



1611 WETHERSFIELD



**1611 WETHERSFIELD, AUSTIN TEXAS 78703**  
**NEW CONSTRUCTION / ADDITION SUBMITTAL**

**ARCHITECT / PROJECT MANAGER:**

**MARC BOVE**

**FAR HILLS STUDIO**

**[MARC@FARHILLSTUDIOAT.COM](mailto:MARC@FARHILLSTUDIOAT.COM)**

**512 784 3290**

**CONSULTANT:**

**JENNIFER HANLEN**

**SITEATX, LLC**

**[SITEATX@GMAIL.COM](mailto:SITEATX@GMAIL.COM)**

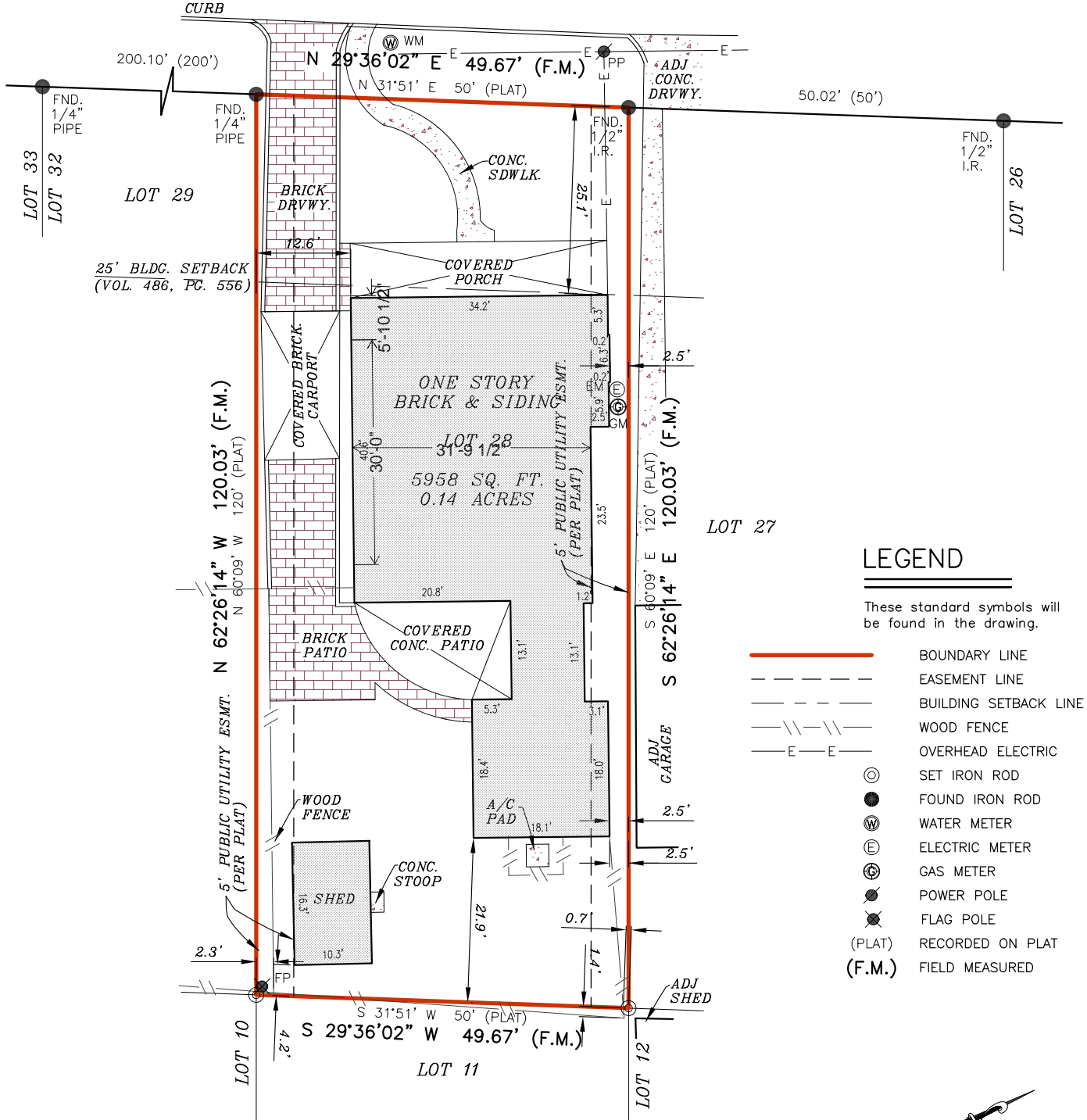
**713 825 6271**

**MAY 7, 2024**

**MEETING WITH ARCHITECTURAL REVIEW COMMISSION**

**CITY OF AUSTIN**

WETHERSFIELD ROAD  
(50' R.O.W.-PER PLAT)



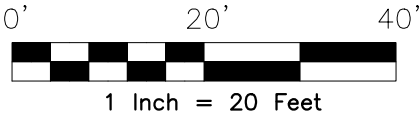
LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- FOUND IRON ROD
- WATER METER
- ELECTRIC METER
- GAS METER
- POWER POLE
- FLAG POLE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED



GRAPHIC SCALE



SURVEYOR'S NOTE(S):  
BASIS OF BEARING, TEXAS CENTRAL NAD 83.

