

Aspect Systems Inc.



1901 EXPOSITION BLVD
AUSTIN, TX

PROPERTY INSPECTION REPORT

Prepared For: BAUMGARTEN JENNINGS PAUL
(Name of Client)

Concerning: 1901 EXPOSITION BLVD, AUSTIN, TX
(Address or Other Identification of Inspected Property)

By: Nev Nicholson, Lic #272 03/24/2015
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This Inspection occurred on the morning of March 24th, 2015. Weather was warm, clear and sunny. Recent weather has been wetter and cooler than usual.

Our Clients were able to be at the Home throughout the process. The Home is vacant and unfurnished.. All Utilities including Gas, Water and Electric are **OFF**.

For descriptive purposes the Home faces west.

This Report was prepared later from images and notes collected at the site.

Questions and Feedback about the Inspection and Report can be sent to me on my Cell: 512 963 3429, (voice or text). And Email: aspect@austin.rr.com.



As you **Read the Report** you will see topics ranging from Structural components to Kitchen Appliances. If these items were present and part of this Inspection the 'Inspected' box at the top of that section will be checked.

Text in the section may include bulleted descriptions.

- Bulleted text is discussing something needing repair, correction, and sometimes a hazard.

Comments in *blue Italics* are not Repair issues. *These are FYI comments and advice for your better understanding of the Home.*

Photos are used to illustrate both Bulleted and Informational Italic text.

My Intention is to give you accurate and useful information about the condition of the Home.

Questions and Feedback about the Report and Inspection can be sent to me Cell: 512 963 3429 (voice or text), or Email: aspect@austin.rr.com

Gratefully,

Nev Nicholson

TREC Inspector License #272

Ph: 512 963 3429

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I NI NP D

I. STRUCTURAL SYSTEMS

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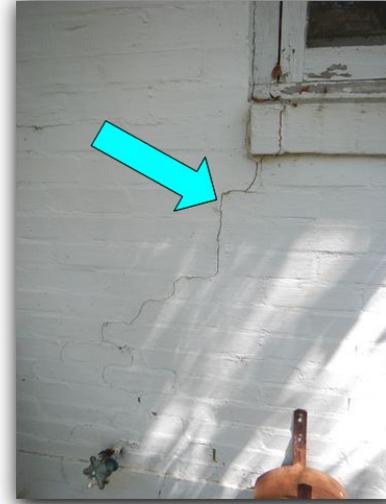
A. Foundations

Type of Foundation(s): Continuous Concrete Beam

Comments:

Exterior Walls

- **Cracks in exterior brick** at all sides of the Home are evidence of structural movement.



- **The Grade Beam** at the north side of the Home (below left) near the rear corner bulges outward and has a horizontal crack due to movement.

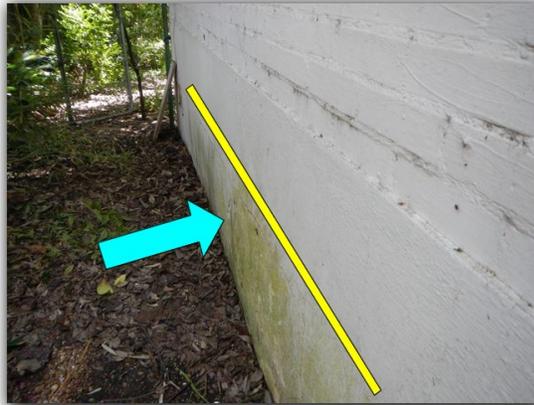
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- **Separation of Frieze Board trim** at the corners of the Home (above right) is also indicative of Foundation deflection.

Crawlspace

Note: Foul odor in Crawlspace is partially due to molds growing on saturated soil grade and floor framing, and a rotting squirrel to the left of the Crawlspace Entry.

Appropriate protective suit, gloves and respirator to be worn by all personal entering the Crawlspace.

- **Cracks can be seen between Beams and Piers** in the Crawlspace (ringed in left photo, and arrow in right below)



- **Rotting Joists at the front wall of the north Bedroom** (arrow in left photo above) are a result of leaking plumbing at the laundry hook-ups in the rear of the adjoining Breakfast Room.

