

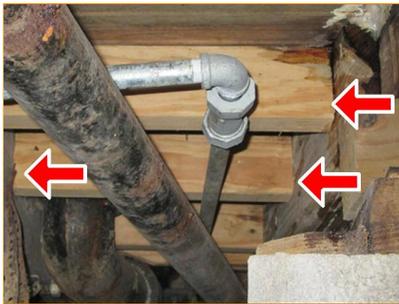
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I NI NP D



A. Item 21(Picture)

(11) There were no joist hangers installed at the previously-repaired floor structure under the bathroom.



A. Item 22(Picture)

(12) Water damage was observed at the foundation near the right exterior door, where the steps slope back toward the home. Repair or replace all damaged building materials.



A. Item 23(Picture)



A. Item 24(Picture)

(13) No under floor insulation or moisture barrier were present in the crawlspace.



A. Item 25(Picture)

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(14) No strapping was present at pier-to-beam connections in the crawlspace. Current code requires beams to be secured to supporting piers.

(15) Only areas of the crawlspace determined accessible by the inspector are inspected.

B. Grading & Drainage

Comments:

(1) There was a negative slope observed towards the home in one or more areas. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet. Improve drainage as needed so that water flows away from the home.



B. Item 1(Picture)

(2) It is advisable to maintain at least 3-6 inches minimum of clear area between the ground and exterior finishes.



B. Item 2(Picture)

(3) Gutters empty too close to the foundation in some areas. Downspouts should discharge water at least 36" away from the foundation. Storm water should be encouraged to flow away from the structure at the points of discharge.

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B. Item 3(Picture)



B. Item 4(Picture)

(4) End caps were missing at one or more gutters.



B. Item 5(Picture)

(5) Rust was observed at one or more gutters.



B. Item 6(Picture)

(6) The gutters were full of debris in areas and need to be cleaned. Debris in gutters can also conceal rust, deterioration or leaks that may not be visible at the time of the inspection.

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B. Item 7(Picture)



B. Item 8(Picture)

(7) One or more gutter downspouts were not properly secured to the home's exterior.



B. Item 9(Picture)

(8) One or more gutters appear to hold water and need to be re-pitched for proper drainage.

C. Roof Covering Materials

Types of Roof Covering: Metal

Viewed from: Ground

Roof Ventilation: Gable vents

Comments:

(1) Kick-out flashing is recommended at roof-to-wall connections to divert water away from exterior finishes. Have a roofer correct where needed.



C. Item 1(Picture)

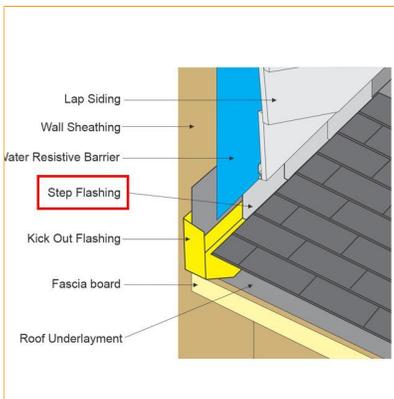
(2) The step flashing was not properly installed at the roof-to-wall connection above the front porch.

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

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C. Item 2(Picture)



C. Item 3(Picture)

(3) There was no drip edge flashing observed at the roof perimeter. Per current code standards, a drip edge shall be provided at eaves and gables of shingle roofs. Adjacent pieces of drip edge shall be overlapped a minimum of 2 inches. Drip edges shall extend a minimum of 0.25 inch below the roof sheathing and extend up the roof deck a minimum of 2 inches. Drip edges shall be mechanically fastened to the roof deck at a maximum of 12 inches on center. Underlayment shall be installed over the drip edge along eaves and under the drip edge on gables. Unless specified differently by the shingle manufacturer, shingles are permitted to be flush with the drip edge.



C. Item 4(Picture)

(4) Keep leaves and debris clear from the roof covering.



C. Item 5(Picture)

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(5) Diversion flashing is recommended over the AC condenser at the roof edge. Roof run-off can damage the fan and fan bearings.



