



# Inspection Report

**Home Buyer**

**Property Address:**  
123 Suburbs Lane  
Austin TX 78702



**Austin Home Inspection**

**Michael Scher TREC# 8529**  
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**512-773-2773**

# PROPERTY INSPECTION REPORT

<b>Prepared For:</b>	Home Buyer
	(Name of Client)
<b>Concerning:</b>	123 Suburbs Lane, Austin, TX 78702
	(Address or Other Identification of Inspected Property)
<b>By:</b>	Michael Scher TREC# 8529 / Austin Home Inspection 3/1/2014
	(Name and License Number of Inspector) (Date)
	(Name, License Number and Signature of Sponsoring Inspector, if required)

## 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](http://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. 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.

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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>.

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; and
- lack of electrical bonding and grounding.

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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**Standards of Practice:**

Texas Real Estate Commission

**In Attendance:**

Customer

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

15 Years

**Home Faces:**

West

**Temperature:**

Over 65°

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

The home was occupied and fully furnished at the time of the inspection.

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## I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

**A. Foundations**

**Type of Foundation(s):** Poured concrete

**Comments:**

### Slab Foundation Inspection Addendum

The foundation inspection performed by Austin Home Inspection Team is limited to visual observations of the accessible interior and exterior components on the structure at the time of the inspection. No geotechnical, drainage, flood plane, or materials studies have been performed, nor have any other measurements been taken.

Our inspection of slabs conforms to regulatory and industry standards. We examine the visible portion of the stem walls on the exterior of the structure for any evidence of significant cracks or structural deformation. However, we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any specialized tools or measuring devices to establish relative elevations or determine any degree of differential settling.

Symptoms of foundation movement that are concealed by patching and/or repair work may prevent an accurate assessment of the structural condition of the property. Other factors that limit the ability to fully assess the structural condition of the property include:

- a. floor coverings that prevent visual inspection of the slab surfaces,
- b. wall coverings and furnishings that limit visual inspection of interior surfaces, and
- c. soil, decking, flatwork, shrubbery, etc., that limit visual inspection of the foundation perimeter grade beam surface.

The slab appears to be performing as intended.

**B. Grading and Drainage**

**Comments:**

 (1) The gutter at the rear of the home is loose. Damaged gutters will not be as effective in controlling rain run-off from the roof. I recommend repair as needed.



B. Item 1(Picture)



B. Item 2(Picture)

 (2) The gutters are full of debris in most areas around the home and need to be cleaned. The debris in gutters can also conceal rust, deterioration, or leaks that are not visible until cleaned, and I am unable to

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determine if such conditions exist.

 (3) The downspout at the rear of the home is missing the downspout splash block. Erosion can continue or become worse if not corrected.



B. Item 3(Picture)

C. **Roof Covering Materials**

**Types of Roof Covering:** Architectural (Dimensional) Composition

**Viewed From:** Walked roof

**Roof Ventilation:** Soffit Vents, Passive

**Comments:**

The roof covering is in good condition.



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)

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**D. Roof Structure and Attic**

**Roof Type:** Hip

**Method used to observe attic:** Walked

**Viewed From:** Attic

**Roof Structure:** Stick-built, 2 X 6 Rafters, 7/16 OSB Sheathing

**Attic Insulation:** Blown, Fiberglass

**Approximate Average Depth of Insulation:** 10 inches

**Attic info:** Attic access, Light in attic, Pull Down stairs

**Comments:**

 Some batt insulation in the attic has been displaced. This diminishes the ability of the insulation to perform as intended. This condition will cause heating and cooling costs to be much higher than necessary. I recommend adding new insulation in the attic to a minimum of R-30 or better.



D. Item 1(Picture)



D. Item 2(Picture)

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

**Wall Structure:** 2 X 4 Wood

**Primary Exterior material:** Rock Veneer

**Secondary Exterior Material:** Masonry Stucco

**Comments:**

 (1) The rock veneer around the window frames at the front of the home is missing caulk. This could allow moisture penetration and cause damage to surrounding material. I recommend the exterior sill be sealed around the window frames.