At date of this survey, the property is in FEMA designated ZONE X.  
Area of minimal flood hazard, as verified by FEMA Map Panel No. 480453C 0455 K effective date of JANUARY 22, 2020. Exact designations can only be determined by an Elevation Certificate. This information is subject to change as a result of future FEMA Map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X \_\_\_\_\_  
X \_\_\_\_\_

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to INDEPENDENCE TITLE COMPANY and \_\_\_\_\_

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).

Borrower/Owner: C. LANE PRICKETT AND SUSAN PRICKETT  
Address: 1611 WETHERSFIELD RD., AUSTIN, TX 78703 GF No. 2232812-ARB

Legal Description of the Land:  
Lot 28, ENFIELD F, according to the map or plat thereof, recorded in Volume 3, Page 194, Plat Records, Travis County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:  
VOLUME 3, PAGE 194, PLAT RECORDS, TRAVIS COUNTY, TEXAS  
VOLUME 486, PAGE 556, DEED RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	2207090494	NO.	REVISION	DATE
DATE:	07/08/22			
DRAWN BY:	JD/CH/KB			
APPROVED BY:	RJR			



Roy John Ronnfeldt  
ROY JOHN RONNFELDT, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 3520



P.O. BOX 160369  
SAN ANTONIO, TEXAS 78280  
PHONE: (210) 572-1995  
WEB: WWW.AMERISURVEYORS.COM

# AUSTIN PROPERTY INSPECTIONS, PLLC

512-848-3523

[ion@austinpropertyinspections.com](mailto:ion@austinpropertyinspections.com)



RACHEL ROSEN

1611 Wethersfield Rd  
Austin, TX 78703

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Inspector

**Ion Santesteban**

TREC #23815

[ion@austinpropertyinspections.com](mailto:ion@austinpropertyinspections.com)





# PROPERTY INSPECTION REPORT FORM

Rachel Rosen	04/21/2022 9:30 am
<i>Name of Client</i>	<i>Date of Inspection</i>
1611 Wethersfield Rd, Austin, TX 78703	
<i>Address of Inspected Property</i>	
Ion Santesteban	TREC #23815
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

## **NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*Occupancy:* Furnished, Occupied

*Temperature (approximate):* 74 Fahrenheit (F)

*Type of Building:* Single Family

*Weather Conditions:* Cloudy

*Additional Information:*

Note: Right and left are noted as if facing the house and guest house from the street.

Congratulations on the purchase of your new home. I work for and in the best interests of the buyer only. This report belongs to the buyer only and is not transferable. The home inspection is not all-inclusive and is cursory at best. It is limited to visual, audible, and operational techniques only and is not intended to eliminate the risk of property ownership. Its purpose is to determine, at the time of the inspection only, if the inspected items are performing the function for which they are intended. There are no warranties, representations, guarantees, insurances, or assurances as to the efficiencies or future performances expressed or implied by this report. I highly recommend that you purchase a home warranty product. I will not be liable for misrepresented systems or components, undisclosed or undiscovered defects, or repairs made to any such defects that are brought to the attention of this company after completion of this inspection. Only qualified professionals should perform repairs according to this inspection. This report meets or exceeds the minimum guidelines outlined in the standards of practice as promulgated by the Texas Real Estate Commission.

Thank you for choosing Austin Property Inspections and enjoy your new home!

Ion Santesteban

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I=Inspected

NI=Not Inspected

NP=Not Present

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I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

*Type of Foundation(s):* Pier and Beam

*The foundation is:* not performing as intended.

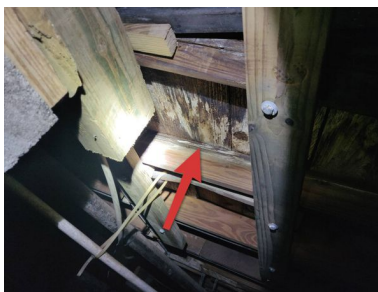
*Comments:*

In the crawlspace:

- The crawl space ventilation is not adequate. There should be 1 square foot of ventilation per 150 square feet of the crawlspace.
- There is excessive moisture content in the ground.
- There is no sub-flooring insulation present.
- There is no vapor barrier in the ground.
- There are uninstalled water supply lines.
- Previous leaks were observed on the subfloor.
- There are wood shims at various piers. Metal shims are preferred for this location.
- There is previous termite damage at various frame members.
- There are signs of settling and movement at various locations throughout. Recommend further evaluation of the foundation by a licensed structural engineer or a foundation specialist and that necessary repairs be completed.



Previous water leaks.



Previous water leaks.



Wall stud - termite damage.

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I	NI	NP	D
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Beam - termite damage.



Right side - damage.



Exposed water supply line.



Cinder block pier and wood shims.



Concrete pier and wood shims.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

*Comments:*

- The grading at the back of the home slopes toward the foundation; recommend monitoring the drainage at this area and improving as needed.

*Note:*

- Recommend maintaining at least four inches of clearance between the ground level and the siding.
- Recommend maintaining proper drainage away from the base of the foundation.