C. Item 6(Picture)

(6) The roof jacks for plumbing and electrical penetrations did not appear to be properly installed. Water staining was observed at the roof structure beneath these areas.



C. Item 7(Picture)

D. Roof Structures and Attics

Viewed from: Attic

Method used to observe attic: Walked safely accessible areas

Attic Insulation: Blown, Fiberglass

Approximate Average Depth of Insulation: Less than 7 inches

Attic info: Walk in access

Comments:

(1) The paint was failing at one or more areas of the fascia. I recommend prepping and painting all exposed areas to prevent rot.

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

I NI NP D



D. Item 1(Picture)



D. Item 2(Picture)

(2) Rot was observed at various areas of the roof sheathing. Repair or replace all damaged and rotten wood.



D. Item 3(Picture)



D. Item 4(Picture)



D. Item 5(Picture)



D. Item 6(Picture)

(3) Overhead communication lines were in close proximity to the roof structure.



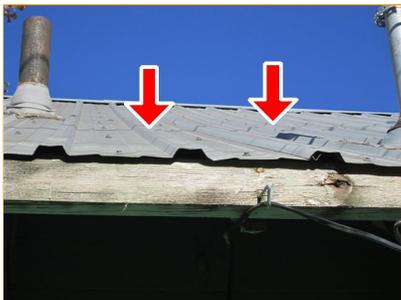
D. Item 7(Picture)

(4) The roof plane at the rear of the home was sagging. The roof structure did not appear to be properly

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

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supported in this area. Recommend further evaluation by a qualified framing contractor or structural engineer.



D. Item 8(Picture)

(5) No strong backs (T-bracing) were present at roof supports. T-bracing helps prevent supports from bowing. Repair as needed.



D. Item 9(Picture)

(6) Current code standards call for collar ties to be installed between rafters to prevent rafter spread.



D. Item 10(Picture)

(7) Current building standards dictate that roof supports and purlin should be the same size as the lumber that they support. 2x4 roof rafters are being supported by 1x6 supports in some areas.

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

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D. Item 11(Picture)

(8) The valley rafter at the left front corner of the roof structure was not properly supported at the splice.



D. Item 12(Picture)



D. Item 13(Picture)

(9) Water staining was observed at various areas of the roof sheathing.



D. Item 14(Picture)



D. Item 15(Picture)



D. Item 16(Picture)

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

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(10) Fire damage was observed at the roof structure above the center of the home.



D. Item 17(Picture)

(11) There was no weather-resistant barrier present at the gable ends.

(12) Recommend additional insulation to bring attic R value to an R 30 or greater.

(13) Additional attic ventilation is recommended to help prevent heat buildup in the attic space.

(14) Only areas of the attic determined accessible by the inspector were inspected. Insulation, HVAC ducts/mechanical equipment, limited headroom, wiring (electrical, cable and alarm) and risk of ceiling damage are examples of factors that may inhibit access.

E. Walls (Interior & Exterior)

Comments:

(1) The paint is failing and/or worn at one or more areas of the exterior wood. I recommend prepping and painting at all exposed areas to prevent rot.



E. Item 1(Picture)



E. Item 2(Picture)

(2) Rot was observed at the siding and/or wood trim in one or more areas. Replace or repair all damaged and rotten wood.



E. Item 3(Picture)

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(3) Remove all foliage growth from the exterior walls. Vines can hold moisture on exterior building materials and be a source of insect/rodent infestation. Damage may be present behind foliage that is not visible to the inspector.



E. Item 4(Picture)



E. Item 5(Picture)



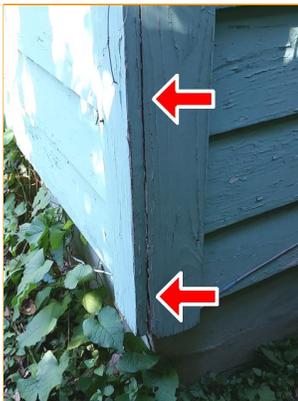
E. Item 6(Picture)

(4) The siding was not properly secured at the right side of the home.

