

1180 ½ SOL WILSON AVENUE, AUSTIN, TEXAS 78702

## SELLER LETTER TO BUYERS

Dear Future Homeowner,

It's hard to put into words how much this home has meant to me, but I hope you feel the same warmth and character here that I have from the very beginning.

One of the first things I fell in love with was the location. Being on a quiet, dead-end street means there's very little car traffic, which makes it feel peaceful and safe. It's the kind of street where neighbors wave, pause to chat, and truly get to know one another. That sense of community has been so special to me.

Inside, I've loved everything about this house – the layout, the beautiful wood floors, and the way natural light fills the rooms throughout the day. It has a timeless charm that gives it personality and soul. It doesn't feel cookie-cutter – it feels real, lived-in, and full of character.

The kitchen has been one of my favorite spaces. There's so much storage, and the large peninsula makes cooking and prepping food easy and enjoyable. Whether I'm making a simple weeknight dinner or hosting friends, the layout just works. It's truly the heart of the home.

And speaking of hosting – the backyard patio has been a dream. It's the perfect spot for gathering with friends, sharing meals, and enjoying Austin evenings. It feels private and inviting, an extension of the home's warmth.

Beyond the house itself, living in Rosewood has been incredible. This part of Central East Austin has such a strong sense of history and community. Rosewood Neighborhood Park is just nearby, with trails, green space, and room to enjoy the outdoors. Downtown Austin is only minutes away, yet this pocket of 78702 feels grounded and residential. There's easy access to local coffee shops, restaurants, and neighborhood favorites – all while coming home to a quieter street at the end of the day.

Rosewood blends historic charm with the vibrant energy of East Austin. It's a place where you feel connected – to neighbors, to parks, to the culture of the city – without sacrificing comfort or calm.

I truly hope this home brings you as much joy, connection, and wonderful memories as it has brought me.



# TITLE SURVEY

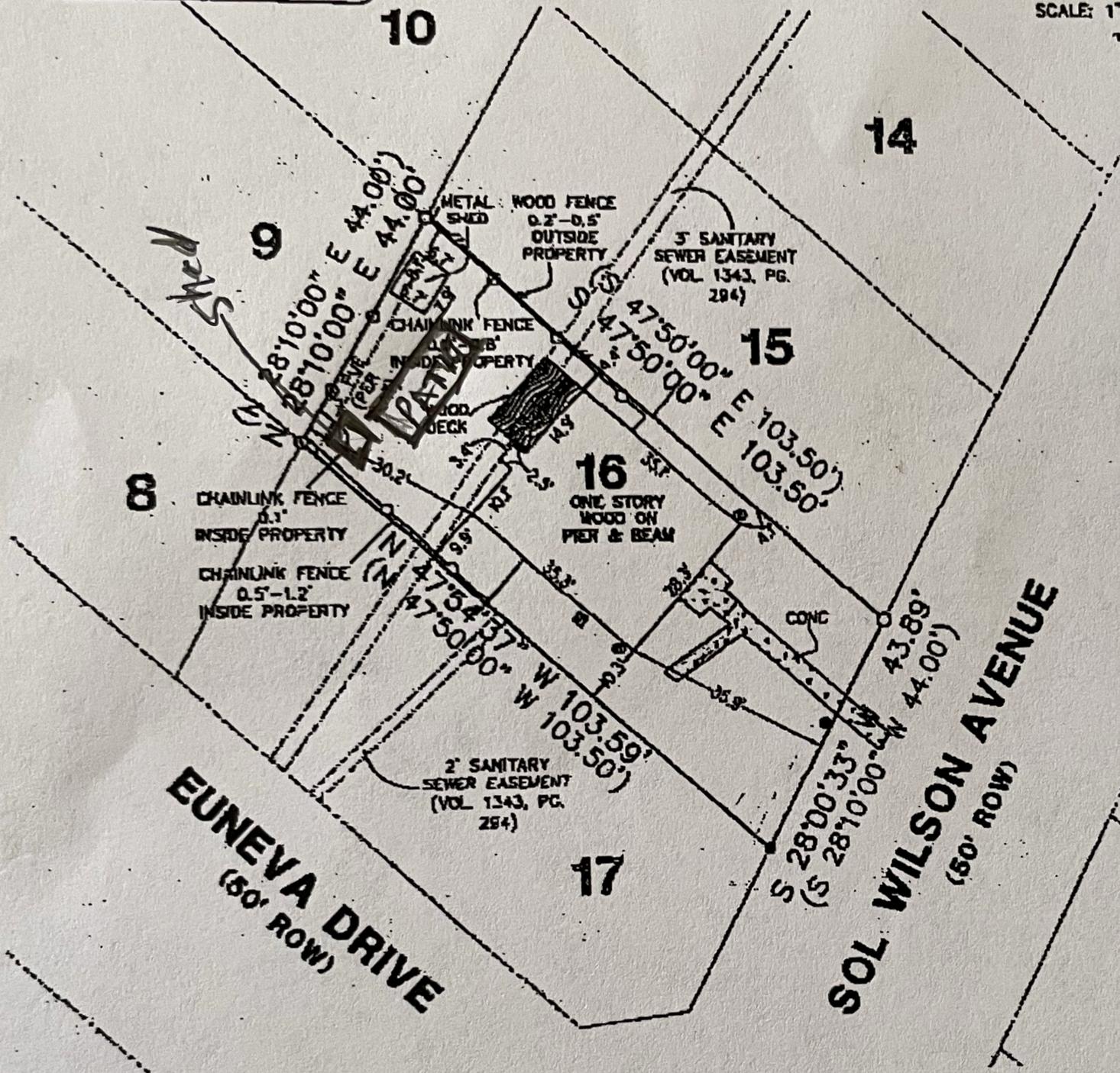
ATS Job # 07102914s

Reference: Irwin & Pan Address: 1180-1/2 Sol Wilson Avenue, Austin, Tx  
 Lot 16, HOFHEINZ SUBDIVISION of the South portion of Lot B Outlot 13, Division "B",  
 Volume 4, Page 69 Plat Records of Travis County, Texas.

LEGEND	
—	IRON ROD FOUND
—	IRON ROD W/ 'ATS' CAP SET
( )	RECORD INFORMATION
—	BUILDING LINE
—	PUBLIC UTILITY CASEMENT
—	WATER METER
—	ELECTRIC METER
—	GAS METER
—	A/C UNIT
○	MOD NAIL SET IN TREE



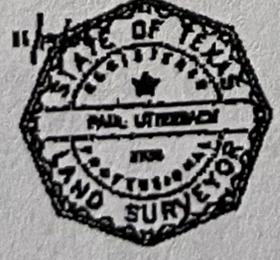
SCALE: 1"=20'



Notes:  
 1) All easements, of which I have knowledge and those recorded easements furnished by Aloha Title Company North Mapac according to Title Commitment G# No. 910107-1270, DO AFFECT the subject property. Other than visible easements, no unrecorded or unperfected easements are shown hereon.  
 2) All building lines not shown hereon are per the City of Austin Zoning Ordinance.  
 3) All bearings and distances shown hereon are record and are based on a calculated inverse between a 1/2" iron pipe found for the most westerly corner of Lot 18 and a 1/2" iron pipe found for the most easterly corner of Lot 14 having a calculated inverse of N 13°18'30" E 194.89 feet and a monumented distance of 194.73 feet.

