



## Inspection Report

**Jack Barron**

**Property Address:**  
1129 Angelina  
Austin TX



**Second Look Property Inspections**

**Jen Winkler**  
Austin, Texas 78731  
512-587-7331

# PROPERTY INSPECTION REPORT

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**Prepared For:**

Jack Barron

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**Concerning:**

1129 Angelina, Austin, TX

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**By:**

Jen Winkler / Second Look Property Inspections 10/19/2012

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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.state.tx.us](http://www.trec.state.tx.us).

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 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 warrant ability 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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. 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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

**In Attendance:**

Vacant (inspector only)

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 50 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

<b>Date:</b> 10/19/2012	<b>Time:</b>	<b>Report ID:</b>
<b>Property:</b> 1129 Angelina Austin TX	<b>Customer:</b> Jack Barron	<b>Real Estate Professional:</b>

#### A NOTE FROM THE INSPECTOR

Thank you for choosing Second Look Property Inspections! **This report belongs to the you only and is not transferable.** This inspection, which is a professional service consisting of opinions only, is a non-invasive limited visual inspection. It is not intended to be technically exhaustive, nor is it intended to "catch everything" because this is simply not possible. Also, this is not a pass/fail process. However, this report contains lots of condition information and professional opinions to aid in your decision making process. Its purpose is to determine, at the time of the inspection only, if the inspected items are performing the function for which they are intended.

There are no warranties, representations, guarantees, insurances, or assurances as to the efficiencies or future performances expressed or implied by this report. Second Look Property Inspections highly recommends that you purchase a home warranty product. We are not liable for misrepresented systems or component, undisclosed or undiscovered defects, or repairs made to any such defects that are brought to the attention of this company after completion of this inspection.

Also, for purposes of this report, all directions (left, right, back, front, etc.) are taken from the viewpoint of an observer standing in front of the building or object and facing it.

Lastly, if there are items in this report that are marked deficient or are in need of repair, we recommend getting qualified professionals to offer you additional condition opinions and repair or replacement costs. Having this information during your option period is of vital importance.

**Thank you for choosing Second Look Property Inspections and we wish you all the best!**

Sincerely,

Jen Winkler  
Professional Home Inspector: TREC # 20510

#### COMMENT KEY

The report form that is used for this inspection was developed by Texas Real Estate Commission (TREC). Since the form can be a little confusing here is a brief overview. The report is separated into sections based on the common primary systems in the average home. At the top of each section are check boxes that identify what was inspected, and the condition of the system. When the Deficiency box for a section is checked this does not necessarily indicate that the entire system is fundamentally deficient. It can indicate the system

**Inspected (I)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Deficiency (D)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

#### LIMITATIONS

- **NOT RAINING:** Because it did not rain during the inspection, I cannot confirm there are no roof leaks and leaks at exterior walls. In addition, drainage performance around the house was not observed.
- **OCCUPIED:** If the house was occupied and/or staged the following areas may not have been completely accessible at the time of the inspection: some floors and walls, some windows, cabinets under sinks, portions of closets, areas in the attic(s) and areas in the garage.
- **ITEMS NOT INSPECTED:** Detached buildings, pools and spas, septic systems, ejector pumps, wells, water filtration and softeners, refrigerators, clothes washers and dryers, kitchen cabinets, alarm and sound systems, retaining walls, low voltage wiring, landscape lighting/wiring, and gas lines and tanks.
- **ITEMS NOT ACCESSIBLE FOR INSPECTION:** Portions of the attic, interiors of wall and ceiling cavities, concealed electrical branch circuit wiring, plumbing supply piping and drain waste piping, buried sewer lines, sub flooring, moisture/vapor barriers, and any item that is concealed/not visible.
- **INSPECTION DOES NOT INCLUDE:** Items not included in this inspection include mold, lead paint, asbestos, radon gas, air quality testing, insects, pests and rodents. Water and gas valves, and pilot lights are not operated or tested. Closed valves are not turned on. Although building code(s) may be referred to, this inspection does not confirm building code compliance, nor does it include opinions about structural loads and framing adequacy (span tables) or any structural or mechanical calculations.