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Back.

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

*Types of Roof Covering:* Fiberglass Composition Shingles

*Viewed From:* Walk on roof

*Comments:*

- Several roofing fasteners are exposed and rusted. Recommend sealing the exposed fasteners on the roof at the ridge row shingle and at the roof penetration flashings.

- There are various shingles with granule loss.

- In the back porch covering, there is debris.

- The back fascia is damaged.

Note: the inspector does not lift or remove shingles or tiles. Inspection of the shingles fastening system is not inspected as this may damage the shingle.



Back - debris.



Front - damaged shingle.



Front - granule loss.



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Back - fascia.



Left side - exposed fasteners.



Back, ridge - exposed fasteners.

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

*Viewed From:* Interior of the attic

*Approximate Average Depth of Insulation:* 4 - 6

*Comments:*

There are two attic accesses:

Attic 1 (hallway ceiling)

- The service light is inoperable (possible bulbs out).
- The construction of the house is not consistent with today's building techniques but is common for the age of the house. The ridge beam is missing.
- The insulation depth throughout the attic crawlspace is inconsistent. Recommend leveling out the insulation to help maximize its efficiency.
- The soffit vents are not present. This will reduce the ventilation of the attic. This is common for the age of the house.
- There is evidence of previous water damage at the roof decking at various locations.
- Recommend removing the old fan/ventilator from the attic area.
- The range hood exhaust vent is discharging into the attic. It should discharge to the exterior of the structure.
- Previous water leaks were observed on the left sidewall.

Attic 2 (laundry room ceiling)

- The service light is inoperable (possible bulbs out).
- There is damage at the roof decking.

Note: the attic was not fully accessible and insulation is not moved for inspection.



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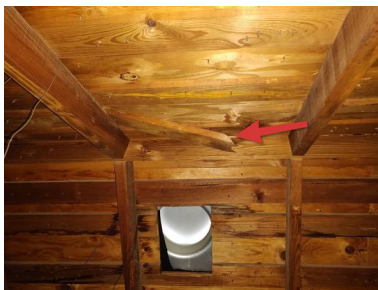
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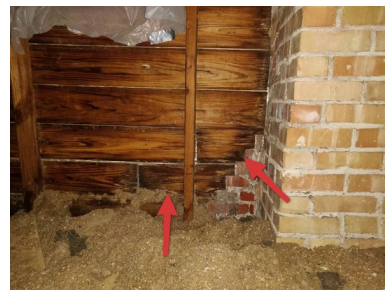
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Attic 1 - missing insulation.



Attic 1 - roof decking - damage.



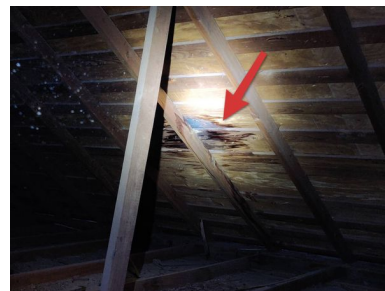
Attic 1, left side - previous water leaks.



Attic 1 - previous water leaks and range hood exhaust vent.



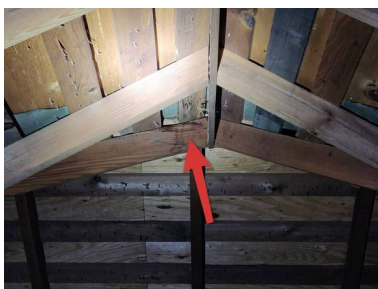
Attic 1 - previous water leaks.



Attic 1 - previous water leaks.



Attic 1 - old fan/ventilator.



Attic 1, - previous water leaks.



Attic 2, service light - inoperable.



Attic 2, roof decking - damage.



Attic 2 - missing purlin brazing.



Attic 2 - unsecured outlet.

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

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### Interior

- There are several drywall cracks throughout the house.
- In the right bathroom, there are various damaged tiles.

### Exterior

- There is vegetation (tree branches) very close to the roof surface. Recommend trimming and maintaining tree limbs and foliage away (at least 5 feet) from contact with the house.
- There is water damage at the bottom of the front door trim.
- There is water damage and deterioration in the siding throughout the perimeter of the house.
- Various window and door trim boards are damaged.



Bathroom - drywall crack.



Bathroom - tile crack.



Living room - drywall crack.



Left side hallway - drywall crack.



Living room - drywall crack.



Front right bedroom - drywall crack.



Right side - deteriorated siding.



Left side - water damage.



Left side - deteriorated siding.



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Left side - water damage.



Right side - water damage.

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

*Comments:*

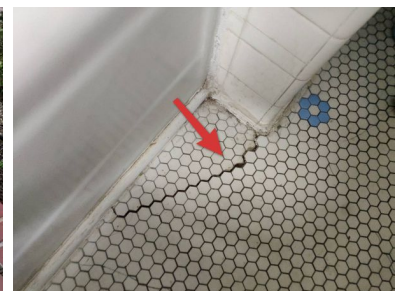
- The front entry step/riser is loose.
- There are several cracks in the front porch floor.
- The floors are not level throughout the house
- On the right bathroom floor, there is an area next to the bathtub where the floor is damaged. There is a crack along the room floor.
- Previous repairs were observed in the back bedroom ceiling (drywall patch).
- There are drywall cracks in the hallway ceiling.