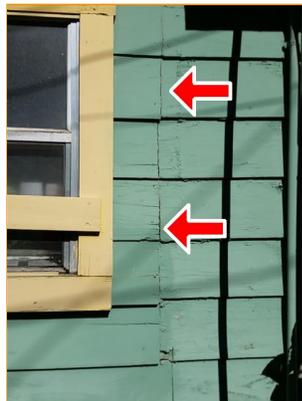


E. Item 7(Picture)

(5) Seal caulk at all siding seams to prevent rot and possible water penetration



E. Item 8(Picture)



E. Item 9(Picture)

(6) Seal all plumbing and electrical penetrations to prevent energy loss and pest intrusion.

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

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E. Item 10(Picture)

(7) Settlement was observed at one or more interior walls.



E. Item 11(Picture)



E. Item 12(Picture)

(8) Re-seal tub-to-tile connections, tub and shower corners and shower drain pan perimeters. The wall board and framing behind these areas may need repair (not visible). I recommend repair or replace using a qualified contractor.



E. Item 13(Picture)



E. Item 14(Picture)



E. Item 15(Picture)

(9) Only areas free and clear of furniture and other obstructions are inspected. Observation of these areas is related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew or fungus.

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E. Item 16(Picture)



E. Item 17(Picture)



E. Item 18(Picture)

F. Ceilings & Floors

Comments:

(1) Mildew was observed at the ceiling in the bathroom.



F. Item 1(Picture)



F. Item 2(Picture)

(2) Water staining was observed at the ceiling in the right rear bedroom.



F. Item 3(Picture)

(3) Settlement was observed at one or more ceiling areas.

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

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F. Item 4(Picture)

(4) Damage was observed at the floor covering in the kitchen.



F. Item 5(Picture)

(5) Damage was observed at the flooring in the living room.



F. Item 6(Picture)



F. Item 7(Picture)

(6) Cracked floor tiles were observed in the bathroom.

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

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F. Item 8(Picture)

(7) Some areas of the interior flooring were concealed by the occupant's belongings. Stains, cracks, cracked floor tiles and other deficiencies may be present under these obstructions.

G. Doors (Interior & Exterior)

Comments:

(1) A roof or porch covering is recommended over all exterior doors. Monitor these doors in wet weather.



G. Item 1(Picture)

(2) The casing was not properly secured at the top of the right exterior door.



G. Item 2(Picture)

(3) Damage was observed at the left exterior screen door.

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

I NI NP D



G. Item 3(Picture)

(4) The left exterior door was not accessible for inspection.



G. Item 4(Picture)

(5) The door to the left rear bedroom was comprised of a sheet of plywood.

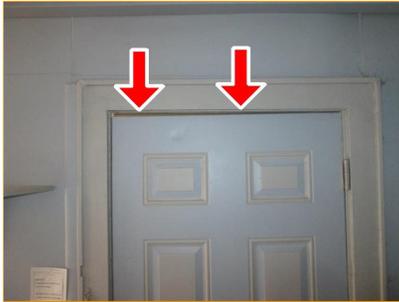


G. Item 5(Picture)

(6) Daylight was present around various doors to the exterior. Weather stripping and/or adjustment is needed.

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

I NI NP D



G. Item 6(Picture)

H. Windows

Comments:

(1) Various windows were blocked, painted and/or nailed-shut. This creates a significant safety hazard, preventing egress in the event of a fire. Most windows were not accessible for complete inspection.



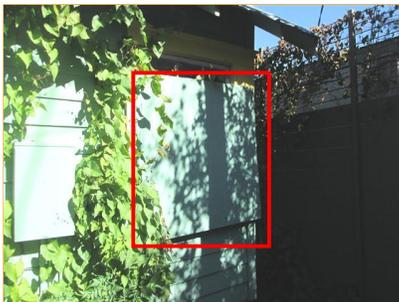
H. Item 1(Picture)



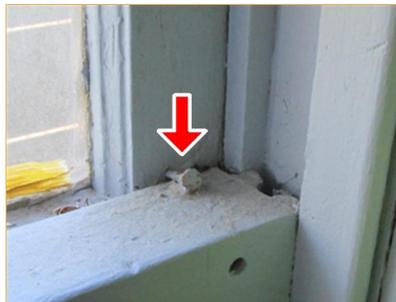
H. Item 2(Picture)



H. Item 3(Picture)



H. Item 4(Picture)



H. Item 5(Picture)

(2) Cracked glass was observed at the front living room window.

