



BPG Inspection, LLC



**2816 San Pedro Street
Austin TX 78705**

Client(s): Joseph
Inspection Date: 9/15/2020
Inspector: Randal Pitts , 9911

Prepared For: Cater Joseph

(Name of Client)

Concerning: 2816 San Pedro Street, Austin, TX 78705

(Address or Other Identification of Inspected Property)

By: Randal Pitts 9911 / BPG Inspection, LLC 9/15/2020

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Randal Pitts
Inspector

TREC Licensed Professional #9911
TDA Certified Applicator #640891

Mobile: 512-922-5097
Scheduling: 1-800-285-3001

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WWW.BPGINSPECTIONS.COM

This home is older than 30 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.


At the time of inspection this property was found to be in a general state of disrepair. While the inspector has made every reasonable attempt to identify major defects, due to the structures overall poor condition it is highly likely that additional defects will be discovered that will need to be addressed when repairs/remodeling commences. It is strongly suggested that the client seek out 2nd and 3rd opinions from licensed individuals along with associated repair cost prior to purchasing this property.

Style of Home: Single Family, Two Story	Age Of Home: 1917	Home Faces: East
Vacant or Occupied: Vacant	Utilities Active: All	Client(s) Present: Buyer's Agent
Weather: Partly Cloudy, Hot and Humid	Temperature: Over 80	Rain in last 3 days: No
Ground/Soil Condition: Damp	Ancillary Services: Wood destroying insect	Recommended Professionals: Foundation, Structural Engineer, Roofer, Licensed Electrician, Licensed HVAC, Licensed Plumber, Licensed Pest Control, Window, Stucco


Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT





This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:






- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 840146
 - Client's Last Name: Joseph
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.



Action / Consideration Items**STRUCTURAL SYSTEMS****Foundations**

-  1. The foundation piers and structure are original to the house. The existing posts are wood (cedar), placed directly into soil with no concrete support or barrier. These posts deteriorate/rot over time and can cause the entire structure to shift and become out of level. The current construction standard is to have the beams supported on concrete pilings that are imbedded in the soil (depth determined by engineer), and the beam structure is then secured to the pilings with metal straps. I recommend this structure be further reviewed by a licensed engineer or foundation contractor to determine the extent of any needed repairs or components replacement, and to obtain an estimate on the cost of those repairs.
-  2. The pier & beam foundation structure exhibits signs of differential settling (un-level floors, doors out of square, cracks in wall and ceiling sheetrock etc.). Pier and beam foundations do require levelling or repair every few years (the intervals are dependent upon the materials and quality of construction). I recommend further evaluation of the foundation structure by a licensed foundation repair company familiar with this type of structure.
-  3. There are piers not tied to the beam structure of the home. Current standards require metal straps or ties be embedded in concrete piers and affixed to the the beams to prevent displacement are separation between the structural components.
-  4. There are multiple areas observed in the crawlspace on the foundation structure with varying degrees of damage from water and/or wood destroying insects. These may affect foundation performance. Further evaluation for repairs is needed by a licensed engineer or foundation contractor.


There are signs of fungi growth present on the floor system in crawlspace in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. Recommend you contact a mold inspector or expert for investigation or correction if needed.

-  5. The spanning between piers, beams and joists is excessive by modern building methods. The joists are 2x4 dimensional lumber that is also undersized for the design load. Have the structure further evaluated by a licensed structural engineer for updating the structure.
-  6. There is no cross bracing between joists were observed as would be found in current era structures. Update as recommended by a foundation contractor.
-  7. There inadequate ventilation for the crawlspace: 1 sqft opening per 150 sqft of crawlspace is required by current building standards to maintain lower moisture levels in the crawlspace.
-  8. The soil in the crawlspace is lower than the surrounding grade and there is no vapor barrier present. This condition allows for moisture build up and retention in the lower areas beneath the foundation. To reduce moisture levels in crawlspace install a 6 mil vapor barrier according to current building standards (covering exposed grade, overlap 6 inches taping seams, run 12 inches up foundation walls).
-  9. There is wood to ground contact in the crawlspace. Lower all grade minimum 16" below structural components.

Grading and Drainage

-  10. The gutters are damaged, rusted and deteriorated in various areas. Several downspouts are detached. The gutter system will require replacing. Consult with a qualified contractor for repairs.
-  11. There are areas surrounding the structure where debris is stacked against the main structure. This situation can create a conducive environment for wood destroying organisms to propagate and eventually enter into the structure without being seen. I recommend removing items stored or stacked against walls.

Roof Covering Materials

-  12. Gas flue or "B" vents must terminate a minimum of 24 inches above any vertical structure within a 8ft radius (measured horizontally).

Action / Consideration Items

Roof Structures and Attics

- ✘ 13. There was evidence of leaks in areas of the attic (flue pipe penetrations, chimney, valleys etc.). Some areas of the deck may require repair. Replacement of flashings, jackboots or possibly parts of the covering at these areas may be necessary to ensure it is leak free. A roofer should further evaluate roof covering, deck and exterior flashing systems for need of repair or replacement.
- ✘ 14. Gable vent pest prevention screens are damaged and need to be replaced. Note: There are indications of past pest activity in the attic (compacted insulation, mouse droppings, birds nest).
- ✘ 15. Older structures typically do not have modern standard lateral, vertical or required dimensional lumber as would be found in newer houses. This can include undersized ridge beams, lack of purlin and/or king post supports (vertical). This structure does exhibit some of these older style construction. This structure had undersized and improperly off-set rafters attached the an undersized ridge beam. There was visible deflection of the beams most notably at the valley. Contract a structural contractor or engineer to evaluate for additional support and/or bracing recommendations.

Walls (Interior and Exterior)

- ✘ 16. There are areas of the front, rear and sides of the exterior that have sustained varying levels of water (rot) damage and is in need of repair.
- ✘ 17. Stucco finish does not have proper visible expansion joints around dissimilar materials. (i.e. - window frames, eaves, and door frames.) Cracks and water penetration may occur in these locations. Have these areas serviced and sealed with high quality exterior sealant as cracks present themselves.
- ✘ 18. Areas of the stucco walls were found where the installations did not meet the installation criteria of the Portland Cement/Plaster/Stucco Resource Guide, as used by members of The Texas Lathe and Plastering Contractors Association. These guidelines generally require stucco wall terminations to have approximately two inches minimum when terminating adjacent to concrete, brick, or other "hard" materials, and at least four inches when terminating adjacent to soil.
- ✘ 19. Stucco cracks were observed. These will allow water to penetrate into the interior walls. A qualified stucco contractor should further review the siding installation for repairs or replacement.
- 🔍 20. Evidence of vermin damaging siding, trying to enter attic. Repair needed, and screens should be used to fill any gaps in eaves/soffits.
- ✘ 21. The interior plaster walls are failing in the front right living room. This appears to be from water penetration at the front right exterior corner.
- 🔍 22. Indications are that this property was built prior to 1978. Prior to this year, many paint and stain products contained lead. Lead is a material that is medically harmful to human health and development, especially children. Testing for lead is outside the scope of this inspection, but only by testing can one determine the presence or absence of lead in either the interior or exterior painted or stained surfaces. Have a qualified technician perform any tests as desired.



As of April 22, 2010, any home that was constructed prior to December 31, 1977 may be affected by this ruling. The new EPA Renovation, Repair and Painting Program (RRP rule) now governs any contractor that will be working in your home that will disturb any surfaces that could contain lead based paint. This can have an affect on the cost of any repairs you may be considering, therefore, it is recommended that you obtain any bids for intended work, prior to closing, to properly prepare your budget. In addition, the EPA will levy heavy fines for any contractor not in compliance with this rule. If you have any further questions you can go to www.epa.gov/lead. You can also call 1-800-424-LEAD (5323) to obtain a list of qualified professionals and EPA-recognized lead laboratories.