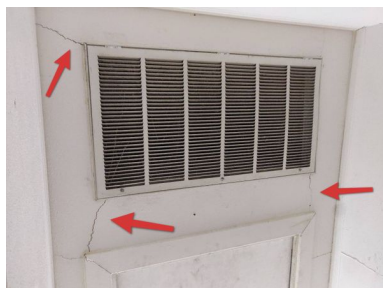
Front - loose step.



Front porch floor - crack.



Right bathroom floor.



Hallway - drywall cracks.

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

*Comments:*

- Marked safety glass missing at the front door.
- Unable to close the back bedroom door. The door hits the frame.
- Unable to operate the back porch door. It is painted shut.
- The right side bathroom door rubs on the floor.
- Due to be presence of belongings, not all the doors were accesible for inspection.



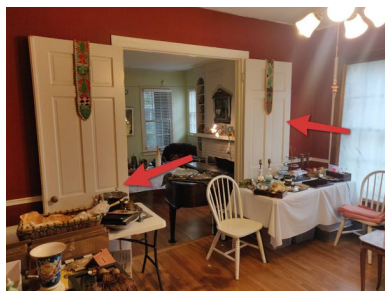
Front door.



Right bathroom door.



Laundry room - inaccessible.



Dining room - inaccessible.

☒ ☐ ☐ ☒ **H. Windows**

*Comments:*

- The wood-frame windows were painted shut. Unable to operate them. The bedrooms should have one functional window for proper fire egress.
- There are various windows with broken glass panes.

Note: double pane insulated windows may have broken seals/gaskets without showing signs of "fogging" due to various factors such as indoor/outdoor climate change, glazing surface conditions, and window screens. Only obviously "fogged" windows at the time of the inspection are noted.

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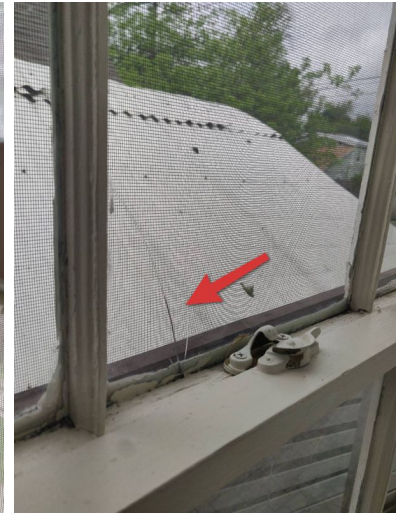
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Kitchen window - broken glass pane.



Dining room.



Front right bedroom.

☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**  
*Comments:*

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

*Comments:*

- The chimney flashing is loose at various locations.

- Recommend sealing the gaps inside the firebox.

- There is creosote build-up at the chimney flue. It should be cleaned.



Chimney flashing - loose.



Chimney - loose flashing.



Firebox - gaps.



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Fireplace flue - dirty.

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

*Comments:*

- The front porch columns have water damage at the bottom.



Front porch column - water damage.

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## II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

*Comments:*

- The service entrance conductors are supported by the fascia. Today's construction would use a steel mast to support the wires. They should be inside an electrical conduit.

The main electrical panel is located on the left exterior wall:

- There are missing knockouts. Shocking hazard.

- There are no Arc Fault Circuit Interrupter (ACFI) breakers present. These breakers were not required when this house was constructed.

- The electrical panel and breakers are Federal Pacific Stab-Lok brand (FPE). Federal Pacific Stab-Lok panels and breakers have been known to be defective. Recommend further investigation into Federal Pacific Stab-Lok at the Consumer Product Safety Commission. Recommend further evaluation by a licensed electrician and that necessary repairs be done.

There are two electrical sub-panels located in the laundry room.

- FPE panel observed.

- The left panel is not properly secured. The cover is missing.



Service entrance conductors.



Service entrance conductors.



Main electrical panel - Federal Pacific Electric (FPE).

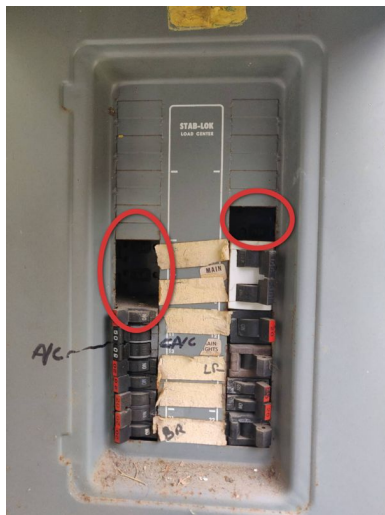
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Main electrical panel - missing knockouts.



Laundry room, electrical sub-panel - missing cover.



Laundry room, electrical sub-panel - FPE Stab-Lock.

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

*Type of Wiring:* Copper

*Comments:*

Note: If belongings are present, not all outlets/switches will be accessible for testing.

