



## Third Coast Home Inspection



1601 Cedar Ave  
Austin, TX 78702

**Third Coast Home  
Inspection**  
8906 Ampezo Trail  
Austin, TX 78749

Phone:  
Fax:  
Email:  
cboarini@hotmail.com

## PROPERTY INSPECTION REPORT

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**Prepared For:** Garrett Hill  
(Name of Client)

**Concerning:** 1601 Cedar Ave, Austin, TX 78702  
(Address or Other Identification of Inspected Property)

**By:** Craig A Boarini, Lic #10498 10/22/2021  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports,

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

building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- 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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

**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**

Present at Inspection:  Buyer     Selling Agent     Listing Agent     Occupant  
Building Status:  Vacant     Owner Occupied     Tenant Occupied     Other  
Weather Conditions:  Fair     Cloudy     Rain    Temp: 82 degrees at 12 pm  
Utilities On:  Yes     No Water     No Electricity     No Gas  
Special Notes: \_\_\_\_\_

**INACCESSIBLE OR OBSTRUCTED AREAS**

Sub Flooring     Attic Space is Limited - Viewed from Accessible Areas  
 Floors Covered     Plumbing Areas - Only Visible Plumbing Inspected  
 Walls/Ceilings Covered or Freshly Painted     Siding Over Older Existing Siding  
 Behind/Under Furniture and/or Stored Items     Crawl Space is limited - Viewed From Accessible Areas

**Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.  
It is also suggested the all Roofs no mater the age be inspected for total condition and longevity by a certified Roofer.**

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.  
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

House Built:1915  
Square Footage:1459  
# of Stories:1

House Faces:West  
Recent Rain? Ground Dry?No/Yes

Additional info if any:

As with all houses built at this time there is a probability/possibility of asbestos, lead paint, lead pipe and/or lead solder used in the construction.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Pier & Beam - Crawlspace

*Comments:*

#### Signs of Structural Movement or Settling

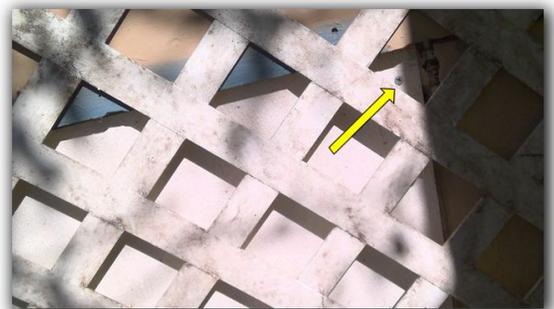
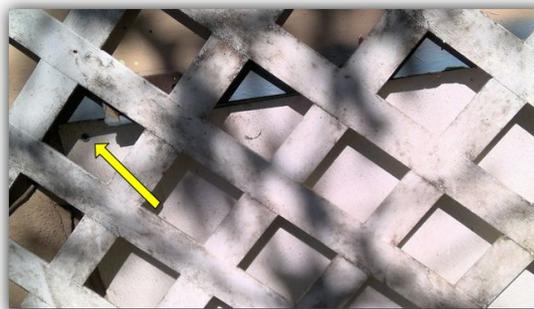
- Foundation Pier and beam crawlspace entry screwed shut, remainder of skirting sealed up . Not inspected.
- Floors not level
- .
- Cracks in foundation skirting
- Cracks in wall(s) and / or ceiling, twisted float joints.

**Performance Opinion:** (An opinion on performance is mandatory)

**Note:** *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

- Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

**SUGGESTED FOUNDATION MAINTENANCE & CARE -** *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*



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**B. Grading and Drainage**

*Comments:* Performing as intended at the time of inspection.

*Note:* Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

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**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Galvanized Steel Composition Asphalt Shingles

*Viewed From:* Drone inspected

*Comments:*

- For total condition and longevity, have roof inspected by a certified Roofer.
- Roof shows signs of patching - Have checked by a certified roofer for total condition and longevity.
- Plumbing vents on the roof are white PVC and are susceptible to deterioration from the sun's rays. (Should be painted with a latex paint.)



