

Gaudette, Angela

From: Gaudette, Angela
Sent: Friday, November 13, 2020 9:39 AM
To: Gaudette, Angela
Subject: FW: 808 Avondale Rd - Historic Preservation Office
Attachments: 2020.10.26 808 Avondale Rd - Foundation Report by Structural Engineer - Highlighted.pdf; 2020.09.17 808 Avondale Rd - Inspection Report - Highlighted.pdf; 2020.09.17 808 Avondale Rd - Inspection Photos.pdf; 2020.09.17 Accurate Leak - Report - 808 AVONDALE RD - AUSTIN - A-201430-R - Highlighted.pdf; 2020.09.17 Accurate Leak - Proposal - 808 AVONDALE RD - AUSTIN - QA-310382.pdf; 2020.09.11 808 Avondale Rd - Texas Gas Safety Violations.pdf; 2020.10.15 808 Avondale Rd - CoA Utilities Bill - Oct 2020 - Highlighted.pdf

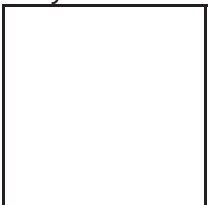
From: [REDACTED]
Sent: Friday, November 13, 2020 7:15 AM
To: Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>; Gaudette, Angela <Angela.Gaudette@austintexas.gov>
Cc: [REDACTED] Jon Sheller [REDACTED]
Subject: Re: 808 Avondale Rd - Historic Preservation Office

Hi Steve,

Here are the additional attachments - relevant inspection reports and related documents, with the most pertinent information highlighted.

- Structural Engineer Foundation Report - Highlighted
- General Inspections Report - Highlighted
- General Inspections Photos
- Sewer Line Report - Highlighted
- Sewer Line Quote
- Texas Gas Safety Violations Warning Tags
- CoA Utilities/Water Bill - Highlighted

Cheers,
Kelly & Jon



Austin 10/26/2020

To: Jon Sheller

Re: Existing Residential Foundation and Superstructure Assessment

808 Avondale Rd, Austin, TX 78704

INTRODUCTION

I have inspected the existing structure at the above referenced address on behalf of *Jon Sheller, Owner*. The inspection was part of a Level B investigation of the foundation structure. The investigation was triggered by concerns about ongoing foundation issues and overall framing issues and to determine the extent of structural repairs needed to retrofit the structure to current building codes. According to the Texas Section of the American Society of Civil Engineers (Guidelines for the Evaluation and Repair of Residential Foundations, 2009), a Level B investigation consists of:

- Interview with homeowner/homeowner's representative or developer to inquire about possible distress signs around the building and the history of the property.
- Visual inspections on the Interior and exterior of the property to search for any visible signs of excessive foundation movement.
- Request from the client and review the provided documents regarding the foundation, such as construction drawings, geotechnical reports, previous testing and inspection reports, and previous repair information.
- Floor levelness: Relative floor elevations were taken to assess flatness of floor structure.
- Make visual observations during a physical walk-through
- Observe factors influencing the performance of the foundation.

The property is located in Austin, Travis County. At the time of preparation of this report, there are no engineering or architectural plans available for review. Additionally, there is no known history of foundation stabilization or retrofitting (e.g. pier stabilization or similar) for this house. Per owner's comments, the intent for this property is to assess the feasibility of using the existing structure as part of a new, one or two-story, single family residence.

Soil Information

The site is located in Austin, Travis County, Texas. The geologic map (Geologic Atlas of Texas, Austin Sheet, Texas, Bureau of Economic Geology, The University of Texas at Austin, 1981) shows the proposed site located in the *Austin Chalk (Kau) Formation*. The Austin Chalk consists of beds of impure chalky limestone, containing 85 percent or more of calcium carbonate, interstratified with beds of softer marl. It is usually of an earthy texture, free from grit, and on fresh exposure softer, so that it can be cut with a handsaw, but on exposure more indurated. A partial geologic map of the location is shown on Figure 1. According

to the USDA Soil Survey website, the house is located in the Per the USDA Soil Survey, the shallow soils at the site are member of the EuC—Eddy soils and Urban land, 0 to 6 percent slopes. The typical Stratigraphy of the EuC is as follows: Eddy: 0 to 3 inches: gravelly loam; 3 to 14 inches: very gravelly loam; 14 to 20 inches: bedrock/ Urban: 0 to 40 inches: variable. Available data from USDA does not indicate high plasticity of underlying soils. The Plasticity Index (PI) of the upper layer of soils is 15¹ (dominant component), what indicates a low risk of soil induced movement of the foundation.

Preliminary geotechnical investigation by SEC Solutions confirms the information above. Two geotechnical borings show 2ft to 4ft of Lean Clay (CL) overlaying limestone bedrock, Kau (Austin Formation). The site also presents high topography, Figure 2.

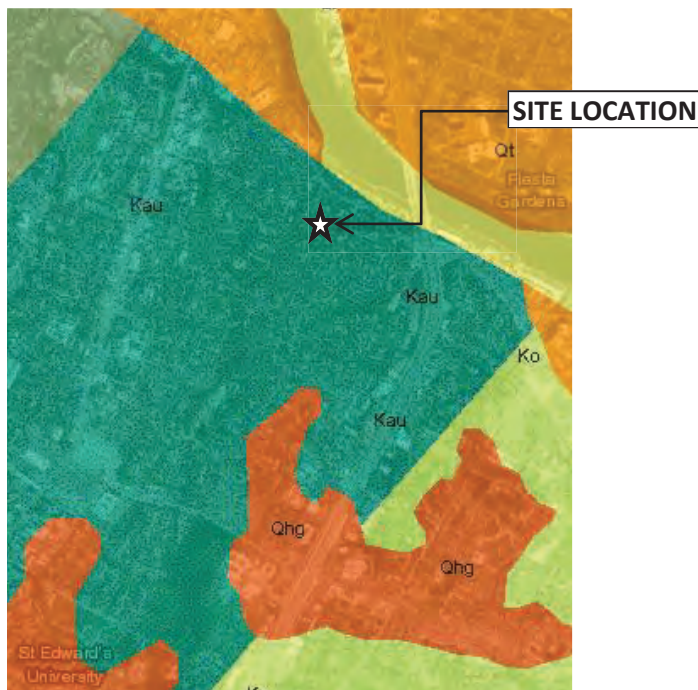


Figure 1. Site Geology. Source: Geologic Map of Texas, Austin Sheet, Bureau of Economic Geology, The University of Texas at Austin (Reprinted 1981).

¹ Indicates a PVR of approximately 1”.

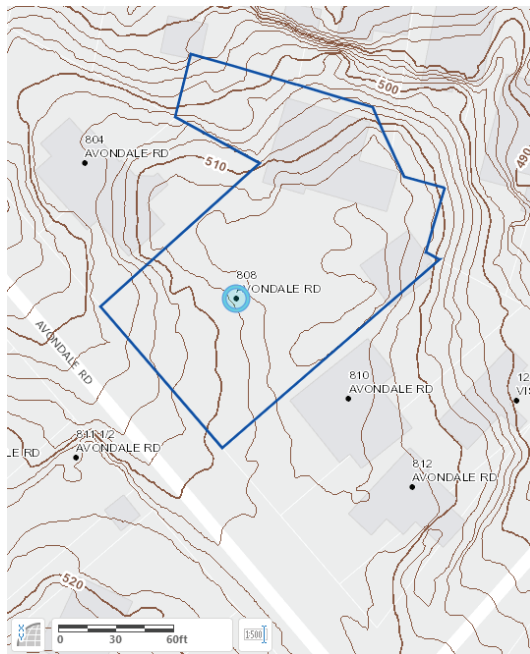


Figure 2. Site Topographic Map (Source: COA Property Profile). Contour lines: 2ft (light) 10ft (heavy).

PROPERTY DESCRIPTION

The site is currently place of a single-family residence and a detached garage. Available records indicate that the single-family structure was built in 1945. It consists of a single-story residential building. The main house foundation is a combination of pier-and-beam (most of the foundation footprint) with a partial slab-on-grade and suspended slab. Access to the crawl space is limited and only possible at locations where vents are installed.

The high topography of the building site indicates that the original foundation and subsequent additions were likely constructed over non-engineered fill at the time. Foundations constructed over non-engineered fill will experience excessive settlement due to fill consolidation over time. Interior and exterior walls are made of conventional wood framing elements. Numerous signs of foundation movement were identified during visual inspection.

INSPECTION FINDINGS

During my visual assessment, the following items were observed. Photographic evidence is also presented.

- Several stair-stepped, vertical and horizontal cracks on interior walls. These cracks are common indicators of foundation movement (Figure 3).



Figure 3. Cracks in walls and ceiling

- Dissimilar foundation types: “slab on grade” and “pier-and-beam” and concrete flatwork. The original structure was built on a “pier-and-beam” foundation. The multiple foundation types, when not properly engineered, *are not a good construction practice and most likely contributed to the extensive signs of distress observed*. Flatwork construction is not an engineered slab and has no structural value to support residential structures. Large separations were noticed between slab on grade/pier-and-beam and flatwork areas, Figure 4.



Figure 4. Dissimilar foundation types

- Interior Floor elevations indicate that the floor is approximately 3” out of level (pier-and-beam). This indicates a high degree of foundation shifting/settlement. Most variations in elevation measurements inside particular rooms are equal or over 2”, pointing to excessive movement.
- Extensive cracking observed in the exterior stone veneer, another indication of an underperforming foundation. Figure 5.



Figure 5. Cracks in stove veneer.

- Several cosmetic repairs still visible throughout the house. These repairs were likely necessary to cover extensive cracking on interior walls and ceiling. This reinforces the previous observation about out-of-tolerance foundation movement.
- Excessive deflection of framing members (Figure 6). Some floor and ceiling beams/headers are visibly undersized for the current span.



Figure 6. Excessive deflection of framing members.

CONCLUSIONS AND RECOMMENDATIONS

Based on my visual observation, the numerous signs of distress throughout the building are evidence of underlying serious structural issues related to lack of proper engineering and substandard construction. The extent and nature of the distress will not allow for the strengthening/retrofitting without extensive damage to and/or demolition of large portions of the main house construction.

The multiple foundation types (pier-and beam; slab-on-grade and suspended slab) and wall construction (wood framing) will not allow a proper retrofitting strategy (e.g., drilled piers/steel piles or isolated concrete footings) without *permanently compromising* the structural integrity of the entire building. In addition, the flatwork and pier-and-beam portions of the foundation are not structurally “sound”² and must be completely removed and replaced with properly engineered foundation.

In addition to these factors, the lack of information on the existing pier-and-beam “footings” or “piers” (reinforcement, overall depth, material properties) will significantly hinder any attempts to level the structure adequately. Destructive methods can be employed to assess all these items, however the costs involved are appreciably high. Issues involving the superstructure must also be addressed (excessive deflection), with the potential need to replace portions of the wall/ceiling/roof framing structure.