10-27-08 APPROVED BY THE TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188, AUSTIN, TX 78711-2188

#### 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:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- 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 requires 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.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544

(<http://www.trec.state.tx.us>) TREC Form No. OP-I. This form is available on the TREC website at [www.trec.state.tx.us](http://www.trec.state.tx.us)

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

I NI NP D

## I. STRUCTURAL SYSTEMS

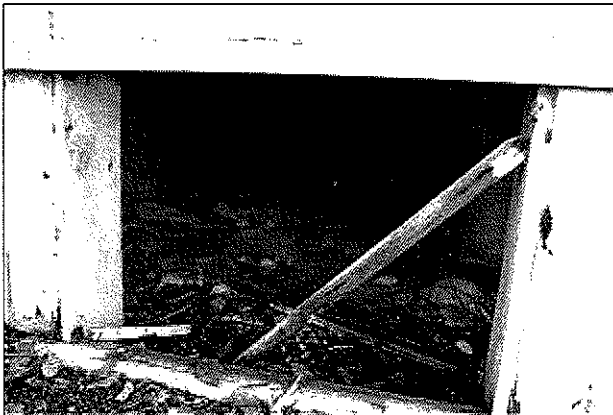
### ☐ ☐ ☐ ☒ A. Foundations

Type of Foundation: Pier & Beam - Crawlspace

Comments:

(1) **Foundation settlement signs:** The foundation appears to have experienced some movement and/or settlement. The settlement that was observed at the time of the inspection is considered typical for pier and beam houses in this area and of this period. In my opinion, the foundation of the house does appear to be functioning as intended. However, some deficiencies are noted. **Recommend having the foundation evaluated by a qualified foundation repair company.** Evidence of movement or settlement includes but is not limited to the following:

- Cracks in interior walls and/or ceilings
- Cracks in foundation skirting
- Cracks in floor tiles
- Floors that slope
- Doors that are not square
- Walls that are racking or not plumb



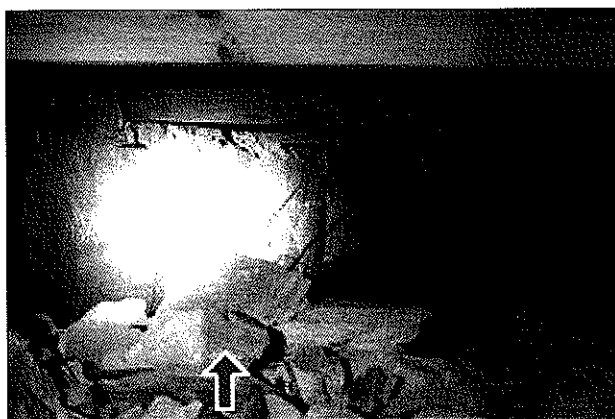
(2) The crawlspace appears to have an opening and/or openings at some perimeter areas around the crawlspace. Recommend sealing off any openings with wire mesh or sheet metal to keep animals from inhabiting the crawlspace.

(3) Only the right half of the crawl space under the home was inspected as the inspector encountered an active rodent and / or small mammal infestation at the time of the inspection. Recommend remediation of the possible infestation. Subsequent evaluation of any system that may be present at the left side of the crawl space could not be inspected.

(4) Water appears to be entering the crawlspace and pooling at the footings/piers in some locations. This may contribute to uneven expansion of the soil under the piers which can cause foundation movement. Grading and/or drainage may need to be improved to prevent water from entering the crawlspace.



(5) The construction debris needs removing from the crawlspace under home. Hatch door deteriorated and propped. Recommend replacement.



(6) Exterior brick planter is cracked and bowed. Bowing was also observed in crawl space in this area. Unknown cause.



(7) Some support posts are under-cut in areas in the crawlspace. Repairs are needed.

(8) The foundation vent(s) are below ground level at front, rear and sides of home which can allow water to enter crawlspace. A couple of inches clearance between ground and vent opening recommended.



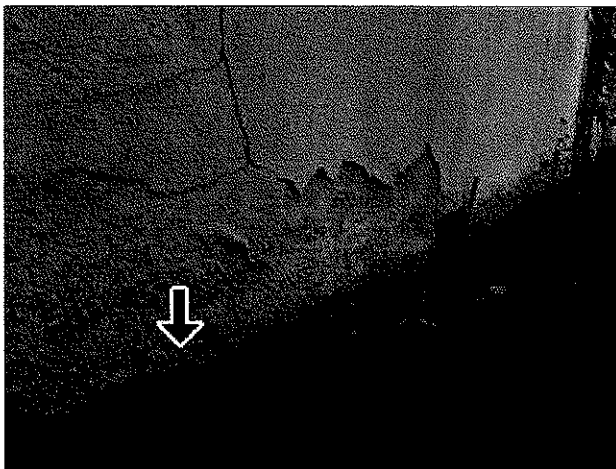
(9) There are a variety of pier materials in use. Some piers appear to be shimmed with wood. Some (wooden/cedar-post piers) are considered to be old technology. Recommend replacement.