E. Item 1(Picture)



E. Item 2(Picture)

 (2) The rock veneer at the garage door is not sealed around the door frame. Moisture penetration can occur causing deterioration of surround material.

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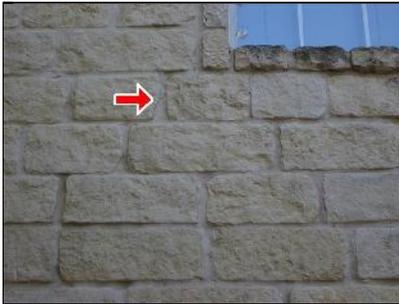


E. Item 3(Picture)

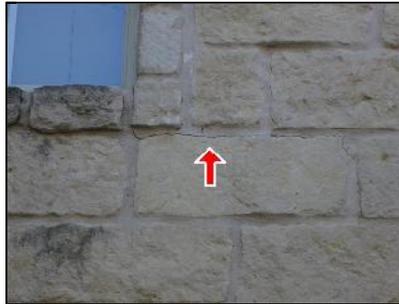


E. Item 4(Picture)

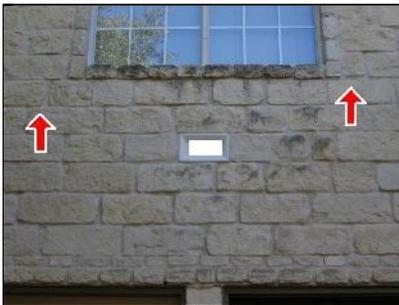
(3) The rock veneer above the garage door has cracking mortar. These cracks can be repaired by a process called tuck-pointing.



E. Item 5(Picture)



E. Item 6(Picture)



E. Item 7(Picture)

 (4) The rock veneer on the south side of the home is missing caulking in the expansion joint. Moisture penetration will occur, causing deterioration of the material if not corrected.



E. Item 8(Picture)

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**F. Ceilings and Floors**

**Floor Structure:** Slab

**Ceiling Structure:** 2X8

**Comments:**

The sheetrock on the ceiling in the downstairs half bath closet reveals a light stain that appears to be from a water leak. The moisture meter was used, and it did not indicate an active leak.



F. Item 1(Picture)

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

**Comments:**

 The door at the at various locations around the house are missing the doorstops. Damage to the door or wall can occur without a proper doorstop.

- The privacy door at downstairs half bath.
- The privacy door at the downstairs bedroom.
- The privacy door at the downstairs full bath.



G. Item 1(Picture)



G. Item 2(Picture)



G. Item 3(Picture)

**H. Windows**

**Window Type:** Double pane

**Comments:**

(1) The windows at all locations around the home are missing screens. It is common to remove window screens during the listing of a home. I am unable to determine if any screens are missing or damaged. I recommend having the screens replaced.

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H. Item 1(Picture)

🏠 (2) The southeast window in living area appears cloudy (lost seal). This can cause some heat loss in winter and loss of cool air in summer if not corrected. In order to correct the cloudy appearance of glass, a replacement of the glass pane or unit will be necessary.



H. Item 2(Picture)

🏠 (3) The window sill in the upstairs north bedroom has peeling paint and is swollen. This damage is generally caused by condensation that builds up on the aluminum window frames during cold weather.



H. Item 3(Picture)



H. Item 4(Picture)

🏠 (4) The lower windows in upstairs northwest bedroom appears cloudy (lost seal). This can cause some heat loss in winter and loss of cool air in summer if not corrected. In order to correct the cloudy appearance of glass, a replacement of the glass pane or unit will be necessary.