With respect to the economic feasibility of this project, it is anticipated that the total cost of demolition, retrofit and renovation of the existing structure will exceed the cost of a new, “up to Code”, construction (foundation elements and adequate drainage). The high degree of settlement due to the original construction on non-engineered fill (i.e., not properly compacted) indicates that this residential structure *was not engineered* to sustain such movement(s) with an acceptable performance level. This conclusion is based on my experience with similar buildings and new residential construction. Therefore, it is my professional opinion that the existing structures should give way to a new construction in order to make the development financially viable.

² Not engineered for the anticipated ground movement (settlement).

Limitations

This is exclusively a visual inspection. This report is not intended to offer any warranty on the future performance of this foundation or framing structure. If you have any questions, please contact us at (512) 215-4364 or by e-mail: marcos@sectexas.com.

Sincerely,



Marcos V. Dequeiroga, PE
Principal
SEC Solutions LLC

TEXAS HOME INSPECTION

2105 MELRIDGE PLACE

AUSTIN, TEXAS 78704

(512) 445-5934

PROPERTY INSPECTION REPORT

Property For: Jon Sheller & Kelly Hackett
(Name of Client)

Concerning: 808 Avondale Rd., Austin, Tx 78704
(Address or Other Identification of Inspected Property)

By: Bob Welborn, CPI Tx Professional Inspector Lic. 319 September 16, 2020
(Name and License Number of Inspector) Date

(Name and 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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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, 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 license holders 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

Type of structure: One-story, wood framed, single-family residence with pier and beam type foundation.

Original house built in 1945 per public records. Age of addition work unknown. A detached wood framed two-car garage structure is located to the right of the house.

Conditions present at the time of inspection: Clients present at the time of inspection. Seller's disclosure information not available/provided at the time of inspection.

Weather sunny and hot during site visit.

For report reference purposes, front, rear, left and right directions will refer to an observer facing the front of the house. *Front generally faces south.

Digital photos were provided with this report in separate Contact Sheet format document.

Report Identification:

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

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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s):

Slab-on-grade

Comments:

General discussion: Per client request, the scope of this inspection was limited (including all categories listed in report) due to plans to use the structure for office use only for year or two prior to razing structure.

Foundation and structure related observations:

1. Exterior observations:

1.1 Stucco and rock veneer siding distress cracks were noted at several locations around the house.

1.2 There are large horizontal cracks running through the lower left side Portland cement plaster coating where the foundation skirt wall ties into the cast-in-place concrete beam structure.

2. Interior observations:

2.1 Wall and ceiling drywall covering materials around the house appear to be in good general condition except for major distress noted in the back right lower bedroom area.

2.2 Major wall sheetrock distress cracks and floor sloping in the back lower right bedroom indicates major area foundation and superstructure movement. Patched ceiling sheetrock cracks were also noted in the same room.

3. Crawl/ under-floor observations: Limitations and scope of inspection information: Crawl space observations were limited to visual inspection of majority of accessible components and surface areas but does not include examination of all surface areas. Limited clearances in crawl space limited access and inspection observations. Spray foam insulation on underside of suspended floor sheathing and joist framing also prevented subfloor observations and substantially limited joist framing observations. No engineering calculations were made. i.e., beam and joist spans were not measured, load path evaluations were not made, etc.

3.1 The interior 4x4 beam members are undersized by current minimum building code standards due to general lack of stiffness characteristics to support overhead house loads without deflecting.

3.2 The piers under the house are a mix of substandard original cedar wood posts and newer stacked concrete block type. Current minimum building code standards require concrete block piers to be mortar filled with steel reinforcement.

Conclusion and recommendations: Noted material distress crack and floor surface sloping conditions indicate an apparent history of foundation and superstructure movement. Further and more indepth engineering investigations would be needed to determine extent and causes for foundation movement and to provide opinions regarding the potential for any additional/ongoing foundation movement based upon engineering analysis and science.

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☒ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

Dry conditions at the time of inspection substantially limited my ability to determine drainage conditions around the house.

The lot slopes from front to back with level surfaces across the front of the house possibly creating the potential for water ponding and/or drainage towards the front house wall. Further investigations would be needed to make these determinations. The lack of eave rain guttering across the front of the house exacerbate the potential for poor drainage across the front house area.

Eave rain guttering recommended at back house eave edges to prevent roof runoff water from draining directly onto the wood deck structure.

Advisory: Soil in the front entry area planter box creates the potential for water intrusion into/ through the wall. Recommend removing planter box soil and filling with rock aggregate with potted plants to limit the potential for noted water intrusion problems.

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Type(s) of Roof Covering:

Light weight 3-tab type asphalt fiberglass composition shingle roofing. Roofing sealed down. No access to inspect critical underlayment, sheathing, fastener and flashing details.

Viewed From:

Roof

Comments:

The overall field of roofing appears to be in good general condition with several years of service life remaining.

Deficiencies:

1. The first course shingles (Shingles at edge of roof) are not sealed down to the underlying starter strip shingles. The shingle manufacturer specifies first course shingle are to be sealed down.
2. The base chimney flashing is rust damaged.
3. The base flashing at the skylight box is lifted.
4. Several metal roof vent components are rust damaged.

Recommend qualified roofing contractor make appropriate repairs to correct noted defect conditions and perform a comprehensive roof inspection to determine if any additional defect conditions exist.

Note: This inspection does not warrant that there are no roof leak conditions current at this time or in the future. Recommend consulting with homeowners to determine if any known history of roofing leaks and/or repairs. All roofing systems require periodic inspection and repairs by qualified roofing contractors to assure proper performance. Roof leaks can and may occur at anytime, regardless of the age of the roof, and cannot be accurately predicted. If roof leaks do occur, their presence does not necessarily indicate the need for total replacement of the roof coverings. Responsibility for future performance of the roof is specifically excluded from this report.

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☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From:

Attic area. Low clearances and insulation substantially limit attic access and observations.

Approximate Average Depth of Insulation:

Spray foam insulation applied to undersides of roof surfaces.

Comments:

Deficiencies:

1. Major sag in roof and ridge surfaces at upper left ridge area indicates underlying rafter and ridge framing defect conditions. Spray foam insulation removal would be needed to assess these conditions.
2. No required collar tie framing between rafters or purlin bracing to ensure rafter framing not overspanned.
3. Varmint dropping in attic and damaged HVAC ducting indicate history of major critter infestation to attic area.
4. Spray foam insulation missing over some wall and ceiling surfaces and overall quality of spray foam application poor.
5. Widespread and substantial exterior rafter tail, barge rafter and gable end support bracket wood rot damage noted.

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

Comments:

No access to inspect critical concealed weep, water barrier and flashing systems and details behind siding and at wall penetrations.

Deficiencies:

1. Stucco and rock siding cracks addressed in the Foundation section of this report should be repaired to prevent water intrusion through the exterior envelope of the building.
2. Wood siding rot damage noted at gable ends over lower roof sections and at back middle deck areas.
3. No required weep screed details installed at the base of the stucco siding around the house. (Typical for older homes) Weep screed details are required at the wall-to-foundation intersections to work in conjunction with the behind-siding drainage plane to allow water to weep from behind the stucco. (The drainage plane consists of a layer of water-resistant material that completely covers the home's exterior. When water penetrates the exterior finish, it moves down the drainage plane and back to the exterior. The drainage plane protects sheathing and framing from getting wet and prevents moisture buildup in exterior wall cavities)
4. The wood lap siding at the left side of the detached garage structure is rot damaged due to ground contact.

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

*See Foundation section comments regarding floor sloping conditions.

Deficiencies:

1. The wood flooring is damaged at several locations around the house. There is also a large hole in the wood flooring in the kitchen area.
2. The tile flooring is damaged adjacent to the back right bathroom toilet.

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G. Doors (Interior and Exterior)			
<i>Comments:</i>			
Deficiencies:			
1. Several interior and exterior doors are rot damaged. 2. One lower right bedroom closet pocket door off track. 3. The top panel of one overhead garage door is damaged due to lack of required auto opener bar attachment reinforcement bracket and person trying to open locked door with auto opener.			
FYI: Keys not used to test deadbolt and doorknob lock operations.			
☒	☐	☐	☒
H. Windows			
<i>Comments:</i>			
Limitations/ scope of inspection: Sample window testing done.			
Type: Majority of windows are original steel framed casement type with single pane glass. Single hung wood frame windows in one right side small room and six total site-fabricated single pane picture/ fixed windows at back lower room and left side living room areas.			
Information: Noted fixed pane/ picture windows are site-fabricated type, i.e., window glass installed directly into wall frame openings without the benefit of engineered flashing details typically incorporated into manufactured fenestration products. It has been my experience that site-fabricated windows are prone to leak. Periodic maintenance to ensure good sealant coverage at the exterior window glass/ frame joints is critical to limiting the potential for water leaks to develop around site-fabricated windows.			
Deficiencies:			
1. Several tested casement windows do not open and several casement crank mechanisms are defective/ inoperable. 2. Two right side window panes broken. 3. Extensive exterior window trim and frame rot damage noted at several locations around house. Water stains and beginning rot damage also noted at a few interior window sill locations indicating water penetration through and/or around the window units. 4. No required safety glazing/ Tempered markings on glass by right bathroom tub. Current model building code standards require glass adjacent to tubs to be safety/ Tempered type.			
☒	☐	☐	☒
I. Stairways (Interior & Exterior)			
<i>Comments:</i>			
Deficiencies:			
1. Graspable handrailing recommended at all exterior and interior stairs to limit the potential for fall accidents to happen. 2. Riser spacing on stairs at lower right bedroom are excessive and variable, i.e., highest riser approx. 9 inches and lowest riser approx. 6 inches. Excessive and variable risers create trip/fall hazard conditions.			

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☒ ☐ ☐ ☒ **J. Fireplace and Chimneys**

Comments:

Fireplace type: Masonry unit with gas log lighter bar. *Gas off to house preventing me from testing gas lighter bar function.

Scope of inspection and limitations information: No draft testing is performed. No access to inspect concealed chimney components for clearances past combustible material, proper firestopping, etc. Fireplace design considerations are not within the scope of this inspection. Gas log equipment is tested only if the gas and pilot equipment are on at the time of inspection and/or a switch or operable remote device is present for testing. The National Fire Protection Association recommends a NFPA 211, Level II inspection of any fireplace when a home is purchased. Such an inspection, performed by a certified or otherwise qualified chimney sweep, may reveal problems not apparent to this inspector and is strongly recommended.

I recommend seeking out chimney sweeps that can demonstrate they have earned credentials through the National Chimney Sweep Guild or Chimney Safety Institute of America that would indicate they have the formal training and professional competence necessary to do fireplace and chimney work.