- The house has a two-wire system.
- There are exposed wires throughout the exterior of the house. They should be inside an electrical conduit.
- There is no power present in the front exterior outlet. The reset button for the GFCI is inoperable.
- On the kitchen countertop, there is an outlet that is not GFCI (ground fault circuit interrupter) protected. There is an open ground.
- The front right bedroom outlet is missing a cover.
- Several outlets have an open ground.
- The living room and back hallway light fixtures have inoperable light bulbs (possible bulbs out).
- The hallway light fixture is missing a guard cover.
- The smoke detectors are missing in the sleeping areas.

Note: smoke alarms should be tested monthly & maintained as needed. 220 Volt outlets are not inspected. In the event that Aluminum branch circuit wiring is reported; it is recommended that it be reviewed by a licensed electrical contractor. Copper-clad Aluminum branch circuit wiring is not reported unless it is labeled as such at the electrical panel.



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Left side - exposed wiring.



Left side - exposed wiring.



Kitchen - not GFCI protected.



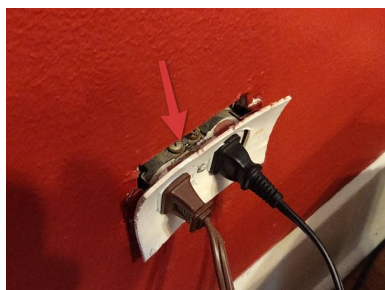
Hallway - missing guard cover.



Living room - open ground.



Living room - inoperable.



Front right room - missing cover.



Back hallway - inoperable light bulbs.

☐ ☐ ☒ ☐

C. Other

Comments:

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

☒ ☐ ☐ ☒ **A. Heating Equipment**

*Type of Systems:* Forced Air

*Energy Sources:* Gas

*Comments:*

Furnace (attic 1):

- 2012 Lennox.

- There are signs of water leaks in the furnace exhaust vent pipe.

- The heating system was performing as intended at the time of the inspection.

- Recommend a yearly fall season heating system maintenance/check-up by a licensed A/C contractor.

Note: full evaluation of gas heat exchangers requires dismantling the furnace which is beyond the scope of a home inspection.



Attic 1, furnace exhaust vent.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

*Type of Systems:* Central Air Conditioner

*Comments:*

Condenser unit (exterior/back):

- 2013 Lennox.

Evaporator coil (interior/attic1).

- 2013 Advanced Distributor Products.

- There is vegetation and debris around the condenser unit. Recommend a minimum of 2 feet clearance around the unit to maximize its efficiency.

- The cooling temperature differential (Delta T) between the supply air and the returned air was 17 degrees. It is within the acceptable range of 15-22 degrees at the time of the inspection

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- Recommend a yearly springtime indoor A/C coil cleaning/maintenance/check-up by a licensed A/C contractor. Window A/C units are not inspected.



Back - A/C condenser unit.

☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**  
*Comments:*

☐ ☐ ☒ ☐ **D. Other**  
*Comments:*



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## IV. PLUMBING SYSTEMS

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

*Location of Water Meter:* Front right of the property. - Front of the property.

*Location of Main Water Supply Valve :* Unable to locate the main water supply valve.

*Static Water Pressure Reading:* 68

*Type of Supply Piping Material:* Galvanized steel piping., CPVC

*Comments:*

- Galvanized piping was observed as the water supply lines material. Corrosion in galvanized pipes could cause lower water pressure throughout the home.

- In the crawlspace area, there are uninsulated water supply lines. They should be insulated for freeze protection.

- The right side hose bib is missing a vacuum breaker device, used to prevent contaminated water from being siphoned back into the drinking water system.

Note: the inspection does not include piping that is not visible such as inside walls, underground, etc... The potability of any water supply is beyond the scope of a home inspection. Clothes washing machine and icemaker hose bibs are not inspected. Plumbing fixtures cut-off valves and hose bibs are not operated. A shower pan flood test is beyond the scope of a home inspection and is not performed by this inspection company.



Left side - missing vacuum breaker.



Crawlspace - galvanized water supply line.

### ☒ ☐ ☐ ☒ B. Drains, Wastes, and Vents

*Type of Drain Piping Material:* Cast Iron, PVC

*Comments:*

- Cast iron was found as part of the plumbing drain and vent system. Cast iron piping has an average useful underground life of 50 to 60 years; The condition of the drain lines in the walls and beneath the foundation/ground is unknown.

- On the right side of the house, there is a wastewater leak. There is a very strong odor present.

- On the left side, the clean-out is missing a cap. Water was observed coming out of the cleanout.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- In the crawlspace, there is a leak in the cast iron sewer/drain line.

- Recommend further evaluation of the sewer system by a licensed plumber. Recommend doing a sewer line camera inspection by a licensed plumber to confirm the condition of the sewer lines.

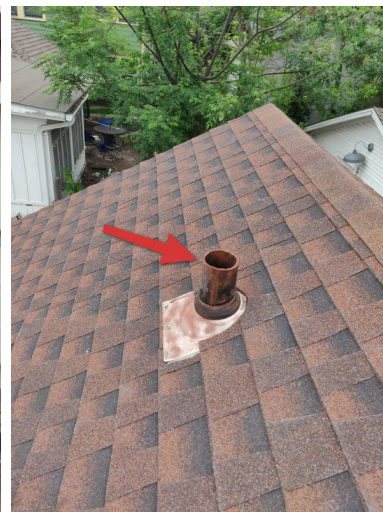
Note: washing machine drain lines are inspected. Sewage ejector pumps / grinder pumps / lift stations are not inspected.