H. Item 5(Picture)

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I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

**Chimney (exterior):** Masonry Stucco

**Operable Fireplaces:** One

**Types of Fireplaces:** Conventional, Vented Gas Logs

**Comments:**

 The damper for the fireplace in the living room is missing a clamp or lock that forces the lid to stay open (required for vented gas/LP logs). Without a clamp to force open the damper, it could shut and cause unsafe carbon dioxide to enter into the living space. A qualified person should inspect and repair as needed.



J. Item 1(Picture)



J. Item 2(Picture)

K. Porches, Balconies, Decks and Carports

L. Other

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## II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

A. Service Entrance and Panels

**Electrical Service Conductors:** Below ground

**Panel Capacity:** UNKNOWN (No Labeling)

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** UNKNOWN

**Comments:**

(1) The main panel box is located at the exterior on the east side of the house.

(2) The box is clean and in order but lacks properly labeling. Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.



A. Item 1(Picture)

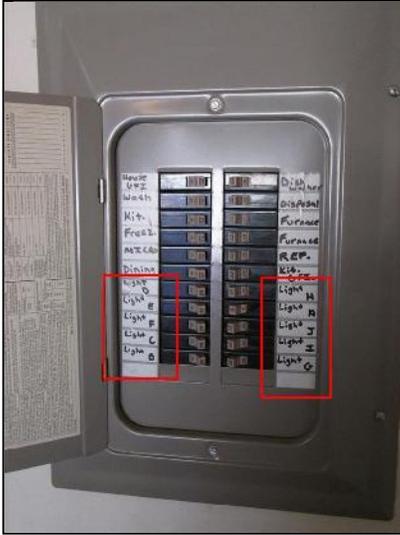


A. Item 2(Picture)

(3) The panel circuits are not properly labeled. I recommend labeling the circuits as needed.

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A. Item 3(Picture)

(4) The sub-panel box is located in the garage. The box is clean and in order.



A. Item 4(Picture)

B. Branch Circuits, Devices, and Fixtures

**Type of Wiring:** Romex

**Branch wire 15 and 20 AMP:** Copper

**Comments:**

 (1) The light fixture at the front of the home is loose and is not sealed around the base. This will allow moisture and insects into the electrical box behind the fixture. I recommend repair as needed.

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I   NI   NP   D

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B. Item 1(Picture)

(2) All accessible outlets including GFCI outlets were tested and work correctly.

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

**A. Heating Equipment**

**Type of Systems:** Forced Air

**Energy Sources:** Natural gas

**Heat System Brand:** CARRIER

**Number of Heat Systems (excluding wood):** Two

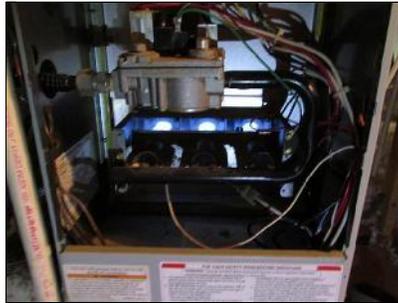
**Comments:**

(1) The manufacture date on the furnace servicing the upstairs area is October 1996

Examination of the visible portions of the heat exchanger revealed a clean unit. The furnace is pilot-less and operated through the start-up sequence, ignition, run, and cool-down as expected.



A. Item 1(Picture)



A. Item 2(Picture)

(2) The flex gas line at both furnace units was installed using thin wall flex tubing through the equipment housing instead of rigid pipe. This is not the recommended method of connection because of the potential for mechanical damage to the flex gas line.



A. Item 3(Picture)

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**B. Cooling Equipment**

**Type of Systems:** Air conditioner unit

**Central Air Manufacturer:** CARRIER, GOODMAN

**Number of AC Only Units:** Two

**Comments:**

(1) The manufacture date for the Trane unit is November 1996.

The manufacture date for the York unit is March 2002.



B. Item 1(Picture)

(2) The ambient air test was performed by using thermometers on the air handler of air conditioner servicing the downstairs area to determine if the difference in temperatures of the supply and return air is between 12° and 22°, which would indicate that the unit is cooling as intended. The supply air temperature on your system read 46.2°, and the return air temperature was 68.7°.