Deficiencies:

1. The top chimney mortar crown structure is damaged.

2. There are large cracks in the back firebox bricks.

3. Creosote buildup on firebox and throat surfaces indicate need for professional cleaning prior to fireplace use.

A qualified chimney sweep should perform a comprehensive fireplace and chimney inspection and make all needed repairs prior to fireplace use.

☒ ☐ ☐ ☒ **K. Porches, Balconies, Decks and Carports**

Comments:

Deficiencies: The wood decking, guardrail, built-in seating and deck stair step components are substantially rot damaged. Major deck support structure defect conditions were also noted, e.g., the 4x4 posts are undersized and spliced together at several locations, the posts are missing critical diagonal bracing support, the deck beams are improperly secured to the sides of the undersized posts (beams are required to rest on top of beam members), joist hangers support missing under some joist ends, etc., etc. Noted conditions create the potential for catastrophic deck failure under certain conditions, i.e., large groups of people congregating on deck, major storm winds, casual sumo wrestler convention deck get together party, etc. The damaged and open deck edge guardrail structure also creates major fall hazard conditions for children and less-than-mature adults. Noted conditions indicate the need for a qualified engineer to inspect the deck structure and design and oversee all needed repairs prior to deck use.

☐ ☐ ☐ ☐ **L. Other**

Comments:

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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Comments:

Overhead service to 150 amp capacity main disconnect panel at the back right side of the house. No subpanels located.

Deficiencies:

1. Majority of circuits are not identified on the panel directory. All circuits required to be identified on directory.

2. No grounding cable or clamp seen at the gas meter. Current National Electric Code standards require all gas pipe systems to be bonded and grounded. Also, I could not locate where main electrical system grounded? Have electrician verify system properly grounded.

3. Support for electrical cable between house and detached garage structure has pulled loose and no power to garage light, auto opener or receptacle outlet fixtures at time of inspection. Further investigations are needed to provide power to garage circuits and to inspect and test garage electrical components.

4. Mud dauber nesting in left side exterior AC unit electrical disconnect box due to knockout plugs missing at base of box.

Scope of inspection and limitations information: Individual circuits not traced to determine if circuit breakers properly identified on directories or if overcurrent protection and conductor sizes are properly rated for all equipment. The scope of this inspection does not include removing light fixtures or receptacle, switch or junction box covers to inspect connections or wiring conditions at these locations, testing to determine if the overcurrent devices are operable or determining if visible grounding components are capable of limiting the voltage imposed by lightning, line surges, or unintentional contact with higher-voltage lines to stabilize the voltage to earth during normal operation. Further and more indepth investigations would be needed to make these determinations. You may wish to have a qualified electrician make these investigations.

Advisory: Arc Fault Circuit Interrupters (AFCI) WERE NOT installed in the breaker panel of this home. (Not required when home built) AFCI's are relatively new developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring. If this is of concern to you and you desire to bring your home up to current standards, you should consult with a qualified electrician regarding these matters.

Report Identification:

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

I	NI	NP	D
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☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring:

Stranded copper service entrance cable in main panel. Single strand copper to panel breakers except for possible aluminum clad older original fabric wrapped cable observed to few breakers in main panel.

Comments:

Deficiencies:

1. Numerous ungrounded/ open ground 3 prong receptacle outlets located throughout the house indicating older wiring, that does not have equipment ground, was probably not replaced when house partially rewired. All three prong outlets are required to be grounded. Open ground conditions at one left deck located receptacle outlet and one bathroom ground fault circuit interrupter (GFCI) outlet prevents outlets from detecting ground fault conditions, i.e., GFCI outlets required to be grounded to function properly.
2. Open wire splice boxes noted in entry foyer closet and in crawl space under house. Covers required on all cable splice boxes.
3. Several light fixtures around the house are not coming on. Install new bulbs to ensure proper fixture operation.
4. I could not locate switch to turn back right bathroom light off?
5. I could not locate remotes or speed control mechanisms for several ceiling fans and could not get back right bedroom ceiling fan to come on.
6. Some exterior receptacle outlets are not ground fault circuit interrupter protected.
7. The ground fault circuit interrupter outlet (GFCI) under the back right exterior main electrical disconnect box trips when loose cord (under outlet box) plugged in. I could not determine what fixture noted cord and plug serves but noted **GFCI tripping indicates active ground fault conditions. *Ground fault circuit interrupters are safety devices that provide protection against the hazards of ground fault currents that can cause electrical shock.**
8. Required kitchen island outlet is not GFCI protected.
9. Weatherproof cover required for back left covered patio receptacle outlet and switch devices.
10. Receptacle outlets are spaced farther apart at some locations around the house than currently allowed by National Electric Code standards. The NEC requires outlets to be installed so that no point measured horizontally along the floor line in any wall space is more than 6 feet from a receptacle outlet. Wall spaces include the space occupied by fixed panels in exterior walls excluding sliding panels.
11. **No required smoke alarms in bedrooms. No required smoke and carbon monoxide detection equipment immediate to bedrooms.** Current Industry Safety Standards require interconnected and hard wired smoke alarms at all bedroom locations and in each hall leading to bedrooms and carbon monoxide alarm/ detection equipment outside of each separate sleeping area in the immediate vicinity of the bedroom in dwelling units within which fuel-fired appliances are installed.
12. I could not get required 220 to 240 volt readings at laundry room dryer receptacle outlet when testing with multi-test device. Have electrician check.

Report Identification:

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

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☒ ☐ ☒ A. Heating Equipment

Type of System:

Forced air central Ruud brand furnace unit located in entry foyer closet.

Electric Payne furnace unit in basement area has been obsoleted/ not being used to heat house.

Energy Source:

Gas off to house preventing me from testing furnace operation. Electrical power disconnected to obsoleted Payne electric furnace.

Comments:

Deficiencies: Gas connector improperly run into furnace cavity space. Current standards require black gas pipe in furnace space.

☒ ☐ ☐ ☒ B. Cooling Equipment

Type of System:

Central 2 ton capacity 1993 Mfd. Ruud brand unit cools house.

Central 2.5 ton Payne AC unit appears to have been obsoleted at some point in time, i.e., metal supply and return ducting observed running from left side basement unit crawl space to front left crawl space where it appears to be run through floor, however, the fireplace is located over where the ducting runs through the crawl located flooring?

Comments:

The split reading (difference in temperature between evaporator coil and return) indicates the central Ruud AC unit in the entry foyer closet is removing heat properly, however, damage to the attic supply ducting prevents supply air from reaching supply registers throughout the house.

Advisory: The older (1993 Mfd. condenser) air conditioning equipment at this residence has exceeded it's design service life expectancy and uses R-22 type Freon refrigerant that has been phased out of use over the past several years and will no longer be manufactured effective Jan. 1, 2020. It has been my experience that parts and system failure conditions are common for older units and that upgrading to newer and more efficient HVAC system, that uses EPA-compliant R410A Freon, is more economical, and environmentally friendly, than running older equipment.

Deficiencies: The current 2 ton capacity unit that is cooling the house is inadequate size for house. Recommend qualified HVAC contractor perform appropriate heat load/ Manual J calculations to determine what modifications are needed to ensure the house is heated and cooled efficiently.

Report Identification:

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

I	NI	NP	D
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☒ ☐ ☐ ☒ **C. Ducts Systems, Chases, and Vents**

Comments:

Scope of inspection information and recommendations: No pressure testing done and air flow tested at sample supply registers only. Concealed/ inaccessible supply and return ducting prevent visual observations to determine condition of ducting and to verify fittings are properly sealed. Evaporator coils also not accessible to inspect.

Deficiencies:

1. Racoons have destroyed the attic located ducting preventing air from reaching supply registers. All new ducting will be needed to correct noted problem.
2. There is a hole in the supply plenum over the entry foyer closet located evaporator coil housing.
3. The furnace vent pipe is improperly contacting wood and spray foam insulation at ceiling and roof levels over entry foyer closet unit. Minimum 1 inch clearance required between vent pipe and combustible material.
4. No required ceiling/ firestopping installed over entry foyer furnace closet. Heating unit closets with gas appliances are now required to have sealed ceilings with two combustion air sources taken from the attic or exterior (not the inside living space). There should be both an upper and lower vent.
5. The gas-fired furnace vent pipe cap (over the roof) is not rated for gas-fired equipment.
6. New filter needed.

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of Water Meter:

In yard by street

Location of Main Water Supply Valve:

In yard by street

Static Water Pressure Reading:

approx. 100 psi at exterior faucet

Comments:

Deficiencies:

1. Pressure regulator required for water supply systems that exceed 80 psi.
2. Open tap past kitchen sink water supply shutoff valve prevented me from testing kitchen fixture.
3. No water to front right bathroom sink faucet.
4. Low water flow to back right bathroom sink faucet.
5. Insulation missing on water supply piping in crawl space under the house. Misc. corrosion/rust damage also noted on steel pipe surfaces at several locations.
6. Both toilet refill functions not working properly. A plumber will need to verify proper water flow to shutoff valves in conjunction with replacing toilet tank flush/ refill mechanisms.
7. Obsolete Texas gas cocks in house (used for unvented type gas space heaters back in the day) are required to be obsolete and gas lines capped.

Report Identification:

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

I	NI	NP	D
☒	☐	☐	☒
B. Drains, Wastes and Vents			
<i>Comments:</i>			
Deficiencies:			
1. Older cast iron sewer piping in crawl space under house showing old age rust/corrosion deterioration. Plumber doing sewer line camera testing during my site visit stated that the old cast iron sewer piping under the house is heavy corrosion damaged and should be replaced.			
2. The grinder/sump pump unit under the back right deck is inoperable, i.e., alarm light comes on when pump unit plugged in and vent pipe over tank pulled apart. A qualified plumbing contractor needs to investigate and repair the grinder/sump equipment.			
☒	☒	☐	☒
C. Water Heating Equipment			
<i>Energy Source:</i>			
Gas			
<i>Capacity:</i>			
50 gallon 2003 Mfd. unit in crawl area under left side of house.			
<i>Comments:</i>			
Gas off to house at time of inspection.			
Deficiencies:			
1. The following water heater vent pipe defect conditions were observed:			
*The vent pipe is disconnected and not sloped properly to vent.			
*The vent cap over the roof is also not rated for gas-fired equipment use.			
*The vent pipe is contacting combustible material in the attic space.			
A plumber will need to make needed venting repairs prior to water heater use to eliminate potential unsafe fire safety and combustion gas conditions to occupants of the house.			
2. Connector and water supply pipe fittings corroded over the water heater.			
3. The water heater is not installed minimum 18 inches above the floor and no drain pan installed under the water heater.			
4. Recommend extending the temperature and pressure relief valve drain line to exterior location.			
Advisory: No thermal expansion tank installed at water heater. Minimum plumbing code standards require thermal expansion tank installation at water heaters to limit the potential for damage to the homes water supply pipes and water heater caused by the expansion of hot water in the heater as it is heated when the water supply system incorporates a backflow prevention device, check valve or similar device.			
☐	☒	☐	☐
D. Hydro-Massage Therapy Equipment			
<i>Comments:</i>			
☐	☐	☐	☐
E. Other			
<i>Comments:</i>			

