riser/tread relationship is per current standards.

- The interior staircase handrail does not turn into the wall at the bottom as now required in current building standards.



Hand railing not turned into wall at bottom

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**J. Fireplace/Chimney**

*Comments:*

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

*Comments:* The front porch is performing as intended with a sloped surface for drainage and lighting for visibility.

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**L. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

*Comments:* Electrical service is provided via overhead means to a 200-amp Cutler Hammer main service panel located at the front left corner of 1107 Jewell St. Unit #A and a 90-amp Cutler Hammer sub-panel located in the along the left exterior wall of 1107

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Jewell St. Unit #B. Drip loop and line clearances are per current standards. The condensing unit breaker in the main panel labeled "AC" matches the manufacturers recommended sizing (30 amps).

- In current building standards, the mast and weather-head should extend at least 3'H over the roofline at the service drop. Further review and evaluation by a licensed electrician is recommended.
- There is no clear and permanent labeling on one or both of these panels and clear, complete and permanent labeling is now required.
- There are 3-5 locations where neutral and grounds are on the same bus bar or even under the same screw. Current standards require that neutral wires and ground wires are connected under separate set screws and on separate bus bars.
- Grounding electrode was not located and the grounding method was not listed at the service panel - proper connection of the earth grounding system could not be verified.
- Service entry neutrals should be identified at both ends inside the service panels for safety (marking or tape).
- There is no full house surge protection breaker in the main service panel as now required in current building standards (2022).

**Safety Upgrade Note:** Effective February 1, 2009, the Texas Real Estate Commission is requiring all home inspectors to notify homeowners and their Realtors when a home does not have Arc-Fault Circuit Interruption (AFCI) on all electrical circuits not already protected by GFCI circuits. AFCI has been required by the NEC (National Electrical Code) for some time but only in bedrooms. Now AFCI is required in dining rooms, offices, living rooms and similar, non-bedroom spaces. This house has AFCI protection in the bedrooms and was built to the applicable standard at the time of construction but is not in compliance with this most recent change (2009).

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

*Type of Wiring:* Copper

*Comments:* GFCI-protected outlets are located per current standards at the exterior outlets (re-set at left exterior wall outlet), the bathrooms (re-set at downstairs bath wall outlet) and the kitchen (re-set at one of outlets in the kitchen counter-top area).

- Current standards require that all sleeping areas and all hallways adjacent to sleeping areas be equipped with a working smoke detector and that these smoke detectors be electrically powered and tied together (when one goes off they all go off). This house has some missing smoke alarms. During the inspection, there was a Handyman making random repairs. (3-10-23)
- No carbon monoxide detectors were observed and these are now required in current building standards since gas fired appliances or an attached garage are present in this home.
- There is a loose electrical outlet in the kitchen countertop area. This should be secured to avoid possible injury/accident.
- There is a loose electrical outlet in the upstairs bathroom countertop area. This should be secured to avoid possible injury/accident.
- The upstairs ceiling hall light did not work at the time of the inspection (no bulb).

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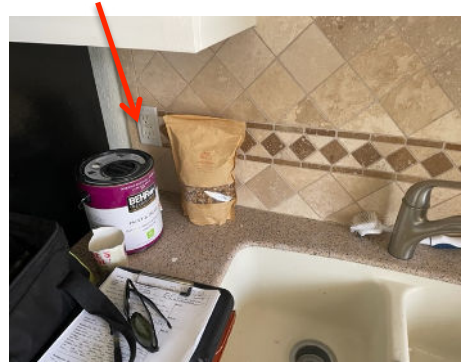
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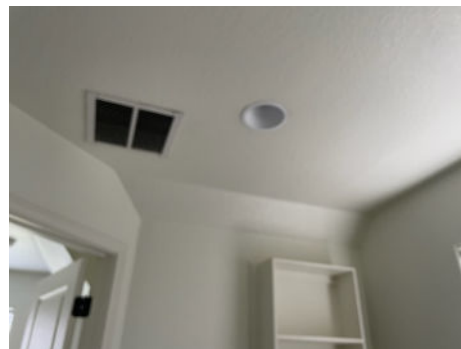
Missing smoke alarm in bedroom



Loose wall outlet in kitchen



Loose wall outlet in bathroom



Upstairs ceiling light not working

**Notes:** (1) Non-working lights, if present, are usually due to burned out bulbs but faulty wiring, defective switches or broken fixtures can also be the cause of a non-working light. (2) Not all outlets can be tested in a home with owner/tenant or staged belongings still present as some cannot be accessed.