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H. Item 6(Picture)

(3) Damage was observed at one or more window screens.



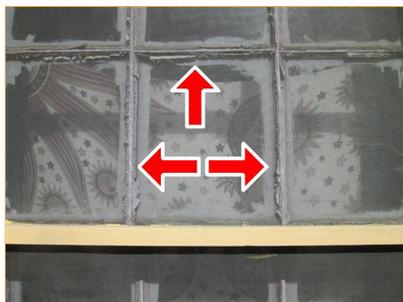
H. Item 7(Picture)

(4) Rot was observed at one or more window screen frames. Repair or replace all damaged and rotten wood.



H. Item 8(Picture)

(5) The glazing was damaged at various windows.



H. Item 9(Picture)



H. Item 10(Picture)

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

I NI NP D

(6) Sash cords were missing at various windows.



H. Item 11(Picture)



H. Item 12(Picture)

I. Stairways (Interior & Exterior)

Comments:

(1) The stringers did not appear to be properly supported at the exterior stairway.



I. Item 1(Picture)

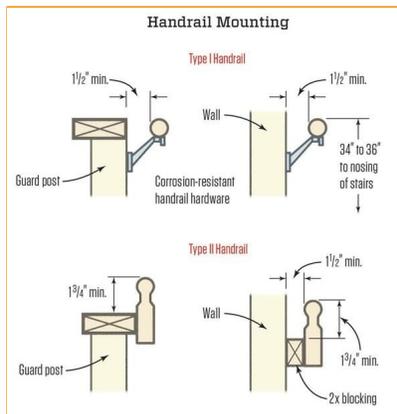


I. Item 2(Picture)

(2) Today's code standards require that all stairway hand railings be easily graspable. Repair as needed.



I. Item 3(Picture)



I. Item 4(Picture)

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

I NI NP D

(3) The height of the roof framing above the exterior stairway does not meet current minimum code standards.



I. Item 5(Picture)

(4) The handrail was not properly secured at the exterior stairway.



I. Item 6(Picture)

(5) There were no joist hangers present at the landing for the exterior stairway.



I. Item 7(Picture)



I. Item 8(Picture)

J. Fireplaces and Chimneys

Comments:

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

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K. Porches, Balconies, Decks and Carports

Comments:

(1) Wood-to-ground contact is conducive to rot and wood-destroying insects.



K. Item 1(Picture)

(2) Rot was observed at the front porch columns. Repair or replace all damaged and rotten wood.



K. Item 2(Picture)

(3) Settlement was observed at the left front porch column.



K. Item 3(Picture)

(4) The steps at the right exterior door were not level.

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

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K. Item 4(Picture)

L. Other

Comments:

Rodent traps were observed at the home's exterior. Continued pest control is recommended.



L. Item 1(Picture)

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

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II. ELECTRICAL SYSTEMS

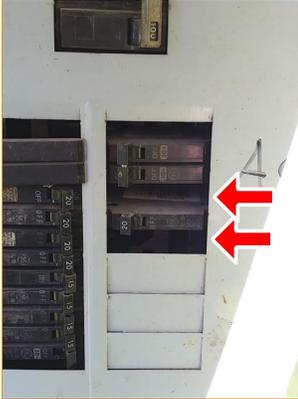
Recommend further evaluation and repair of all electrical deficiencies by a licensed electrician.

A. Service Entrance and Panels

Electrical Service Conductors: Overhead service

Comments:

(1) Knockout cover(s) were missing at one or more electrical panels. This is a safety hazard.



A. Item 1(Picture)

(2) Label all breakers for safety.



A. Item 2(Picture)

(3) Neutral wires were grouped together (double-tapped) in one or more electrical panels. All wiring should be terminated to a single position on the appropriate buss bar.