(10) The clay soils found in Central Texas are known to be highly expansive. Excessive rain followed by dry periods tends to make clay soils expand and contract, which can exert force on the foundation. Proper grading and drainage combined with roof gutters, downspouts and 3-5 foot diverters could help to prevent adverse foundation movement.

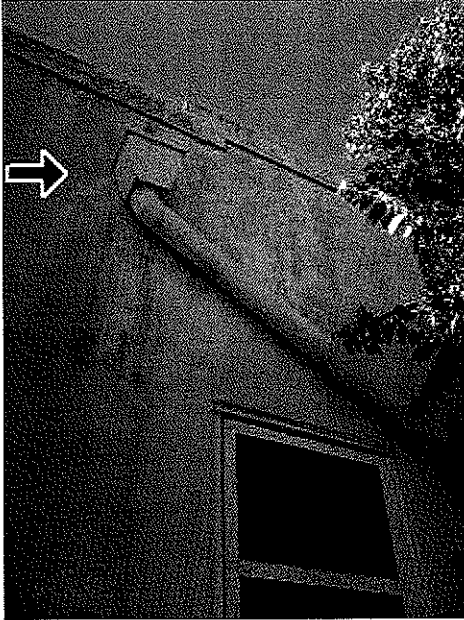
(11) No moisture barrier or under floor insulation was observed from the crawl space. Both of these could assist in improving heating and cooling conditions.

☐ ☐ ☐ ☒ B. Grading & Drainage

*Comments:*



(1) The soil level should be lowered to provide at least 3-5 inches of visible slab.



(2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters may conceal rust, deterioration or leaks that are not visible until cleaned.



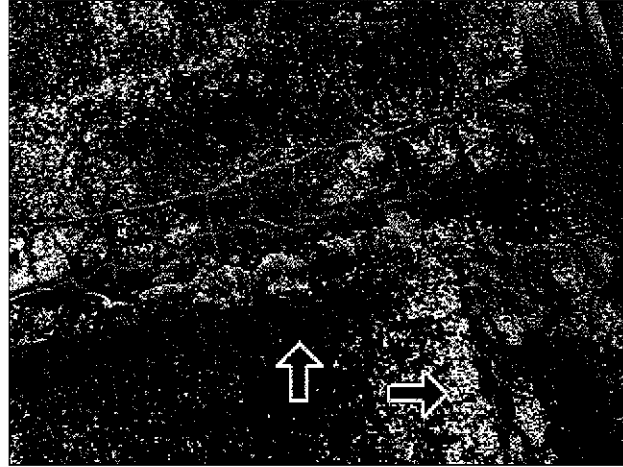
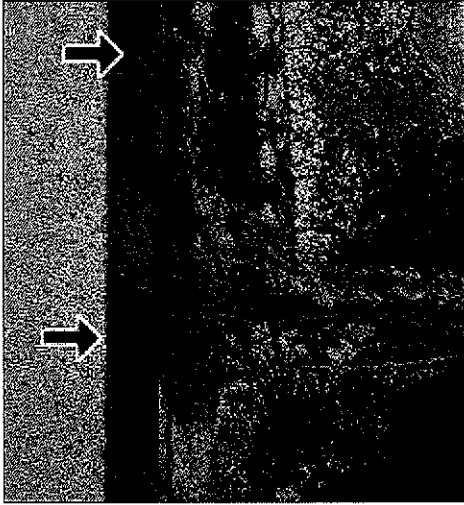
(3) The gutters appear intact but due to the lack of recent rain, unable to determine if gutters leak at seams or spills water. Some gutters spill onto concrete driveway. Recommend splash guards or blocks to prevent deterioration.