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- **Shear crack at a Pier** to the right of the Crawlspace Entry at the rear east wall (left photo above).
- **Another Pier** to the right of the Crawlspace Entry (right) has separated from the underside of the Beam and is almost completely rotated out from under it!
- **Joist ends above** (ringed in same photo) are rotted.
- **A Structural Engineer** should be hired to carefully assess the viability of the Foundation and determine what repair options are needed.
- **The high moisture levels in the Crawlspace** have resulted in organic growth on the Joists. This is a pre-cursor to dry-rot in the Floor Structure.
- **Junked Heating parts** in the Crawlspace (below) need to be carefully, and responsibly, removed. Some of these contain Asbestos Insulation.



- **The Underside of the Home** is not Insulated.
- **Covering exposed Grade** in the Crawlspace to reduce vapor levels here is recommended.
- **Do this to follow all other repairs** (including exterior Drainage System install) and prior to Insulating Subflooring.

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B. Grading and Drainage

Comments:

- **Negative Sloping of Lot** toward the front of the Home has resulted in Foundation Movement and a saturated grade in the Crawlspace.
- **A Sub-Surface Drainage System** will need to be installed across the front of the Home. This will involve a Pump device to push fluid from run-off and ground water to daylight and a suitable location.
- **Guttering at the Carport** is rotted (photo). it will need to be removed for the reconstruction of the spoiled Eaves here.



- **New Guttering** to be flashed to Eaves.
- **Spouts to extend clear** of the Carport Slab.
- **No Guttering currently on Home's Eaves.** Recommend this be done as part of Drainage corrections here.
- **Front Spouts may flow onto** Sub-Surface Drain system, but not connect directly to it!
- **Rear Spouts** to be extended clear of Foundation with flexible Hoses.

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C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From:

Comments:

- **The installation of the Roof Covering is sub-standard** and the Roof is Leaking as a result.

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- **Low-Sloped Roof like this requires 2 Layers of Felt** Underlayment, or similar product. This Roof has but one layer of Felt that does not reach the Eaves. This has resulted in decayed Eaves.
- **The Copula on the Kitchen Roof** (below right) has been heavily sealed at its edges with asphalt cement in an attempt to stop leaks here. As has the Copula at the main roof (left)

Note: Hardware Cloth wrapped around the Louvered Venting at the edges of these in an attempt to prevent Rodent infestation.



- **Tree and Shrub Limbs sprawling onto the Roof** have contributed to leaks in the Shingles as well as physical damage and opportunity for Rodent access to the Home.

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- **'California' style Shingling at the Front Porch Valley** (above right) is not a good idea on low-slopes like these.
- **Professional cutting back of all vegetation** from roof and eaves needed prior to any roof work, in addition to removal of all diseased and deadwood in tree branches above the roof.
- **Roof will need to be stripped**, spoiled Decking and Eaves replaced, New Flashings installed at all penetrations and attachments to the roof, and Valley.
- **Apply suitable Underlayment** for low-slope.
- **Install new Roofing** of choice.
- **New Roof to include** Ridge Venting.
- **Carpenter Roof** to be included in this work.

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D. Roof Structures and Attics

Viewed From:

Approximate Average Depth of Insulation:

Comments:

Attic Access

- **The undersized Hatch in the top of the Pink Bedroom Closet** is not accessible due to built-in cabinetry here. A new Hatch in the Passageway between rooms is needed.
- **Roof Leak Damage** evident in Roof Decking (arrow) and molded Insulation on Ceilings below (ringed).



Insulation

- **Rodent-Soiled, and Sub-standard Insulation** coverage of the Ceilings.

Carport

- **Rebuild spoiled Eaves** here.



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Comments:

Interior Walls

- Evidence of extensive ***Termite Activity** observed in original Plank Walls (left) at south east Bathroom where Vanity Mirror once was.
- **It is likely that other walls in the Home** have been similarly weakened and damaged by Termite activity (whether active or not).
- **My recommendation** is to strip all interior walls to the Studs to expose Wall Framing.
- **Only then** can the full extent or decay, pest damage be addressed.



- **Rodents have overrun the Home.** bait and traps found throughout. Including the remains of a poisoned one in the Pink Bedroom Closet drawer (right)
- **Cabinets are spoiled with urine and droppings** (left below). Soiled cabinetry should be replaced. (Urine is a marker for continued rodent activity. Cleaning will not remove the scent for rodents to follow).



- **Rodents use not only the Roof** for access, but also the Crawlspace. gnawed opening in wall behind Water Heater (right) is from Crawlspace access.
- **All Floor Openings in Crawlspace** will need to be Foam and hardware Cloth Sealed.