Right side - waste water leak.



Right side, waste water leak - strong odor.



Back - cast iron plumbing vent.



Left side, cast iron cleanout - missing cap.



Crawlspace, cast iron sewer/drain line - leak.



Crawlspace, cast iron sewer/drain line - leak.

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* 30 Gallons

*Comments:*

- 1996 Reliance (utility closet).

- The water heater is not installed over a drain pan.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- There is no sediment trap present at the gas supply line.
- The utility closet is not properly finished out for fire blocking.
- Unable to verify the termination of the temperature and pressure relief (TPR) drain line. It should discharge to the exterior of the house.
- The hot water was coming out at 139 degrees. That is considered a scalding hazard. Recommend necessary adjustments be done.

Note: the water heater is an older unit that may be approaching the end of its useful life. Recommend budgeting for replacement.



Water heater - missing sediment trap and drain pan.



Utility closet ceiling - not properly finished for fire protection.

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

*Comments:*

☒ ☐ ☐ ☒ **E. Gas Distribution Systems and Gas Appliances**

*Location of Gas Meter:* Front left of the property. -

- There are no visible bonding wires present at the gas meter. Bonding the gas meter ensures that normally non-current-carrying conductive objects that are bonded are at the same electrical potential. If metal bodies that are not bonded are at significantly different voltage potentials, and if they are simultaneously contacted, there may be a shock or fire hazard.

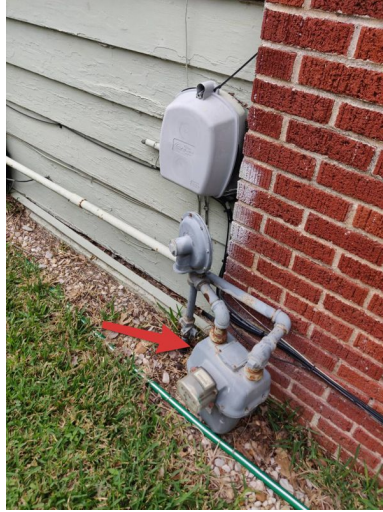
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Left side - gas meter.

*Type of Gas Distribution Piping Material:* Black Iron  
*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

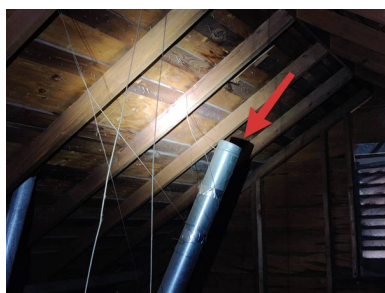
☐ ☐ ☒ ☐ **B. Food Waste Disposers**

*Comments:*

☒ ☐ ☐ ☒ **C. Range Hood and Exhaust Systems**

*Comments:*

- Inside the attic, the range hood is disconnected. It should discharge to the exterior of the structure.



Attic - range hood exhaust vent pipe.

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

*Comments:*

- Anti-tip device not present. This is a bracket that prevents the unit from tilting forward if a child climbs on it.

- The gas valve handle should be accessible without moving the unit.



Range gas shut-off valve.

☐ ☐ ☒ ☐ **E. Microwave Ovens**

*Comments:*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>F. Mechanical Exhaust Vents and Bathroom Heaters</b> <i>Comments:</i>
--------------------------	--------------------------	-------------------------------------	--------------------------	-----------------------------------------------------------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>G. Garage Door Operators</b> <i>Comments:</i>
--------------------------	--------------------------	-------------------------------------	--------------------------	-----------------------------------------------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>H. Dryer Exhaust Systems</b> <i>Comments:</i> - On the left side, the dryer exhaust vent is dirty. It should be cleaned up.
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------



Left side - dryer exhaust vent.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

## VI. OPTIONAL SYSTEMS

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

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

☐ ☒ ☐ ☐ **C. Outbuildings**  
*Comments:*

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

☐ ☐ ☒ ☐ **E. Private Sewage Disposal Systems**  
*Comments:*

☐ ☐ ☒ ☐ **F. Other Built-in Appliances**  
*Comments:*

☐ ☐ ☒ ☐ **G. Other**  
*Comments:*

## TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

*Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.*

Inspected Address

City

Zip Code

### SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). The warranty should specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.