☐ ☐ ☐ ☒ C. Roof Covering Materials

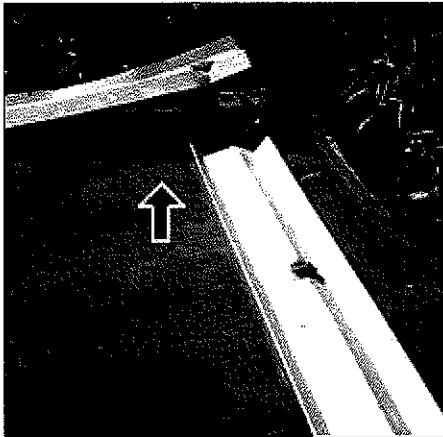
Type(s) of Roof Covering: Mix of several materials in use

Viewed roof covering from: Walked roof

Comments:



(1) Evidence of multiple roof layers present. Evidence of deteriorated roofing materials. The possibility of further leakage can not be determined. **Recommend an evaluation by a roofing contractor.**



(2) Fasteners on roof are unsealed and many are loose. **Recommend sealing and tightening.**



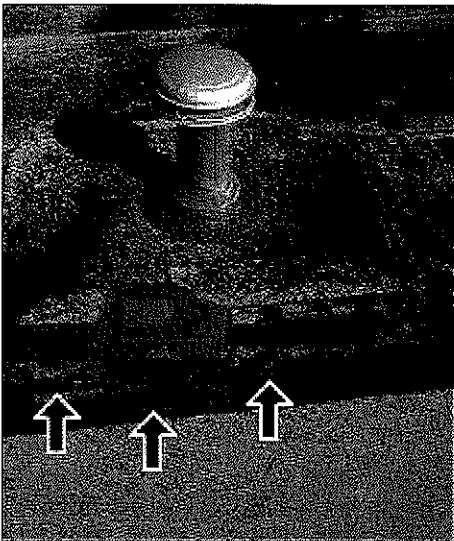
(3) Many seams at the roof wall are loose or deteriorated. Recommend sealing.



(4) There is a build up of thick leave and debris on the roof. Should be removed to assist with proper drainage.



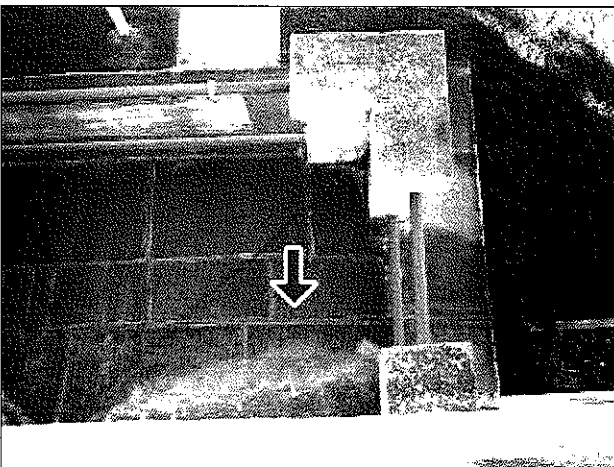
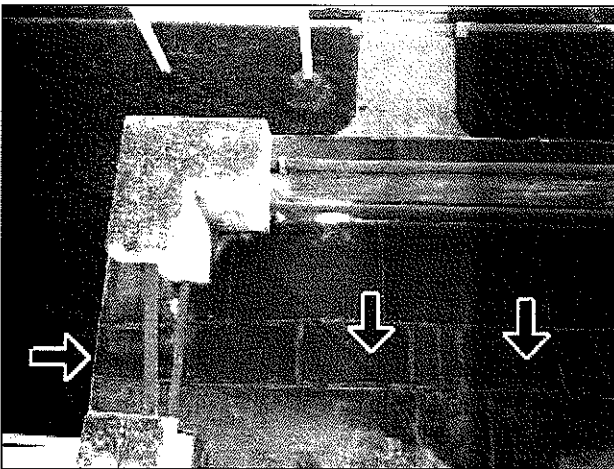
(5) Several vents are completely obscured and should be cleaned of debris.



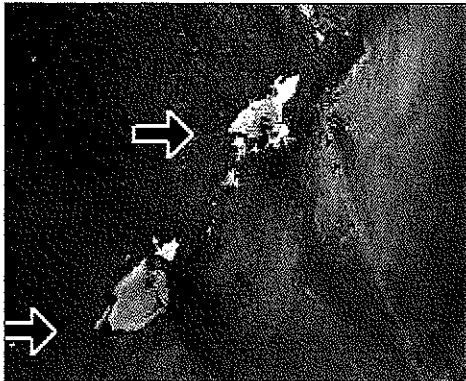
(6) It appears that repairs have been made to the roof covering materials. Unable to determine what caused the need for the repairs. Unable to determine if repairs were made correctly or waterproof.