### III. HEATING, VENTILATION AND AIR CONDITIONING

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**A. Heating Equipment**

*Type of System:* Central Heating System (2009)

*Energy Source:* Gas

*Comments:* The differential temperatures between the output air of the heating systems measured at selected registers and the input air measured at the return air grills closest to the thermostats are within the acceptable performance ranges for these type systems (108/65). Temperature measurements are taken with a hand-held device accurate to + or - 5 degrees. Gas piping, flue vent piping and flame characteristics are suitable for this type system.

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108 Degrees- Recorded hot air supply temperature

**Note:** It is always a good idea to consider an annual HVAC service contract or a buyer's warranty (or both) for your heat and air systems; especially when they are more than 10 years old. Timely service from an HVAC professional can keep systems running at peak efficiencies, save on energy costs and prevent major problems by catching problems when they are smaller and less expensive to repair. Filters should be changed out every 30-45 days for best performance of both heat and air systems.

**Note:** The typical lifespan of most HVAC systems is approximately 15 years. Information gathered from the air handler suggests a unit that may be past its prime. Although the system in this house appears to be functioning properly, replacement with a more efficient unit should be considered.

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**B. Cooling Equipment**

*Type of System:* Central Forced Air System (2009)

*Comments:* The differential temperatures between the output air of the cooling system measured at selected registers and the input air measured at the return air grill closest to the thermostat are within the acceptable performance range for this type system (46/63). Temperature measurements are taken with a hand-held device accurate to + or - 5 degrees.



46 Degrees- Recorded cold air supply temperature

**Information Notes:** The primary AC condensate drain line is protruding from the left exterior wall near the condensing unit. The secondary condensate drain line is protruding from the exterior wall along the left side of the home above a window. This is typical in

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construction so dripping of this pipe will alert the homeowner/tenant to call for HVAC service.



Primary condensate drain line



Secondary (emergency) condensate drain line

**HVAC Service Note:** No recent service tab was found on the HVAC unit. This may indicate delayed maintenance which could lead to decreased performance or possible damage. It is recommended that the system be serviced, inspected, and cleaned by an HVAC professional.

**Note:** The typical lifespan of most HVAC systems is approximately 15 years. Information gathered from the condensing unit suggests a unit that may be past its prime. Although the system in this house appears to be functioning properly, replacement with a more efficient unit should be considered.

**Bleach Service:** To help avoid the clogging of your primary condensate line, you can give bleach service to the line from the unit (PVC pipe). For best and safest results, dilute 1 part bleach with 1 part warm water. Using a funnel, pour the mixture in the PVC vent pipe 3-4 times a year. Be sure to catch the mixture when it exits the primary line to keep from contaminating the yard.



Hot water/bleach service to the primary condensate drain line

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**C. Duct System, Chases, and Vents**

*Comments:* Duct runs appear to be suitably installed and performing as intended. No significant crimps or restrictions were observed. Air supply registers are installed and performing as intended.

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**Note:** Leaks in duct runs were not observed but are not tested with an official air volume flow test. An energy audit is always a good idea and is sometimes required in the City of Austin and other locales.

**Recommendation:** There is some evidence that the duct work is dirty (dust/debris collecting air supply registers). If possible, this should be investigated further especially if a service contract is entered into with a licensed HVAC professional. There are also duct-cleaning services that can be considered.

#### IV. PLUMBING SYSTEM

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

*Location of water meter:* Front yard of 1107 Jewell St. Unit #A

*Location of main water supply valve:* Same

*Static water pressure reading:* **140** psi

*Type of supply piping material:* Copper & PEX

*Comments:* The inspection of the water supply system and fixtures was limited by the following conditions: Plumbing lines concealed by finishes (behind walls, below floors, in the slab, etc) and are not accessible for inspection. The washing machine and / or refrigerator water supply lines, if provided, are not tested. Water shut off valves (main, below the sinks, etc) are not tested as these valves are seldom used and could break or leak if operated. This home appears to share the water supply with Unit #A, see licensed plumber for solutions/discussions.

- The recorded water pressure at this home is **140** psi. Recommended water pressure for residential applications is 40-80 psi with 60-65 being considered ideal. High pressure on the water supply system can have the effect of wearing out seals, valves, piping and other faucet components prematurely as water is under constant pressure at all times even in the “off” position. If your water pressure is consistently above 75 psi, it is recommended that you consider a conversation or a review with a licensed professional plumber to discuss solutions including a pressure reducing device if so advised.
- Both of the bathroom tub/shower diverters are faulty and will not allow the normal water pressure switch from tub faucet to shower head as intended. Further review by a licensed plumber is recommended.
- The upstairs bathroom toilet has a missing anchor bolt (left side). Further review by a licensed plumber is recommended.
- Some or all of the exterior hose bibs have no anti-siphon devices as current standards require.
- Corrosion/rust was observed on select water supply fittings and/or water supply shutoffs randomly around the home. It is recommended that a licensed plumber review and evaluate the plumbing fittings and shutoffs in the home.
- The upstairs bathroom toilet has a missing seat cover which should be repaired/replaced to avoid possible injury/accident.

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140 PSI- Recorded water pressure for the home



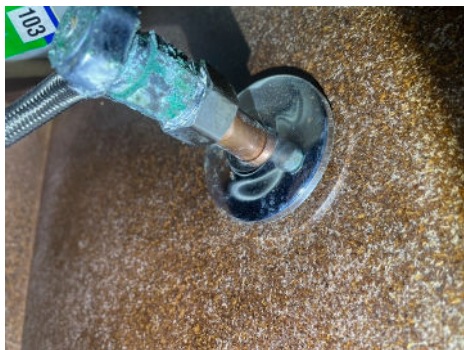
Faulty diverters in tub/showers



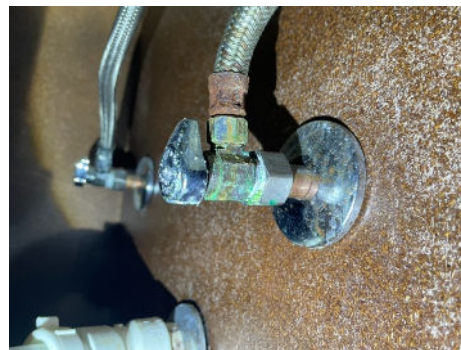
Missing anchor bolt on upstairs toilet



No anti-siphon device (back-flow preventer)



Corrosion/rust on select water shutoff fittings



Corrosion/rust on select water shutoff fittings

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

*Type of drain material: PVC*

*Comments: These drains appear to be performing as intended in simultaneous drain testing at bathrooms and kitchen.*

**Information Note:** The main sewer clean-outs are located in the yard along the left side.



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Main sewer cleanout for the home

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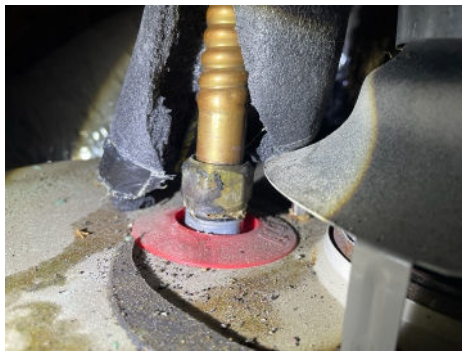
**C. Water Heating Equipment**

*Energy Source:* Gas

*Capacity:* 40 gallons per manufacturer's label (2009)

*Comments:* Hot water is being supplied to all the expected locations (sinks, tubs, showers and dishwasher) and this water heater appears to be installed per current standards except as listed below.

- Corrosion on the water supply line fittings was observed and creates a higher likelihood of tank failure.
- There was no 2-gallon thermal expansion tank installed on the cold water line for the water heater. In current building standards, a 2-gallon expansion tank installed on the water heater(s) is required to help improve the overall efficiency/longevity of the plumbing system in the home (see current local codes and/or AMI (according to manufacturer's instructions).



Corrosion on water supply fittings



No 2-gallon thermal expansion tank

**Note:** The typical lifespan of most water heaters is approximately 10-12 years. Information gathered from the water heater manufacturing label suggests a unit that may be past its prime. Although the water heater in this house appears to be functioning properly, replacement with a more efficient unit should be considered.