Inspected Address		City		Zip Code	
1A. _____ Name of Inspection Company		1B. _____ SPCS Business License Number			
1C. _____ Address of Inspection Company		City	State	Zip	Telephone No.
1D. _____ Name of Inspector (Please Print)		1E. _____ Certified Applicator Technician		<input type="checkbox"/> <input type="checkbox"/>	(check one)
		1F. _____ Inspection Date			
2. _____ Name of Person Purchasing Inspection		Seller <input type="checkbox"/> Agent <input type="checkbox"/> Buyer <input type="checkbox"/> Management Co. <input type="checkbox"/> Other <input type="checkbox"/>			
3. _____ Owner/Seller					
4. REPORT FORWARDED TO: Title Company or Mortgagee <input type="checkbox"/> Purchaser of Service <input type="checkbox"/> Seller <input type="checkbox"/> Agent <input type="checkbox"/> Buyer <input type="checkbox"/>		(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)			

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5A. \_\_\_\_\_  
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:  
Foundation: Slab ☐ Pier & Beam ☐ Pier Type: \_\_\_\_\_ Basement ☐ Other: \_\_\_\_\_  
Siding: Wood ☐ Hardie Plank ☐ Brick ☐ Stone ☐ Stucco ☐ Other: \_\_\_\_\_  
Roof: Composition ☐ Wood Shingle ☐ Metal ☐ Tile ☐ Other: \_\_\_\_\_

6A. This company has treated or is treating the structure for the following wood destroying insects: \_\_\_\_\_  
If treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐  
If treating for drywood termites or related insects, the treatment was: Full ☐ Limited ☐

6B. \_\_\_\_\_  
Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes ☐ No ☐ List Insects: \_\_\_\_\_

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase or sale of this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this real estate transaction.

Signatures:

7A. \_\_\_\_\_  
Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

7B. \_\_\_\_\_  
Apprentices, Technicians, or Certified Applicators Name(s) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box ☐ 8B. Date Posted: \_\_\_\_\_  
Water Heater Closet ☐  
Beneath the Kitchen Sink ☐

9A. Were any areas of the property obstructed or inaccessible? Yes ☐ No ☐  
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following:  
Attic ☐ Insulated area of attic ☐ Plumbing Areas ☐ Planter box abutting structure ☐  
Deck ☐ Sub Floors ☐ Slab Joints ☐ Crawl Space ☐  
Soil Grade Too High ☐ Heavy Foliage ☐ Eaves ☐ Weepholes ☐  
Other ☐ Specify: \_\_\_\_\_

10A. Conditions conducive to wood destroying insect infestation: Yes ☐ No ☐  
(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to:  
Debris under or around structure (K) ☐ Wood to Ground Contact (G) ☐ Formboards left in place (I) ☐ Excessive Moisture (J) ☐  
Planter box abutting structure (O) ☐ Footing too low or soil line too high (L) ☐ Wood Rot (M) ☐ Heavy Foliage (N) ☐  
Insufficient ventilation (T) ☐ Wood Pile in Contact with Structure (Q) ☐ Wooden Fence in Contact with the Structure (R) ☐  
Other (C) ☐ Specify: \_\_\_\_\_

# Inspected Address

11. Inspection Reveals Visible Evidence in or on the structure:

11A.Subterranean Termites

11B.Drywood Termites

11C Formosan Termites

11D.Carpenter Ants

11E .Other Wood Destroying Insects

City

Active Infestation

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Previous Infestation

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Zip Code

Previous Treatment

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Specify:

11F.Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

11G.Visible evidence of: has been observed in the following areas:

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 11. (Refer to Part G, H, and I, Scope of Inspection)

Yes ☐ No ☐

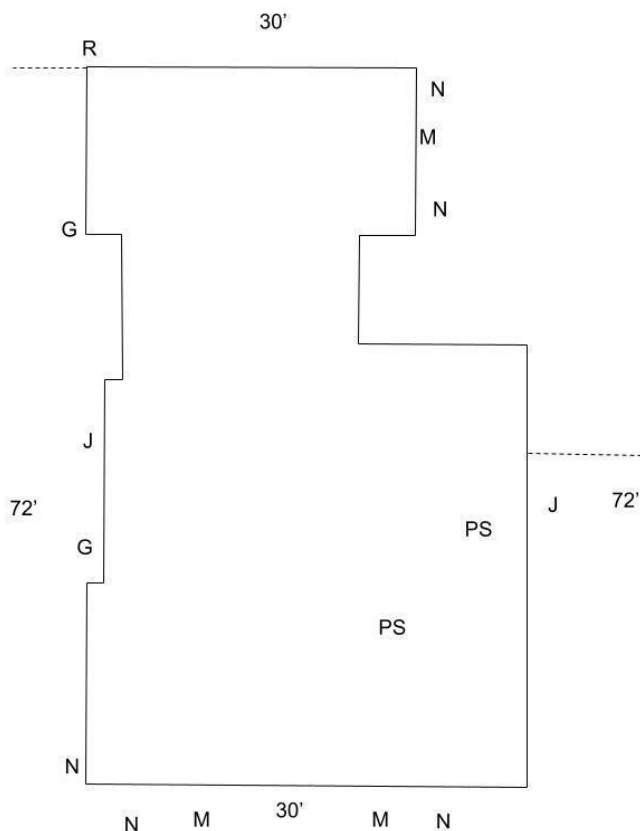
12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes ☐ No ☐

Specify reason:

Refer to Scope of Inspection Part J

## Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E- Evidence of Infestation, A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H- Carpenter Ants; Other(s) – Specify



1611 Wethersfield Road

Additional Comments

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Inspected Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

**Statement of Purchaser**

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: \_\_\_\_\_

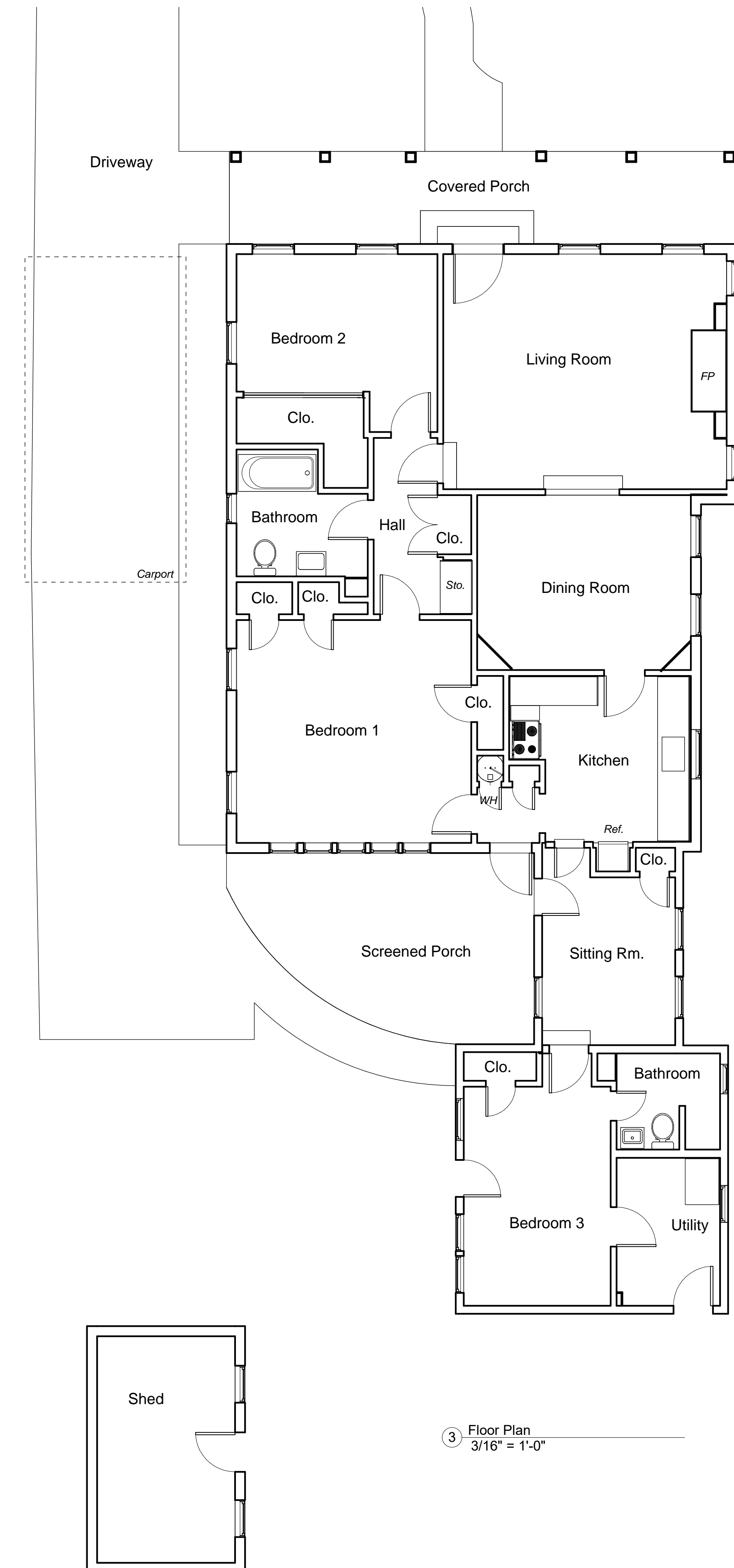
Signature of Purchaser of Property or their Designee \_\_\_\_\_ Date \_\_\_\_\_

☐ Customer or Designee Not Present

**Buyer's Initials** \_\_\_\_\_



## EXISTING FLOOR PLAN



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permitting, or construction

Jennifer Keaton  
Texas Registered Architect 21263


**PRICKETT RESIDENCE**  
**1611 Weathersfield Rd**  
**Austin, TX 78703**

This sheet is only one component of the total document package which consists of all sheets of drawings and the project manual.

PLAN NORTH



CARDINAL NORTH

[illegible]

TE: August 31, 2022

S PROJECT # 2022-108PR

Overall First  
Floor  
Construction  
Plans  
**A103**  
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# A HOME FOR THE PRICKETT FAMILY

1611 WETHERSFIELD ROAD  
AUSTIN, TEXAS







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① Prickett Driveway Elevation  
1/4" = 1'-0"

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INTERIOR ARCHITECTURE

512-207-0141

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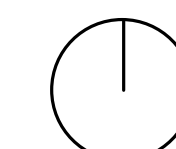
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PRELIMINARY

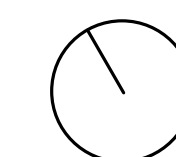
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Jennifer Keaton  
Texas Registered Architect 21263

PLAN NORTH



CARDINAL NORTH

[illegible]

DATE: August 20, 2022

RDS PROJECT # 2021-023KR

## Exterior Elevations

**SDD2a**

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