Report Identification:

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

I	NI	NP	D
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V. APPLIANCES

- | | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|
| ☐ | ☒ | ☐ | ☐ | A. Dishwashers
<i>Comments:</i> |
| ☐ | ☒ | ☐ | ☐ | B. Food Waste Disposers
<i>Comments:</i> |
| ☐ | ☐ | ☒ | ☐ | C. Range Hood and Exhaust Systems
<i>Comments:</i> |
| ☐ | ☐ | ☒ | ☐ | D. Ranges, Cooktops and Ovens
<i>Comments:</i> |
| ☐ | ☐ | ☒ | ☐ | E. Microwave Oven
<i>Comments:</i> |
| ☐ | ☐ | ☒ | ☐ | F. <u>Mechanical</u> Exhaust Vents and Bathroom Heaters
<i>Comments:</i> |
| ☒ | ☒ | ☐ | ☒ | G. Garage Door Operators
<i>Comments:</i>
No power to auto opener equipment in garage.
Garage door auto opener safety reverse mechanisms need periodic testing and adjustment to assure door reverses when reasonable resistance is applied to door during closing cycle.
Advisory: Overhead door latches should be disabled when auto opener equipment installed.
Deficiencies: One overhead door is damaged due to lack of required reinforcement bracket at draw bar/door mount location and someone inadvertently opening door with auto opener device when door locked. Reinforcement bracket needed for auto opener draw bar mount to garage door frames per auto opener and garage door manufacturer's installation guidelines. |
| ☐ | ☒ | ☐ | ☐ | H. Dryer Exhaust Systems
<i>Comments:</i>
No access to inspect. Recommend plumber ensure proper smooth surfaced metal dryer ducting run from crawl space (under laundry closet) to exterior location. |
| ☐ | ☐ | ☐ | ☐ | I. Other
<i>Comments:</i> |

VI. OPTIONAL SYSTEMS

- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| ☐ | ☒ | ☐ | ☐ | A. Landscape Irrigation (Sprinkler) Systems
<i>Comments:</i> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|

Report Identification:

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

I	NI	NP	D
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☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction:

Comments:

☒ ☐ ☐ ☒ **C. Outbuildings**
Comments:
See Siding, Door & Electrical section comments regarding detached garage conditions.

☐ ☐ ☒ ☐ **D. Outdoor Cooking Equipment**
Energy Source:

Comments:

☐ ☐ ☒ ☐ **F. Private Water Wells** (A coliform analysis is recommended.)
Type of Pump:

Type of Storage Equipment:

Comments:

☐ ☐ ☒ ☐ **G. Private Sewage Disposal (Septic) Systems**
Type of System:

Location of Drain Field:

Comments:

☒ ☐ ☐ ☒ **I. Other**
Comments:
Gas off to house at time of inspection.
Deficiencies: As per current standards, gas lines to the gas-fired equipment in the house should be equipped with sediment traps. Sediment traps help protect the gas valves and regulators from rust, dirt and scale that form on the inside of gas lines(IRC 2419.4).

Additional Comments

Texas home inspection does not test or inspect the following systems and components: Intercoms, elevators, sound systems/ speakers, yard lighting, outdoor cooking equipment, TV cable or dish systems, phone or phone hookup equipment, water treatment equipment, propane tanks and related piping, wells, hot tub/ spa and electrical service, pool and electrical service, fountains, septic systems, fencing, automatic gates, outbuildings (Unless identified in report) or security systems. If any of these components are present you may wish to have them inspected by qualified contractors prior to obtaining an interest in the property. Additionally, the scope of this inspection does not include any air or sample testing for the presence of recognized hazardous materials (i.e., lead paint, asbestos, radon, toxic molds, etc.). Individual qualified contractors would need to be hired to perform these services.

AGREEMENT BETWEEN INSPECTOR AND CLIENT
VISUAL INSPECTION ONLY

Texas Home Inspection (THI) and client acknowledge and agree to the following: THI will visually inspect the premises solely to determine whether items expressly listed on the report appear to function properly at the time of inspection.

DISCLAIMERS

THI disclaims any risk or liability arising or resulting from the use of the premises and does not warrant that the premises will comply with any safety or building code or regulation of any state, federal, local or other jurisdiction, and client hereby waives any such liability imposed upon THI. Client agrees that THI expressly disclaims all warranties, express or implied, in connection with THI's inspection and this report.

Contract agreement for between Texas Home Inspection and Client: Acceptance of the conditions set forth by disclaimers and limitations in this report is made by client upon acceptance of and reliance on this inspection report.

EXEMPTION FROM LIABILITY UNDER TEXAS DECEPTIVE TRADE
PRACTICES ACT (DTPA)

Customer acknowledges that inspector is licensed by the State of Texas and that inspector is a "professional" for the purposes of the DTPA. The opinions of the inspector as set forth in the Property Inspection Report are professional opinions and that therefore inspector is exempted from liability under DTPA section 17.49 (b).

LIMITATION OF LIABILITY

Customer agrees that inspector's liability for negligence, breach of contract or under any legal theory or cause of action is expressly limited to the amount paid by customer to inspector or three hundred dollars (\$300.00) whichever is less.

ARBITRATION

Report Identification:

In the event that any dispute arises by and between customer and THI whether or not such dispute arises from this agreement, parties agree to submit any dispute between the parties to binding, non appealable arbitration before a retired judge who shall be mutually agreed to between the parties. The prevailing party in the arbitration, or any legal proceeding related to the inspection or this agreement, shall be entitled to an award of his attorneys fees, expenses and costs. The decision of the arbitrator shall be final, conclusive and non appealable. This inspection agreement shall be deemed performable in Austin, Travis County, Texas, and any venue for the arbitration or any legal proceeding between the parties hereto shall be in Travis County, Texas.



808 Avondale Rd.



front right



front left



right side



back right



back right



back right



left side



back middle deck



back middle right



back left



left side



extensive deck wood rot damage



extensive deck wood rot damage



extensive deck wood rot damage



extensive deck guardrail damage noted and wide baluster spacing creates unsafe conditions



extensive decking and guardrail structure damage noted



extensive decking, deck stair, deck bench and guardrail structure damage noted



extensive deck guardrail damage noted



extensive deck guardrail damage noted



substandard and defective deck support structure conditions create the potential for catastrophic deck failure



substandard and defective deck support structure conditions create the potential for catastrophic deck failure



substandard and defective deck support structure conditions create the potential for catastrophic deck failure



underside deck photo



distress crack in stucco coating at left side skirt wall/
concrete beam joint



house and foundation skirt wall Portland cement
plaster/ stucco distress cracks noted at several
locations around house



distress crack in rock siding at back left covered
patio area



stucco siding distress crack



stucco siding distress crack



rot damage to back left window frame wood and mold buildup on siding adjacent to window



widespread and major window frame and trim wood rot damage noted



widespread and major window frame and trim wood rot damage noted



widespread and major window frame and trim wood rot damage noted



widespread and major window frame and trim wood rot damage noted



widespread and major window frame and trim wood rot damage noted



siding and trim wood rot damage noted at several locations around house



siding and trim wood rot damage noted at several locations around house



eave rafter tail and bracket wood rot noted at several locations around house



eave rafter tail and bracket wood rot noted at several locations around house



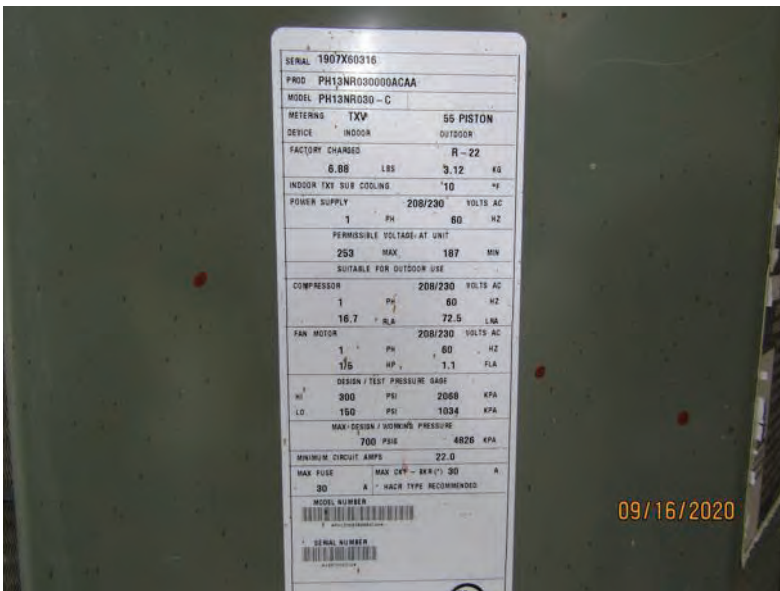
gable barge rafter, eave rafter tail and bracket wood rot noted at several locations around house



gable barge rafter, eave rafter tail and bracket wood rot noted at several locations around house



AC condenser units located at left side of house



Obsoleted (not in use) 2007 Mfd. 2.5 ton Payne brand AC unit data plate



1993 Mfd. 2 ton capacity Ruud AC unit currently set up to cool entire house



spray foam insulation on underside of roof surfaces



general attic photo



attic HVAC ducting destroyed by critters. Raccoon droppings point to culprits



attic HVAC ducting destroyed by critters.



attic HVAC ducting destroyed by critters.



attic HVAC ducting destroyed by critters.



insulation missing or damaged on metal ducting in attic



attic HVAC ducting destroyed by critters.



skylight box in attic



spray foam improperly contacting gas-fired furnace vent piping



gas-fired furnace vent pipe improperly contacting combustible material over entry foyer furnace closet



no required ceiling/firestopping over entry foyer furnace closet



general attic photo



general attic photo



gas-fired vent pipe improperly contacting wood in attic space



distress crack in plaster coating where back left concrete beam ties into foundation skirt wall