This indicates that the range in temperature drop (22.5°) is normal.



B. Item 2(Picture)



B. Item 3(Picture)

(3) The ambient air test was performed by using thermometers on the air handler of air conditioner serving the upstairs area to determine if the difference in temperatures of the supply and return air is between 12° and 22°, which would indicate that the unit is cooling as intended. The supply air temperature on your system read 52.0°, and the return air temperature was 69.0°.

This indicates that the range in temperature drop (17.0°) is normal.



B. Item 4(Picture)



B. Item 5(Picture)

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I   NI   NP   D

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

**Ductwork:** Insulated

**Filter Type:** Disposable Cartridge

**Comments:**

 The plenum at the air handler in the attic is damaged and leaking conditioned air into the attic. Energy loss is occurring and the plenum should be properly sealed.



C. Item 1(Picture)

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## IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

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

**Location of water meter:** Front yard, Right Side, near the street

**Location of main water supply valve:** At the meter

**Static water pressure reading:** 100 pounds/square inch

**Water Source:** Public

**Plumbing Water Distribution (inside home):** Copper

**Comments:**

 (1) Static water pressure on the house was 100 pounds/square inch. Pressure that is more than 80 pounds/square inch is considered excessive and could cause leaks to develop in the joints and valves of the plumbing system. I recommend installation of a regulator on the main water supply line to lower the static pressure on the house.



A. Item 1(Picture)

 (2) The toilet in the upstairs hall bath is not sealed to the floor. Repairs are needed to prevent possible leak or seepage through crack or damaged area.

The toilet is also loose at the floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

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A. Item 2(Picture)

B. Drains, Wastes, and Vents

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** PVC

*Comments:*

All drains were free and clear, and no leaks were detected.

C. Water Heating Equipment

**Energy Sources:** Gas (quick recovery)

**Water Heater Capacity:** (2) 40 Gallon

**Water Heater Manufacturer:** RHEEM, STATE

**Water Heater Location:** Attic, Garage closet

*Comments:*

The water heater located in the garage closet is a gas unit manufactured in October 2001. The unit is 13 years old but appears to be operating properly. I recommend flushing the tank at least once per year to remove sediment and prolong the life of the tank.

Flushing your residential water heater is something that should be done on a regular basis. The procedure is as follows:

- Hook a garden hose up to the bottom drain valve. Place the garden hose in a position to allow full discharge of the water through the hose (in the yard or flower bed or the bath tub).
- Open the drain valve wide open. DO NOT CLOSE OFF THE INCOMING COLD WATER SUPPLY TO THE HEATER.
- Run the water out of the hose until the water runs clear.

When the water is clear, shut off the bottom drain valve and remove the garden hose.

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I   NI   NP   D

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C. Item 1(Picture)

**D. Hydro-Massage Therapy Equipment**

*Comments:*

The whirlpool tub in the master bath operated as expected.



D. Item 1(Picture)

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## V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

**A. Dishwashers**

**Dishwasher Brand:** GENERAL ELECTRIC

*Comments:*

The dishwasher operated as it should through a normal cycle.

**B. Food Waste Disposers**

**Disposer Brand:** BADGER

*Comments:*

The food waste disposer operated as it should.

**C. Range Hood and Exhaust Systems**

**Exhaust/Range hood:** VENTED

*Comments:*

The microwave oven also serves as a vented range hood. The range hood operated as expected.

**D. Ranges, Cooktops and Ovens**

**Range/Oven:** GENERAL ELECTRIC

**Range Type:** Natural Gas

**Oven Type:** Electric

*Comments:*

The range cooktop operated as it should. The oven temperature was 355° when set on 350°.

**E. Microwave Ovens**

**Built in Microwave:** LG

*Comments:*

The microwave operated as it should.

The manufacture date for the microwave is March 2013.

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

*Comments:*

 The exhaust fan duct for the upstairs hall bath has a damaged vent pipe in the attic. The vent pipe is loose and can allow moisture into the attic space that can lead to mold or cause condensation.



F. Item 1(Picture)

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I   NI   NP   D

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**G. Garage Door Operators**

**Door opener Brand:** CHAMBERLAIN, OVERHEAD DOOR

**Door opener type and size:** 1/2 HP Chain drive, 1/2 HP Belt drive

*Comments:*

All garage door openers are properly adjusted and operated as they should.

**H. Dryer Exhaust Systems**

*Comments:*

 The dryer vent is a vertical vent terminating overhead. The vent at the wall is blocked by lint build-up and needs to be cleaned. Blocked dryer vents will affect the performance of the dryer appliance as well as pose a fire threat. I recommend having the vent cleaned before further use.



H. Item 1(Picture)

**I. Other**

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

I   NI   NP   D

## VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

*Comments:*

(1) The automatic sprinkler system is serviced by a Rain Bird controller. I was able to identify 3 working zones covering the front landscape beds, front grass, and north side yard.



A. Item 1(Picture)

(2) The south side yard had no coverage or the sprinkler zone did not function. I recommend a qualified irrigation professional investigate further and repair as necessary.

(3) Zone 1 is located in the front landscape bed:

- 1 riser is missing a sprinkler head and is capped.
- 1 sprinkler head in the middle of the front bed is damaged and not functioning properly.

I recommend a qualified irrigation professional investigate further and repair as necessary.



A. Item 2(Picture)



A. Item 3(Picture)

(4) Zone 2 services the north side yard and north portion of the backyard. 1 sprinkler head is broken and water is free flowing from the riser. I recommend a qualified irrigation professional investigate further and repair as necessary.



A. Item 4(Picture)

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

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I   NI   NP   D

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B. Swimming Pools, Spas, Hot Tubs, and Equipment

C. Outbuildings

D. Private Water Wells

E. Private Sewage Disposal (Septic) Systems

F. Other

Refrigerator: GE

Washer Dryer Hookup: YES

Dryer Connection Type: BOTH GAS & ELECTRIC

## General Summary



**Austin Home Inspection**

**Whoinspects@gmail.com**  
**512-773-2773**

**Customer**  
Home Buyer

**Address**  
123 Suburbs Lane  
Austin TX 78702

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

#### B. Grading and Drainage

##### Inspected, Deficiency

-  (1) The gutter at the rear of the home is loose. Damaged gutters will not be as effective in controlling rain run-off from the roof. I recommend repair as needed.
-  (2) The gutters are full of debris in most areas around the home and need to be cleaned. The debris in gutters can also conceal rust, deterioration, or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.
-  (3) The downspout at the rear of the home is missing the downspout splash block. Erosion can continue or become worse if not corrected.

#### D. Roof Structure and Attic

##### Inspected, Deficiency

-  Some batt insulation in the attic has been displaced. This diminishes the ability of the insulation to perform as intended. This condition will cause heating and cooling costs to be much higher than necessary. I recommend adding new insulation in the attic to a minimum of R-30 or better.

#### E. Walls (Interior and Exterior)

##### Inspected, Deficiency

-  (1) The rock veneer around the window frames at the front of the home is missing caulk. This could allow moisture penetration and cause damage to surrounding material. I recommend the exterior sill be sealed around the window frames.
-  (2) The rock veneer at the garage door is not sealed around the door frame. Moisture penetration can occur causing deterioration of surround material.

## I. STRUCTURAL SYSTEMS

-  (4) The rock veneer on the south side of the home is missing caulking in the expansion joint. Moisture penetration will occur, causing deterioration of the material if not corrected.

### G. Doors (Interior and Exterior)

#### Inspected, Deficiency

-  The door at the at various locations around the house are missing the doorstops. Damage to the door or wall can occur without a proper doorstop.
  - The privacy door at downstairs half bath.
  - The privacy door at the downstairs bedroom.
  - The privacy door at the downstairs full bath.