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A. Item 3(Picture)

(4) Inspector was unable to locate the gas line bond wire. Current code requires all exterior meters and interior unions to be bonded.

(5) No ARC fault protection was present. Current safety standards require arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas.

(6) Inspector was unable to locate the ground wire. The ground wire may not be present or could be hidden from view by construction materials. I recommend an electrical contractor verify or install a ground wire.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 AMP: Copper, Aluminum

Comments:

(1) Bulb shields were missing at one or more light fixtures. Bulb shields are recommended at all exposed bulbs.



B. Item 1(Picture)



B. Item 2(Picture)

(2) All electrical junctions should be secured within junction boxes fitted with cover plates.

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

I NI NP D



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)

(3) Cloth covered wiring is still in place and possibly in use in some areas of the home. Recommend having a licensed electrician evaluate and update all wiring to meet today's code and safety standards



B. Item 6(Picture)

(4) Aluminum conductors were observed in the inspected home. Inspector was unable to verify whether the aluminum conductors were still in use. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrical contractor.



B. Item 7(Picture)

(5) Bulbs were missing or inoperable at one or more light fixtures.

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

I NI NP D



B. Item 8(Picture)



B. Item 9(Picture)

(6) Replace any missing outlet covers.



B. Item 10(Picture)



B. Item 11(Picture)

(7) The canopy was not properly secured at the ceiling fan in the kitchen.



B. Item 12(Picture)

(8) Today's fire safety standards call for smoke detectors in and outside of all sleeping rooms. A minimum of one detector is required for each level. All detectors should be linked in a way that when one detector sounds they all sound. Test and maintain detectors per manufacturer specifications and replace batteries yearly or as needed.

(9) Recent changes in City of Austin code dictate that a carbon monoxide (CO) alarm must be installed outside of each separate sleeping area and in the immediate vicinity of each sleeping area. A CO alarm must be installed within a sleeping area if a fuel-burning or solid fuel appliance is located within the sleeping area, a bathroom attached to the sleeping area or a garage attached to the sleeping area.

(10) No electrical outlet was present at the exterior wall near the AC equipment for service. (Required by current code.)

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Recommend further evaluation and repair of all HVAC deficiencies by a licensed HVAC contractor.

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Number of Heat Systems (excluding wood): One

Comments:

(1) The flexible appliance connector is outdated and should be replaced.



A. Item 1(Picture)

(2) There was no sediment trap present at the gas supply line. (Required by current code standards.)

(3) The furnace is very old but did work at time of inspection. I am unable to determine life remaining.

B. Cooling Equipment

Type of Systems: Air conditioner unit

Condenser Manufacture Date: 2004

AC Tonnage: 2.5

Comments:

(1) The condenser outside (AC unit) is old and may last a few years more. Units have been known to fail shortly after a home inspection during the seasonal change from mild to hot weather. Recommend further evaluation by a licensed HVAC contractor prior to close.

(2) The A/C was not tested for proper operation due to the outside air temperature being 60 degrees or less. Any deficiencies listed are based on a visual observation of the cooling equipment.

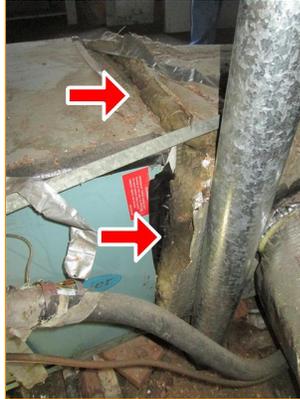
(3) Air leakage was observed at the connection between the evaporator and the supply plenum.

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B. Item 1(Picture)



B. Item 2(Picture)

(4) Insulate condensate drain lines at the HVAC unit(s) in the attic area.



B. Item 3(Picture)

(5) Fully insulate the suction line at the exterior AC condenser.



B. Item 4(Picture)



B. Item 5(Picture)

(6) The cooling fins at the AC condenser need to be cleaned.

(7) HVAC systems should be serviced twice per year by a licensed professional. We cannot determine if or when the system was last serviced.

(8) There was no safety float sensor found at the condensate drain line in the HVAC closet. Have a licensed HVAC contractor install one to prevent water damage.