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**D. Hydro-Massage Therapy Equipment**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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**E. Gas Distribution Systems and Gas Appliances**  
*Location of gas meter:* Left Exterior Wall  
*Comments:* All gas related items appear to be performing as intended. The gas meter steel piping was bonded/grounded as now required for safety.

**F. Other**  
*Comments:*

**V. APPLIANCES**

**A Dishwasher**  
*Comments:* Performing as intended while completing a full normal wash cycle.

**B. Food Waste Disposer**  
*Comments:* Performing as intended.

- There is hard debris inside the disposer which could damage the grinder motors if not removed.

**C. Range Hood and Exhaust Systems**  
*Comments:*

**D. Ranges, Cooktops, and Ovens**  
*Comments:* Performing as intended.

**E. Microwave Ovens**  
*Comments:* Performing as intended.

**F. Mechanical Exhaust Vents and Bathroom Heaters**  
*Comments:* The exhaust fans are performing as intended with outside air exhaust as now required. No bathroom heaters were observed or inspected.

**G. Garage Door Operator(s)**  
*Comments:*

**H. Dryer Exhaust Systems**  
*Comments:* This dryer vent appears to be properly installed for the purpose intended but most of a dryer vent is hidden in the wall and not visible for inspection. No performance testing is completed on the inspection.

**I. Other**  
*Comments:*

I	NI	NP	D	Inspection Item
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## VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**  
*Comments:*
- B. Swimming Pools, Spas, Hot Tubs and Equipment**  
*Type of Construction:*  
*Comments:*
- C. Outbuildings**  
*Comments:*
- D. Private Water Wells** (A coliform analysis is recommended)  
*Type of Pump:*  
*Type of Storage Equipment:*  
*Comments:*
- E. Private Sewage Disposal (Septic) Systems**  
*Type of System:*  
*Location of Drain Field:*  
*Comments:*
- F. Other Built-in Appliances**  
*Comments:*

### THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the “Not Inspected” or “Not Present” check boxes. Explanations for items not inspected may be included but are not required. Water softeners, water conditioners, water filtration systems and security systems are not inspected as an inspection may affect the operation of these systems and negatively impact the health or safety of residents or guests in the home.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified or inspected during this inspection. Some items are behind furniture or other personal property. Safety ratings or thermal protection ratings on recessed can lighting cannot typically be determined and no comment on this type lighting is offered unless visually apparent. Unexpected repairs should still be anticipated on any house irrespective of age and the inspection should not be considered a guarantee or warranty of any kind.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>	<b>Inspection Item</b>
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**WEATHER CONDITIONS DURING INSPECTION**

The estimated outside temperature was 55-65 degrees F. at the time of the inspection. Water impacts in the home appear to be minimal except as may be noted in the above report.

**INSPECTION CONDITIONS**

Jason Edens (TREC License # 20468), herein after known as the Inspector, agrees to conduct an inspection for the purpose of informing the client of major deficiencies in the condition of the inspected property. The written report is the property of the client(s) and the inspector. It shall not be used by or transferred to any other person or company without both the inspector's and the client's written consent.

- 1) This inspection of the subject property shall be performed by the Inspector for the Client in accordance with the Standards of Practice of the Texas Real Estate Commission (TREC).
- 2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Detached buildings are not included unless noted.
- 3) This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. The inspector is neither a guarantor nor an insurer.
- 4) The inspection and report do not address, and are not intended to address, code and regulation compliance, the possible presence of or danger from asbestos, radon gas, lead paint, mold, urea formaldehyde, soil contamination, foreign drywall sources and other indoor and outdoor substances. The client is urged to contact a competent specialist if information, identification, or testing of the above is desired.
- 5) Any matter concerning the interpretation of this Agreement, of the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties or failing such mediation shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of the Texas Association of Real Estate Inspectors (TAREI) with at least five (5) years of Home Inspection experience.
- 6) The inspection service is conducted at the property. The physical on-site inspection of the property is a good time for exchange of information between the Inspector and the Client regarding the property and its condition on the day of inspection. Any particular concern of the Client should be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client will have less chance of gaining all of the information that is offered.