### H. Windows

#### Inspected, Deficiency

-  (2) The southeast window in living area appears cloudy (lost seal). This can cause some heat loss in winter and loss of cool air in summer if not corrected. In order to correct the cloudy appearance of glass, a replacement of the glass pane or unit will be necessary.
-  (3) The window sill in the upstairs north bedroom has peeling paint and is swollen. This damage is generally caused by condensation that builds up on the aluminum window frames during cold weather.
-  (4) The lower windows in upstairs northwest bedroom appears cloudy (lost seal). This can cause some heat loss in winter and loss of cool air in summer if not corrected. In order to correct the cloudy appearance of glass, a replacement of the glass pane or unit will be necessary.

### J. Fireplaces and Chimneys

#### Inspected, Deficiency

-  The damper for the fireplace in the living room is missing a clamp or lock that forces the lid to stay open (required for vented gas/LP logs). Without a clamp to force open the damper, it could shut and cause unsafe carbon dioxide to enter into the living space. A qualified person should inspect and repair as needed.

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

#### Inspected, Deficiency

-  (2) The box is clean and in order but lacks properly labeling. Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.
-  (3) The panel circuits are not properly labeled. I recommend labeling the circuits as needed.

### B. Branch Circuits, Devices, and Fixtures

#### Inspected, Deficiency

-  (1) The light fixture at the front of the home is loose and is not sealed around the base. This will allow moisture and insects into the electrical box behind the fixture. I recommend repair as needed.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A. Heating Equipment

#### Inspected, Deficiency

-  (2) The flex gas line at both furnace units was installed using thin wall flex tubing through the equipment housing instead of rigid pipe. This is not the recommended method of connection because of the potential for mechanical damage to the flex gas line.

### C. Duct Systems, Chases, and Vents

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### Inspected, Deficiency



The plenum at the air handler in the attic is damaged and leaking conditioned air into the attic. Energy loss is occurring and the plenum should be properly sealed.

### IV. PLUMBING SYSTEM

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

##### Inspected, Deficiency



(1) Static water pressure on the house was 100 pounds/square inch. Pressure that is more than 80 pounds/square inch is considered excessive and could cause leaks to develop in the joints and valves of the plumbing system. I recommend installation of a regulator on the main water supply line to lower the static pressure on the house.



(2) The toilet in the upstairs hall bath is not sealed to the floor. Repairs are needed to prevent possible leak or seepage through crack or damaged area.

The toilet is also loose at the floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

### V. APPLIANCES

#### F. Mechanical Exhaust Vents and Bathroom Heaters

##### Inspected, Deficiency



The exhaust fan duct for the upstairs hall bath has a damaged vent pipe in the attic. The vent pipe is loose and can allow moisture into the attic space that can lead to mold or cause condensation.

#### H. Dryer Exhaust Systems

##### Inspected, Deficiency



The dryer vent is a vertical vent terminating overhead. The vent at the wall is blocked by lint build-up and needs to be cleaned. Blocked dryer vents will affect the performance of the dryer appliance as well as pose a fire threat. I recommend having the vent cleaned before further use.

### VI. OPTIONAL SYSTEMS

#### A. Landscape Irrigation (Sprinkler) Systems

##### Inspected, Deficiency



(2) The south side yard had no coverage or the sprinkler zone did not function. I recommend a qualified irrigation professional investigate further and repair as necessary.



(3) Zone 1 is located in the front landscape bed:

- 1 riser is missing a sprinkler head and is capped.
- 1 sprinkler head in the middle of the front bed is damaged and not functioning properly.

I recommend a qualified irrigation professional investigate further and repair as necessary.



(4) Zone 2 services the north side yard and north portion of the backyard. 1 sprinkler head is broken and water is free flowing from the riser. I recommend a qualified irrigation professional investigate further and repair as necessary.

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.

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