Ruud brand HVAC equipment in entry foyer closet space



general roof photo



general roof photo



general roof photo



major sag in upper left ridge area roof surface indicates rafter and ridge framing defect conditions



major sag in upper left ridge area roof surface indicates rafter and ridge framing defect conditions (Spray foam covers framing preventing accurate assessment of problem)



beautiful view of Austin skyline from roof vantage point



chimney



chimney mortar crown damaged



chimney mortar crown damaged



base chimney flashing rust damaged



general roof photo



general roof photo



first course shingles not sealed down per roofing manufacturer's installation guidelines



electric riser pipe and cable over roof



misc. roof vent rust damage noted. Also, gas-fired water heater and furnace vent caps not rated type



misc. roof vent rust damage noted



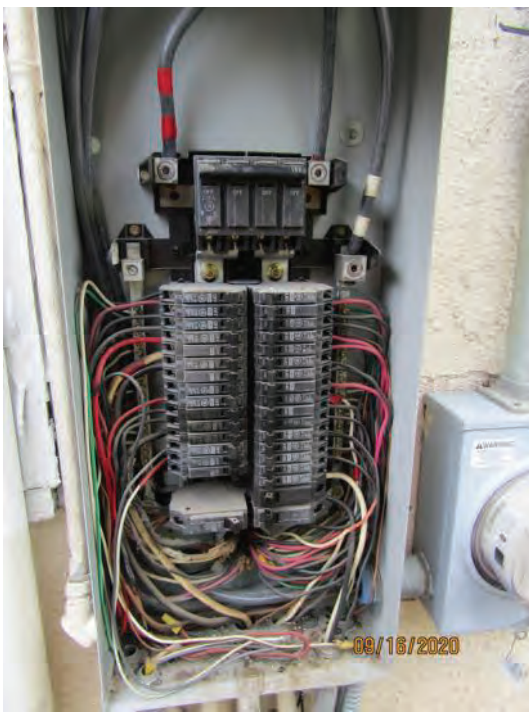
skylight flashing lifted



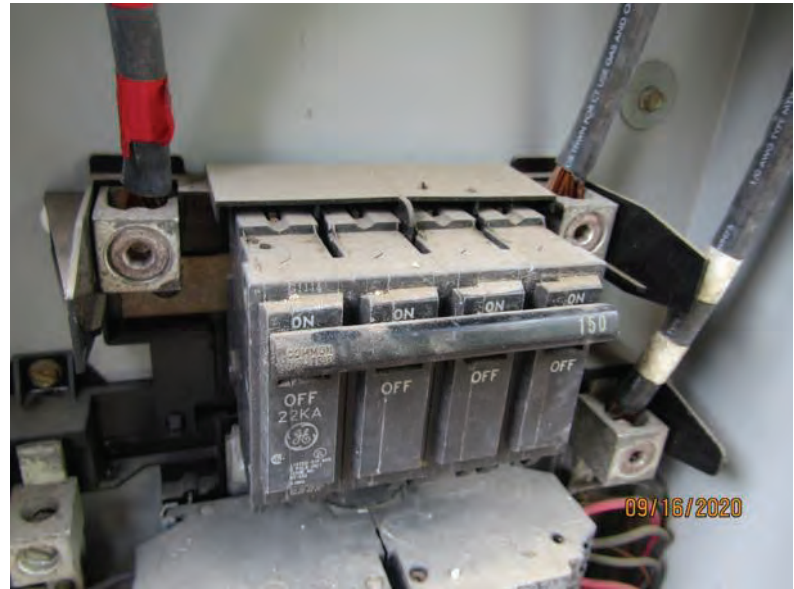
mud dauber nests in AC unit electrical disconnect box due to openings at bottom of box



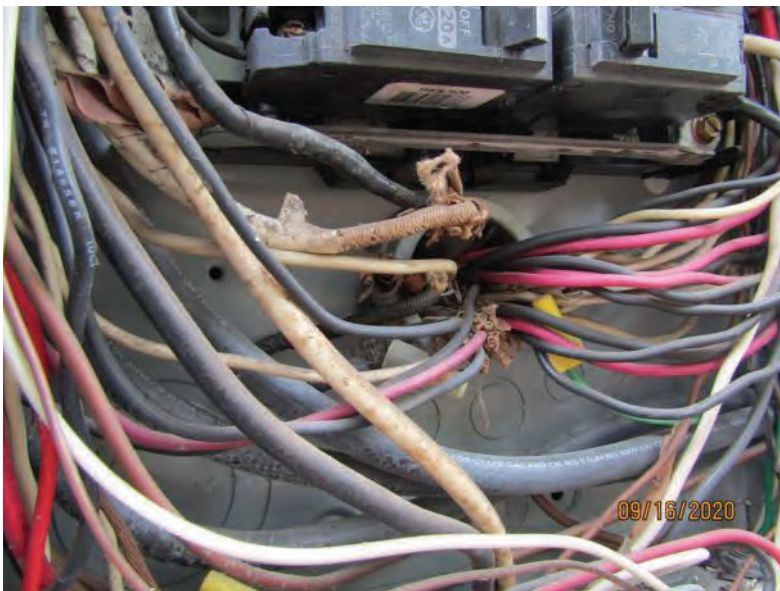
main 150 amp electrical disconnect panel at back right deck location



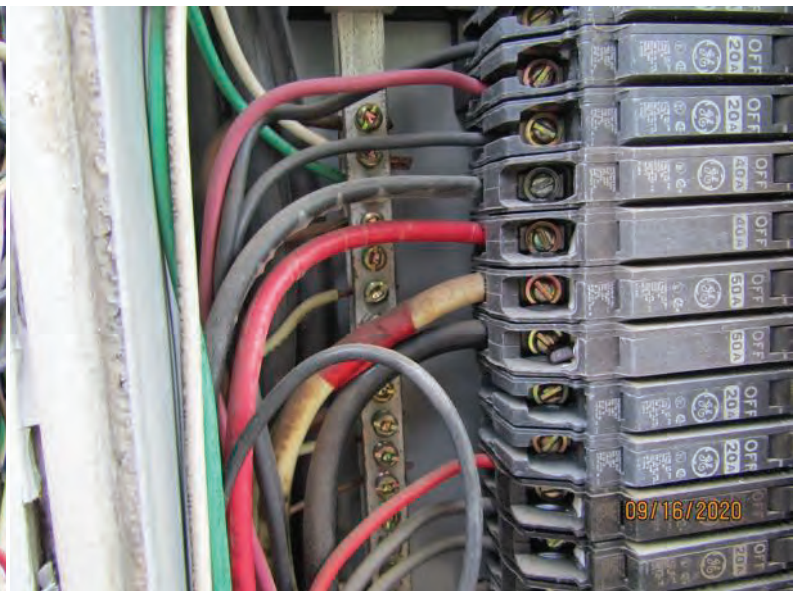
inside main 150 amp electrical disconnect panel at back right deck location



copper service entrance cable at main 150 amp panel



some older cloth wrapped electric cable observed in main electric panel



close-up photo of bus bar, cable and breakers in main electric panel



grinder pump failure conditions indicated by alarm light being on



obsoleted Payne HVAC equipment in crawl space adjacent to water heater



obsoleted 2007 Mfd. Payne HVAC data plate on crawl space unit



poorly sealed return filter box arrangement at crawl located Payne HVAC equipment will allow crawl space air to be sucked into conditioned air cycle if unit reactivated/brought back into use



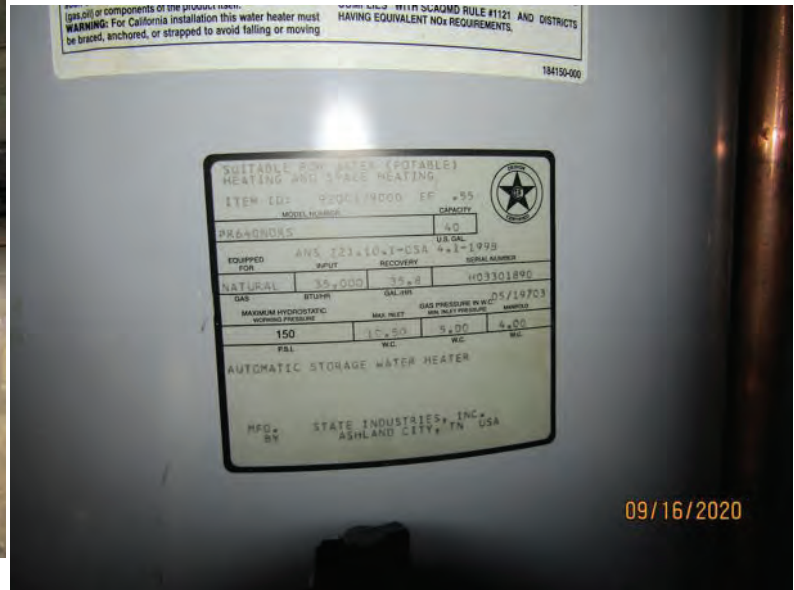
concrete columns and beams support cast-in-place suspended concrete floor slab in left side crawl space



concrete columns and beams support cast-in-place suspended concrete floor slab in left side crawl space



steel water supply piping rust damaged at water heater in crawl area and water heater vent pipe not installed properly *See report comments



2003 Mfd. 50 gallon water heater data plate



fireplace firebox



cracking through fireplace back wall firebricks and creosote buildup indicates need for professional cleaning before fireplace use



damaged doors observed at several locations around house



obsoleted gas cocks (where space heaters were used back in the day) required to be obsoleted, i.e., valve removed and gas pipe capped



damage to floor tile in back right bathroom



crack in wall sheetrock at back right lower roof



crack in wall sheetrock at back right lower roof



crack in wall sheetrock at back right lower roof



patched ceiling sheetrock cracks in back right lower roof



cedar pier in original house crawl space



mix of concrete block and cedar piers in crawl space under house



4x4 beam members are undersized per current minimum building code standards



obsolete metal HVAC ducting in crawl space



gas line in front left crawl area



old cast iron sewer piping under bathroom toilet



old galvanized steel water supply and cast iron sewer pipe under bathroom area



general crawl space photo



grinder pump equipment under back right deck



garage siding wood rot damaged due to contact with ground



garage siding wood rot damaged due to contact with ground



overhead garage door panel damaged due to someone using auto opener when door locked shut and lack of required steel reinforcement bracket where opener bar attaches to garage door



overhead garage door panel damaged due to someone using auto opener when door locked shut and lack of required steel reinforcement bracket where opener bar attaches to garage door



spray foam installed over garage underside roof surfaces and in stud wall space



storage in garage



general garage photo

REPORT	REPORT #	TEST DATE	CUSTOMER #
	A-201430-R	9/16/20	ASA10485
Site: HACKETT, KELLY 808 AVONDALE RD AUSTIN, TX 78704			

Testing as follows for the above the referenced property and date .

TEST RESULTS

VIDEO CAMERA INSPECTION

A video camera inspection of the sanitary drain and sewer system was performed . The lines beneath the home consist of original cast-iron piping in poor and deteriorated condition. The camera could not pass through kitchen/utility drain lines due to severe build up and deterioration. The drain lines beneath the restrooms were partially restricted due to deterioration.

The original sewer line has been abandoned and a grinder tank/pump was installed beneath the rear deck. It appears that the grinder system is not functioning. The newer 2" pressure sewer line from tank to front yard is PVC piping. The 4" new gravity sewer line from front yard to street is also PVC with no problems observed.

A water pressure test could not be performed due to multiple leaking fixtures . It appears that the water main from the meter to house (150'+) is galvanized piping that will likely need to be replaced. Water pressure exceeds 100 PSI.



Tel: 512-219-5325

Fax: 888-370-5325

Email: accurateleak@accurateleak.com

Warranty

This section sets forth the only warranty/contract/agreement provided by Accurate Leak and Line concerning the services and related work product. This warranty is made expressly in lieu of all other warranties, expressed or implied.

Diagnostic results, traditional repair or restoration proposals and recommendations are provided solely in conjunction with work to be performed by Accurate Leak and Line. Any diagnostic results, diagnostic test reports, traditional repair or epoxy restoration proposals and recommendations are not intended for any third party and are void upon such occurrence. Accurate Leak and Line provides extensive warranties for complete rehabilitation and/or replacement of deteriorated or aged piping systems but upon our discretion, may not warrant or void warranty of "spot treatment" on aged piping systems.

Accurate Leak and Line warrants that its services shall be performed by personnel possessing competency consistent with applicable industry standards. This warranty is transferable to a new owner of the property at the closing of the property transaction. Default in material and workmanship is warranted for a 2-year period for traditional sectional or traditional spot repairs, and CIPP sectional or CIPP spot repair. Default in material and workmanship is warranted for a 10-year period for complete traditional replacement of the potable water system or complete traditional replacement of the drain piping system or a combination of CIPP renewal and traditional replacement resulting in a complete renewal/replacement of the drain plumbing piping system. Warranty period begins upon completion of payment. The 2-year warranty, under discretion of Accurate Leak and Line, may be void in relation to "spot treatment" of plumbing system in event of aged piping in conjunction with or adjoining to epoxy application or manual pipe replacement if such adjoining piping did not CIPP rehabilitation or manual replacement. This warranty is limited to the product only and does not cover any damage caused by equipment in connection with root cutting, cleaning, inspection, excavation or other similar damages or major force. No other representation expressed or implied and no other warranty or guarantee is included or intended in this agreement. Accurate Leak and Line is not liable for any unforeseen circumstances but may bid upon at our discretion. In no event shall Accurate Leak and Line be liable to client or any third party for losses or damages.

In no event will Accurate Leak and Line be liable for replacement of any structural finish, including but not limited to; sheetrock, flooring, masonry, landscaping, cabinetry, wallpaper or paint, etc. Excavation crews may be utilized for extensive hand-digging and excavation. All excavation (access and egress or backfill), including but not limited to; concrete slab penetration, exterior access excavation, tunneling beneath slab, interior access excavation and trenching, etc., will be performed by personnel possessing competency consistent with applicable industry standards. Excess soil may be remaining upon completion of excavation, backfill/egress, at which time, Accurate Leak and Line will remove from site. In no event will Accurate Leak and Line be liable for any foundation, structural issues or damage before or after repair work where excavation is performed by Accurate Leak and Line or its subcontractors. Photos may be taken on site and may be used for marketing purposes.

Estimated duration of traditional repairs and/or rehabilitation process varies and will be estimated by Accurate Leak and Line. Throughout the project duration the building potable and/or sewer system maybe shut down completely or in isolated sections.

Other Contract Information

Insurance - Accurate Leak and Line represents and warrants and will show proof that it maintains an insurance policy for coverage of \$1 million or more, including Workmen's Compensation (or equivalent) and Comprehensive General Liability insurance coverage. Should there be a need to gain access that will require cosmetic or structural repairs, the client will be notified in advance.

Satisfaction and Release - Upon satisfactory payment being made for the work performed as described in this contract, contractor shall furnish a full and unconditional release from any claim or mechanics lien for the portion of work for which payment has been received.

Any fittings or pipe that is encased in concrete slab, concrete beam, above slab level or deemed to be inaccessible by normal means of excavation provided by Accurate Leak and Line and by Accurate Leak and Line's discretion in sound condition and not leaking, may be tied onto upon discretion of Accurate Leak and Line, otherwise additional bid for excessive excavation of such will be submitted in addition to any above itemized tunneling, excavation or slab penetration.

Proposal is valid for 90 days from date of proposal.



ACCURATE LEAK AND LINE

TRENCHLESS PLUMBING TECHNOLOGY | SLAB LEAK SPECIALISTS

Tel: 512-219-5325

Fax: 888-370-5325

Email: accurateleak@accurateleak.com

PROPOSAL		QUOTE #	DATE	CUSTOMER #
		QA-310382	9/16/20	ASA10485
Bill To: HACKETT, KELLY 808 AVONDALE RD AUSTIN, TX 78704		Site: HACKETT, KELLY 808 AVONDALE RD AUSTIN, TX 78704		

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Excavate by exterior access to tunnel 60' below the foundation to replace deteriorated cast-iron drain lines using schedule 40 PVC. Install clevis hangers for pipe support. Backfill. City permit and Engineer backfill letter.	1	\$20,000.00	\$20,000.00
Excavate by exterior trench through driveway and rock/soil from house to street to replace galvanized water main. Backfill	1	\$14,000.00	\$14,000.00
PAYMENT/DEPOSIT			
50% (\$17,000.00) of total proposed cost is due upon acceptance of proposal.			
Balance (\$17,000.00) of total proposed cost is due upon completion of work.			
FULL FINANCING AVAILABLE			
Must be pre-approved before work begins.			
Subtotal			\$34,000.00
Tax			\$0.00
Total			\$34,000.00



Remit to our Corporate office:
 Accurate Leak and Line
 439 N. Gun Barrel Lane
 Gun Barrel City, TX 75156



Pay by phone: 877-216-5325

Acceptance Of Proposal - (must be signed before work begins)

The prices, specifications, conditions and warranty are satisfactory and hereby accepted. Accurate Leak and Line has fixed pricing and does not charge by the hour. Accurate Leak and Line is hereby authorized to perform the work as specified. Payment will be made as outlined above. By signing below this document becomes a binding contract to all parties involved.

Signature: _____

Customer

Date Accepted: _____

Signature: _____

Josh Veach, Accurate Leak and Line

Date Accepted: 09/16/2020

QA-310382

Page 1 of 2

Josh Veach, RMP 39096 • Scott Montgomery, RMP 38912 • Chad Montgomery, RMP 39097

Regulated by the Texas State Board of Plumbing Examiners - 929 E. 41st St. Austin, TX 78751 - Tel (512) 936-5200



Warranty

This section sets forth the only warranty/contract/agreement provided by Accurate Leak and Line concerning the services and related work product. This warranty is made expressly in lieu of all other warranties, expressed or implied.

Diagnostic results, traditional repair or restoration proposals and recommendations are provided solely in conjunction with work to be performed by Accurate Leak and Line. Any diagnostic results, diagnostic test reports, traditional repair or epoxy restoration proposals and recommendations are not intended for any third party and are void upon such occurrence. Accurate Leak and Line provides extensive warranties for complete rehabilitation and/or replacement of deteriorated or aged piping systems but upon our discretion, may not warrant or void warranty of "spot treatment" on aged piping systems.

Accurate Leak and Line warrants that its services shall be performed by personnel possessing competency consistent with applicable industry standards. This warranty is transferable to a new owner of the property at the closing of the property transaction. Default in material and workmanship is warranted for a 2-year period for traditional sectional or traditional spot repairs, and CIPP sectional or CIPP spot repair. Default in material and workmanship is warranted for a 10-year period for complete traditional replacement of the potable water system or complete traditional replacement of the drain piping system or a combination of CIPP renewal and traditional replacement resulting in a complete renewal/replacement of the drain plumbing piping system. Warranty period begins upon completion of payment. The 2-year warranty, under discretion of Accurate Leak and Line, may be void in relation to "spot treatment" of plumbing system in event of aged piping in conjunction with or adjoining to epoxy application or manual pipe replacement if such adjoining piping did not CIPP rehabilitation or manual replacement. This warranty is limited to the product only and does not cover any damage caused by equipment in connection with root cutting, cleaning, inspection, excavation or other similar damages or major force. No other representation expressed or implied and no other warranty or guarantee is included or intended in this agreement. Accurate Leak and Line is not liable for any unforeseen circumstances but may bid upon at our discretion. In no event shall Accurate Leak and Line be liable to client or any third party for losses or damages.

In no event will Accurate Leak and Line be liable for replacement of any structural finish, including but not limited to; sheetrock, flooring, masonry, landscaping, cabinetry, wallpaper or paint, etc. Excavation crews may be utilized for extensive hand-digging and excavation. All excavation (access and egress or backfill), including but not limited to; concrete slab penetration, exterior access excavation, tunneling beneath slab, interior access excavation and trenching, etc., will be performed by personnel possessing competency consistent with applicable industry standards. Excess soil may be remaining upon completion of excavation, backfill/egress, at which time, Accurate Leak and Line will remove from site. In no event will Accurate Leak and Line be liable for any foundation, structural issues or damage before or after repair work where excavation is performed by Accurate Leak and Line or its subcontractors. Photos may be taken on site and may be used for marketing purposes.

Estimated duration of traditional repairs and/or rehabilitation process varies and will be estimated by Accurate Leak and Line. Throughout the project duration the building potable and/or sewer system maybe shut down completely or in isolated sections.

Other Contract Information

Insurance - Accurate Leak and Line represents and warrants and will show proof that it maintains an insurance policy for coverage of \$1 million or more, including Workmen's Compensation (or equivalent) and Comprehensive General Liability insurance coverage. Should there be a need to gain access that will require cosmetic or structural repairs, the client will be notified in advance.

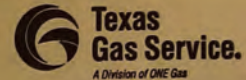
Satisfaction and Release - Upon satisfactory payment being made for the work performed as described in this contract, contractor shall furnish a full and unconditional release from any claim or mechanics lien for the portion of work for which payment has been received.

Any fittings or pipe that is encased in concrete slab, concrete beam, above slab level or deemed to be inaccessible by normal means of excavation provided by Accurate Leak and Line and by Accurate Leak and Line's discretion in sound condition and not leaking, may be tied onto upon discretion of Accurate Leak and Line, otherwise additional bid for excessive excavation of such will be submitted in addition to any above itemized tunneling, excavation or slab penetration.

Proposal is valid for 90 days from date of proposal.

No. 154315

**TEXAS GAS SERVICE
WARNING TAG FORM**
FORM 6015 (7-16)



DANGER - CUSTOMER WARNING / PELIGRO - ADVERTENCIA AL CLIENTE

Operating this equipment without corrective action by a qualified person may cause serious property damage, personal injury or death. / Operar este aparato sin consultar con una persona calificada puede causar daño a propiedad, lesiones personales o muerte.

Customer Name / Nombre del Cliente	Employee ID	Date
Kelly Hackett	21118	9-11-20
Address / Domicilio	Apt. No. / No. de Apt.	
808 Avondale RD		
Town-City / Ciudad	State / Estado	Zip Code / Código Postal
Austin	TX	78704
Signature (Customer or Customer's Authorized Designee / Firma (Cliente o Designado del Cliente Autorizado))		

Delivered to / Entregado a: (check one)

- ☒ Customer/Cliente ☐ Customer's Authorized Designee/Designado del Cliente Autorizado
☐ Refused to Sign/Negó Firmar ☐ No One Home/Nadie en Casa

Type of Appliance or Piping / Tipo de Aparato o Tubería: (circle)

(1) Central Heat / Calefacción Central	(9) Gas Grill / Asador de Gas
(2) Fireplace / Chimenea	(10) Pool Heater / Calentón de Alberca
(3) Dryer / Secadora	(11) Space Heater / Calentón de Espacio
(4) Water Heater / Calentador de Agua	(12) Gas A/C / Aire Acondicionado de Gas
(5) Range / Estufa	(13) CSST
(6) Gas Light / Lámpara de Gas	(14) Outdoor Appl. / Aparato de Patio
(7) Gas Piping / Tubería de Gas <i>not capped</i>	(15) Other / Otro
(8) Commercial-Industrial Equipment / Equipo Comercial-Industrial	

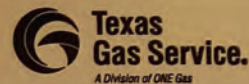
Your gas service appliance 7 was / Su aparato a gas natural fue

- ☐ Turned off at appliance valve / Apagado en la válvula del aparato
☒ Disconnected / Desconectado

Due to Unsafe Condition / Debido la condición insegura

- ☐ Unvented / Falta de ventilación
☐ Faulty appliance venting / Ventilación inadecuada del aparato
☐ Possible cracked or faulty heat exchanger / Intercambiador de calor posiblemente defectuoso o fracturado
☐ Carbon monoxide present / Despidiendo monóxido de carbono presente
☐ Lack of combustion air / Falta de aire para combustión
☐ No relief valve / Sin válvula de alivio de presión
☐ Defective appliance connector / Conector flexible de aparato defectuoso
☐ Gas leak at appliance / Fuga de gas en el aparato
☐ Defective control / Control defectuoso
☐ Ignition source less than 18" above floor / Fuente de ignición a menos de 18" arriba del piso
☐ Appliance needs to be serviced / Aparato necesita servicio
☐ Outlets not capped or plugged / Toma de gas sin tapón
☐ Other / Otro

No. 154318

TEXAS GAS SERVICE
WARNING TAG FORM
 FORM 6015 (7-16)

DANGER - CUSTOMER WARNING / PELIGRO - ADVERTENCIA AL CLIENTE

Operating this equipment without corrective action by a qualified person may cause serious property damage, personal injury or death. / Operar este aparato sin consultar con una persona calificada puede causar daño a propiedad, lesiones personales o muerte.

Customer Name / Nombre del Cliente	Employee ID	Date
Nelly Hackett	21118	9-11-20
Address / Domicilio	Apt. No. / No. de Apt.	
808 Avondale RD		
Town-City / Ciudad	State / Estado	Zip Code / Código Postal
Austin	TX	78704
Signature (Customer or Customer's Authorized Designee / Firma (Cliente o Designado del Cliente Autorizado))		

Delivered to / Entregado a: (check one)	
☒ Customer/Cliente	☐ Customer's Authorized Designee/Designado del Cliente Autorizado
☐ Refused to Sign/Negó Firmar	☐ No One Home/Nadie en Casa

Type of Appliance or Piping / Tipo de Aparato o Tubería: (circle)

(1) Central Heat / Calefacción Central	(9) Gas Grill / Asador de Gas
☒ (2) Fireplace / Chimenea	(10) Pool Heater / Calentón de Alberca
(3) Dryer / Secadora	(11) Space Heater / Calentón de Espacio
(4) Water Heater / Calentador de Agua	(12) Gas A/C / Aire Acondicionado de Gas
(5) Range / Estufa	(13) CSST
(6) Gas Light / Lámpara de Gas	(14) Outdoor Appl. / Aparato de Patio
(7) Gas Piping / Tubería de Gas	(15) Other / Otro
(8) Commercial-Industrial Equipment / Equipo Comercial-Industrial	

 Your gas service appliance 2 was / Su aparato a gas natural fue

- ☐ Turned off at appliance valve / Apagado en la válvula del aparato
☒ Disconnected / Desconectado

Due to Unsafe Condition / Debido la condición insegura

- ☐ Unvented / Falta de ventilación
☐ Faulty appliance venting / Ventilación inadecuada del aparato
☐ Possible cracked or faulty heat exchanger / Intercambiador de calor posiblemente defectuoso o fracturado
☐ Carbon monoxide present / Despidiendo monóxido de carbono presente
☐ Lack of combustion air / Falta de aire para combustión
☐ No relief valve / Sin válvula de alivio de presión
☐ Defective appliance connector / Conector flexible de aparato defectuoso
☐ Gas leak at appliance / Fuga de gas en el aparato
☐ Defective control / Control defectuoso
☐ Ignition source less than 18" above floor / Fuente de ignición a menos de 18" arriba del piso
☐ Appliance needs to be serviced / Aparato necesita servicio
☐ Outlets not capped or plugged / Toma de gas sin tapón
☒ Other / Otro Open Gas Line

**TEXAS GAS SERVICE
WARNING TAG FORM
FORM 6015 (7-16)**

Operating this equipment without corrective action by a qualified person may cause serious property damage, personal injury or death. / Operar este aparato sin consultar con una persona calificada puede causar daño a propiedad, lesiones personales o muerte.

Customer Name / Nombre del Cliente		Employee ID	Date
Kelly Hackett		21118	9-11-20
Address / Domicilio		Apt. No. / No. de Apt.	
808 Avondale RR			
Town-City / Ciudad		State / Estado	Zip Code / Código Postal
Austin		TX	78704
Signature (Customer or Customer's Authorized Designee / Firma (Cliente o Designado del Cliente Autorizado)			

Delivered to / Entregado a: (check one)

✓ Customer/Cliente

____ Customer's Authorized Designee/Designado del Cliente Autorizado

Refused to Sign/Negó Firmar

_____ No One Home/Nadie en Casa

Type of Appliance or Piping / Tipo de Aparato o Tubería: (circle)

(1) Central Heat / Calefacción Central	(9) Gas Grill / Asador de Gas
(2) Fireplace / Chimenea	(10) Pool Heater / Calentón de Alberca
(3) Dryer / Secadora	(11) Space Heater / Calentón de Espacio
(4) Water Heater / Calentador de Agua	(12) Gas A/C / Aire Acondicionado de Gas
(5) Range / Estufa	(13) CSST
(6) Gas Light / Lámpara de Gas	(14) Outdoor Appl. / Aparato de Patio
(7) Gas Piping / Tubería de Gas	(15) Other / Otro
(8) Commercial-Industrial Equipment / Equipo Comercial-Industrial	

Your gas service appliance 3 was / Su aparato a gas natural fue

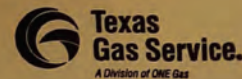
- ☒ Turned off at appliance valve / Apagado en la válvula del aparato
- ☐ Disconnected / Desconectado

Due to Unsafe Condition / Debido la condición insegura

- ☐ Unvented / Falta de ventilación
- ☐ Faulty appliance venting / Ventilación inadecuada del aparato
- ☐ Possible cracked or faulty heat exchanger / Intercambiador de calor posiblemente defectuoso o fracturado
- ☐ Carbon monoxide present / Despidiendo monóxido de carbono presente
- ☐ Lack of combustion air / Falta de aire para combustión
- ☐ No relief valve / Sin válvula de alivio de presión
- ☐ Defective appliance connector / Conector flexible de aparato defectuoso
- ☐ Gas leak at appliance / Fuga de gas en el aparato
- ☐ Defective control / Control defectuoso
- ☐ Ignition source less than 18" above floor / Fuente de ignición a menos de 18" arriba del piso
- ☐ Appliance needs to be serviced / Aparato necesita servicio
- ☒ Outlets not capped or plugged / Toma de gas sin tapón
- ☐ Other / Otro

No. 154317

TEXAS GAS SERVICE
WARNING TAG FORM
FORM 6015 (7-16)



DANGER - CUSTOMER WARNING / PELIGRO - ADVERTENCIA AL CLIENTE

Operating this equipment without corrective action by a qualified person may cause serious property damage, personal injury or death. / Operar este aparato sin consultar con una persona calificada puede causar daño a propiedad, lesiones personales o muerte.

Customer Name / Nombre del Cliente	Employee ID	Date
Kelly Hackett	21118	9-11-20
Address / Domicilio	Apt. No. / No. de Apt.	
808 Avon Dale RD		
Town-City / Ciudad	State / Estado	Zip Code / Código Postal
Austin	TX	78764
Signature (Customer or Customer's Authorized Designee / Firma (Cliente o Designado del Cliente Autorizado))		

Delivered to / Entregado a: (check one)

- ☒ Customer/Cliente ☐ Customer's Authorized Designee/Designado del Cliente Autorizado
☐ Refused to Sign/Negó Firmar ☐ No One Home/Nadie en Casa

Type of Appliance or Piping / Tipo de Aparato o Tubería: (circle)

☒ (1) Central Heat / Calefacción Central	(9) Gas Grill / Asador de Gas
(2) Fireplace / Chimenea	(10) Pool Heater / Calentón de Alberca
(3) Dryer / Secadora	(11) Space Heater / Calentón de Espacio
(4) Water Heater / Calentador de Agua	(12) Gas A/C / Aire Acondicionado de Gas
(5) Range / Estufa	(13) CSST
(6) Gas Light / Lámpara de Gas	(14) Outdoor Appl. / Aparato de Patio
(7) Gas Piping / Tubería de Gas	(15) Other / Otro
(8) Commercial-Industrial Equipment / Equipo Comercial-Industrial	

Your gas service appliance 1 was / Su aparato a gas natural fue

- ☒ Turned off at appliance valve / Apagado en la válvula del aparato
☐ Disconnected / Desconectado

Due to Unsafe Condition / Debido la condición insegura

- ☐ Unvented / Falta de ventilación
☐ Faulty appliance venting / Ventilación inadecuada del aparato
☐ Possible cracked or faulty heat exchanger / Intercambiador de calor posiblemente defectuoso o fracturado
☐ Carbon monoxide present / Despidiendo monóxido de carbono presente
☒ Lack of combustion air / Falta de aire para combustión
☐ No relief valve / Sin válvula de alivio de presión
☐ Defective appliance connector / Conector flexible de aparato defectuoso
☐ Gas leak at appliance / Fuga de gas en el aparato
☐ Defective control / Control defectuoso
☐ Ignition source less than 18" above floor / Fuente de ignición a menos de 18" arriba del piso
☐ Appliance needs to be serviced / Aparato necesita servicio
☐ Outlets not capped or plugged / Toma de gas sin tapón
☒ Other / Otro Flex Line through Cabinet

No. 154314

TEXAS GAS SERVICE
WARNING TAG FORM
FORM 6015 (7-16)



DANGER - CUSTOMER WARNING / PELIGRO - ADVERTENCIA AL CLIENTE

Operating this equipment without corrective action by a qualified person may cause serious property damage, personal injury or death. / Operar este aparato sin consultar con una persona calificada puede causar daño a propiedad, lesiones personales o muerte.

Customer Name / Nombre del Cliente	Employee ID	Date
Kelly Hackett	21118	9-11-20
Address / Domicilio	Apt. No. / No. de Apt.	
808 Avondale RD		
Town-City / Ciudad	State / Estado	Zip Code / Código Postal
Austin	TX	78704
Signature (Customer or Customer's Authorized Designee / Firma (Cliente o Designado del Cliente Autorizado)		

Delivered to / Entregado a: (check one)

- ☒ Customer/Cliente ☐ Customer's Authorized Designee/Designado del Cliente Autorizado
☐ Refused to Sign/Negó Firmar ☐ No One Home/Nadie en Casa

Type of Appliance or Piping / Tipo de Aparato o Tubería: (circle)

(1) Central Heat / Calefacción Central	(9) Gas Grill / Asador de Gas
(2) Fireplace / Chimenea	(10) Pool Heater / Calentón de Alberca
(3) Dryer / Secadora	(11) Space Heater / Calentón de Espacio
(4) Water Heater / Calentador de Agua	(12) Gas A/C / Aire Acondicionado de Gas
(5) Range / Estufa	(13) CSST
(6) Gas Light / Lámpara de Gas	(14) Outdoor Appl. / Aparato de Patio
(7) Gas Piping / Tubería de Gas	(15) Other / Otro
(8) Commercial-Industrial Equipment / Equipo Comercial-Industrial	

Your gas service appliance 4 was / Su aparato a gas natural fue

- ☒ Turned off at appliance valve / Apagado en la válvula del aparato
☐ Disconnected / Desconectado

Due to Unsafe Condition / Debido la condición insegura

- ☐ Unvented / Falta de ventilación
☒ Faulty appliance venting / Ventilación inadecuada del aparato
☐ Possible cracked or faulty heat exchanger / Intercambiador de calor posiblemente defectuoso o fracturado
☐ Carbon monoxide present / Despidiendo monóxido de carbono presente
☐ Lack of combustion air / Falta de aire para combustión
☐ No relief valve / Sin válvula de alivio de presión
☐ Defective appliance connector / Conector flexible de aparato defectuoso
☐ Gas leak at appliance / Fuga de gas en el aparato
☐ Defective control / Control defectuoso
☒ Ignition source less than 18" above floor / Fuente de ignición a menos de 18" arriba del piso
☐ Appliance needs to be serviced / Aparato necesita servicio
☐ Outlets not capped or plugged / Toma de gas sin tapón
☒ Other / Otro Inner shield and outer shield missing



Utility News

Bill Cycle 02

Read Dates

Next meter read date will be on or about 10/29/2020.

Are you struggling to meet basic needs during the COVID-19 pandemic? Get help with food, housing, transportation and more by calling 2-1-1 or visiting connectatx.org.

City of Austin Utilities offers several ways for customers to pay and manage their utility bills. To learn more about payment arrangements, financial assistance and other bill payment options, visit austinenergy.com/go/cap.

Keep water use low this fall/winter & save year-round! Your wastewater averaging period is (11-30-2020 to 02-26-2021) and sets a cap on the volume of wastewater you will be billed each month for the next year. Visit AustinWater.org for more info.

Monitor your daily electricity usage, get personalized energy efficiency tips and receive weekly usage information and high bill alerts by email. Log in and learn more at coautilities.com.

Your entire utility bill is now available in Spanish. If you would like to receive the bill in Spanish, please call a City of Austin Utilities customer service representative at 512-494-9400.

Contact Information

View or Pay online: www.coautilities.com

Customer Service: 512-494-9400
or call toll free at 1-888-340-6465
TDD: 512-477-3663
Se Habla Español

To report an electrical **OUTAGE** call **512-322-9100** or visit outagemap.austinenergy.com. Please have your account number available.

Summary of Service

LITTLE CITY INVESTMENTS LLC

Service Address: 808 AVONDALE RD, ZIP: 78704

Account Number: 19344 08776

Invoice Number: 193643120624

Bill Print Date

Oct 2, 2020

Due Date

Oct 19, 2020

Previous Activity/Charges

Total Amount Due at Last Bill

\$0.00

Payment received

\$0.00

Previous Balance

\$0.00

Current Activity/Charges

Electric Service

\$14.57

Water Service

\$142.36

Wastewater Service

\$46.64

Solid Waste Services

\$43.25

Drainage Service

\$27.09

Adjustment

+ \$21.65

Current Balance

\$295.56

If Payment is received after due date, a late fee will be assessed.

Total Amount Due

\$295.56

Continued On Next Page



THE CITY IS COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT.



Detach and include stub with your payment

P.O. Box 2267 Austin, TX 78783-2267

Account: 19344 08776

Make Checks payable to City of Austin.

View or Pay online:

www.coautilities.com

Total Amount Due:

\$295.56

Date Due:

10/19/20

Penalty After Date Due:

\$10.18

Total Due After 10/19/2020:

\$305.74

CAP Contribution:

\$

Parks & Libraries Fund:

\$

Public School Energy Asst.:

\$

Enter
contributions
and include
in Total Paid

Total Paid:

\$

LITTLE CITY INVESTMENTS LLC
UNIT L
2210 S 1ST ST
AUSTIN TX 78704-5149



CITY OF AUSTIN
P.O. BOX 2267
AUSTIN TX 78783-2267

7536 0100 CA RP 03 10032020 YYYYYYNN 0009906 S1 T31

0000019344087769 000000295567 990001012

Service Details



ELECTRIC SERVICE

808 AVONDALE RD, ZIP: 78704

Meter # 3194389

Read Date	09/15/2020	09/29/2020	Consumption
Read	63146	63206	60
	Reading Difference		60
	Total Consumption in KWH		60

COA - Electric Residential

Customer Charge	\$10.00
Tier 1 first 60 kWh at \$0.02801 per kWh	\$1.68
Regulatory Charges 60 kWh at \$0.00851 per kWh	\$0.51
Community Benefit Charges	\$0.36
Power Supply Adjustment 60 kWh at \$0.03139 per kWh, Summer	\$1.88
Residential Sales Tax	
Taxable Amount	\$14.43
City Sales Tax 1%	\$0.14

TOTAL CURRENT CHARGES \$14.57

You can find savings on smart thermostats, LED lightbulbs, air conditioners and whole-home energy upgrades, which can equal about 20 percent savings on summer energy bills. More at austinenenergy.com/go/summer.

View or Pay online: www.coautilities.com

AUTHORIZED PAY STATIONS:

Payments are accepted at most Austin-area
HEB and Randall's stores, as well as:

- Fiesta Mart (IH35 and 38 1/2 st.)
- Rosewood-Zaragosa Center (2800 Webberville Rd.)
- Utility Service Center (8716 Research Blvd. Suite 115)

Drop Box Locations Are:

- 625 East 10th Street
- 505 Barton Springs Road

Mail all inquiries to:

City of Austin Utility Customer Service,
P.O.Box 2267 Austin, TX 78783-2267

**WATER SERVICE****808 AVONDALE RD, ZIP: 78704****Meter # 270053**

Read Date	09/15/2020	09/29/2020	Consumption
Read	9982	10119	137
	Reading Difference in Hundreds		137
	Total Consumption in Gallons		13700

City of Austin Water - Residential

Customer Charge	\$15.50
Tiered Fixed Charge 11,001 - 20,000 Gallons	\$29.75
2,000 Gallons at \$2.60 per 1,000	\$5.20
4,000 Gallons at \$4.33 per 1,000	\$17.32
5,000 Gallons at \$7.51 per 1,000	\$37.55
2,700 Gallons at \$12.70 per 1,000	\$34.29
13,700 Gallons at \$0.15 per 1,000 - Water Community Benefit Charge	\$2.06
13,700 Gallons at \$0.05 per 1,000 - Reserve Fund Surcharge	\$0.69

TOTAL CURRENT CHARGES \$142.36

You are using 77.60 Gallons more water than the average resident in your area.

**WASTEWATER SERVICE****808 AVONDALE RD, ZIP: 78704**

City of Austin Wastewater - Residential

Customer Charge	\$10.30
2,000 Gallons at \$4.37 per 1,000	\$8.74
3,000 Gallons at \$8.95 per 1,000	\$26.85
5,000 Gallons at \$0.15 per 1,000 - WW Community Benefit Charge	\$0.75
Summary of Consumption Charges	\$35.59

TOTAL CURRENT CHARGES \$46.64**CLEAN COMMUNITY SERVICE****808 AVONDALE RD, ZIP: 78704**

Service Dates	09/15/2020	10/02/2020
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City of Austin - Clean Community Fee Residential

No Charge Bill contains fewer than the required number of days	\$0.00
--	--------

TOTAL CURRENT CHARGES \$0.00**SOLID WASTE SERVICES****808 AVONDALE RD, ZIP: 78704**

Service Dates	09/15/2020	10/02/2020
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City of Austin Solid Waste - Residential

Res - Customer Charge	\$14.70
1 Res 64 Gal Carts at \$10.25 each	\$10.25
Residential Sales Tax	
Taxable Amount	\$24.95
Metro Sales Tax 1%	\$0.25
City Sales Tax 1%	\$0.25
State Sales Tax 6.25%	\$1.56
SWS - Initiate Service Fee	\$16.24

TOTAL CURRENT CHARGES \$43.25Shrink your Cart, Shrink your Bill. Visit austinrecycles.com to learn more.

Impervious Cover

The drainage charge is calculated using the amount, in square footage, and the percent of impervious cover on the property. Impervious cover is any type of surface that does not absorb rainfall, including: rooftops, patios, driveways, walkways, paved and unpaved parking lots and some decks.

**DRAINAGE SERVICE****808 AVONDALE RD, ZIP: 78704**

Service Dates	09/15/2020	10/02/2020
City of Austin Drainage		
Monthly Charge		\$27.09
TOTAL CURRENT CHARGES		\$27.09

To view the impervious cover on your property, use the "Find My Drainage Charge" tool located at www.austintexas.gov/drainagecharge.

**STREET SERVICE****808 AVONDALE RD, ZIP: 78704**

Service Dates	09/15/2020	09/29/2020
City of Austin Transportation User Fee - Residential		
No Charge Bill contains fewer than the required number of days		\$0.00
TOTAL CURRENT CHARGES		\$0.00

Are you over 65? You may be eligible for a waiver of your Transportation User Fee. Call 512-494-9400 for more information.

Adjustment**808 AVONDALE RD, ZIP: 78704**

Initiate Service Fee	\$21.65
TOTAL CURRENT CHARGES	\$21.65