Ceilings and Floors


- ✘ 23. There are signs of previous leaks and damage to the subfloor. I recommend you have the areas further evaluated by a qualified contractor and to perform exploratory to determine the extent of the damage.

Action / Consideration Items


Doors (Interior and Exterior)

-  24. The doors throughout the structure do not close properly, and binds in their frames. Adjustments should be made after foundation repairs.
-  25. The door(s) and frame are damaged from water intrusion at the rear door. Repair is recommended by a qualified contractor. An entry cover or storm door may be recommended to reduce incidence of water intrusion.



Windows

-  26. House has original single pane, wood frame windows with weighted ballasts. Due to their age they are dilapidated and most will not function: binding in frames, ballasts detached, rotted frames sashes. The windows will require replacement.

Fireplaces and Chimneys

-  27. There is soot and creosote buildup in the chimney. Given the age of the fireplace, it will likely require the installation of an interior sleeved flue insert. Recommend having the chimney flue cleaned and inspected by a professional chimney sweep, and any safety upgrades performed.

Other





-  28. There is evidence of vermin living under and around the structure. A licensed pest control contractor is needed to remove all pests.
-  29. There is an active wood destroying insect infestation throughout the front yard. Pest control is needed.

ELECTRICAL SYSTEMS

Service Entrance and Panels

-  30. There is no ground bond on the gas supply line, as required by current standards (2008).

Branch Circuits, Connected Devices, and Fixtures

-  31. There was original knob and tube electrical system employed throughout the house. This type distribution system has not been employed for several decades as it was a known source for igniting insulation and sometimes structural components. The conductors were also in traffic areas where personnel could come into contact with it, resulting in injury. For that reason we recommend you contract a licensed electrician to remove or disable the system and install modern day non-metallic sheathed conductor distribution system before taking occupancy. Obtain a proposal for this service as it will be expensive.
-  32. There were exposed connections, open boxes observed in the attic, downstairs closets and in the crawlspace. Secure, enclose in rated enclosures to prevent hazards.
-  33. The house is wired with original 2-wire non-grounded branch circuits. Three prong outlets identified, as having an "open ground" are modern three slotted receptacles attached to an older two-wire system. This creates the appearance of a grounded outlet without providing the safety of a ground wire. Correction is to eliminate the deception by installing two slotted type receptacles, providing a ground wire or providing properly installed GFCI protection in the circuit. Grounding is most important at locations near water or where appliances with ground pin plugs are likely to be used. All construction after 1965 required three slotted grounded outlets. The two slotted outlets noted at this property are, therefore, functional but not technically correct. The best solution is to update the electrical system with two-wire ground conductors, with grounded three prong outlets. I recommend you contract a licensed electrician for estimates on upgrading the system.
-  34. There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards: all kitchen, baths, non dedicated garage below 6', laundry, exterior outlets, under kitchen sink/appliance, attic/crawlspace,. I recommend updating to current standards.

Action / Consideration Items

- ☒ 35. Smoke alarms are not in all required locations (sleeping and adjoining common areas, interconnected, hard wired, battery back up). Recommend updating to current standards.
- ☒ 36. There was no carbon monoxide detector observed. It is recommended that one be installed according to the manufacturer's instructions.
- ☒ 37. There is conduit that is not weather rated being used at the exterior. Replace as needed.
- ☒ 38. There was a circuit with reversed polarity (hot neutral reversed) observed in the upstairs living room. The cause should be diagnosed and repaired by a licensed electrician.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**Heating Equipment**

- ☒ 39. The units were not functional. There was no power to the thermostats. The systems do not appear to have been operated in some time. Further diagnosis for repair or replacement is needed by a licensed HVAC technician.

Cooling Equipment

- ☒ 40. The systems were not functional at the time of construction. A licensed HVAC technician should diagnose the systems for repair or replacement.
- ☒ 41. There are no exterior supports for the window A/C units to prevent them from falling from the windows.

Duct Systems, Chases, and Vents

- ☒ 42. Ducts are damaged in areas of the attic. HVAC technician should repair as necessary.
- ☒ 43. Ducts are in contact with the ground in the crawlspace. These require support to prevent ground contact.
- ☒ 44. The ducts are aged, the insulation is shedding from the exterior and they are prone to moisture collection and fungal growth in their interior. Consider having an HVAC contractor provide a price quote for their replacement.

PLUMBING SYSTEM**Plumbing Supply, Distribution Systems and Fixtures**

- ☒ 45. This house has original galvanized supply lines. Lines of this age are known to develop leaks and clogs overtime as they deteriorate i the interior. Supply problems may not be detectable until they actually fail. There was visible rust and corrosion on the pipe system throughout the structure.It also could not be determined if any of these lines had lead content which was common at the time of construction. Active leaks were observed in the basement area. Consult with licensed plumber for replacement options and pricing.
- ☐ 46. I could not locate the residential service water shut-off valve. If present, typically service shut-offs are installed directly downstream of the city meter. It may be necessary to use a water key at the city valve if water service needs to be turned off
- ☒ 47. The sink and bath basins were rusted and will require repair ir replacement.

Drains, Wastes, and Vents

- ☒ 48. The house has original cast iron drains and vents. Iron lines of this age are known to develop leaks and clogs overtime. Drain problems may not be detectable until the build up becomes too great. There was rust and corrosion observed in the crawlspace, as well as a separation at a minimum one joint. An active leak was observed in the basement underneath the downstairs bathroom. This system will require extensive repairs, or likely replacement. I recommend you hire a licensed plumber to review the drain system and provide a quote on its replacement.
- ☐ 49. Galvanized pipes were observed on the bath and/or kitchen sink drains. These pipes are known to corrode from the inside out and fail causing leaks. Corrosion was observed on these drains. Replace these with newer PVC drains to prevent this from occurring.
- ☒ 50. The drains were slow and clogged in the upstairs and downstairs bath tubs. I recommend repair by a plumber.

Action / Consideration Items**Water Heating Equipment**

- ❌ 51. The water heater supply fittings have electrolysis/corrosion build-up. These connections should be repaired and corrected with di-electric unions.
- ❌ 52. The draft hood is not secured to the top of the water heater. This is commonly repaired and made secure with sheet metal screws.

Other

- ❌ 53. The gas distribution system appears to be part aged cast iron and also galvanized composition. The cast iron pipelines are old. Many of the remaining cast iron pipelines in the United States were installed more than 60 years ago. Some of them are more than a century old. Not only does age affect susceptibility to corrosion, but something that old needs to be properly maintained and many pipelines are not. Over time, iron can undergo a process called "graphitization." This means iron degrades or corrodes over time due to its chemical makeup. When cast iron pipelines corrode, there is a risk of them cracking or leaking at their joints.

There was visible corrosion on the pipes at various areas. A licensed plumber should be contracted to evaluate the system for replacement.

- ❌ 54. There was an active gas leak in the kitchen. The gas supply to the house should be shut off and the system repaired.

APPLIANCES**Ranges, Cooktops, and Ovens**

- ❌ 55. There is no child protection anti-tip device installed. Anti-tip brackets prevent the stove from accidentally tipping over if weight is placed on the oven door.

Mechanical Exhaust Vents and Bathroom Heaters

- ❌ 56. There are no bathroom exhaust fans installed as called for by today's standards in bathrooms without opening windows.

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I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". The client should understand that inspectors are not professional engineers. This inspection is neither an engineering report or evaluation, nor should it be considered one. Our inspection is based on general observation of the foundation, the inspector's personal experience with similar structures, and is performed without the use of specialized tools or procedures. If any cause for concern is noted on this report, or if you want further evaluation, you should consider contracting a structural engineer of your choice.

Expansive clay soils are common in central Texas. The soil can expand in volume (swell) when wet and can decrease in volume (shrink) when dry. This change in volume in the supporting soil can cause a corresponding reaction to a house foundation. Ensuring a consistent moisture level in the soil should help in maintaining stability of the foundation.

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): Pier & Beam

Foundation method of inspection: Visual inspection of exterior and entered crawl space

Foundation performance: Refer to comments below

Columns or Piers: Aged cedar posts, Supporting walls

Crawlspace Observation Considerations: Limited access, Unsafe conditions

Comments:

☒ The foundation piers and structure are original to the house. The existing posts are wood (cedar), placed directly into soil with no concrete support or barrier. These posts deteriorate/rot over time and can cause the entire structure to shift and become out of level. The current construction standard is to have the beams supported on concrete pilings that are imbedded in the soil (depth determined by engineer), and the beam structure is then secured to the pilings with metal straps. I recommend this structure be further reviewed by a licensed engineer or foundation contractor to determine the extent of any needed repairs or components replacement, and to obtain an estimate on the cost of those repairs.



☒ The pier & beam foundation structure exhibits signs of differential settling (un-level floors, doors out of square, cracks in wall and ceiling sheetrock etc.). Pier and beam foundations do require levelling or repair every few years (the intervals are dependent upon the materials and quality of construction). I recommend further evaluation of the foundation structure by a licensed foundation repair company familiar with this type of structure.

☐ There are piers not tied to the beam structure of the home. Current standards require metal straps or ties be embedded in concrete piers and affixed to the beams to prevent displacement or separation between the structural components.

☒ There are multiple areas observed in the crawlspace on the foundation structure with varying degrees of damage from water and/or wood destroying insects. These may affect foundation performance. Further evaluation for repairs is needed by a licensed engineer or foundation contractor.

I = Inspected

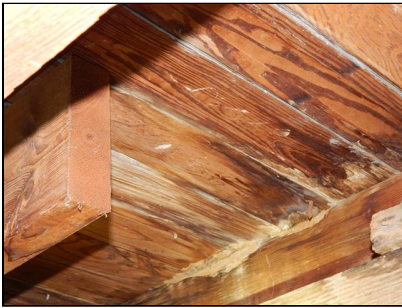
NI = Not Inspected

NP = Not Present

D = Deficient

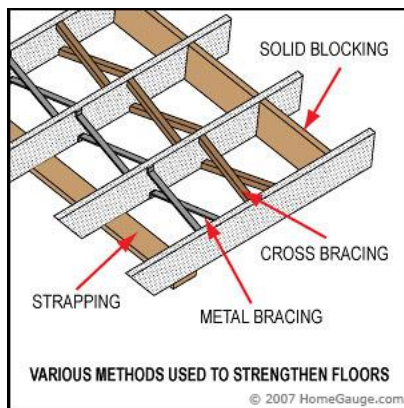
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There are signs of fungi growth present on the floor system in crawlspace in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. Recommend you contact a mold inspector or expert for investigation or correction if needed.



☒ The spanning between piers, beams and joists is excessive by modern building methods. The joists are 2x4 dimensional lumber that is also undersized for the design load. Have the structure further evaluated by a licensed structural engineer for updating the structure.

☒ There is no cross bracing between joists were observed as would be found in current era structures. Update as recommended by a foundation contractor.



☒ There inadequate ventilation for the crawlspace: 1 sqft opening per 150 sqft of crawlspace is required by current building standards to maintain lower moisture levels in the crawlspace.

☒ The soil in the crawlspace is lower than the surrounding grade and there is no vapor barrier present. This condition allows for moisture build up and retention in the lower areas beneath the foundation. To reduce moisture levels in crawlspace install a 6 mil vapor barrier according to current building standards (covering exposed grade, overlap 6 inches taping seams, run 12 inches up foundation walls).

☒ There is wood to ground contact in the crawlspace. Lower all grade minimum 16" below structural components.



I = Inspected

NI = Not Inspected

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D = Deficient

I NI NP D

☒☐☐☒ B. Grading and Drainage

Comments:

It is advisable to maintain at least 6 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

☒ The gutters are damaged, rusted and deteriorated in various areas. Several downspouts are detached. The gutter system will require replacing. Consult with a qualified contractor for repairs.



☒ There are areas surrounding the structure where debris is stacked against the main structure. This situation can create a conducive environment for wood destroying organisms to propagate and eventually enter into the structure without being seen. I recommend removing items stored or stacked against walls.

**☒☐☐☒ C. Roof Covering Materials**

Types of Roof Covering: 3-Tab fiberglass/asphalt, 25-30 Year Shingles, 15-20 Year Ridge/Hip Shingles

Approximate Age of Roof: Estimated, 7-9 Years Old

Roof Viewed From: Viewed from ladder at Eave

Comments:

The inspector does not speculate on the remaining life expectancy of the roof covering. Inspection of fastening system at shingle tabs are not inspected as lifting shingles or tiles could damage the covering. Inspection of the roof surface, attic, and interior spaces should not be interpreted as a certification that this roof is or will be free of leaks, or of its insurability.

The roof covering appeared in fair condition. The covering appeared to be properly fastened.

☒ Gas flue or "B" vents must terminate a minimum of 24 inches above any vertical structure within a 8ft radius (measured horizontally).

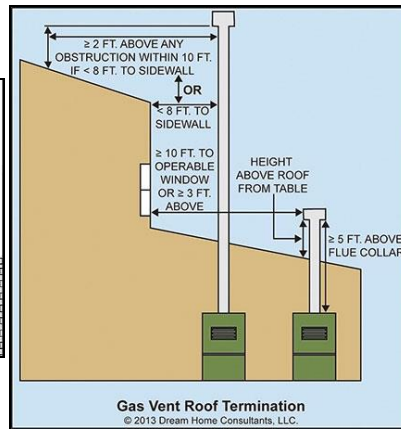
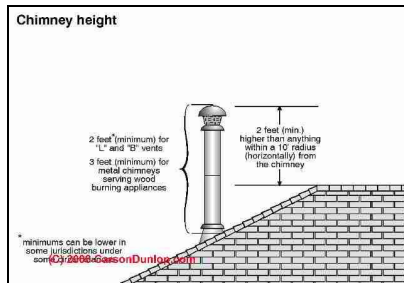
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NI = Not Inspected

NP = Not Present

D = Deficient

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☒☐☐☒ D. Roof Structures and Attics

Method used to observe attic: Entered attic and performed a visual inspection

Attic Access Info: Scuttle hole

Approximate Average Thickness of Vertical Insulation: None

Roof Structure: Stick-built, 2 X 4 Rafters, Lateral bracing, Wood slats

Roof Ventilation: Gable vents, Ridge vents

Attic Insulation: 2-4 Inches, Blown, Cellulose, R-19

Comments:

Only areas of the attic determined accessible by the inspector are inspected.



☒ There was evidence of leaks in areas of the attic (flue pipe penetrations, chimney, valleys etc.). Some areas of the deck may require repair. Replacement of flashings, jackboots or possibly parts of the covering at these areas may be necessary to ensure it is leak free. A roofer should further evaluate roof covering, deck and exterior flashing systems for need of repair or replacement.



☒ Gable vent pest prevention screens are damaged and need to be replaced. Note: There are indications of past pest activity in the attic (compacted insulation, mouse droppings, birds nest).

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☒ Older structures typically do not have modern standard lateral, vertical or required dimensional lumber as would be found in newer houses. This can include undersized ridge beams, lack of purlin and/or king post supports (vertical). This structure does exhibit some of these older style construction. This structure had undersized and improperly off-set rafters attached the an undersized ridge beam. There was visible deflection of the beams most notably at the valley. Contract a structural contractor or engineer to evaluate for additional support and/or bracing recommendations.



Noted attic are of home has spray on radiant barrier applied. This spray can reflect up to 75% of the sun's radiant heat from entering your home through the attic. NASA actually developed the metalized film that was used to protect spacecraft, equipment, and astronauts from thermal radiation or to retain heat in the extreme temperature fluctuations of space.

☒☐☐☒ E. Walls (Interior and Exterior)

Exterior Wall Covering/Siding: Stucco, Wood

Interior Walls: Drywall, Plaster

Comments:

Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that EIFS stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.

☒ There are areas of the front, rear and sides of the exterior that have sustained varying levels of water (rot) damage and is in need of repair.

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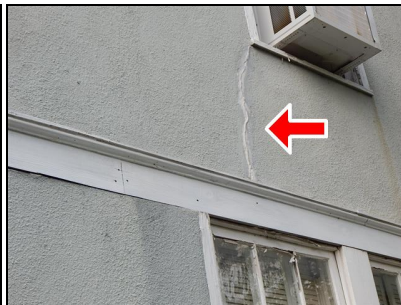
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☒ Stucco finish does not have proper visible expansion joints around dissimilar materials. (i.e. - window frames, eaves, and door frames.) Cracks and water penetration may occur in these locations. Have these areas serviced and sealed with high quality exterior sealant as cracks present themselves.

☒ Areas of the stucco walls were found where the installations did not meet the installation criteria of the Portland Cement/Plaster/Stucco Resource Guide, as used by members of The Texas Lathe and Plastering Contractors Association. These guidelines generally require stucco wall terminations to have approximately two inches minimum when terminating adjacent to concrete, brick, or other "hard" materials, and at least four inches when terminating adjacent to soil.

☒ Stucco cracks were observed. These will allow water to penetrate into the interior walls. A qualified stucco contractor should further review the siding installation for repairs or replacement.



Trim all hedges, ivy and trees away from exterior wall surfaces. Heavy foliage against walls may be conducive to insect, rub or moisture damage. (Limited view of surfaces in these locations)

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All exterior siding butt & transitional joints that are separated more than 1/8" should be re-sealed (caulk and paint) to prevent moisture incursion.


It is recommended that all protrusions through the exterior siding and fixtures mounted on the exterior be sealed in order to prevent moisture incursion. Using a quality exterior caulk type sealant around pipes, wires, light fixtures etc. can prevent moisture related failure of electrical components and siding materials.

 Evidence of vermin damaging siding, trying to enter attic. Repair needed, and screens should be used to fill any gaps in eaves/soffits.



 The interior plaster walls are failing in the front right living room. This appears to be from water penetration at the front right exterior corner.



 Indications are that this property was built prior to 1978. Prior to this year, many paint and stain products contained lead. Lead is a material that is medically harmful to human health and development, especially children. Testing for lead is outside the scope of this inspection, but only by testing can one determine the presence or absence of lead in either the interior or exterior painted or stained surfaces. Have a qualified technician perform any tests as desired.

As of April 22, 2010, any home that was constructed prior to December 31, 1977 may be affected by this ruling. The new EPA Renovation, Repair and Painting Program (RRP rule) now governs any contractor that will be working in your home that will disturb any surfaces that could contain lead based paint. This can have

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an affect on the cost of any repairs you may be considering, therefore, it is recommended that you obtain any bids for intended work, prior to closing, to properly prepare your budget. In addition, the EPA will levy heavy fines for any contractor not in compliance with this rule. If you have any further questions you can go to www.epa.gov/lead. You can also call 1-800-424-LEAD (5323) to obtain a list of qualified professionals and EPA-recognized lead laboratories.

☒☐☐☒ F. Ceilings and Floors

Floor Structure: 2 X 6, Wood joists, 6" or better, Wood beams

Floor System Insulation: NONE

Ceiling Structure: 2X4, Joists

Comments:

Observation of floors are related to structural performance and water penetration only. The inspection does not include obvious damage to carpets, tiles, wood, laminate or vinyl flooring.

☒ There are signs of previous leaks and damage to the subfloor. I recommend you have the areas further evaluated by a qualified contractor and to perform exploratory to determine the extent of the damage.



☒☐☐☒ G. Doors (Interior and Exterior)

Comments:

Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.

☒ The doors throughout the structure do not close properly, and binds in their frames. Adjustments should be made after foundation repairs.

☒ The door(s) and frame are damaged from water intrusion at the rear door. Repair is recommended by a qualified contractor. An entry cover or storm door may be recommended to reduce incidence of water intrusion.

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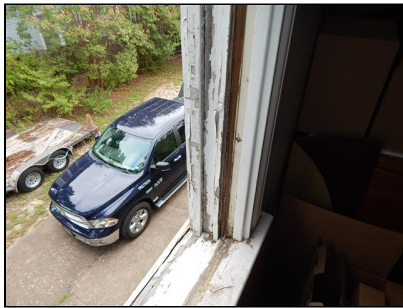
☒☐☐☒ H. Windows

Window Type: Aged wood frame, single pane

Comments:

All accessible windows are operated normally to determine functionality. Windows that are blocked by occupant storage/furnishings are not lifted. Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection.

☒ House has original single pane, wood frame windows with weighted ballasts. Due to their age they are dilapidated and most will not function: binding in frames, ballasts detached, rotted frames sashes. The windows will require replacement.



☒☐☐☒ I. Stairways (Interior and Exterior)

Comments:

Staircase balusters are improperly spaced greater than 4" apart as called for by today's child safety standards

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**☒☐☐☒ J. Fireplaces and Chimneys****Chimney (exterior):** Brick, Masonry Flue**Operable Fireplaces:** One**Types of Fireplaces:** Solid Fuel**Comments:**

The inspection does not include the adequacy of draft or condition of flue tiles. Fireplaces are only operated if there is an electronic ignition source, with no open flame being applied to the gas source.

Safe practices for fireplace use are as follows:

- The fireplace damper must be fully open before starting a fire, and left open until the fire is completely out.
- Fireplaces should not be overloaded with fire wood.
- Green or wet wood should never be used.
- Screens should be closed during the fireplace's operation to prevent sparks from flying out into the room.
- Annual chimney inspections and sweeping are recommended.

☒ There is soot and creosote buildup in the chimney. Given the age of the fireplace, it will likely require the installation of an interior sleeved flue insert. Recommend having the chimney flue cleaned and inspected by a professional chimney sweep, and any safety upgrades performed.

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

The inspector does not determine the existence or adequacy of flashing at the attachment to the house. Monitor the condition of all deck railings and ensure they remain safe and secure. Verification or determination of load carrying capability of the deck is not included with this inspection.

☒☐☐☒ L. Other**Comments:**

Fences are not inspected unless a swimming pool is present. Retaining walls are only checked if failure would affect the structural integrity of the main house..


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 There is evidence of vermin living under and around the structure. A licensed pest control contractor is needed to remove all pests.

 There is an active wood destroying insect infestation throughout the front yard. Pest control is needed.



II. ELECTRICAL SYSTEMS

Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.

The inspector does not check 220-volt outlets if they are obstructed by an appliance. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation.

A. Service Entrance and Panels

Electrical Service: Overhead service, Copper, 240 volts, 200 AMP

Main Breaker: 200 AMP

Panel Type: Circuit breakers

Ground System: Driven Ground Rod, Cold Pipe Bond Present


Electric Panel Manufacturer: GENERAL ELECTRIC

Comments:

The main panel box is located at the front left corner of the structure.



Main panel.

 There is no ground bond on the gas supply line, as required by current standards (2008).

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: NM (non-metallic sheathed), Cloth sheathed, Knob and Tube

Type of Branch Circuit Wiring: Copper

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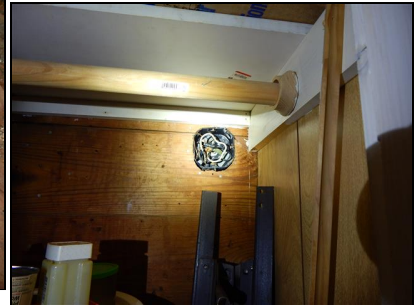
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Comments:

☒ There was original knob and tube electrical system employed throughout the house. This type distribution system has not been employed for several decades as it was a known source for igniting insulation and sometimes structural components. The conductors were also in traffic areas where personnel could come into contact with it, resulting in injury. For that reason we recommend you contract a licensed electrician to remove or disable the system and install modern day non-metallic sheathed conductor distribution system before taking occupancy. Obtain a proposal for this service as it will be expensive.



☒ There were exposed connections, open boxes observed in the attic, downstairs closets and in the crawlspace. Secure, enclose in rated enclosures to prevent hazards.



Spliced knob and tube wiring.



☒ The house is wired with original 2-wire non-grounded branch circuits. Three prong outlets identified, as having an "open ground" are modern three slotted receptacles attached to an older two-wire system. This creates the appearance of a grounded outlet without providing the safety of a ground wire. Correction is to

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eliminate the deception by installing two slotted type receptacles, providing a ground wire or providing properly installed GFCI protection in the circuit. Grounding is most important at locations near water or where appliances with ground pin plugs are likely to be used. All construction after 1965 required three slotted grounded outlets. The two slotted outlets noted at this property are, therefore, functional but not technically correct. The best solution is to update the electrical system with two-wire ground conductors, with grounded three prong outlets. I recommend you contract a licensed electrician for estimates on upgrading the system.



Upstairs ungrounded throughout.

- ✘ There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards: all kitchen, baths, non dedicated garage below 6', laundry, exterior outlets, under kitchen sink/appliance, attic/crawlspace,. I recommend updating to current standards.
- ✘ Smoke alarms are not in all required locations (sleeping and adjoining common areas, interconnected, hard wired, battery back up). Recommend updating to current standards.
- ✘ There was no carbon monoxide detector observed. It is recommended that one be installed according to the manufacturer's instructions.
- ✘ There is conduit that is not weather rated being used at the exterior. Replace as needed.



- ✘ There was a circuit with reversed polarity (hot neutral reversed) observed in the upstairs living room. The cause should be diagnosed and repaired by a licensed electrician.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Heat pump systems are not tested in heat mode when ambient temperatures are above 80 degrees Fahrenheit, or in cooling mode when below 60 degrees to avoid damage to system.

The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 55 degrees Fahrenheit.

Bi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period. To prevent blockages in the condensation drain line, pour 1-2 cups of vinegar into the condensate drain every 3-4 weeks during the hot months when the A/C is in use to reduce bio-growth in the drain lines and prevent blockages.

☐ ☒ ☐ ☒ A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Number of Heat Systems (excluding wood): Three

Furnace/Air Handler Age: 2006, 2002, 1992

Comments:

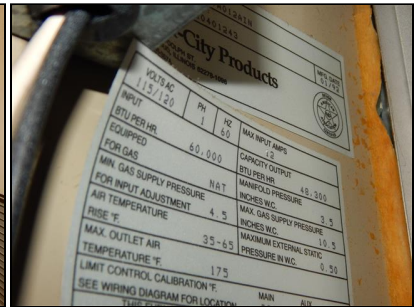
☒ The units were not functional. There was no power to the thermostats. The systems do not appear to have been operated in some time. Further diagnosis for repair or replacement is needed by a licensed HVAC technician.



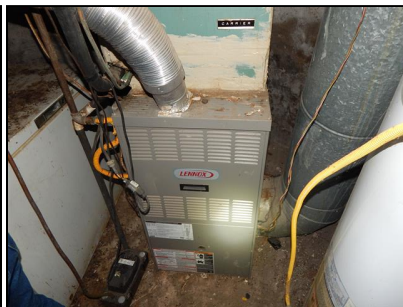
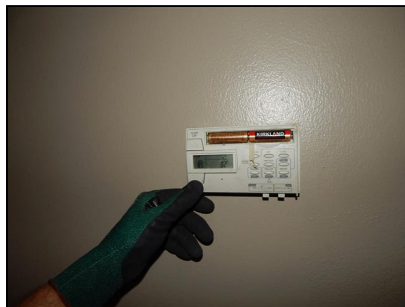
Thermostats not functional.



Upstairs unit.



2002 mfg



☐ ☒ ☐ ☒ B. Cooling Equipment

Type of Systems: Central air conditioner unit

Coolant Type: R-22

A/C Age: 2006, 2002, 1992

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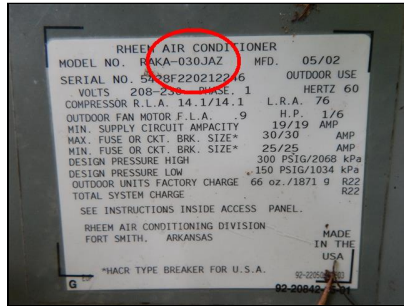
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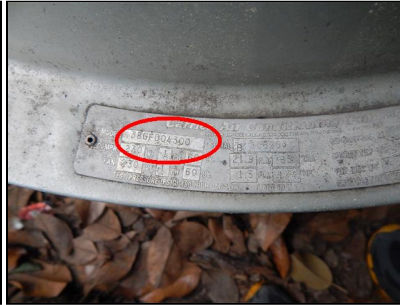
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Temperature Differential: Unknown (system not functional)**Number of Cooling Systems:** Three**Comments:**

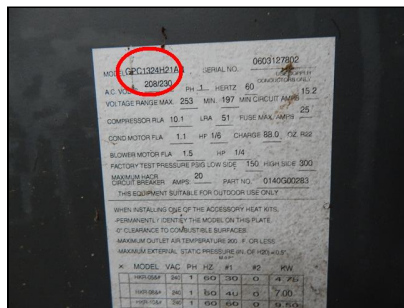
☒ The systems were not functional at the time of construction. A licensed HVAC technician should diagnose the systems for repair or replacement.



30K Btu, 2.5 ton system.



43K Btu, 3.5 ton system.



24K btu, 2 ton system.

If your air conditioning fails it will be subject to the following: On January 1, 2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in older systems which previously used R-22 without making some substantial and costly changes to system components.

☒ There are no exterior supports for the window A/C units to prevent them from falling from the windows.



☒ ☐ ☐ ☒ C. Duct Systems, Chases, and Vents

Ductwork: Insulated Duct Board, Metal, insulated, aged**Filter Type:** Disposable**Comments:**

Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

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In general, there should be a supply and return duct for each bedroom and each common living area. Duct runs should be as short and straight as possible. The correct-size duct is necessary to minimize pressure drops in the system and thus improve performance. Insulate ducts located in unheated spaces, and seal all joints with duct mastic. Despite its name, never use ordinary duct tape on ducts.

☒ Ducts are damaged in areas of the attic. HVAC technician should repair as necessary.

☒ Ducts are in contact with the ground in the crawlspace. These require support to prevent ground contact.



☒ The ducts are aged, the insulation is shedding from the exterior and they are prone to moisture collection and fungal growth in their interior. Consider having an HVAC contractor provide a price quote for their replacement.



IV. PLUMBING SYSTEM

The inspection does not include condition of gas or plumbing lines concealed in walls, floors, attic, ground or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection, unless otherwise noted. Clothes washing machine and icemaker hose bibs are not tested.

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

Location of water meter: Front

Location of main water supply valve: Not found

Static water pressure reading: 65 PSI

Meter activity: Meter was monitored for 2-3 minutes, All plumbing fixtures were confirmed to be off, No activity was observed

Water Source: Public

Plumbing Water Supply (into home): Galvanized

Plumbing Water Distribution (inside home): Copper, Galvanized

Comments:

House was vacant. Water was run for minimum 5-6 minutes to try and have leaks present themselves. Not all leaks may be detected until house is under normal usage.

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Meter location.



65 psi

☒ This house has original galvanized supply lines. Lines of this age are known to develop leaks and clogs overtime as they deteriorate i the interior. Supply problems may not be detectable until they actually fail. There was visible rust and corrosion on the pipe system throughout the structure. It also could not be determined if any of these lines had lead content which was common at the time of construction. Active leaks were observed in the basement area. Consult with licensed plumber for replacement options and pricing.



☐ I could not locate the residential service water shut-off valve. If present, typically service shut-offs are installed directly downstream of the city meter. It may be necessary to use a water key at the city valve if water service needs to be turned off

The upstairs and downstairs toilets had been disabled and were not functional.



☒ The sink and bath basins were rusted and will require repair ir replacement.



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☒☐☐☒ B. Drains, Wastes, and Vents**Location of drain cleanout:** Could not locate**Plumbing Waste:** Aged Cast Iron**Washer Drain Size:** Not visible**Comments:**

Waste lines and fittings dry out while a house is vacant and, in some cases, the operational checks during a building inspection do not reveal leaks that show up only after the house is in full use. Such leaks sometimes self heal, but often repairs are necessary. For example, a drain leak may not become apparent in a wall/ceiling surface until several hours after the inspection. Items solidify in inactive waste lines, and require clean out after use. Expect this possibility. Inspection of the below surface sewer components is beyond the scope of this visual inspection. Scanning of the lines is the only way to assure there are no broken or clogged components. We recommend all sewer lines in place 20 years or more be scanned before closing because finding and correcting these problems can be very expensive. Some communities have a self-insurance program in place to help with the cost of these repairs. Please contact your local officials for additional information at this location.

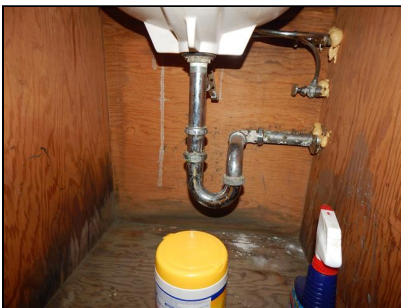
☒ The house has original cast iron drains and vents. Iron lines of this age are known to develop leaks and clogs overtime. Drain problems may not be detectable until the build up becomes too great. There was rust and corrosion observed in the crawlspace, as well as a separation at a minimum one joint. An active leak was observed in the basement underneath the downstairs bathroom. This system will require extensive repairs, or likely replacement. I recommend you hire a licensed plumber to review the drain system and provide a quote on its replacement.



Pipe attachment failed.



☒ Galvanized pipes were observed on the bath and/or kitchen sink drains. These pipes are known to corrode from the inside out and fail causing leaks. Corrosion was observed on these drains. Replace these with newer PVC drains to prevent this from occurring.



☒ The drains were slow and clogged in the upstairs and downstairs bath tubs. I recommend repair by a plumber.

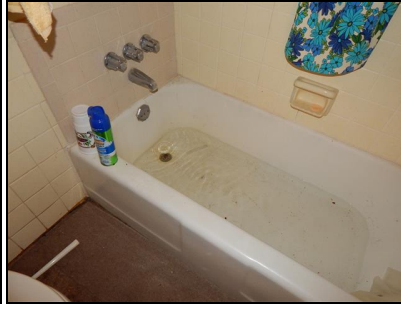
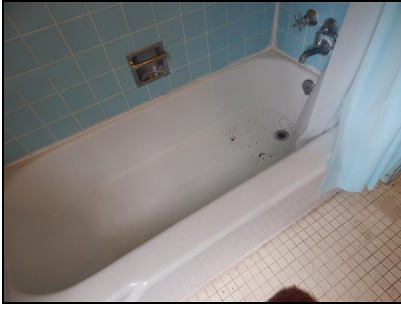
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☒☐☐☒ C. Water Heating Equipment

Water Heater Age: 2006

Capacity: 50 Gallon

Energy Sources: Gas

Water Heater Location: Basement

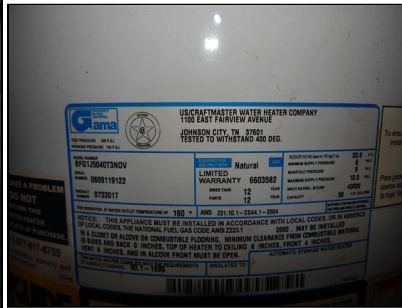
Temperature/Pressure Relief Termination Location: Could not locate

Comments:

Water recirculation pumps and electric timers are not tested as they are not part of a standard home system.

T&P valves on older units are not tested due to high occurrence of leaks.

The water heater(s) functioned normally at time of inspection.



☒ The water heater supply fittings have electrolysis/corrosion build-up. These connections should be repaired and corrected with di-electric unions.



Gas supply to unit is missing a sediment trap, or drip leg as called for by current standards.

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The water heater abuts to an interior wall and there is no emergency leak catch pan installed. Today's standards now require a catch pan that is plumbed to the exterior in locations where tank leaks could cause interior water penetration.

☒ The draft hood is not secured to the top of the water heater. This is commonly repaired and made secure with sheet metal screws.

☐☐☒☐ D. Hydro-Massage Therapy Equipment

Comments:

In-Line water heaters are not tested.

☒☐☐☒ E. Other

Comments:

☒ The gas distribution system appears to be part aged cast iron and also galvanized composition. The cast iron pipelines are old. Many of the remaining cast iron pipelines in the United States were installed more than 60 years ago. Some of them are more than a century old. Not only does age affect susceptibility to corrosion, but something that old needs to be properly maintained and many pipelines are not. Over time, iron can undergo a process called "graphitization." This means iron degrades or corrodes over time due to its chemical makeup. When cast iron pipelines corrode, there is a risk of them cracking or leaking at their joints.

There was visible corrosion on the pipes at various areas. A licensed plumber should be contracted to evaluate the system for replacement.



☒ There was an active gas leak in the kitchen. The gas supply to the house should be shut off and the system repaired.

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V. APPLIANCES

The inspector is not required to determine recalls, counterfeit products, product lawsuits, manufacturer or regulatory requirements. To search for recalls, one may visit www.recalls.gov as a resource for federal recalls.

☐ ☒ ☐ ☒ A. Dishwashers

Comments:

The unit was not functional.

☐ ☒ ☐ ☒ B. Food Waste Disposers

Comments:

The unit was not functional.

☐ ☒ ☐ ☒ C. Range Hood and Exhaust Systems

Exhaust/Range hood: VENTED

Comments:

The unit was not functional.



☒ ☐ ☐ ☒ D. Ranges, Cooktops, and Ovens

Comments:

The inspector does not test self-cleaning, self-bake or broiler functions on ovens.

The cooktop and oven functioned at the time of inspection.

☒ There is no child protection anti-tip device installed. Anti-tip brackets prevent the stove from accidentally tipping over if weight is placed on the oven door

☐ ☐ ☒ ☐ E. Microwave Ovens

Comments:

Tests for leaks of microwaves from the appliance door or housing is not included in this inspection. When we

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tested the appliance, it was to simply determine if it will heat water/moisture placed into the unit. We cannot determine if the various cycles of the device function as designed. Because of the potential for microwave leakage, client is advised to have the appliance periodically tested and serviced by a qualified appliance service technician.

☐ ☐ ☒ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Ventilation systems should be present in all bathrooms. This includes bathrooms with windows, since windows will not be opened during the winter in cold climates.

☒ There are no bathroom exhaust fans installed as called for by today's standards in bathrooms without opening windows

☐ ☐ ☒ ☐ **G. Garage Door Operators**

Comments:

☐ ☒ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Dryer vents should be cleaned every 6 months to prevent lint buildup, improve efficiency and to reduce possible fire hazards.

☐ ☐ ☒ ☐ **I. Other**

Comments:

Outdoor cooking equipment/grills are not included in this inspection.

VI. OPTIONAL SYSTEMS

☐ ☐ ☒ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

If the sprinkler system is inspected as part of this inspection, it is tested in manual mode only. Unless obvious, underground water leaks are not inspected for.

☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

If the swimming pool is inspected as part of this inspection only components readily accessible are inspected. Timers, freeze guards, automatic chlorinators or ozonator's if present are not inspected. Underground leaks or seepage (unless obvious) can not be detected.

☐ ☐ ☒ ☐ **C. Outbuildings**

Comments:

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

Comments:

☐ ☐ ☒ ☐ **E. Private Sewage Disposal (Septic) Systems**

Comments:

Inspections, when performed, are limited scope only. Complete inspection of the underground tank system would require excavation and is beyond the scope of this inspection. Only accessible areas are visually observed.

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

I	NI	NP	D
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☐ ☐ ☒ ☐ F. Other

Comments:

Structural Evaluation Report

2816 San Pedro St.

Austin, Texas 78705

Report Issued: September 17th, 2020



Prepared For:

Cater Joseph

Joseph Companies

REDACTED

Prepared By:

FORT Structures TBPE#: 18034

2235 East 6th St. #105, Austin, Texas 78702

512-817-9264 www.fortstructures.com

June 24th, 2020

Client: Cater Joseph

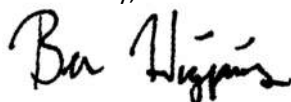
Joseph Companies

Subject: Structural Evaluation Report – 2816 San Pedro St, Austin TX, 78705

Fort Structures PC is pleased to submit the results of the structural evaluation for the above-referenced project. This report briefly presents the findings of the visual study along with our conclusions and repair recommendations.

If you have any questions regarding the information in this report, please feel free to contact me at 512-565-7026, or
REDACTED

Sincerely,



Benjamin Higgins, EIT

Project Manager



Samuel Covey, P.E.

Principal, TX Reg# 123,796



September 17, 2020

FORT Structures PC
TBPE Firm# 18034

Note:

I warrant that I visually inspected the components of this property as addressed in this report in a diligent manner and have honestly reported the findings existing conditions and have made recommendations based on my experience and opinion. Fort Structures does not express or imply any guarantee of specific future structural performance with the limited scope of this inspection; rather, this is my best effort to interpret my observations and develop an opinion as to structural significance. There may be other issues affecting the structure that are not visible without destructive investigation. The conditions of the various components of this property described in this report are true as of the date of inspection. Changes may occur in this property after the inspection date, which could make null and void the contents of this report. No other warranty, either expressed or implied, is hereby made.

On September 10th, 2020, Fort Structures performed an on-site visual, noninvasive evaluation of the subject property.

The structure is a single-story, approximately 3,200 SF, residence with a habitable attic constructed circa 1927. The foundation of the house is a pier and beam construction with cedar piers and dimensional 2x wood floor framing. The walls and roof are framed with dimensional lumber. The scope of this report does not include the secondary two-story accessory structure at the rear of the property.

For the age of construction, our limited investigation revealed that the building's superstructure and foundation are in **poor** condition. The following structural deficiencies were observed:

- High levels of floor foundation movement were recorded throughout the structure. Over 3" of differential floor movement was observed. The levels of foundation movement indicate that the foundation support system has failed, is not structurally stable, and may continue to displace over time unless remedied.
- The existing foundation is constructed of cedar piers which commonly rot and decay over the life of the structure. Cedar piers are substandard as a foundation element and are inadequate to support the loads of the superstructure per modern building codes. The observed floor foundation movement can be like attributed to a variety of potential observed factors:
 - Most cedar pier and beam foundations that have leveling issues are a result of the piers decaying and settling as a result of wood mass loss. As the wood decays, the decayed area of the wood become soft and creates a void between the soils and solid internal wood. As a result, the pier settles and so does any wood framing that it supports
- There are widespread areas of cracked stucco at the base of the structure and at the building's facades. Cracked stucco is likely due to excessive movement caused by poor performance of the building's foundation and water intrusion.
- There is widespread evidence of water infiltration at the building exterior walls. Evidence of water infiltration was observed at window sills at the building exterior throughout the structure. There are areas of water staining and bubbling finishes at the exterior walls. Though not directly observed, there is likely widespread framing rot and deterioration at the exterior walls and foundation framing. Due to water infiltration, mold growth in the exterior wall cavities is likely present.
- Site drainage was observed as poor. There are areas of the roofs which lack gutters and downspouts. There are areas at the structure which lack proper site grading to drain water away from the foundation. This will lead to long-term foundation movement unless remedied.
- In our limited investigation of the foundation, we noted areas of rot and deterioration of the foundation framing.
- There is a rear addition at the structure which appears to be poorly constructed. The addition structure's foundation has a noticeable tilt with an apparent 3" of differential movement over a horizontal distance of 10 feet. This is characterized as extreme foundation movement.
- The current roof and floor structural framing likely do not meet current building codes for load capacity. Restoring the structure to meet modern building codes or industry standard construction will require an extensive effort and will likely be cost prohibitive.

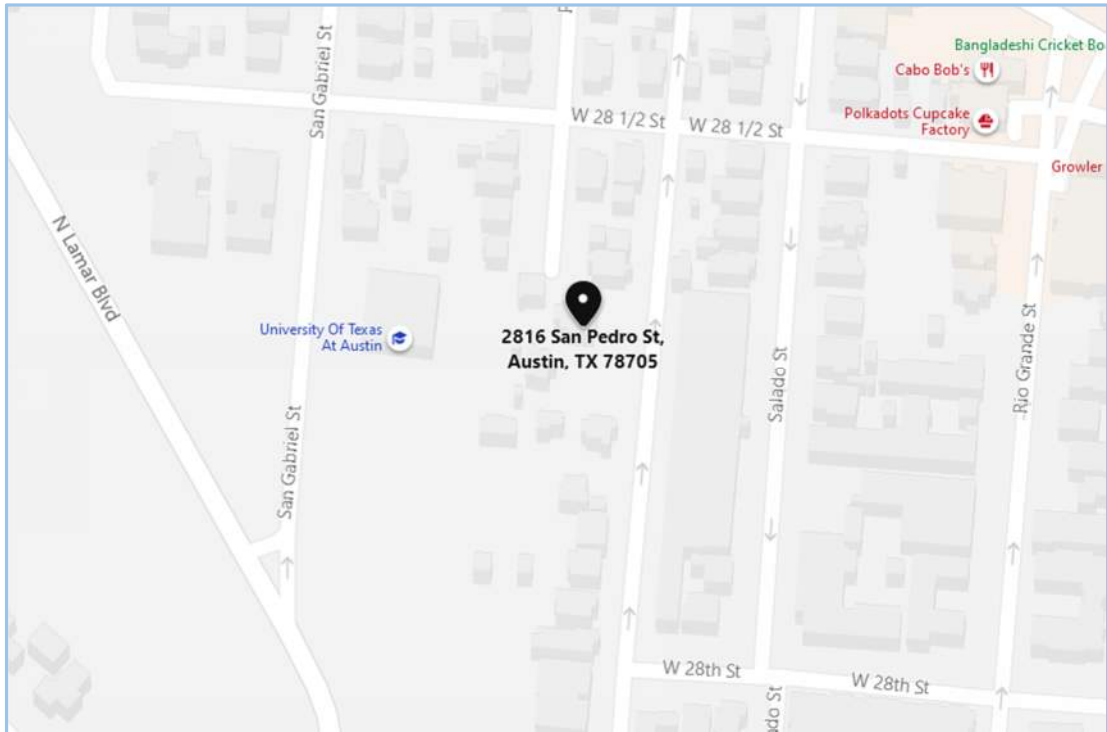
Conclusions

Based on the existing condition of the structure and the required amount of effort to restore the structure, it is Fort Structures' professional opinion that the house foundation is defective, compromised, and beyond repair. The existing foundation is substandard and shows signs of movement. The exterior finish shows signs of distress and water intrusion with a high likelihood that the existing superstructure is damaged. The attic and roof framing is in need of repair to meet current building code.

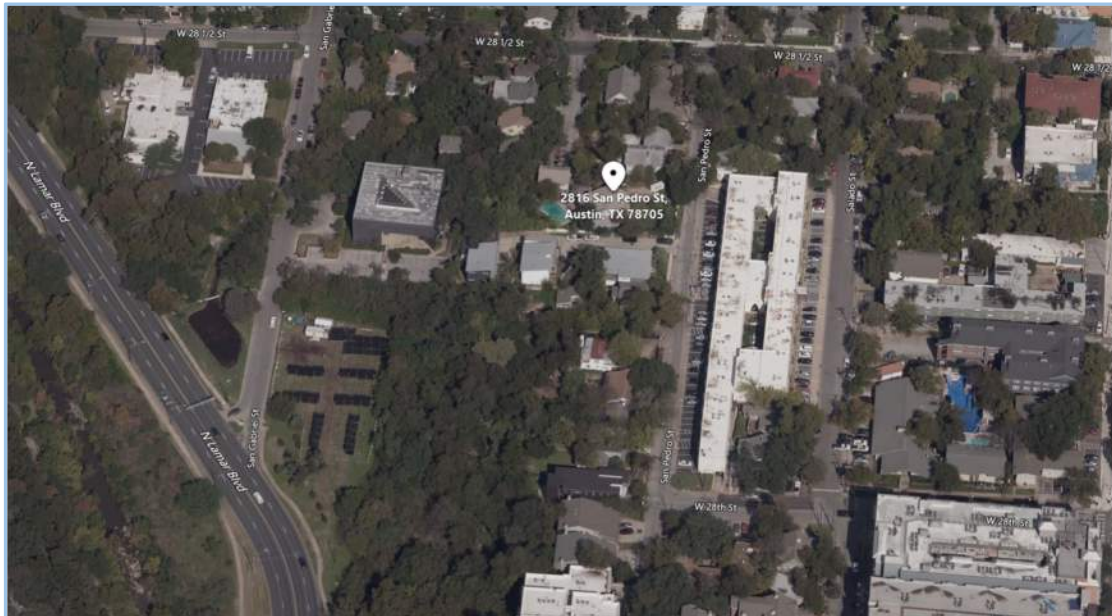
The existing structure needs extensive structural work including a new foundation, reinforcement of existing framing, repair and replacement of rotting lumber and siding. Based on the age of the structure and future use, the structural repairs may be cost prohibitive.

Appendix A – Site Location

Map View



Aerial Photo



Appendix B – Photos



Rotted Wood at Building Facade



Stucco Cracking at Building Skirt

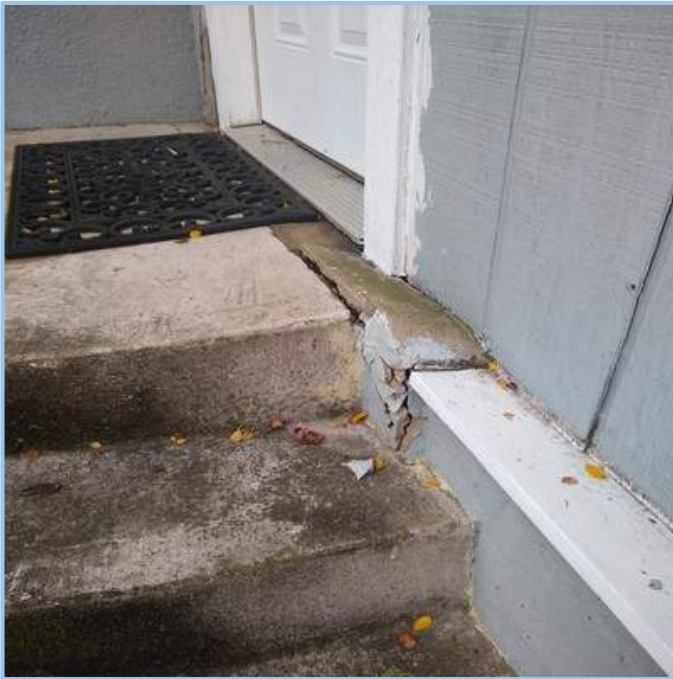


Substandard Construction at Building Addition



Evidence of Prior Stucco Repairs

Appendix B – Photos



Concrete Porch Separation to Main Structure Due to Foundation Movement



Bulging Tile at Rear Addition Due to Foundation Movement



Severely Rotted Wood Joist Framing at Crawlspace



Evidence of Water Infiltration at Exterior Wall

Appendix B – Photos



Wood Roof Framing



Cedar Piers & Foundation Framing



Diagonal Crack at Window Opening



Deteriorated Wood at Base of Column

Re: 2816 San Pedro Street – backup information
2020-100128

At this time, I am requesting that a demolition permit be granted for the property located at 2816 San Pedro Street. The current improvements are in exceptionally poor condition as has been indicated on the provided engineers report. In addition, I have included a TREC certified residential inspectors report that further shows the truly poor condition of the home.

2816 San Pedro was most recently operated as a fraternity house, however, that existence ended when one of the members of the fraternity was found dead in the home in 2005. Since that time, the house has not been occupied and has been minimally cared for.

In addition to the property's age and the large amount of time it has been vacant, severe grading issues have attributed to its poor condition. The oversized front yard drains into the pier & beam foundation, which in the front of the home is sitting just at grade level. The pier & beam foundation should at minimum be 14" above grade. As a result of this, the foundation has 3" discrepancies throughout when measuring in very small spans.

I have been a construction contractor for 15 years and in that time I have worked on numerous landmark properties. Upon receiving the historic research for this home, I made a several month attempt to modify plans and incorporate the house into the project. These plans included options where the house could stay in its current location or where the house would relocate within the lot. The common denominator for all options resulted in a house with very little of the existing building being salvaged. Among the items that would need to be replaced are the windows, doors, rotten framing (which there is a lot of), stucco, foundation, roof, gutters, mechanical, electrical, plumbing systems, flatwork, etc. Once such measures were taken to make the building structurally safe and sound, there would be little to no original fabric remaining making it ineligible for historic zoning. While the house would maintain its original form, there would be no originality aside from the shape of the structure. As a result of the above-mentioned items, it is my opinion that the property's condition is beyond reasonably salvageable.

At this time, there has been a number of changes made to the structure. These include added dormers on the street facing side of the roof, a side addition on the South side of the home, a rear addition and various replaced/added doors and windows throughout the home.

Considering Austin's affordable housing crisis, I believe it is worth noting that the project planned to replace the existing home would be built in accordance with Austin's Affordability Unlocked program and would provide (3) much needed affordable (60% MFI) units around the university.

I sincerely appreciate your time and consideration. I am available to further discuss the property and my request for a demolition permit.