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I	NI	NP	D
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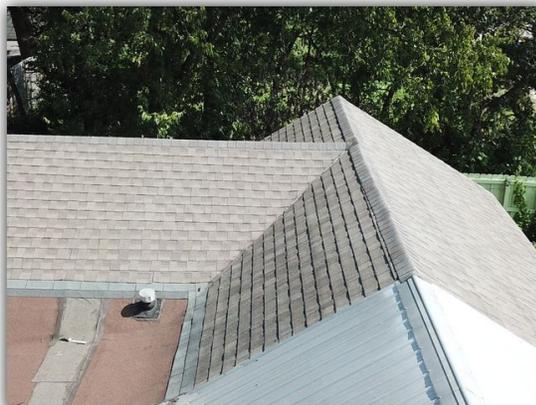
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**D. Roof Structures and Attics**

*Viewed From:* Not inspected, doesn't appear safe

*Approximate Average Depth of Insulation:*

*Approximate Average Thickness of Vertical Insulation:*

*Comments:*

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

*Comments:*

**Interior Walls:**

- Settlement cracks in interior walls /twisted float joints in various locations.

**Exterior Walls:**

Siding Materials:  Brick  Stone  Wood  Wood byproducts  Stucco  
 Vinyl  Aluminum  Asbestos  Cement Board  Other

- Exterior walls in poor condition, handy man repairs in various locations.



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**F. Ceilings and Floors**

*Comments:*

Sloping Floors in various locations.,,some severe, soft unstable spots in various locations.

**G. Doors (Interior and Exterior)**

*Comments:*

**Interior Doors**

Doors interior missing door stops, rub, don't catch when closed or drift in various locations

**Exterior Doors**

Performing as intended at the time of inspection.

**Garage Doors**

Type:  Metal  Wood  Fiberglass  Doors / panels are damaged

**H. Windows**

*Comments:*

Burglar bars present , fire escape safety hazard.

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**I. Stairways (Interior and Exterior)**

*Comments:*

**J. Fireplaces and Chimneys**

*Comments:*

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

*Comments:*

Porch and support columns and railing appear unstable.



**L. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

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I NI NP D

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**A. Service Entrance and Panels**

*Comments:* Electrical power has been turned off to the house, no electrical components were tested.

- Overhead Service  Underground Service

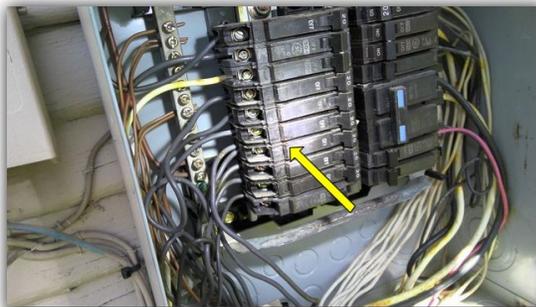
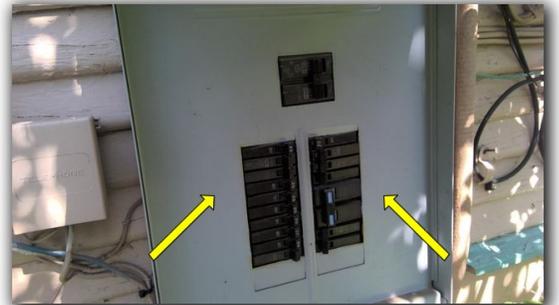
**Main Disconnect Panel**

- 125 Amp
- Main power supply wire to the electric meter is unprotected. - Safety hazard (Suggest the installation of a proper mast)
- Main electrical panel is not labeled - Safety hazard
- Doubled tapped breakers / Fuses in the main / only electrical panel - Safety hazard
- A/C condensing unit #1:  
Specifies max amp breaker of 40 amp and a ??? amp breaker is in use

**Type of Wire:**  Copper  Aluminum

Any home built between 1965 - 1973 has the potential for aluminum wiring to be present. It is suggested that a certified electrician check for the presents of any aluminum wiring and its safety.