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

*Paul Utterback*  
 Paul Utterback, RPLS No. 5738  
 Client: Texas American Title Company  
 Date of Field Work: 10/31/2007  
 Field: MPulman  
 Tech: ChAnderson  
 Date Drawn: 11/12/2007  
 Public Projects/Blue Horizon Builders/SolWilson1180 1-2/dwg/sur/title\_071105.dwg




**ATS** Engineers, Inspectors & Surveyors  
 www.ats-engineers.com  
 4071 Bee Caves Road, Ste 200  
 Austin, Texas 78746  
 (512) 328-1888  
 FAX: (512) 328-1889

**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT  
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: 2/10/2026 GF No. \_\_\_\_\_  
Declarant: Sarah Searcy  
Description of Property: LOT 16 OLT 13 DIV B HOFHEINZ SUBD  
County Travis, Texas  
Date of Survey: 11/12/2007

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
  - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

Shed and covered patio added in backyard

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

- 6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
- 7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Sarah Searcy</u> .          My date of birth is <u>09/28/1964</u> .          and my address is <u>1807 Cullen Avenue</u>  <u>Austin, Texas 78757</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p>  <p>Executed in <u>Travis</u> County,          State of <u>Texas</u> , on the  <u>10</u> day of <u>February</u> , 2026 .</p> <p>Signed:  <small>DocuSigned by:</small>  <u>Sarah Searcy</u>  <small>80138CB163C94A4...</small>          Declarant</p>	<p>My name is _____ .          My date of birth is _____ .          and my address is _____          _____ .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p>  <p>Executed in _____ County,          State of _____ , on the          _____ day of _____ , _____ .</p> <p>Signed:          _____          Declarant</p>
---	--



Inspection Report  
SITE HAWK Home Inspections, LLC  
Jared L. Beard  
TREC Lic. # 20361



1180 1/2 Sol Wilson Ave, Austin, TX 78702

Prepared For:  
Sarah Searcy  
02-17-2026



# Site Hawk Home Inspections, LLC

1108 Sue Ann Rose Dr  
Austin, TX 78717

Phone (512)221-3929  
sitehawkinspections@gmail.com

# INVOICE

<b>SOLD TO:</b>
Sarah Searcy
TX

<b>INVOICE NUMBER</b>	20260217-03
<b>INVOICE DATE</b>	02/17/2026
<b>LOCATION</b>	1180 1/2 Sol Wilson Ave
<b>REALTOR</b>	

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$475.00	\$475.00
	<b>SUBTOTAL</b>	\$475.00
	<b>TAX</b>	\$0.00
	<b>TOTAL</b>	\$475.00
	<b>BALANCE DUE</b>	<b>\$475.00</b>

**THANK YOU FOR YOUR BUSINESS!**





- The property was not occupied at the time of inspection, however the condition of the property is always subject to change.
- Note - Clothes dryers, washing machines, water softeners, low voltage wiring, sump pumps, grinder pumps, and refrigerators (if any) are beyond the scope of a home inspection and were not inspected.
- Note - This inspection does not include checking for pests, rodents or wood destroying insects. The inspector may however report on findings if seen.
- TREC Limitations: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; (test for microwave oven radiation leaks, inspect self-cleaning functions, test trash compactor ram pressure, or determine the adequacy of venting systems as examples).

**Note: Only check box comments with a check applies to this report. Comments with an empty check box do not apply to this report or your home.**

---

**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.**

---

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:

#### **SUGGESTED FOUNDATION MAINTENANCE & CARE -**

Keep the soil around your home foundation at a constant moisture level. The soils present throughout Texas have a tremendous capacity to absorb (and lose) water. This means that the soil will swell when it is very wet and it will shrink when it is very dry. This creates significant stresses on the structural framing and concrete slab which are resting on top of the soil. Keeping the soil around your home foundation at a constant moisture level with seepage water hoses will help reduce the chances of needing house leveling in the future. Provide positive drainage away from the slab perimeter. Any standing water near the foundation slab, current or future, should be eliminated. This will promote even moisture content underneath the slab and thus less movement of the soils beneath the foundation slab. 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. 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.

#### **Signs of Structural Movement or Settling**

- |   |  |
|---|--|
| <input type="checkbox"/> Strike plate/alignment                                       | <input type="checkbox"/> Twisted float joints                          |
| <input type="checkbox"/> Cracks in brick, stone, or stucco                            | <input type="checkbox"/> Cracks in exposed concrete floors             |
| <input checked="" type="checkbox"/> <b>Floors not level</b>                           | <input type="checkbox"/> Cracks in Parge Coat                          |
| <input type="checkbox"/> Deteriorated Pier/Beam Condition                             | <input type="checkbox"/> Excessive or improper shims                   |
| <input type="checkbox"/> Separations between trim and siding                          | <input type="checkbox"/> Beam splices not supported by piers           |
| <input type="checkbox"/> Inadequate ventilation of crawl space                        | <input checked="" type="checkbox"/> Cracks in wall(s) and / or ceiling |
| <input type="checkbox"/> Hazards, clearances, or other conditions, viewed from access |  |
| <input type="checkbox"/> Door / window frames out of square                           |  |

**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.

- The foundation appears to be performing the function intended
- Structural movement and/or settling noted; however, the foundation appears to be supporting the structure at this time.**
- 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.

#### **Inspector's Comments:**

- Note - The foundation piers for most of the home is stacked cement blocks. The rear addition has poured in place cement piers.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

- Note - Some structural movement and/or settling noted (floors off level, cracking in drywall); however, the foundation appears to be supporting the structure at this time.
- Hairline cracks and minor damage were observed on the cement skirting around the perimeter of the foundation (see at left and right sides of home as example).
- One of the crawlspace vents in the foundation (at left side) is missing a cover.
- Recommend adding a vapor barrier to the soil in the crawlspace under the home to better limit moisture buildup.
- Some of the cement block have settled in the crawlspace and should be leveled where needed (see near center of crawlspace as example).
- There are gaps between a few of the piers and beams in the crawlspace. There are also gaps between a few of the floor joists and the beams below them as well (see near front right corner, front left, and front right of crawlspace as example) (**see photo #1 & 2 below**). Re-shim (with proper metal shims) where needed.
- There was previous termite damage observed on some of the framing members in the crawlspace under the home (**see photo #3 below**). There were two floor joists found that were overly damaged and in need of replacement (see near front right side of crawlspace as example). Replace damaged framing members where found to be needed.



**B. Grading and Drainage**

*Comments:*

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Improper drainage from foundation
- Erosion or ponding next to foundation/driveway
- Gutters draining too close to the structure
- Run off intrusion into crawl space
- Trees/heavy foliage too close to the structure
- Inadequate grading clearance to exterior wall surface
- Planter(s) adjoining the structure
- Cut and fill type lot may accumulate excessive run off
- Level lot, does not facilitate proper drainage
- Grade slopes toward the structure
- Soil / lot conditions suggest further evaluation by appropriate professional, i.e.. watering program, drains, etc.