(7) There are several areas where the guard strip on the roof ledge are missing completely. Recommend replacement or repair.



(8) This is a view of the porch above the front door. Deteriorated roofing materials present. Loose railing. Recommend replacement or repair.



(9) Some of the visibly exposed roof fasteners on the roof surface do not appear to be sealed. Unsealed fasteners increase the potential for water penetration over time. Recommend sealing exposed fasteners.



(10) It appears that repairs have been made to the roof covering materials. Unable to determine what caused the need for the repairs. Unable to determine if repairs were made correctly or waterproof.

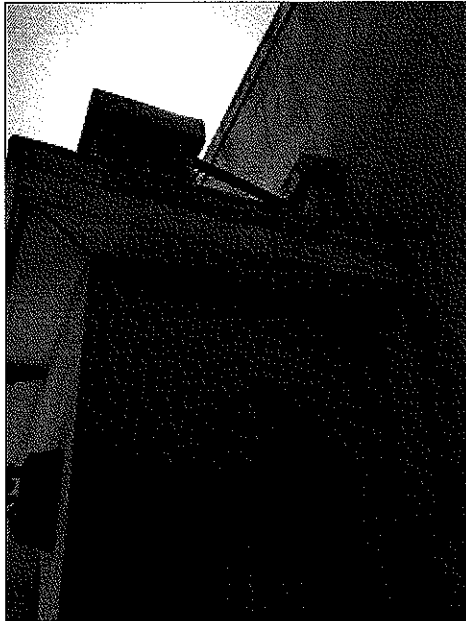
☐ ☐ ☐ ☒ D. Roof Structure & Attic

**Attic info:** Attic hatch

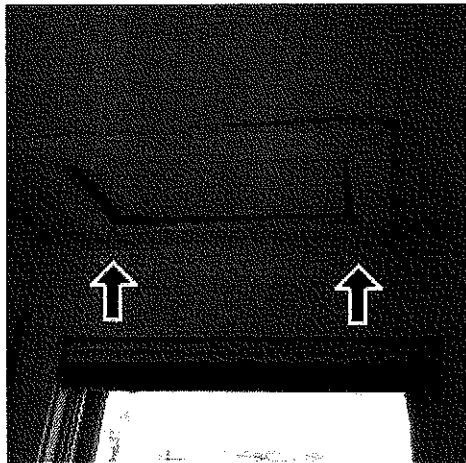
**Method used to observe attic:** From entry, Inaccessible

**Approximate Average Depth of Insulation:** less than 6 inches

*Comments:*



(1) Rotting and exposed wood at fascia/eaves over porch. Recommend replacement.



(2) The attic access at the back of the large room does not fit opening properly. This can cause some heat loss in winter and loss of cool air in summer if not corrected.

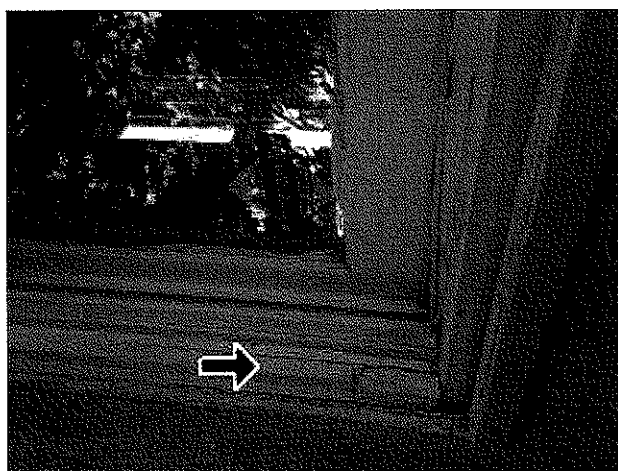
☐ ☐ ☐ ☒ E. Walls (Interior & Exterior)

*Comments:*





(1) There is foliage in contact with the structure at some locations around the exterior. This is considered a conducive condition for carpenter ants which are a wood destroying insect. Recommend trimming back all foliage at least 12 inches. Foliage prevented visibility of various exterior walls and the foundation in some areas. Inspection of areas obscured by heavy foliage is very limited.



(2) Recommend sealing gaps around edges of window frames and trim and inside corners of roof to eaves transitions. Many instances of wood rot. Wood that is merely bare needs painting and sealing to prevent wood rot.