- No ARC fault breakers present for the bedroom - Not required at the time of construction.



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**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:*  Copper  Aluminum Conduit \_\_\_\_\_

*Comments:*

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### Outlet and Switches

Recommend any aluminum branch circuit be thoroughly evaluated by a licensed electrician for compatibility of wiring devices , appropriate connections, and treatment.

### Ground/ARC Fault Circuit Interrupt Safety Protection

- |             |                              |                             |                                  |            |                              |                             |                                  |
|-------------|------------------------------|-----------------------------|----------------------------------|------------|------------------------------|-----------------------------|----------------------------------|
| Kitchen:    | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Bathrooms: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Exterior:   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Garage:    | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Basement:   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Wet Bar:   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Living:     | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Dining:    | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Crawlspace: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Laundry:   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| A/C Unit:   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Pool/Spa:  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Bedroom:    | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |            |                              |                             |                                  |

### Fixtures

- Light bulbs missing protective covers in various locations. - Safety hazard

### Smoke and Fire Alarms

- Smoke alarms are not present in each sleeping area
- No smoke alarm in hallway
- Missing Carbon Monoxide detectors when gas supply is present on the property - Safety Hazard

### Other Electrical System Components

- Unprotected wires interior/exterior of the structure in various locations - Safety hazard



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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments: not tested no power or gas supply.

Intake was \_\_\_\_\_ degrees, and Vent was \_\_\_\_\_ degrees.

Furnace filter are located at: \_\_\_\_\_ Sizes: \_\_\_\_\_

Furnace closet is open to the attic - Safety hazard

Furnace has flex gas line going through the furnace housing, should be rigid pipe going through the housing then flex line to the supply. - Safety hazard

:  
:



#### B. Cooling Equipment

Type of System: Central

Comments: 3 ton unit age not listed on info sticker. Not tested, no power.

Unit #1:

Supply Air Temp: \_\_\_\_\_ °F    Return Air Temp: \_\_\_\_\_ °F    Temp. Differential: \_\_\_\_\_ °F

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**C. Duct Systems, Chases, and Vents**

*Comments:*

**Type of Ducting:**  Flex Ducting  Duct Board  Metal

.

**IV. PLUMBING SYSTEMS**

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

*Location of water meter:* By street on 16th Functional Flow Inadequate

*Location of main water supply valve:* ???

*Static water pressure reading:* \_\_\_\_\_  below 40 psi  above 80 psi

Lack of reducing valve over 80 psi

*Comments:* Water not turned off, unable to check any plumbing or drain fixtures.

.

Home owners water shut off valve is buried or missing. Have plumber locate and clean out for in case of an emergency

**Water Source:**  Public  Private **Sewer Type:**  Public  Private

**Sinks**

**Comments:** \_\_\_\_\_

**Bathtubs and Showers**

**Comments:** \_\_\_\_\_

**Commodes**

**Comments:** \_\_\_\_\_

**Washing Machine Connections**

**Comments:** \_\_\_\_\_

**Exterior Plumbing**

**Comments:** \_\_\_\_\_

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**B. Drains, Wastes, and Vents**

*Comments:*

- Broken plumbing in various locations
- Sewer clean out was not located have located or installed by a certified plumber
- Strong Sewer smell in various location - Potential health safety hazard.



**C. Water Heating Equipment**

*Energy Source:* Gas

*Capacity:* 40 gallon, 2015 model.