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

I NI NP D

C. Duct Systems, Chases, and Vents

Comments:

(1) Discoloration at supply registers may indicate that the HVAC systems and ducting need to be cleaned.



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

(2) Rusted HVAC ceiling registers can be a sign of poor HVAC performance and/or excessive humidity.



C. Item 4(Picture)

(3) The interior condition and cleanliness of the ductwork was not visible or accessible. Disassembly of the HVAC or removal of registers is beyond the scope of this inspection. If further evaluation is desired, a licensed HVAC contractor should be contacted.

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

I NI NP D

IV. PLUMBING SYSTEM

Recommend further evaluation and repair of all plumbing deficiencies by a licensed plumber.

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street, Front

Location of main water supply valve: Front

Static water pressure reading: 50 pounds/square inch

Water Source: Public

Comments:

(1) Galvanized plumbing lines were observed in some areas of the crawlspace. These lines can rust from the inside out and should be monitored if still in use.

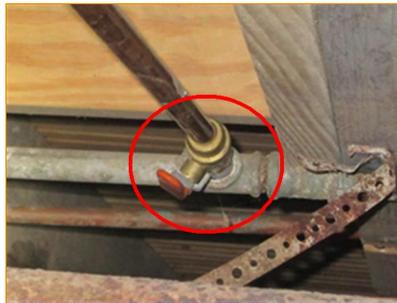


A. Item 1(Picture)

(2) Dissimilar piping types were present at various areas of the crawlspace. These connections are prone to leaking and should be monitored.



A. Item 2(Picture)



A. Item 3(Picture)

(3) Insulate all exposed water lines to prevent freezing.

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

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A. Item 4(Picture)

(4) Gas lines should be capped if not in use.



A. Item 5(Picture)



A. Item 6(Picture)

(5) Toilet does not have proper clearance from the shower door. Plumbing code calls for 15" from the center of the toilet to the nearest wall or cabinet.



A. Item 7(Picture)

(6) Backflow prevention devices were missing at one or more exterior water hose bibs.

B. Drains, Waste, and Vents

Comments:

(1) Cast iron drain lines were present under the home and/or between the home and public sewer system. Recommend a static test or drain scope to verify the integrity of the plumbing system. The inspector does not run the amount of water during the inspection that would emulate the daily use of a family.

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

I NI NP D



B. Item 1(Picture)

(2) One cast iron drain line termination did not appear to be properly capped in the crawlspace. This may allow sewer gases to enter this space.



B. Item 2(Picture)

(3) Dissimilar drain piping types were observed at the inspected home. These connections are prone to leaking and should be monitored.



B. Item 3(Picture)

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

Capacity (Water Heater): Unknown

Manufacture Date: Unknown

Comments:

(1) The hot water temperature is set too high, creating a risk of scalding. The Consumer Product Safety Commission recommends that water heaters be set at 120° F.

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

I NI NP D



C. Item 1(Picture)

(2) The water heater vent was in contact with roof decking. 1" clearance is required for safety.



C. Item 2(Picture)

(3) The ceiling collar needs to be secured at the water heater vent.



C. Item 3(Picture)

(4) The exhaust vent was not secured to the draft diverter at the top of the water heater. This will allow exhaust gases to enter the home. Recommend immediate repair by a licensed plumber.

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

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C. Item 4(Picture)

(5) The water heater was not accessible for complete inspection.



C. Item 5(Picture)

(6) The water heater did not have a thermal expansion tank installed to prevent a possible leak at the T&P or "pop-off" valve.

(7) There was no sediment trap present at the gas supply line. (Required by current code standards.)

(8) There was no exterior-terminating drain pan present under the water heater. IRC P2801.5 Required pan. Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a galvanized steel pan having a material thickness of not less than 0.023 inch (0.6010 mm) (No. 24 gage), or other pans approved for such use. Listed pans shall comply with CSA LC3.

(9) By current code standards, the water heater should not be allowed to draw combustion air from inside the living space. Recommend the installation of a water heater closet with combustion and draft air vents to draw air from the attic.

D. Hydro-Massage Therapy Equipment

Comments: