

PROPERTY INSPECTION REPORT

Prepared for: Shailene Smith
(Name of Client)

Concerning: 1400 Winstead Ln. Austin, TX
(Address or Other Identification of Inspected Property)

By: Bill Durtschi 2612 2/20/2019
(Name and License of Inspector) (Date)

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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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (<http://www.trec.texas.gov>).

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;
- lack of electrical bonding and grounding, and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Include with this inspection report is the HOME INSPECTION AGREEMENT that all clients of Bill Allen Inspections need to read, sign and forward a copy to the office of Bill Allen Inspections. Any person(s) who uses this inspection report or opinions of the inspector in consideration of purchasing a property agree to abide by all terms and conditions of the contract agreement. The Agreement document can be found at website.billalleninspections.com

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

I	NI	NP	D
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I. STRUCTURAL SYSTEM

- | | |
|---|--|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | <p>A. Foundations
 <i>Type of foundation(s):</i> COMBINATION SLAB AND PIER/BEAM
 <i>Comments:</i> SEE COMMENTS ON PAGES 7 THROUGH 11</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>B. Grading and Drainage
 <i>Comments:</i></p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | <p>C. Roof Coverings and Materials
 <i>Types of Roof Covering:</i> COMPOSITION SHINGLES
 <i>Viewed From:</i> ROOF SURFACE
 <i>Comments:</i> SEE COMMENTS ON PAGES 7 THROUGH 11</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | <p>D. Roof Structures and Attics
 <i>Viewed from:</i> ATTIC PLATFORMS
 <i>Approximate Average Depth of Insulation:</i> N/A
 <i>Comments:</i> SEE COMMENTS ON PAGES 7 THROUGH 11</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | <p>E. Walls (Interior and Exterior)
 <i>Comments:</i> SEE COMMENTS ON PAGES 7 THROUGH 11</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | <p>F. Ceilings and Floors
 <i>Comments:</i> SEE COMMENTS ON PAGES 7 THROUGH 11</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | <p>G. Doors (Interior and Exterior)
 <i>Comments:</i> SEE COMMENTS ON PAGES 7 THROUGH 11</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | <p>H. Windows
 <i>Comments:</i> SEE COMMENTS ON PAGES 7 THROUGH 11</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | <p>I. Stairways (Interior and Exterior)
 <i>Comments:</i> SEE COMMENTS ON PAGES 7 THROUGH 11</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | <p>J. Fireplaces and Chimneys
 <i>Comments:</i> SEE COMMENTS ON PAGES 7 THROUGH 11</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | <p>K. Porches, Balconies, Decks and Carports
 <i>Comments:</i> SEE COMMENTS ON PAGES 7 THROUGH 11</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | <p>L. Other
 <i>Comments:</i> SEE COMMENTS ON PAGES 7 THROUGH 11</p> |

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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**
Comments: SEE COMMENTS ON PAGES 7 THROUGH 11

- B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring: COPPER
Comments: SEE COMMENTS ON PAGES 7 THROUGH 11

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- A. Heating Equipment**
Type of systems: FIVE UNITS
Energy Sources: ONE CENTRAL GAS, 4 ELECTRIC
Comments: SEE COMMENTS ON PAGES 7 THROUGH 11

- B. Cooling Equipment**
Type of Systems: FIVE SYSTEMS
Comments: SEE COMMENTS ON PAGES 7 THROUGH 11

- C. Duct Systems, Chases, and Vents**
Comments: SEE COMMENTS ON PAGES 7 THROUGH 11

IV. PLUMBING SYSTEM

- A. Plumbing Supply, Distribution Systems and Fixtures**
Location of Water Meter: FRONT YARND NEAR THE STREET
Location of main water supply valve: N/A
Static water pressure reading: 90 PSI
Comments: SEE COMMENTS ON PAGES 7 THROUGH 11

- B. Drains, Wastes, and Vents**
Comments: SEE COMMENTS ON PAGES 7 THROUGH 11

- C. Water Heating Equipment**
Energy Sources: GAS
Capacity: N/A
Comments: SEE COMMENTS ON PAGES 7 THROUGH 11

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

- E. Other**
Comments:

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I	NI	NP	D
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V. APPLIANCES

- A. Dishwashers**
Comments:
- B. Food Waste Disposers**
Comments:
- C. Range Hood and Exhaust Systems**
Comments:
- D. Ranges, Cooktops, and Ovens**
Location of Gas Shutoff Valve: UNDER THE COOKTOP APPLIANCE
Comments: SEE COMMENTS ON PAGES 7 THROUGH 11
- E. Microwave Ovens**
Comments:
- F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments: SEE COMMENTS ON PAGES 7 THROUGH 11
- G. Garage Door Operators**
Comments:
- H. Dryer Exhaust Systems**
Comments:
- I. Other**
Comments:

VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**
Comments: SEE COMMENTS ON PAGES 7 THROUGH 11
- B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction:
Comments:
- C. Outbuildings**
Comments: BACKYARD SHED

BILL ALLEN INSPECTIONS

6007 CARY DR. AUSTIN, TX 78757

512-970-9301

The following items listed are GENERAL COMMENTS about the building and the inspection which are not considered in need of repair or service at the time of the inspection:

ROOF:

1. The roof shingles did not exhibit evidence of hail strikes.

OTHER ITEMS

1. This inspection does not include mold due to previous or current moisture problems. If there are concerns or questions regarding mold, a qualified specialist should be consulted, especially if occupants have a history of respiratory problems or any other illness. It is the opinion of this home inspector that wood and other components used in home construction contain mold spores.
2. The home inspection does include a wood destroying insect inspection. It is likely that wood destroying insects inhabit the soil beneath the house and the foliage around the house, however, conditions and situations exist that may prevent infestation from being detected.
3. The attic, considered to be an exterior area, and can be attractive nesting area for rodents.
4. The following are not included in this inspection unless otherwise stated: door locks, cabinets or drawers, security system, yard fences and gates shared with other properties, window coverings, air conditioning load study, back flow devices, furnace heat exchangers, heat pump if ambient temperature is above 65 degrees, wiring for entertainment systems, computer network systems, refrigerators and ice makers, chimney flue draft, playground equipment, wood bridge over backyard dry creek.

PLUMBING:

1. It is company policy of Bill Allen Inspections not to open or close water and gas shutoff valves (handles will not be turned). There is a possibility that these valves may leak if opened or closed. I recommend hiring a licensed plumber to check these valves if there are any concerns.
2. The inspector is not a licensed plumber and therefore cannot perform a static leak test on the building and sewer drain.

GAS LINES:

1. Recommend requesting the gas utility company perform a gas leak test.
2. Recommend all unused gas shutoff valves be capped.

SUPPLEMENTAL INSPECTION FORM

(NOTE: All directional references are as if facing from the street).

The following items have been marked as deficient: (See photos on following pages).

FOUNDATION:

- The concrete foundation wall at the garage stairwell is damaged.
- The access opening to the pier/beam foundation crawl space is blocked with metal air ducts and therefore the pier/beam foundation could not be inspected. Recommend an access opening be created and a qualified technician inspect the area and all components of the crawl space.

ROOF COVERING MATERIALS:

- Roof flashing at the roof/wall joint above the family room and family room bay window is incorrectly installed, there is evidence of water having leaked at these areas.

ROOF STRUCTURES AND ATTICS:

- A support post is missing (removed) from underneath a patio canopy ceiling beam, the patio canopy has partially collapsed.
- The attic is not properly vented for air flow; the roof eaves do not contain air vents.
- The attic scuttle cover in the master bedroom and upstairs hallway are not insulated.
- The R-value of the insulation is R-19, less than the recommended R-38 value, and is missing at various areas.

WALLS:

- There is evidence of rain water having leaked around the window case in the family room back wall, around the window case in the side wall of the formal dining room, and the window case in the master bedroom (Note: It is common for there to be water damage to the concealed wall framing around doors and windows that leak water. The amount of damage, if any, cannot be determined without opening the wall cavities for inspection. Also, see the WINDOWS comments below regarding these window case).
- There is evidence of rain water having leaked into the garage wall cavity around the auto entries, the exposed wall framing at both upper corners of the auto entries is damaged (The extent of damage to the wall structure cannot be determined without opening the wall cavity).
- There is evidence of rain water having leaked into the mud room (next to the downstairs guest bathroom) wall cavity, the exposed wall framing is water damaged (The extent of damage to the wall structure cannot be determined without opening the wall cavity).
- The exterior wall lap siding (both wood and press board type), trim and wood drip ledges are damaged at many and various areas of the house and garage.
- The exterior paint on wall siding, trim and decorative shutters have deteriorated.
- There is evidence of runoff water from the backyard having penetrated the garage and stairwell foundation walls (indicating insufficient moisture barrier on the walls).
- The stucco and wood exterior wall siding on the garage walls does not have proper clearance from the soil and/or solid concrete surfaces (Note: Exterior wall siding with insufficient clearance is susceptible to insect infestation and water penetration into the wall cavities). Holes in the stucco siding are not properly sealed.
- There are vines and shrubs are on and/or against the exterior walls.

CEILINGS and FLOORS

- The floor deflection at the door entry of the upstairs front right corner bedroom (green color walls) and stress marks in the floor covering indicating insufficient support of the floor structure at this area.
- The wood floor structure is not insulated.
- The furdown in the garage stairwell is less than 6ft. 8in. above the stairway steps.

DOORS:

- The mud room exterior door is water damaged.
- The glass panes in all exterior doors are not labeled as safety/tempered type panes.
- Hardware (tracks, springs and rollers) are missing from both garage over head doors, the doors will not open.

WINDOWS:

- The window case and the wood windows sash in the family room back wall and in the formal dining room side wall have considerable water damaged.
- The wood window sash in the upstairs front left bedroom and upstairs back bedroom are water damaged.
- In the upstairs right front bedroom, the window sash in the vinyl windows are not properly aligned and do not lock.
- One window sash in the master bedroom has defective balance springs.
- Many of the wood window sash in the house do not open.
- Screens are not installed on the windows.

STAIRWAY:

- Two of the wood treads on the garage steps are damaged (Note: The damage appears to be insect related, therefore the concealed members of the wood stairway may contain additional damage).

FIREPLACE and CHIMNEYS:

- An animal nest on the chimney damper prevented inspection of the chimney flue. Recommend the nest be removed and the flue be inspected by a certified inspector.

OTHER:

- The exterior gutters are full of debris.
- Gutters have been removed from the back of the house (Gutter downspouts are still attached).
- Cages are not installed on the bedroom closet lights.
- Handrails are not installed on the front porch steps.

ELECTRICAL SYSTEMS:

- The main electric panel box is a Federal Pacific Electric brand which are considered hazardous.
- The sub electric panel box located on the garage stairwell wall tested to be not grounded, and the front panel support screws are pointed end type (Note: Because of the electrical danger of an electric box that is not grounded and the potential for damaged caused by pointed screws, this box was not opened for inspection. Recommend a licensed electrician with proper protective gear inspects and service this box).
- Most circuit breaker in all three sub electric panel boxes are not labeled.
- The wall receptacle in the downstairs guest bedroom and garage are not grounded.
- There are exposed wire pigtails in the master bedroom attic.
- The electrical receptacles in the garage and on the garage back wall are not GFCI protected.
- Plate covers are not installed on various wall receptacle inside and outside the house.
- The GFCI receptacle located on the living room back wall is defective.
- A receptacle, dedicated to the lawn sprinkler control box, is not installed in the laundry room (where the box is located).
- Smoke alarms are not installed in the bedrooms.
- A working carbon monoxide alarm is not installed inside the house.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS:

- Recommend all five systems be serviced and completely rechecked by a licensed technician.
- The two wall HVAC units in the master bedroom do not function.

Heating Equipment:

- The exterior gas furnace dedicated to the family room has considerable heat damage at the exhaust grill (Possibly due to a defective heat exchanger inside the furnace which is a carbon monoxide hazard).

Cooling Equipment:

- The condenser unit dedicated to the garage HVAC system does not function.
- The condenser units dedicated to both central systems are not level.
- Water stains on the upstairs ceiling, around the return air grill, indicate condensation problems with the upstairs system.
- The suction refrigerant line, located in the upstairs attic, is exposed at an insulation seam.

Duct Systems, Chases and Vents:

- The return air ducts for the two HVAC systems that serve the downstairs are located on the bottom of wall which reduces the efficiency of the systems.
- A return air duct is installed in the laundry room (not approved).
- The air ducts dedicated to the wine cooler system is exposed to the exterior.

PLUMBING SYSTEM:

- Water leaks from the master bathroom shower stall (typically due to a defective shower pan), the lower course tiles in the shower stall are loose.
- Water pressure to the house is too high at 90 PSI.
- The building and sewer drain lines, where visible, are cast iron pipe and therefore it is recommended that a licensed plumber inspect the lines for damage and/or leak and repair/replace if necessary.
- Sections of the water distribution line are galvanized pipe (possibly original with the house), recommend a licensed plumber inspect and if necessary, repair/replace these lines).
- The tub faucet stems in the upstairs guest bathroom (Yellow color walls) leak.
- The water lines to the master bathroom shower stall are not secure in the wall.
- Backflow valves are not installed on the exterior hose bibs.
- A lid is not installed on the main water meter yard container (recommend the water utility company be consulted).
- The homeowners water shutoff valve was not accessible (possibly buried in the front yard).

WATER HEATING EQUIPMENT:

- The gas water heater is located in a master bedroom closet (A carbon monoxide hazard).
- The water heater gas flue is against the roof deck (fire hazard).

RANGES, COOKTOPS, AND OVENS:

- The cooktop gas burners did not ignite.

MECHANICAL EXHAUST FANS AND/OR HEATERS:

- The bathroom exhaust vents terminate into the attic.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS:

- There are exposed electrical wires and water lines dedicated to the lawn irrigation system that are exposed in the backyard.
- The system operation could not be inspected (no dedicated electrical receptacle), recommend the system be inspected and if necessary, serviced by a qualified technician.



Damaged concrete foundation wall in the garage stairwell



Access to the foundation pier/beam foundation crawl space is blocked by air ducts.



A support post is missing under this patio canopy ceiling beam. Notice the crack in the fascia board above due to partial collapse of the canopy.



Photo of the window case in the family room back wall. Like the dining room windows, there is considerable water damage to the window case and most window sash.



Water stains on the garage floor and blistered wall paint due to water having leaked through the garage wall.



Two photos of the stucco and wood siding on the garage that does not have proper clearance from the soil and concrete surface.



A close up and distant photo of the exposed wall framing at the upper right corner of the garage opening that is water damaged.



Exposed wall framing on the mudroom back wall is water damaged, partially due to improper installation of the roof flashing above.



One of damaged areas of the exterior wall siding.



The mud room back door is water damaged.



There is a noticeable floor deflection at the entry of the upstairs front right side bedroom due to apparent insufficient floor support.



The furdown in the stairwell ceiling is too low.



Insect damage to the stairway step treads.



Heat damage to the family room gas furnace.



Water leaks from the master bathroom shower stall.