**C. Roof Covering Materials**

Type(s) of Roof Covering: Galvanized Steel - Standing Seam

Viewed From: Roof Level

Comments:

*\*\*Note - On any given roof, shingle age alone may be enough reason for replacement.*

*Recommend consulting with a roofing company if you believe the roof to be old or deficient in any way.*

- |  |   |
|--|---|
| <input type="checkbox"/> Torn, damaged, perforated or missing shingles   | <input type="checkbox"/> Brick chimney not properly flashed and counter-flashed         |
| <input type="checkbox"/> Roof decking deflection and / or sagging  | <input type="checkbox"/> Skylight covers not secured and / or flashed properly          |
| <input type="checkbox"/> Roofing covering installed over older roof covering   | <input type="checkbox"/> Exposed nail heads   |
| <input type="checkbox"/> Inappropriate roof covering for slope of the roof   | <input type="checkbox"/> Roof penetration(s) not properly flashed /sealed               |
| <input type="checkbox"/> Trim, soffit, fascia boards are in need of repair   | <input type="checkbox"/> Missing / damaged or inappropriately installed rain caps       |
| <input type="checkbox"/> Flashing is lifting, ill configured, or missing   | <input type="checkbox"/> Missing step flashing where a roof intersects at exterior wall |
| <input type="checkbox"/> Leaves / debris in the gutters and downspouts   |   |
| <input type="checkbox"/> Tree branches are too close to the roof structure   |   |
| <input type="checkbox"/> Vent roof jacks need to be sealed   |   |
| <input type="checkbox"/> Indication of water ponding   |   |
| <input type="checkbox"/> Other   |   |
| <input type="checkbox"/> Roof ventilation system damaged and in need of repair   |   |
| <input type="checkbox"/> The roof covering is in need of replacement or extensive repairs, a Certified Roofing Company should be consulted |   |
| <input type="checkbox"/> Previous Repairs to Roof At: _____  |   |

**Inspector's Comments:**

- The roof fascia appears to be pulling outwards at the front right corner of the home, where electrical wiring is secured (**see photo #1 below**). Needs to be better fastened.
- Recommend caulking/sealing the seams and splits in the exposed wood roof decking at the outer edges of the roof (at left and right sides of home) and re-paint where needed to better prevent further weathering or damage.
- There are small dents on the metal roofing panels at several areas, which is most likely from hail. Note -These dents are minor and not believed to be affected the integrity of the roofing material.
- The B-vent at upper rear of roof (near ridge) is too short/close to the roof covering. This vent

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

should ideally extend at least 2 ft above any portion of the roof within 10 ft.

- Note - There is evidence of minor water ponding across the metal flashing at the rear of the roof, between the lower and upper roof sections (dry at time of inspection) (see photo #2 below).



- 

**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:* 10 Inches (Batts) Approx. R-Value: R-30

**NOTE: In Central Texas, an R value of 38 is recommended.**

*Approximate Average Thickness of Vertical Insulation:* Unknown

Limited Inspection:  Yes  No  Limited Access or walkways

*Comments:*

*Note: Limited access; due to mechanical equipment, insulation, duct work, storage and/or attic design presents a limitation in the inspection of attics. Only decked and other safe accessible areas of the attic[s] were inspected and reported. Inaccessible and unsafe areas were not/could not be inspected and are excluded from the findings of this report. Inspection of insulation covered structural, electrical, plumbing and mechanical components are excluded from inspection.*

- |  |  |
|--|--|
| <input type="checkbox"/> Insufficient attic ventilation                  | <input type="checkbox"/> Damaged and / or missing vent screens     |
| <input type="checkbox"/> Damaged and / or missing roof sheathing         | <input type="checkbox"/> Bath / Kitchen vents terminating in attic |
| <input type="checkbox"/> Evidence of moisture penetration                | <input type="checkbox"/> Deflection in roof surface                |
| <input type="checkbox"/> Elect. Wires are routed across the attic access | <input type="checkbox"/> Evidence of insulation voids              |
| <input type="checkbox"/> Inadequate roof support and / or failed members | <input type="checkbox"/> Defective Attic Ventilator                |

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Inadequate or Missing Attic Access
- Loose, missing or damaged gutters/downspouts
- Purlin System Missing
- Damaged access ladder

**Inspector's Comments:**

- Note - The attic access (at ceiling of middle bedroom closet) is very small for access.
- The screening on the gable vents in the attic are clogging with dust (**see photo #1 below**). Recommend cleaning or replacing the screening for optimal air flow.



- 
- 
- 
- 

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

*Comments:*

*TREC Limitations: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.*

**Interior Walls:**

- Signs of Structural Settling
- Water stains on walls and/or ceilings
- Freshly Painted
- Non-Combustible Material Missing at Wall between Living and Garage

**Exterior Walls:**

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

- Fascia / trim boards are water damaged at several areas
- Mortar is separated or missing in some areas
- Caulking / sealant is separated or missing in some areas
- Some cracks at the brick, stone, or stucco siding
- Wood siding is water damaged in some areas
- Siding shingles are cracked, loose or missing
- Some siding fasteners are backing out
- Weep holes not open and/or improper spacing
- Flashing missing and/or incorrectly installed
- Drip screed missing

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

- Overlap on cement board < 1 1/4 inch
- One or more areas were obstructed
- Other Water Penetration Areas at Exterior Walls
- Inadequate clearance between siding and grade
- Stucco less than 2" clearance to flatwork
- Stucco terminating below grade

**Inspector's Comments:**

- Advisory - Some of the exterior siding appears to be asbestos siding material. This material is only harmful if broken up or removed as dust particles can be inhaled. Proper precaution and safety methods should be used when removing. Visit [www.asbestosiding.org](http://www.asbestosiding.org) for further information.
- Paint is chipping off of the wood siding at some areas (see siding at lower right side of home as example). Scrape, sand and repaint where needed to better protect the wood. Also, re-caulk/seal seams and splits in the wood siding at upper left and right sides of home and touch up with paint to better protect the wood.
- Evidence of drywall cracks were observed at one or more areas, suggesting some settlement has occurred (see above entrance to kitchen as example).
- Glazing has chipped off of two of the wall tile near the floor in the bathroom shower surround.

**F. Ceilings and Floors**

*Comments:*

*TREC Limitations: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.*

- |   |   |
|---|---|
| <input type="checkbox"/> Ceiling cracks in some areas                   | <input type="checkbox"/> Possible water stains on ceiling |
| <input checked="" type="checkbox"/> <b>Signs of structural settling</b> | <input type="checkbox"/> Floor cracks in some areas       |
| <input type="checkbox"/> Water stains on floor                          | <input type="checkbox"/> Ceiling Missing at Garage        |
| <input type="checkbox"/> Other  |   |

**Inspectors Comments:**

- The wood flooring of the home has wear and minor damage, mainly due to age. There are gaps between many of the floor boards and there is minor damage to the flooring at some areas that need to be patched/repared. There are also one or more areas of the floor that are soft when walked on (see near wall at right side of floor in left side bedroom as example) **(see photos below)**.

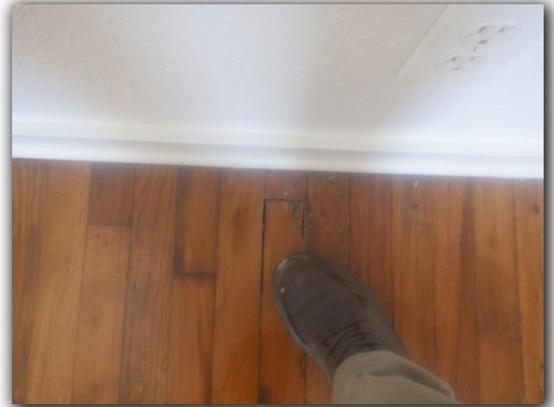
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



- 
- 
- 
- 

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

Comments:

**Interior Doors**

- Damaged doors: \_\_\_\_\_
- Doors do not operate properly: \_\_\_\_\_
- Doors loose on hinges: \_\_\_\_\_
- Doors rub, stick or hit frames:** \_\_\_\_\_
- Deficient Hardware
- Door between living and Garage Not Fire-Rated

**Exterior Doors**

- Safety glass not present: \_\_\_\_\_
- Sliding glass door slides poorly or improperly installed
- Sliding screen door is missing / or damaged
- Doors / sliding glass doors: do not latch properly
- Double cylinder locks pose safety consideration
- Doors rub, stick or hit frames: \_\_\_\_\_
- Deficient Hardware

**Inspector's Comments:**

- The front wood door's finish is faded and there is some weathering and splits on the exterior side of the door. Recommend adding a new protective coat of paint or stain to better protect the door from further weathering or damage.
- Some of the doors rub/stick at their frames and need to be sanded down or adjusted (see door to HVAC closet and left side bedroom as example). Note - The door to the left side bedroom is not currently able to fully close due to this.
- Door strike plate needs to be adjusted at some locations (see door to front bedroom, front bedroom closet, front door of bathroom, and rear bedroom as example).
- There is minor damage to the inner base of the kitchen sink cabinet (dry at time of inspection).

- 
- 
- 
- 

**H. Windows**

Comments:

TREC Limitations: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

*Note - Blown window seals are not always able to be determined at time of inspection due to several factors including internal and external temperatures at time of inspection.*

- Some windows are difficult to open and/or close
- Some glass panes are loose, damaged or missing
- Some window lift supports are loose, damaged or missing
- Some window / door screens are damaged or missing
- Absence of safety glass
- Window sill height exceeds 44" egress
- Windows in sleeping areas are of inadequate size for egress
- Thermal pane window seals have failed and/or Low-E deficiencies**
- Inspection of the windows was limited
- Burglar bars do not provide for adequate emergency egress
- Caulking / plastic , etc. damaged and / or missing**

**Inspector's Comments:**

- Re-caulk/seal around exterior of windows and window trimwork where needed (see windows at left and right sides and rear of home as example).
- Note - Kitchen window screen is torn/damaged.
- The top glass pane in the rear bedroom window appears to have defects inside its glass panes. Note -This is either a blown seal or defects in the Low-E coating.

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

*Comments:*

**J. Fireplaces and Chimneys**

*Comments:*

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

*Comments:*

*TREC Limitations: The inspector is not required to exhaustively measure the porch, balcony, deck, or attach carport components; or enter any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.*

- Structural deficiencies
- Step down from house to exterior surface < 3 1/2"
- Spindles or rails greater than 4" spacing
- Deck is not properly attached to main structure
- Guardrail missing if > 30" from grade
- Guardrail is not of proper height
- Spindles or rails greater than 4 3/8" spacing on stairs
- Internal area beneath porch or deck not accessible**

**Inspector's Comments:**

- Guardrail is loose at the left side of the front patio. Re-secure for safety.
- There is some damage to the metal roof of the rear detached pergola and the rear detached

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- shed (dented panels, some panel seams opened).
- The outer perimeter of the rear patio deck has direct wood to ground contact (**see photo below**). This can cause the wood to rot at an accelerated rate. Note - No rot was observed here at time of inspection.



**L. Other**

Comments:

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

Comments:

*TREC Limitations: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of over current devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of over current devices; or operate over current devices.*

Overhead Service     Underground Service

**Main Disconnect Panel - 100 amp**

- Service drop/mast loose and/or pulling away
- Grounding electrode is not secure to rod
- Doubled lugged breakers / Fuses
- One or more knockouts are missing
- Evidence of arcing or excess heat
- Grommets or Box Connectors Missing
- Service line has inadequate clearance to ground
- Panel has more than 6 disconnects, main required
- Panel does not have adequate clearance / accessibility
- Lack of anti-oxidants on aluminum conductor terminals
- Panel is not labeled
- Inside cover is not in place or Secure
- Incorrect size of wire on breakers / fuses
- 240 breakers installed without trip ties
- Ground wire / rod / CWB could not be verified
- Not Bonded and Grounded

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Sub Panels**

Type of Wire:  Copper  Aluminum

- ARC FAULTS NOT TESTED -- OCCUPIED
- Evidence of arcing or excess heat
- Panels are not labeled
- Not properly grounded or bonded
- Grounds and neutrals on same bus bar
- Panel covers, knockouts, cable clamps missing/ loose
- Lack of anti-oxidants on aluminum conductor terminals
- Defects may exist in certain electrical sub panels and have been known to be unsafe in some instances and should be thoroughly evaluated by a licensed electrician as to present and future performance.
- Ground/ARC Fault Circuit Inoperable
- Incorrect size breakers / fuses
- Incorrect size wire on breakers / fuses
- Panel(s) installed at improper location
- Double lugged breakers / fuses

**Inspector's Comments:**

- By today's building standards, the electrical panel's breakers are lacking proper AFCI protection. AFCI protection is now required in all dwelling rooms, which includes most areas of the home except the attic, bathrooms, exterior and garage. Note - This is a newer requirement and will not be present for most older homes.

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

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

Comments:

Note: The electrical wiring circuits concealed by the finished wall / ceiling coverings and attic insulation are excluded from this report.

Note: Smoke alarms should be changed out every 7 to 10 years as per most manufacturers.

**Outlet and Switches**

- Test indicate reverse polarity
- One or more junction boxes do not have covers
- Evidence of arcing or excessive heat
- Improper use of extension cords as permanent wiring
- Loose, damaged, missing outlets / switches / covers
- Test indicate open circuit, no power at various outlets
- Lack of anti-oxidants on aluminum conductor terminals
- Concealed connections of copper and aluminum wires / electrical components were not inspected
- Two conductor system without benefit of bare ground wire ( typical in older homes )
- Inappropriate Ground Type receptacles installed on two conductor system
- Aluminum wiring connected to devices not CO/ALR rated
- Lack of disconnect at: \_\_\_\_\_
- Outlet/Switches inoperable at: \_\_\_\_\_
- Lack of Ground/Bonding at: \_\_\_\_\_
- Recommend any aluminum branch circuit be thoroughly evaluated by a licensed electrician for compatibility of wiring devices , appropriate connections, and treatment.
- Wiring is unsupported beneath the structure
- One or more connections are not in junction boxes
- GFCI are not properly installed or operate properly

**Ground Fault Circuit Interrupt (GFCI) Safety Protection**

Kitchen:  Yes  No  Partial Bathrooms:  Yes  No  Partial  
 Exterior:  Yes  No  Partial Garage:  Yes  No  Partial

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**No GFCI protection at one or more location. This is considered a recognized safety hazard and in need of repair**

GFCI circuit could not be inspected at:

Arc Fault Circuit Interrupting Devices (AFCI):  Present  **Not Present**

**Fixtures**

Ceiling fans inoperable or in need of repair  Light fixtures inoperable/in need of repair

**Smoke and Fire Alarms**

Smoke alarms are not present in each sleeping area  No smoke alarm in hallway

**Inspector's Comments:**

- GFCI protected electrical outlets were not present at all kitchen countertops (by today's standards, all kitchen outlets should be GFCI protected).
- One or more closet light fixtures missing covers over their bulb (see in front and rear bedroom closets). By today's standards, this is a fire safety hazard and bulbs should be covered and/or protected.

**C. Other**

*Comments:*

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

**A. Heating Equipment**

*Type of System:* Central - Rheem

*Energy Source:* Gas

*Approx date of Manufacture:* 2007

*Comments:*

*Note: When buying a home it is recommended that the HVAC system[s] be inspected by a licensed HVAC professional prior to closing on the house.*

- |   |   |
|---|---|
| <input type="checkbox"/> Operation of heating elements  | <input type="checkbox"/> Condition of Conductors          |
| <input type="checkbox"/> No gas cutoff valve and / or improper gas valve  | <input type="checkbox"/> Evidence of significant rust     |
| <input type="checkbox"/> Blower door safety switch broken or missing  | <input type="checkbox"/> Gas leak detected                |
| <input type="checkbox"/> Blower fan assembly is dirty / or vibrating  | <input type="checkbox"/> Forced Air in burner compartment |
| <input checked="" type="checkbox"/> <b>Heater flue is too close to combustibles</b>   |   |
| <input type="checkbox"/> Lack of protection from physical damage  |   |
| <input checked="" type="checkbox"/> <b>Inadequate conditioned, combustion, and dilution air</b>   |   |
| <input type="checkbox"/> Improper Gas connector materials and connections   |   |
| <input type="checkbox"/> System does not operate according to manufacturers design  |   |
| <input type="checkbox"/> Evidence of improper flame (impingement, uplifting, color)   |   |
| <input type="checkbox"/> Inappropriate location or inadequate access and clearances   |   |
| <input type="checkbox"/> Inoperable thermostat, controls or operating components  |   |
| <input type="checkbox"/> System shows signs of being dirty : Recommend cleaning, servicing, and further evaluation by a licensed professional           |   |
| <input type="checkbox"/> Deficiencies in mounting and operation of Window Units   |   |
| <input type="checkbox"/> Burners, burner ignition devices or heating elements, switches, and/or thermostat not rated or at least 18" from Garage floor. |   |

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Inspector's Comments:**

- The ceiling to the furnace closet is open to the attic. By today's standards, this should have a fire stop (drywall or plywood) installed for fire safety.
- The furnace flue is in contact with flammable materials (wood framing and HVAC plenum in the closet above the unit, and roof decking and underlayment in the attic where it penetrates the roof) **(see photos below)**. There needs to be a gap made between the flue and flammable material for fire safety.
- The furnace closet does not currently have proper combustion air. Right now there is no lower combustion air vent and the ceiling is open to the attic. If the ceiling is sealed (for a fire stop), lower and upper combustion air vent will need to be added. The furnace closet door will also need weather-stripping added.



**B. Cooling Equipment**

Type of System: Central - Air Conditioner - Rheem  
 Approx. Date of Manufacture: 2007

*Comments:*

*Note: When buying a home it is recommended that the HVAC system[s] be inspected by a licensed HVAC professional prior to closing on the house.*

Unit #1:

Supply Air Temp: 54 °F    Return Air Temp: 69 °F    Temp. Differential: 15 °F

A/C condensing unit:

Specifies max amp breaker of 15 and a 30 amp breaker is in use **(may be oversized)**

Temperature differential is not within range of 14-23 degrees Fahrenheit

**Refrigerant lines not properly insulated:**  **Condenser**    Evaporative coil    In Attic

Condenser unit coil fins damaged / dirty     Missing conduit on low voltage wiring

Condenser unit not level or 3" above grade    Condenser installed too close to structure <18"

Condenser airflow restricted     Dryer vent is too close to unit

Air handler plenum is not properly sealed    No electric disconnect within sight of unit

Water in auxiliary/secondary drain pan     Lack of GFCI near unit for technician

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Primary condensate line not insulated in open area
- Condensate line termination point was not determined
- Noticeable vibration of blower fan or condensing fan
- Condensate line terminates too close to structure
- Deficiencies in mounting and operation of Window/Wall Units
- Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at the time of inspection. Operation at or below 60 degrees could cause damage to the unit.
- System shows signs of being dirty. Recommend cleaning, servicing and / or further evaluation by a licensed professional

**Inspector's Comments:**

- The AC unit specifies a max amp breaker of 15 amps and a 30 amp appears to be present in the exterior electrical panel. This breaker may be oversized and may need to be replaced **(electrician or HVAC tech to confirm)**.
- The refrigerant line needs to be re-insulated at the exterior AC unit **(see photo below)**.
- Note - The coolant being used for the AC unit has been recently phased out. It can be difficult to get and expensive to fill if available.



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

*Comments:*

*Note: Changing the air filter on a regular basis is recommended for expected consistent operation. This will help in reducing the airborne particulates that can bind to the evaporator thereby reducing its efficiency. Over time, the particulates on the evaporator turn into a sludge like material that sits on the coil and in the condensate pan. This can be harmful to people with allergies and or weakened immune systems. Regular maintenance by a licensed HVAC technician is recommended.*

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

- Ducting is kinked, restricted or improperly routed
- Deficiencies in materials used for vent system
- Some ducting moisture barrier is damaged/missing
- Gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenums, and/or chases
- There is inadequate venting for carbon monoxide to the exterior from the garage or storage room
- Open seams in plenum
- Return air filter needs cleaning or replacement
- Absence of air flow at supply register

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**D. Other**

Comments:

**IV. PLUMBING SYSTEMS**

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

Location of water meter: Front  Functional Flow Inadequate

Location of main water supply valve: Front

Static water pressure reading: 86 PSI  below 40 psi  above 80 psi

Lack of reducing valve or valve not found

Type of supply piping material: Copper

Comments:

TREC Limitations: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

Water Source:  Public  Private Sewer Type:  Public  Private

**Sinks**

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

- Incompatible connecting devices
- Sink leaks into cabinet below
- Drains have no visible "P" trap
- No shut off valves under sink
- Drain stop inoperable
- Sink stopper missing or damaged
- Loose or damaged faucet handles
- Hot and cold water reversed
- Leakage around sink(s)
- Vegetable sprayer inoperable
- Caulking or grout missing or damaged
- Inadequate draining

**Bathtubs and Showers**

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

- Leakage around tub / shower
- Improper slope of shower
- Shower diverter valve not operating
- Hot and cold water reversed
- Dealing shower stalls
- Shower head is leaking
- Absence of safety glass enclosure
- Caulking or grout missing or damaged
- Enclosure needs to be sealed
- Drain stop inoperable
- Tile loose and / or missing
- Soap dish missing

**Commodes**

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

- Leakage around commodes
- Loose at floor mounting
- Flush mechanism inoperable
- Seal leaking between tank & bowl
- Bowl or tank is cracked/damaged
- Tank water level is too high

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Tank lid broken or missing

Bowl refill tube is missing

Flapper valve is faulty

**Washing Machine Connections**

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

Washing machine not connected at this time - faucets, drains not tested for proper operation

Leakage at plumbing connections

Dryer vented into attic or under house

**Exterior Plumbing**

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

Exterior hose bibs do not have back-flow prevention

Faucet handles are loose, damaged or missing

Leakage present at: \_\_\_\_\_

Plumbing Leaks / Hose Bibs / Sprinkler System

**Inspector's Comments:**

- The water pressure was slightly excessive at 86 PSI (*Note: Ideal water pressure is between 40 and 80 PSI*). High water pressure can cause additional stress to plumbing and water fixtures. Note - A pressure regulator was not found at time of inspection.
- Anti-siphon device missing from exterior hose bibs (*note - this is a newer requirement and will not be present on all homes*). Recommend adding this device to exterior hose bibs to better prevent water back-flow.
- Water leaks from the front hose bib handle when on; needs to be tightened, repaired, or replaced.
- Note - Recommend insulating the plumbing supply lines in the crawlspace to better protect them from freeze damage.

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

Type of drain piping material: PVC

Comments:

\*\*Condition of underground or inaccessible pipes not inspected

Prevalent Waste/vent pipe:  Plastic  Cast Iron  Clay  Unknown

Drain Lines Functioning Properly:  Yes  No

Drain Stops Functioning Properly:  Yes  No

**Inspector's Comments:**

- Some steady water was observed to be in the main waste line (visible from the cleanout at left side of home) (**see photo below**). A substantial amount of water was then run in the home and the water in the pipe did not rise at all. Note - This could be due to the pipe settling, improper pitch of the line, or a partial obstruction here. **Recommend having this further evaluated by a licensed plumbing company to see what repairs are needed.**

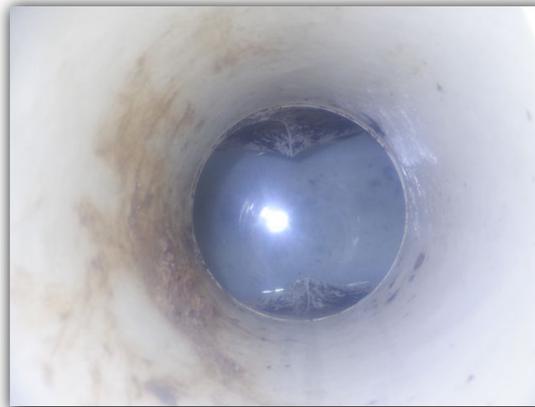
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



- 

**C. Water Heating Equipment**

*Energy Source:* Gas - A.O.Smith

*Capacity:* 40 Gallon

*Approx. Date of Manufacture:* 2018

*Comments:*

*Note: In 2015 the Department of Energy has mandated that all water heaters will be required to increase their efficiency. The insulation surrounding the internal tank will be increased which will make the outer diameter of the water heaters larger. This may be a problem if the current water heater is located in a closet or an attic and the access is too small to install the larger more insulated water heater.*

- |   |   |
|---|---|
| <input type="checkbox"/> Unit inoperable  | <input type="checkbox"/> Electrical disconnect missing/inadequate clearance   |
| <input type="checkbox"/> Water Leakage around unit  | <input type="checkbox"/> Improper gas line materials                          |
| <input type="checkbox"/> Leakage around connections   | <input type="checkbox"/> Flue/Vent is loose, damaged or poorly connected      |
| <input type="checkbox"/> Hot and cold water lines reversed  | <input type="checkbox"/> Unit installed with inadequate access and clearances |
| <input type="checkbox"/> Unit installed in an unsafe location   | <input type="checkbox"/> Gas shut off is leaking or wrong type                |
| <input type="checkbox"/> Gas leak detected around unit  | <input type="checkbox"/> Missing or inoperable cold water shut off            |
| <input type="checkbox"/> Improper Flame   | <input type="checkbox"/> Unit is not properly vented for combustion air       |
| <input type="checkbox"/> One or more covers are missing or damaged  |   |
| <input type="checkbox"/> Lack of pan and drain system/improper termination  |   |
| <input type="checkbox"/> Operation of heating elements on electric units  |   |
| <input type="checkbox"/> Lack of protection from physical damage  |   |
| <input type="checkbox"/> Corrosion and / or signs of an intermittent leak at isolation valve or plumbing connections  |   |
| <input type="checkbox"/> Unit is located in the garage or adjacent area and is not elevated so that it's ignition source is 18" above the floor if required |   |
| <input type="checkbox"/> Lack of an expansion tank when a pressure reducing valve is in place at the water supply line                                      |   |

**Water heater Temperature and Pressure Relief Valve**

- T/P valve inspected / verified, but NOT TESTED
- Drain line is not plumbed to the exterior
- T/P valve has no drain line / or wrong size
- Drain line runs uphill at some point
- Corrosion or leakage at connections
- Drain line is threaded at termination point

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Inspector's Comments:**

- An emergency pan is present under the water heater, but it just drains to the floor of the closet. Ideally, the pan should be plumbed to the exterior to better prevent water damage to the water heater closet should the unit ever leak.
- The ceiling to the water heater closet is open to the framing above. By today's building safety standards, this ceiling should have a fire stop (drywall or plywood) installed for fire safety.
- The water heater is currently missing an upper combustion air vent. Note - It is currently getting its combustion air from the ceiling of the closet being open and an open soffit at the front. If the ceiling is sealed (for a fire stop), an upper combustion air vent will need to be added.
- There is some previous water damage to the base of the water heater closet. Note -This area tested dry at time of inspection.



**D. Hydro-Massage Therapy Equipment**

*Comments:*

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

*Location of gas meter: Left Side*

*Type of gas distribution piping material: Metal*

*Comments:*

**F. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

Unit leaking

No anti-siphon loop at the drain line

**Unit is not properly secured**

Door seal is damaged or leaking

Failure to drain properly

Unit hardwired

Soap dispenser not functioning properly

Rust present in interior of unit

Inoperative unit(s)

Deficiency in rack, rollers or spray arm

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Inspector's Comments:**

- The dishwasher needs to be re- fastened to its counter top or cabinet.

**B. Food Waste Disposers**

*Comments:*

- |  |  |
|--|--|
| <input type="checkbox"/> Unit leaking                | <input type="checkbox"/> Inoperative Unit        |
| <input type="checkbox"/> Damaged grinding components | <input type="checkbox"/> Excessive Vibration     |
| <input type="checkbox"/> Corrosion on unit           | <input type="checkbox"/> Splash guard is damaged |
| <input type="checkbox"/> Improper mounting           |  |

**C. Range Hood and Exhaust Systems**

*Comments:*

- |   |   |
|---|---|
| <input type="checkbox"/> Filter is dirty / greasy                           | <input type="checkbox"/> Light / lens not functional    |
| <input type="checkbox"/> Vent pipe terminates improperly/improper material  | <input type="checkbox"/> No secure mounting of the unit |
| <input type="checkbox"/> Fan / Motor assembly vibrates or is noisy          |   |
| <input type="checkbox"/> Control knobs / switches are defective or missing  |   |
| <input type="checkbox"/> Fan / blower does not work / or work at all speeds |   |

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

*Comments:*

**Range Type:**  Electric  Gas

- |  |   |
|--|---|
| <input type="checkbox"/> Control knobs are loose and/or missing        | <input type="checkbox"/> Gas leaks were detected around unit            |
| <input type="checkbox"/> Burners do not operate                        | <input type="checkbox"/> Improper or absence of gas shut off valve      |
| <input type="checkbox"/> Inadequate clearance from combustibles        | <input type="checkbox"/> Improper materials used for gas connections    |
| <input checked="" type="checkbox"/> <b>Absence of anti-tilt device</b> | <input type="checkbox"/> Deficiencies in the operation of the gas flame |

**Oven(s):**

Unit #1:  Electric  Gas  
 Tested at 350°F, Variance noted: +/- 10 °F (max 25°F)  
 Unit #2:  Electric  Gas  
 Tested at 350°F, Variance noted: \_\_\_\_\_ °F (max 25°F)

- |   |  |
|---|--|
| <input type="checkbox"/> Control knobs are loose and/or missing | <input type="checkbox"/> Gas leaks were detected around unit               |
| <input type="checkbox"/> Unit is not properly secured           | <input type="checkbox"/> Deficiencies in the operation of the gas flame    |
| <input type="checkbox"/> Door seal is damaged or leaking        | <input type="checkbox"/> Broiler / heating element does not operate        |
| <input type="checkbox"/> Inadequate clearance from combustibles | <input type="checkbox"/> Deficiencies in operation of timer and thermostat |
| <input type="checkbox"/> Interior light does not operate        | <input type="checkbox"/> Deficiencies in thermostat(s) sensor support      |
| <input type="checkbox"/> Glass panels and/or hardware           |  |

**Inspector's Comments:**

- An anti-tilt device was missing on the oven/range. By today's standards, this is considered a safety hazard for small children.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**E. Microwave Ovens**

*Comments:*

- Deficiencies in door seal / tightness of closure
- Interior light does not operate
- Does not operate by heating a container or water
- Timer does not function

**Inspector's Comments:**

- The microwave is currently using an extension cord for power. Extension cords should not be used as permanent wiring. Recommend adding an outlet in the cabinet above the microwave for direct plug in access.

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

*Comments:*

- Units are loose at ceiling and / or wall
- Heat lamp timer does not work
- Unit motor and / or fan is noisy
- Missing covers
- Lack of exhaust ventilator if required
- Unit Inoperable
- Non vented wall heaters (considered a safety hazard)
- Vent pipes that do not terminate outside the structure

**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Comments:*

*Note: Lint can accumulate in the dryer vent reducing the dryers efficiency and increasing the potential for fire. Dryer lint fires are the #4 case of house fires in the nation. Regular cleaning of the dryer vent is recommended.*

- Dryer vent cover is loose, damaged or missing
- Clean lint from dryer vent/cover**
- Improper routing and length of vent pipe
- Inadequate vent pipe material**
- Improper termination
- Damaged or missing Flapper termination
- The lack of a dryer vent system when provisions are present for a dryer

**Inspector's Comments:**

- Clean lint from dryer vent and dryer vent cover at rear of home.
- The type of flexible dryer vent that is currently in place in the water heater closet is not recommended (**see photo below**). This type of vent material can cause fires, and should be replaced. A flexible metal vent is recommended.

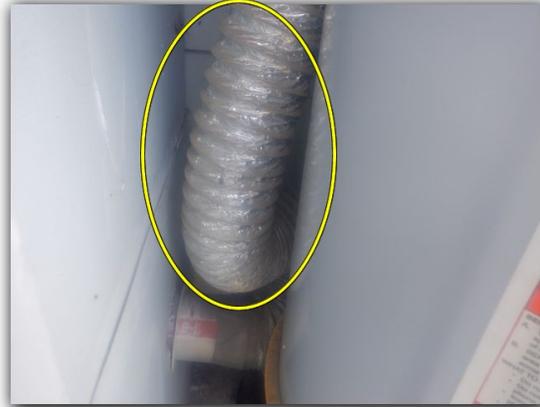
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



I. **Other**

*Comments:*

## ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

For your convenience, the following conventions have been used in this summary addendum.

**Major Concerns:** *A system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected.*

**Safety Issues:** *Denotes a condition that is unsafe and in need of prompt attention.*

**Deficient/Repair Items:** *Denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

**Improvement Items:** *Denotes improvements which are recommended but not required.*

**Items to Monitor:** *Denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

---

**Major Concerns:** None.

### **Safety Issues:**

- By today's building standards, the electrical panel's breakers are lacking proper AFCI protection. AFCI protection is now required in all dwelling rooms, which includes most areas of the home except the attic, bathrooms, exterior and garage. Note - This is a newer requirement and will not be present for most older homes.
- GFCI protected electrical outlets were not present at all kitchen countertops (by today's standards, all kitchen outlets should be GFCI protected).
- One or more closet light fixtures missing covers over their bulb (see in front and rear bedroom closets). By today's standards, this is a fire safety hazard and bulbs should be covered and/or protected.
- Guardrail is loose at the left side of the front patio. Re-secure for safety.
- The ceiling to the furnace closet is open to the attic. By today's standards, this should have a fire stop (drywall or plywood) installed for fire safety.
- The furnace flue is in contact with flammable materials (wood framing and HVAC plenum in the closet above the unit, and roof decking and underlayment in the attic where it penetrates the roof). There needs to be a gap made between the flue and flammable material for fire safety.
- The ceiling to the water heater closet is open to the framing above. By today's building safety standards, this ceiling should have a fire stop (drywall or plywood) installed for fire safety.
- An anti-tilt device was missing on the oven/range. By today's standards, this is considered a safety hazard for small children.
- The type of flexible dryer vent that is currently in place in the water heater closet is not recommended. This type of vent material can cause fires, and should be replaced. A flexible metal vent is recommended.

### **Deficient/Repair Items:**

- Hairline cracks and minor damage were observed on the cement skirting around the perimeter of the foundation (see at left and right sides of home as example).
- One of the crawlspace vents in the foundation (at left side) is missing a cover.
- Some of the cement block have settled in the crawlspace and should be leveled where needed (see near center of crawlspace as example).
- There are gaps between a few of the piers and beams in the crawlspace. There are also gaps between a few of the floor joists and the beams below them as well (see near front right corner, front left, and front right of crawlspace as

- example). Re-shim (with proper metal shims) where needed.
- There was previous termite damage observed on some of the framing members in the crawlspace under the home. There were two floor joists found that were overly damaged and in need of replacement (see near front right side of crawlspace as example). Replace damaged framing members where found to be needed.
- The roof fascia appears to be pulling outwards at the front right corner of the home, where electrical wiring is secured. Needs to be better fastened.
- Recommend caulking/sealing the seams and splits in the exposed wood roof decking at the outer edges of the roof (at left and right sides of home) and re-paint where needed to better prevent further weathering or damage.
- The B-vent at upper rear of roof (near ridge) is too short/close to the roof covering. This vent should ideally extend at least 2 ft above any portion of the roof within 10 ft.
- Note - There is evidence of minor water ponding across the metal flashing at the rear of the roof, between the lower and upper roof sections (dry at time of inspection).
- The screening on the gable vents in the attic are clogging with dust. Recommend cleaning or replacing the screening for optimal air flow.
- Paint is chipping off of the wood siding at some areas (see siding at lower right side of home as example). Scrape, sand and repaint where needed to better protect the wood. Also, re-caulk/seal seams and splits in the wood siding at upper left and right sides of home and touch up with paint to better protect the wood.
- Evidence of drywall cracks were observed at one or more areas, suggesting some settlement has occurred (see above entrance to kitchen as example).
- Glazing has chipped off of two of the wall tile near the floor in the bathroom shower surround.
- The wood flooring of the home has wear and minor damage, mainly due to age. There are gaps between many of the floor boards and there is minor damage to the flooring at some areas that need to be patched/repaired. There are also one or more areas of the floor that are soft when walked on (see near wall at right side of floor in left side bedroom as example).
- The front wood door's finish is faded and there is some weathering and splits on the exterior side of the door. Recommend adding a new protective coat of paint or stain to better protect the door from further weathering or damage.
- Some of the doors rub/stick at their frames and need to be sanded down or adjusted (see door to HVAC closet and left side bedroom as example). Note - The door to the left side bedroom is not currently able to fully close due to this.
- Door strike plate needs to be adjusted at some locations (see door to front bedroom, front bedroom closet, front door of bathroom, and rear bedroom as example).
- There is minor damage to the inner base of the kitchen sink cabinet (dry at time of inspection).
- Re-caulk/seal around exterior of windows and window trimwork where needed (see windows at left and right sides and rear of home as example).
- Note - Kitchen window screen is torn/damaged.
- The top glass pane in the rear bedroom window appears to have defects inside its glass panes. Note - This is either a blown seal or defects in the Low-E coating.
- There is some damage to the metal roof of the rear detached pergola and the rear detached shed (dented panels, some panel seams opened).
- The furnace closet does not currently have proper combustion air. Right now there is no lower combustion air vent and the ceiling is open to the attic. If the ceiling is sealed (for a fire stop), lower and upper combustion air vent will need to be added. The furnace closet door will also need weather-stripping added.
- The AC unit specifies a max amp breaker of 15 amps and a 30 amp appears to be present in the exterior electrical panel. This breaker may be oversized and may need to be replaced (**electrician or HVAC tech to confirm**).
- The refrigerant line needs to be re-insulated at the exterior AC unit.
- The water pressure was slightly excessive at 86 PSI (*Note: Ideal water pressure is between 40 and 80 PSI*). High water pressure can cause additional stress to plumbing and water fixtures. Note - A pressure regulator was not found at time of inspection.
- Anti-siphon device missing from exterior hose bibs (*note - this is a newer requirement and will not be present on all homes*). Recommend adding this device to exterior hose bibs to better prevent water back-flow.
- Water leaks from the front hose bib handle when on; needs to be tightened, repaired, or replaced.
- Note - Recommend insulating the plumbing supply lines in the crawlspace to better protect them from freeze damage.
- Some steady water was observed to be in the main waste line (visible from the cleanout at left side of home). A substantial amount of water was then run in the home and the water in the pipe did not rise at all. Note - This could be due to the pipe settling, improper pitch of the line, or a partial obstruction here. **Recommend having this further evaluated by a licensed plumbing company to see what repairs are needed.**

- An emergency pan is present under the water heater, but it just drains to the floor of the closet. Ideally, the pan should be plumbed to the exterior to better prevent water damage to the water heater closet should the unit ever leak.
- The water heater is currently missing an upper combustion air vent. Note - It is currently getting its combustion air from the ceiling of the closet being open and an open soffit at the front. If the ceiling is sealed (for a fire stop), an upper combustion air vent will need to be added.
- There is some previous water damage to the base of the water heater closet. Note -This area tested dry at time of inspection.
- The dishwasher needs to be re- fastened to its counter top or cabinet
- The microwave is currently using an extension cord for power. Extension cords should not be used as permanent wiring. Recommend adding an outlet in the cabinet above the microwave for direct plug in access.
- Clean lint from dryer vent and dryer vent cover at rear of home.

### Improvements:

- Note - The attic access (at ceiling of middle bedroom closet) is very small for access. Recommend making it larger.
- Recommend adding a vapor barrier to the soil in the crawlspace under the home to better limit moisture buildup.

### Items to Monitor:

- Note - Some structural movement and/or settling noted (floors off level, cracking in drywall); however, the foundation appears to be supporting the structure at this time.

---

## ADDENDUM: MAINTENANCE ADVICE

### Upon Taking Ownership

*After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:*

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

### Regular Maintenance

#### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is

appropriate. Remove debris from window wells.

- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

#### **SPRING AND FALL**

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walk ways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.

TACLB69619E  
9613 Marston Ln.  
Austin, TX 78753  
(512)769-4118  
Info@trinityheatac.com  
www.TrinityHeatAc.com



**INVOICE: 2394**

**DATE: December 9, 2024**

CUSTOMER NAME	PHONE	EMAIL	JOB ADDRESS
Sarah Searcy	512-459-8263	searcysarah@gmail.com	1180 ½ Sol Wilson Ave. Austin, TX 78702

**TECHNICIANS FINDINGS/ RECOMMENDATIONS/ DESCRIPTION OF WORK**

Technician performed and Heat Check Up, the unit showed to be working and heating within manufacturers specifications. Also technician inspected the growth in the vents and found that the growth is only present at the grille and box and is not present in the ductwork flex itself, a thermal imaging camera was used to inspect the attic for leakage, and no leaks were present at the time. Applying chemical at the grille and box will eliminate the growth. Another observation was that the growth was not multiplying meaning that it must have been formed in the past and since it was never treated for it just remained in place. But it does not seem to be recently formed and it does not seem to be active.

SERVICE CHARGES / RECOMMENDED REPAIRS	FLAT RATE FEE
Heat Check Up	\$149.99

<b>TOTAL</b>	<b>\$149.00</b>
<b>PAID</b>	<b>\$149.00</b>
<b>DUE</b>	<b>\$0.00</b>

*Thank You for Your Business*





APPROVED BY THE TEXAS REAL ESTATE COMMISSION
ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW

10-10-11

CONCERNING THE PROPERTY AT 1180 1/2 Sol Wilson Ave #2 Austin
(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

- 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
(a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain):
(b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
(a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents):
(b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- 1. Buyer has received copies of all information listed above.
2. Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer Date Seller Sarah Searcy 2/10/2026
Seller Sarah Searcy
Buyer Date Seller
Other Broker Date Listing Broker Amelia Gomez 2/3/2026
Listing Broker Amelia Gomez

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)

(TXR 1906) 10-10-11

TREC No. OP-L