*Comments:*No water or gas supply, not working

**Water heater Temperature and Pressure Relief Valve**

- Water heater pressure relief drain line is not plumbed to the exterior -goes to under the house  
Safety hazard

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Other**

*Comments:* Gas meter was turned off unable to test any gas appliances

- Gas meter is not grounded - Safety hazard

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### V. APPLIANCES

**A. Dishwashers**

*Comments:*

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**B. Food Waste Disposers**

*Comments:*

**C. Range Hood and Exhaust Systems**

*Comments:*

**D. Ranges, Cooktops, and Ovens**

*Comments:*

Electric       Gas

**Oven(s):**

Unit #1:  Electric       Gas

Tested at 350°F, Variance noted: \_\_\_\_\_°F (max 25°F)

Unit #2:  Electric       Gas

Tested at 350°F, Variance noted: \_\_\_\_\_°F (max 25°F)

**E. Microwave Ovens**

*Comments:*

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

*Comments:*

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**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Comments:*

**I. Other**

*Comments:*

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**VI. OPTIONAL SYSTEMS**

**A. Outbuildings**

*Comments:* Second structure out back, not inspected. In very poor shape and smell inside is unhealthy.



## Summary Page

### Major Deficiencies

### Safety Issues

#### CEILINGS AND FLOORS

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Sloping Floors in various locations.,,some severe, soft unstable spots in various locations.

#### WINDOWS

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Burglar bars present , fire escape safety hazard.

#### PORCHES, BALCONIES, DECKS, AND CARPORTS

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Porch and support columns and railing appear unstable.

#### SERVICE ENTRANCE AND PANELS

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Main power supply wire to the electric meter is unprotected. - Safety hazard (Suggest the installation of a proper mast)

Main electrical panel is not labeled - Safety hazard

Doubled tapped breakers / Fuses in the main / only electrical panel - Safety hazard

A/C condensing unit #1:

Specifies max amp breaker of 40 amp and a ??? amp breaker is in use

#### BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

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Light bulbs missing protective covers in various locations. - Safety hazard

Smoke alarms are not present in each sleeping area

No smoke alarm in hallway

Missing Carbon Monoxide detectors when gas supply is present on the property - Safety Hazard

Unprotected wires interior/exterior of the structure in various locations - Safety hazard

#### HEATING EQUIPMENT

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Furnace closet is open to the attic - Safety hazard

Furnace has flex gas line going through the furnace housing, should be rigid pipe going through the housing then flex line to the supply. - Safety hazard

## DRAINS, WASTES, AND VENTS

Strong Sewer smell in various location - Potential health safety hazard.

## WATER HEATING EQUIPMENT

Water heater pressure relief drain line is not plumbed to the exterior -goes to under the house Safety hazard

## OTHER

Gas meter is not grounded - Safety hazard

## **Minor Concerns or Repairs**

### FOUNDATIONS

Foundation Pier and beam crawlspace entry screwed shut, remainder of skirting sealed up . Not inspected.

### ROOF COVERING MATERIALS

Roof shows signs of patching - Have checked by a certified roofer for total condition and longevity.  
Plumbing vents on the roof are white PVC and are susceptible to deterioration from the sun's rays. (Should be painted with a latex paint.)

### WALLS (INTERIOR AND EXTERIOR)

Exterior walls in poor condition, handy man repairs in various locations.

### DOORS (INTERIOR AND EXTERIOR)

Doors interior missing door stops, rub, don't catch when closed or drift in various locations

### SERVICE ENTRANCE AND PANELS

Electrical power has been turned off to the house, no electrical components were tested.

### PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Water not turned off, unable to check any plumbing or drain fixtures.  
Home owners water shut off valve is buried or missing. Have plumber locate and clean out for in case of an

emergency

## DRAINS, WASTES, AND VENTS

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Broken plumbing in various locations

Sewer clean out was not located have located or installed by a certified plumber

## OTHER

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Gas meter was turned off unable to test any gas appliances

## OUTBUILDINGS

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Second structure out back, not inspected. In very poor shape and smell inside is unhealthy.

### **Items to Monitor**

### **Deferred Cost Items**