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- **The Home will need a complete gutting** of all interior finish including wallboard.
- **Partition Wall between Kitchen and Breakfast/Utility Room** has rotted Sill plate.

Exterior Walls

- **Repairs to cracked masonry** to be made following Foundation repairs.

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F. Ceilings and Floors

Comments:

- **Strip Ceiling Drywall** to the Joists and remove all Attic Insulation.
- **Repair/Replace damaged Joists** as discovered.
- **Replace Ceiling Drywall.**

- **Replace spoiled Hardwood** flooring, and Refinish all.
- **Repair/replace Tiled surfaces** to choice.

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G. Doors (Interior and Exterior)

Comments:

- **The lack of a Threshold Flashing** and Negative Drainage to the Front of the Home has resulted in the rotting and collapse of the Subflooring at the Breakfast Room Floor inside the Doorway (right).



- **The Door will need to be removed** to repair, and the Sill and Flash correctly.
- **The Subflooring in the Breakfast Room** will need to be taken up to exposed Joists and repair as needed.

Note; This room was originally a Garage. The slab floor here is furred with sleeper joists for the Subfloor/Tile.

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- **The Hollow-Core Air Handler Closet Door** should be upgraded to a solid door and trimmed out with a Threshold and Weatherstripping to make it airtight to the Home.
- **Do same** for Water Heater Closet Door.
- **All other Exterior Doors** to be removed for repair and Threshold Flashing installation.
- **Need a Peep-Hole device** in the Front Door.
- **Faux Shutters** either side of Front Porch Doorway are rotted.

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H. Windows

Comments:

- **Steel Casement Windows** are rusted and not in working condition. They are inefficient and should be replaced.
- **All Bedrooms** to have a suitably sized operable Window for emergency egress.
Note: All Window Glass is Single-Pane.
- **Various Panes** cracked.

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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Comments:

- **The Living Fireplace** is a decorative gas appliance only space.
- **The Vent in the top of the Fireplace (left)** extends up through the wall cavity (right) through the Attic to the Copula where it stops!



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- **This Asbestos Insulated Vent stack** needs to be carefully sleeved with Tape, or responsibly disposed of and replaced with a Type B Vent.
- **A Firestop Collar** needs to be at the top of the Wall Cavity on the Vent (right photo).
- **Firestop the remainder of the Wall Opening** to the Collar with Drywall.
- **The Vent must extend through** and above the Copula.



- **It stops here! The Furnace Vent also terminates inside the Copula** next to it (photo).
- **Poisonous Gases from either spill back** into the Attic, and down each others vents into the Home!
- **Mechanical Contractor** to repair and extend both these Vents out and above the Copula.
- **Install a Wall-Receptacle type Monoxide Detector** into a receptacle in the room with the Fireplace.
- **Plumbing Contractor** to repair and check all Gas Tubing and fixture outlets in the Home and crawlspace.
- **Crawlspace Tubing** to be properly supported to Joists. Remove all junked gas tubing from Crawlspace.

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

Comments:

- **Collapsing Supporting Walls** at the perimeter of the South Porch (photos) need to be rebuilt, and the Porch Surface leveled to meet the Steps (below left)



- **The edges of this Porch (above right)** need a Guardrailing installed.
- **The Privacy Wall** at the Breakfast west Porch is tilting outward due to poor drainage here. The Mountain Laurel it is now leaning against on its front side is likely all that is keeping it from collapsing!

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- **The wall will need to be leveled** via structural jacking and new Piers or Footing installed under it.
- **The buckled and heaved Patio** between the Wall and Home (right) to be rebuilt following Wall and drainage repairs.

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L. Other

Comments:

- **Entire Landscape** to be cleared of Overgrowth, Dead Trees and debris.



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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Main Breaker Boxes

- **Outdated and undersized Breaker Boxes** to be replaced with new 200 amp (or larger) Breaker Box



- **Re-Wiring of entire Home** needed during stripping of all Interior Walls.

Grounding and Bonding

- **The Home lacks a reliable Grounding Termination** for the Electrical System!
- **Electrician to install** proper Grounding of system. and label Grounding Termination(s) at the interior Front Cover of the Main Breaker Box.
- **Bond Water Supply** system to new Ground.
- **Gas entry to Home** to be Bonded to Ground at the Main Breaker Box.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- **Repair/Rewire Crawlspace Wiring.** All splices to be in Covered Junction Boxes.
- **All Wiring to be stapled** up to Joists.

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- **Ground Fault (GFCI) protection** needed at **all** Bath, Garage, Porch and Kitchen Countertop Receptacles.
- **Replace all existing** Smoke Detectors.
- **New Detectors** to be in each Bedroom and Passageway, including the Apartment.
- **Preferably Hard-Wire all Detectors** to be an Interconnected System.
- **I strongly recommend Photoelectric Detectors** instead of the more common, but notoriously unreliable Ionization type.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

Comments:

- **One of the Return Air inlets to the Air Handler** is the bottom of the Closet Door (left). Remodel front of platform to be drywall.
- **Install Return Air through Crawlspace** to floors of each Room.

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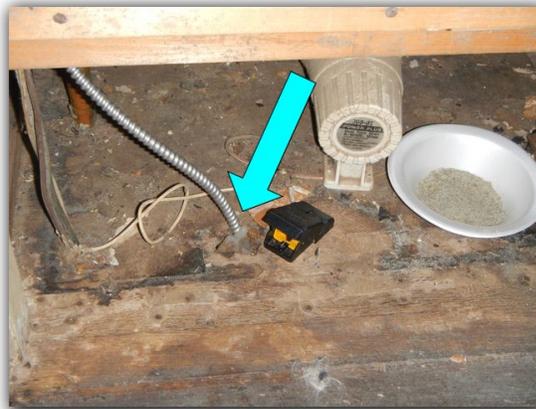
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- **Cloth/Paper wall covering** in the Closet (above right) to be stripped and walls Drywalled. (This will require removal of the Air handler).
- **Return Air Plenum** under Air Handler platform to be cleaned and floor openings sealed (below). Line all walls and floor with Ductboard.



- **Interior parts of the Air Handler** including Evaporator, Blower and the interior lining of the Cabinet need professional cleaning.

Note: Gas OFF at meter. No functional testing of equipment today.

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B. Cooling Equipment

Type of Systems: Central

Comments:

- **See 'Heating'.**

AC package is a 15 SEER rated 3-1/2 ton 40 amp with HFC 410A refrigerant.

- It will need to be serviced and the Condenser Coil cleaned .

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C. Duct Systems, Chases, and Vents

Comments:

- **Rodents have stripped Attic Ductwork** of Insulation Jacket!



- **Remove all existing Ducts** during replacement and repair of Ceiling Joists. Replace all AC Ducts in Attic.

IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Not Found!

Location of main water supply valve: Not Found!

Static water pressure reading: Water Utility OFF

Comments:

- **All Supply Plumbing** including exterior Bibbs (left) and Crawlspace to be replaced.

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B. Drains, Wastes, and Vents

Comments:

- **All Crawlspace** iron drain piping to be replaced.
- **Waste Drain** through front yard to street Tap to be scoped for condition. It is likely to need replacement.
- **Improper PVC parts** making up Tub Trap under north hall bath (photo).



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C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallon

Comments: 2003 model

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- **Repair Venting** for Water Heater.



- **Water Heater Closet lacks a Leak Pan** to protect the Home from Tank Leak damage.
- **Install a Pan** with Drain to exterior.
- **Install a Sediment Tee** on the Gas Supply at the Tank.
- **Add a Flood-Stop Valve** on the Cold Supply to the Tank to protect the Home from catastrophic leak damage in the event of a Tank failure.

* * **D. Hydro-Massage Therapy Equipment**
Comments:

* * **E. Other**
Comments:

V. APPLIANCES

* * **A. Dishwashers**
Comments:

* * **B. Food Waste Disposers**
Comments:

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

- **Re-Wire** Vent Hood.

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Note: This is a Recirculatory Vent

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D. Ranges, Cooktops, and Ovens

Comments:

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E. Microwave Ovens

Comments:

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- **Non-Vented Gas Wall Heaters** in Master and Hall Bath to be removed.

Note: Bathrooms have Windows for Ventilation. No Exhaust Fans.

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G. Garage Door Operators

Comments:

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H. Dryer Exhaust Systems

Comments:

* *

I. Other

Comments:

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: [Pool Construction Types](#)

Comments:

*

C. Outbuildings

Comments:

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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Comments:

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E. Private Sewage Disposal (Septic) Systems

Type of System: Septic Systems

Location of Drain Field:

Comments:

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F. Other

Comments: