



Barfield Home Inspection Services
1100 Rutherford Dr
Driftwood, TX 78619
(512) 350-0123

Kayla Stigall
11602 Sterlinghill Dr
Austin , TX 78758



Barfield Home Inspection Services

PROPERTY INSPECTION REPORT FORM

Prepared For: Kayla Stigall

Concerning: 11602 Sterlinghill Dr Austin , TX 78758

Inspector:

Mike Larkin TREC Lic 20871

Phone (512) 350-0123 email: abarfield@austin.rr.com

Inspection Date: 12-1-22

Present At Inspection NA

Building Status (Interior) Vacant with stored items

Building Status (Exterior) Normal Conditions

Weather Conditions Cloudy

Utilities On Yes

House Faces SE

Outside Temperature 52

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 inspectors 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 manufacturers installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

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

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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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion or possibility of mold or mildew is recommended that a professional investigation by a person regulated for mold and moisture intrusion be obtained.

Lead or lead based paint products investigations are NOT included with this report, it is beyond the scope of this inspection. If any of these products are suspected to be a part of the structure it is recommended that a licensed professional that is regulated for lead or lead based paint be contacted for a more thorough investigation.

Asbestos products investigations are NOT included with this report, it is beyond the scope of this inspection. If any of these products are suspected to be a part of the structure it is recommended that a licensed professional that is regulated for asbestos be contacted for a more thorough investigation.

Important Notes and Advisories About The Home Inspection and Home Inspection Report

Please take a moment to review these important notes and advisories about the home inspection with your licensed Real Estate Agent. If after reading the report and these advisories you feel you need a deeper level of inspection that exceeds the TREC state inspection standards, I was able to provide, you are encouraged to seek secondary inspections by appropriate experts. Also please note that where deficiencies have been reported within a specific system, appliance or optional system including the WDI report it is your sole responsibility to contact a specialist for further evaluation of each reported system containing deficiency comments.

This section may also contain important recommendations that exceed the scope of real estate inspection standards but should be carefully considered prior to completing your transaction.

Please read this entire section carefully, make notes where you have questions and contact me directly to discuss any questions or

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ADDITIONAL INFORMATION: (continued)

concerns you have prior to completing your assessment and/or negotiations on this property.

IT IS STRONGLY RECOMMENDED THAT ANY DEFICEICIES WRITTEN UP IN THE REPORT BE FUTHER EVALUATED BY A LICENSED OR CERTIFIED PERSON OR CONTRACTOR. THE INSPECTION IS A VISUAL INSPECTION THAT IS REGUALTED BY THE TEXAS REAL ESTATE COMMISON AND THE TREC STANDARDS OF PRACTICE. THERE MAY BE MORE LATENT DEFECTS THAT CAN BE DISCOVERED BY A PROFESSIONAL IN THAT FIELD.

Foundation :

The inspection of the foundation was not an Engineering analysis. If you wish a higher level of evaluation, please contact a state licensed Structural Engineer.

The performance opinion required by the state of Texas is an opinion only based on the conditions that were physically and visually accessible at the time of inspection and is not considered a warranty or guarantee of future performance.

The inspection of the crawlspace area (if present) was viewed entirely from the vantage point noted within this section of the report and should necessarily be considered limited. Stored items, issues of physical and visual access, damp or wet conditions inside the crawlspace, and poor lighting conditions impede a complete inspection of the crawlspace area.

Grading & Drainage:

The inspection and opinions provided with respect to grading and drainage are based on conditions that are evident at the time of the inspection. Unusual storm conditions and other factors such as improper drainage flow patterns on adjacent properties are conditions that cannot be reasonably determined nor anticipated during a brief site inspection and are considered outside the scope of the inspection. If you wish a higher level of evaluation, please contact a Civil engineer.

Inspection of and determination of the presence or functionality of subterranean moisture protection (basement or sub slab areas), "French" drains, drainage swales, concealed drainage systems of any nature are all outside the scope of inspection.

Roof Covering:

Due to concerns of damaging the adhesive bond on roof shingles, I have departed from the Standards of Practice requirement of physically de-bonding the shingles to confirm appropriate fastening. For this invasive inspection, you are advised to contact a qualified roofing contractor.

Due to steep roof slope, excessive height, weather conditions or material type (tile or metal), We may not have been able to walk all roof slopes. Refer to the advisory indicated at the top of the page within the Roofing section and if I have indicated a limited Inspection it is prudent to consider contacting a roofing expert for a more comprehensive inspection.

Roof Structure & Attic:

I do not enter an attic with less than 4 feet of vertical clearance or areas where in my judgment conditions are or may be unsafe. Insulation materials covering structural, mechanical, plumbing or electrical components will necessarily prevent the inspection. and/or reporting of repair needs that may be present within these concealed areas.

The inspection of the attic area was viewed entirely from the vantage point noted within this section of the report and should necessarily be considered limited. Stored items, issues of physical and visual access, extreme temperatures and poor lighting conditions impede a complete inspection of the attic area and it should be anticipated there may be repair needs in the inaccessible areas. For a more detailed inspection of the inaccessible areas of the attic you are advised to contact a contractor that can provide a thorough inspection of the entire attic area prior to closing.

Walls (Interior & Exterior):

I recommend all homes built prior to 1978 be evaluated for potential concerns on lead-based paint and asbestos that can be present in the tile flooring, plumbing/piping/venting conditions, protective coverings on Flue pipes, drywall compounds and "Popcorn type" ceilings. Consult with a licensed inspector for this type of evaluation. They can be located through the Texas Department of Health database.

Forensic evaluation of interior and exterior wall cavities is specifically outside the scope of this inspection. These are considered inaccessible areas.

Interior walls blocked by furniture, clothing, stored items, wall coverings, artwork or other similar conditions are outside the scope of this inspection. We do not move stored items. Inspection of wall surfaces are specifically limited to areas fully viewable and accessible at the time of the inspection. You are advised to have all interior walls, closets, stairwells and interior of cabinets including the garage re-inspected for concealed damage prior to closing after the areas are made visually accessible.

Exterior walls blocked by landscape or stored items are exempted from this inspection. Inspection of the exterior elevations are specifically limited to areas fully viewable and accessible at the time of inspection. You are advised to have all exterior walls and/or foundation elevations re-inspected for concealed damage or repair needs prior to closing after the areas are made visually and physically

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ADDITIONAL INFORMATION: (continued)

accessible.

Please note that We do not inspect or comment on cosmetic issues on interior or exterior walls and cabinetry (general cosmetic damage including hairline cracks and or poor tape and float work on drywall and or poor paint work, repair needs on cabinets and countertops etc.).

Ceilings & Floors:

Please note that I do not inspect or comment on minor cosmetic issues on floors (squeaks on hardwood floors or second floor plywood underneath carpet) nor do I report on what I consider to be minor cosmetic cracking on drywall ceilings as a result of nonstructural shrinkage cracks.

I do not test tile floors to confirm appropriate bonding or test tiled areas for tiles that may be loose or inadequately supported with mud. I also do not report on hairline cracks, loose grout or other minor deficiencies on tile unless I consider them to be a potential safety concern or related to a significant structural movement indicator.

Doors:

Please note that I report at my discretion minor repair needs on door hardware with respect to locking and/or latching issues and do not report on general cosmetic damage on doors or door frames.

Windows:

A visual inspection cannot determine whether or not any of the windows will leak during an active rainstorm. Flood testing of the windows and surrounding flashing details are outside the scope of this inspection.

If window screens have been removed for showing purposes, contact sellers and request them to account for all screens as being present and functioning prior to closing.

I do not physically operate, test or report on deficiencies in window coverings (drapes, mini blinds, plantation shutters, electronically controlled shutters etc.). Only accessible windows are operated during the inspection.

Please note that windows experiencing a failure of the thermal seal and fogging/streaking of Low E oxide coating are not always detectable depending on atmospheric conditions (high humidity, interior condensation on glass and/or recent rain) or if the windows are particularly dirty or otherwise obstructed. It is recommended that all windows be carefully reviewed prior to closing by a qualified window technician once all windows are made visually accessible and fully cleaned.

Stairways:

The inspection on any interior or exterior staircase is based on the standards of practice. Please note that the standards of practice may differ from the original building codes in place at the time of construction as well as building codes in place on the date of the inspection. The intent is to give you a perspective of how the staircase is perceived with respect to more current building standards.

Fireplace/Chimney:

The Inspection of the interior flue is limited to viewable conditions from the firebox damper opening only. In addition, be advised that I do not turn on gas valves or light the fireplace during the inspection unless it is an electronic ignition with the gas in the active/ON position. Turning on gas valves and lighting equipment is considered an invasive inspection outside the scope of this inspection. Please consult with the sellers prior to closing to secure guidance on activating the equipment and confirming it is fully operational prior to closing.

If this home is over five years of age (or has been heavily utilized) and has a wood burning fireplace, it is prudent to have a qualified expert (Chimney Sweep) inspect the entire fireplace including but not limited to the interior of the flue to determine the integrity of the flue piping, drafting capability, fire clearance separation and whether or not the chimney and or flue pipe is in need of cleaning.

Please note that in the vast majority if not all cases it is not possible to physically access and determine the structural support methods and integrity thereof of the support methods particularly where masonry chimneys are bearing on structural lumber. In almost all cases the fireplace is well away from the access opening and/or vantage point of the inspection. With tall chimney stacks and particularly those constructed of masonry you are advised to contact a qualified contractor to crawl through the attic area to physically inspect the structural support conditions prior to closing.

Porches, Balconies, Decks & Carports:

It is particularly important to understand that it is not possible to determine the effectiveness of any moisture membrane and/or associated flashing details on an exterior balcony or deck system that is attached directly to the structure. That can only be determined by forensic evaluation which often times includes and requires the approval of the seller for the expert to perform a flood test.

Please note that the inspection of masonry veneer where veneer passes through vertically or is stacked on the roof at a porch to building connection is specifically limited to viewing the masonry veneer for signs of structural movement (cracking of masonry joints, separation

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ADDITIONAL INFORMATION: (continued)

of masonry to building trim boards etc.) There are often deficient support techniques that were not properly implemented during the course of the original construction and these in almost every instance cannot be reasonably determined without forensic review (utilizing a borescope camera to look up and into enclosed ceiling or attic areas). For such forensic investigation you are advised to contact a structural engineer that may have the equipment and offer that service.

Service Entrance & Panels :

Please note that I do not determine the service capacity, perform voltage drop calculations, determine the accuracy of breaker labeling or insurability of the property with respect to the electrical service installed. These services are specifically outside the scope of the inspection.

All repair needs should be fully evaluated and corrected by a licensed electrical contractor prior to closing. Electrical repairs can be very dangerous and should only be undertaken by licensed contractors!

Branch Circuits, Connected Devices & Fixtures :

I recommend installing carbon monoxide alarms throughout the house on any home with gas-fired appliances present OR with an attached garage. A minimum of one should be placed on each level of the home and in the immediate proximity of each bedroom. Aluminum wiring a contentious product and if noted in the structure as present should be further evaluated by a licensed electrical contractor.

Confirm proper operation and fresh batteries on all smoke detectors prior to moving in. This is a fire & life safety concern! Smoke alarms older than eight years +/- should be replaced as they have reached their industry-standard useful life span.

All repair needs should be fully evaluated and corrected by a licensed electrical contractor prior to closing. Electrical repairs can be very dangerous and should only be undertaken by licensed contractors! Ground Fault Circuit Interrupters and Arc Fault Circuit Interrupters and newer type electrical safety devices that are now required in newer homes. Homes older than 2003 may not have these devices installed but the home inspection per TREC Standards of Practices are required to mark as Deficient the absence or lack thereof. For more information on Ground Fault Circuit Interrupters and Arc Fault Circuit Interrupters please visit www.cpssc.gov or consult a licensed electrical contractor.

Heating Equipment:

If the mechanical equipment in this home does not have documented history of regular cleaning and maintenance, you are advised to have a complete evaluation and service by a licensed HVAC technician prior to completing this transaction. Please contact sellers to secure documentation in their possession.

Please note that the performance test of Heating systems during summer temperatures are very limited in duration. The test is only run for a couple of minutes to confirm that the heating source and equipment does fire up when placed in demand. If the unit is a heat pump, and is over 70 degrees F outside, it is only tested in the emergency mode only.

I do not warrant the future performance of heating equipment or provide estimates on remaining service life. This is specifically outside the scope of state inspection standards.

All repair needs identified in the inspection report should be fully evaluated and corrected by a licensed HVAC contractor prior to closing. HVAC repairs can be dangerous and complex and should only be undertaken by licensed contractors!

Cooling Equipment:

If safety overflow pans are found currently holding water (indicating repair needs on the evaporator coil or drain line) or equipment appears to be experiencing a malfunction or distress, please note that I do not performance test the equipment out of concern of causing additional damage.

If the informational comment section above indicates a limited inspection due to concerns noted above or if outdoor temperatures are below 60 overnight or at the time of inspection, please note that you are advised to have a qualified HVAC technician perform a full evaluation on the equipment prior to closing.

If the mechanical equipment in this home does not have documented history of regular cleaning and maintenance, you are advised to have a complete evaluation and service by a licensed HVAC technician prior to completing this transaction. Please contact sellers to secure documentation in their possession.

I do not warrant the future performance of cooling equipment or provide estimates on remaining service life. This is specifically outside the scope of state inspection standards.

All repair needs identified in the inspection report should be fully evaluated and corrected by a licensed HVAC contractor prior to closing. HVAC repairs can be dangerous and complex and should only be undertaken by licensed contractors!

It is strongly advised that all HVAC systems be on a periodic maintenance program with a licensed HVAC company for proper operation of the system year round.

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ADDITIONAL INFORMATION: (continued)

Duct System, Chases & Vents:

Air Quality concerns (mold, allergens, airborne pathogens etc.): Please note that I specifically EXCLUDE and do not inspect, evaluate or report on any such environmental concerns that may exist within the building or on the property. These concerns are outside the scope of the Texas Real Estate Commission inspection standards of practice. If you have concerns regarding any environmental issues, you are advised to contact an air quality specialist for a full evaluation prior to closing.

The inspection of the entire ducting system is limited specifically to ducting connections that are visually and physically accessible at the Plenum connections as it is not safe or possible for me to walk out into insulated areas of the attic to inspect connections on ducting. Be advised homes undergoing an energy audit have a high potential to fail due to poor ducting connections resulting in air loss. Those conditions cannot be determined by a traditional real estate inspection such as this and require specialized skill and expensive equipment to determine. To secure a complete evaluation of the performance of the ducting system, please contact a local Energy Inspector that can perform this evaluation.

Water Supply System :

Please note I do not inspect for nor report on potential issues on plastic piping water supply systems such as KITEC. In many instances, it is extremely difficult or impossible to determine in the course of a visual inspection if plastic piping has been installed. If this home has been built within the last 10 years, it is possible a plastic pipe product has been installed in the home. I recommend to contact a licensed master plumber to perform an evaluation on the water supply piping as they are equipped with special knowledge and experience and can determine if this home has piping materials considered at risk for failure.

I do not operate (turn ON or OFF) any Main, branch or shutoff valves during the course of inspection unless there is an emergency condition that was detected during the course of my inspection. The sellers maintain the full responsibility to have the water supply system including the water heater and any gas supply feeds fully operational at the time of inspection.

I do not inspect or report on Water softening equipment or Water Wells. These are specifically outside the scope of inspection standards. Contact appropriate specialists for these inspections prior to closing.

Drains, Wastes & Vents:

If there are indicators of foundation movement noted in the Foundation section of this report, or if this home is suspected to be cast-iron drainage piping, you are advised to contact a licensed plumbing contractor for further evaluation which may include hydrostatic and/or camera inspection to determine the integrity of the subterranean drainage system.

Please note that I do not operate washing machine connections or test the integrity or functionality of safety pan drain and/or overflow connections at water heaters, laundry equipment or bathroom locations. These tests are outside the scope of state inspection standards and should be evaluated by a licensed plumbing contractor.

I do not perform forensic flood testing of bathtubs or showers to confirm the integrity of the shower pan and/or drain to shower pan connection. These tests are outside the scope of state inspection standards and should be evaluated by a licensed plumbing contractor.

I do not inspect or report on Septic systems, sewage ejector pumps or lift stations. These are outside the scope of inspection standards and should be evaluated by a licensed Septic contractor and or licensed plumbing contractor.

Water Heating Equipment:

I do not physically operate the temperature and pressure relief valve on units estimated to be older than five years of age due to concerns that the test valve will not reset and fully shut off. It is a common occurrence that older valves will continue to drip and eventually drain the entire unit because they cannot be reset.

I do not warrant the future performance of water heating equipment or provide estimates on remaining service life. This is specifically outside the scope of state inspection standards.

I recommend evaluation by a licensed plumbing contractor on any water heater unit over the age of 10 years as often times these have not been maintained properly (flushed out) and may be in need of servicing.

Hydro Massage Therapy Equipment:

I do not test ground fault protection on pump motors unless I can physically access the pump motor connection in the event the ground fault reset button is located in the concealed area.

Environmental testing of hydrotherapy tubs is beyond the scope of inspection. Certain health concerns directly linked to bacterial growth in distribution lines of the equipment appear to be a causative factor. You may wish to consider consulting an environmental contractor or seeking guidance off of the Internet on appropriate measures to thoroughly clean the equipment and all supply lines prior to use.

Appliances:

Only the appliances that are built into the home that convey with the home are inspected and only a visual inspection with function test

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ADDITIONAL INFORMATION: (continued)

are performed. Dishwasher, Disposer unit, Range Hood, Oven/Range unit, Microwave, Mechanical Exhaust Vents and Bathroom Heaters, Garage Door Operators, Dryer Exhaust vents only. We do not inspect washers and dryer units that are installed at the time of the inspection. We do not move or disconnect appliances. We do try to look at or behind appliances if in doing so we do not cause harm to us or the appliance. All appliances are limited in the fact that they are built in.

All repair needs identified in the inspection report should be fully evaluated and corrected by a licensed or certified appliance contractor prior to closing. Appliance repairs can be dangerous and complex and should only be undertaken by licensed or certified contractors!

Gas System:

We do not perform leak pressure, manometer or soap tests on the gas system. This is beyond our expertise and outside the scope of our inspection, and any test should be performed by a licensed plumber or licensed gas technician or contractor. Only a visual inspection of accessible gas lines and shut off valves as related to gas appliances are inspected. All repair needs concerning gas appliances identified in the inspection report should be fully evaluated and corrected by a licensed contractor prior to closing. Gas line or system repairs can be dangerous and complex and should only be undertaken by licensed contractors!

Lawn Irrigation System:

Please note that the inspection of the irrigation system is done entirely in the manual mode and is visual only. We do not test functionality of the system on Automatic or Program modes. We do not perform any excavation of spray heads, valves, piping or wiring.

Optional Systems:

Please note that unless the inspection agreement specifically designates, We are inspecting an optional system for an additional fee it is understood that the optional system has not been inspected and is outside the scope of our inspection agreement with you.

Please contact the appropriate specialists if you wish to have these items inspected.

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I. STRUCTURAL SYSTEMS

☒☐☐☐ A. Foundations

Type of Foundation(s): Slab

Comments: The property has a slab on grade concrete monolithic foundation. A visual inspection was performed on all sides of the foundation. The foundation appears to be performing the function intended and is supporting the structure at this time.

☒☐☐☒ B. Grading and Drainage

Comments: The gutter troughs at the front SE walls are damaged, sagging, and not sloped to drain properly.

There is inadequate grading clearance due to high soil line at the front SE walls of the foundation. It is recommended that 4-6 inches of foundation wall be exposed at all times if possible, to prevent moisture and pest intrusion at the exterior walls.

The stones forming the retaining wall at the front entry sidewalk are displaced and leaning towards the structure. The front entry sidewalk is sloped towards the structure and does not drain runoff properly.

The grade at the front lawn area slopes downhill towards the foundation. The grade at this area does not have appropriate drainage installed to allow for runoff to drain away from the foundation walls.

There is vegetation growing too close to the structure walls at the front SE wall.

The driveway slab does not appear to drain runoff properly.

There is vegetation growing too close to the structure walls at the rear W corner wall.

There is erosion of the soil at the rear foundation walls due to runoff from the roof. Recommend installing gutters at this area to help with drainage from the foundation walls.

The backyard fences are deteriorated and damaged in areas. There are also loose fence pickets at the front fences.

There is a build up of leaves and debris at the front gutter troughs. Recommend installing leaf guards at the front gutters to allow for proper drainage of runoff.

All other visible components were found to be in satisfactory condition at the time of the inspection.



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B. Grading and Drainage (continued)



☒ ☐ ☐ ☐ C. Roof Covering Materials

Types of Roof Covering: Asphalt/ Composition Shingles

Viewed from: On roof

Comments: There are damaged and deteriorated shingles at the rear NW side of the roof cover.

There have been previous repairs made to the roof cover at the SW, NW, and NE sides of the roof cover.

Moisture stains at the roof decking indicate possible leaks at the roof cover.

Recommend contacting a certified roofing contractor to make repairs to the roof and to further evaluate the roof.

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C. Roof Covering Materials (continued)



☒ ☐ ☐ ☒ D. Roof Structures and Attics

Viewed from: In the attic

Approximate Average Depth of Insulation: 4-6

Comments: The inspection of the attic area was limited due to limited access and stored items.

There is evidence of moisture penetration to the roof decking at the rear NW soffit.

There is a missing soffit vent board missing at the rear NW wall.

There is evidence of moisture penetration to the roof decking in the front SE attic area.

There is evidence of moisture penetration to the roof decking in the rear NW attic area.

There is inadequate or missing insulation in the attic area. By current standards there should be 12-16 inches depth of insulation.

There is missing vertical insulation at the knee walls in the attic area.

The attic access hatch cover is damaged.

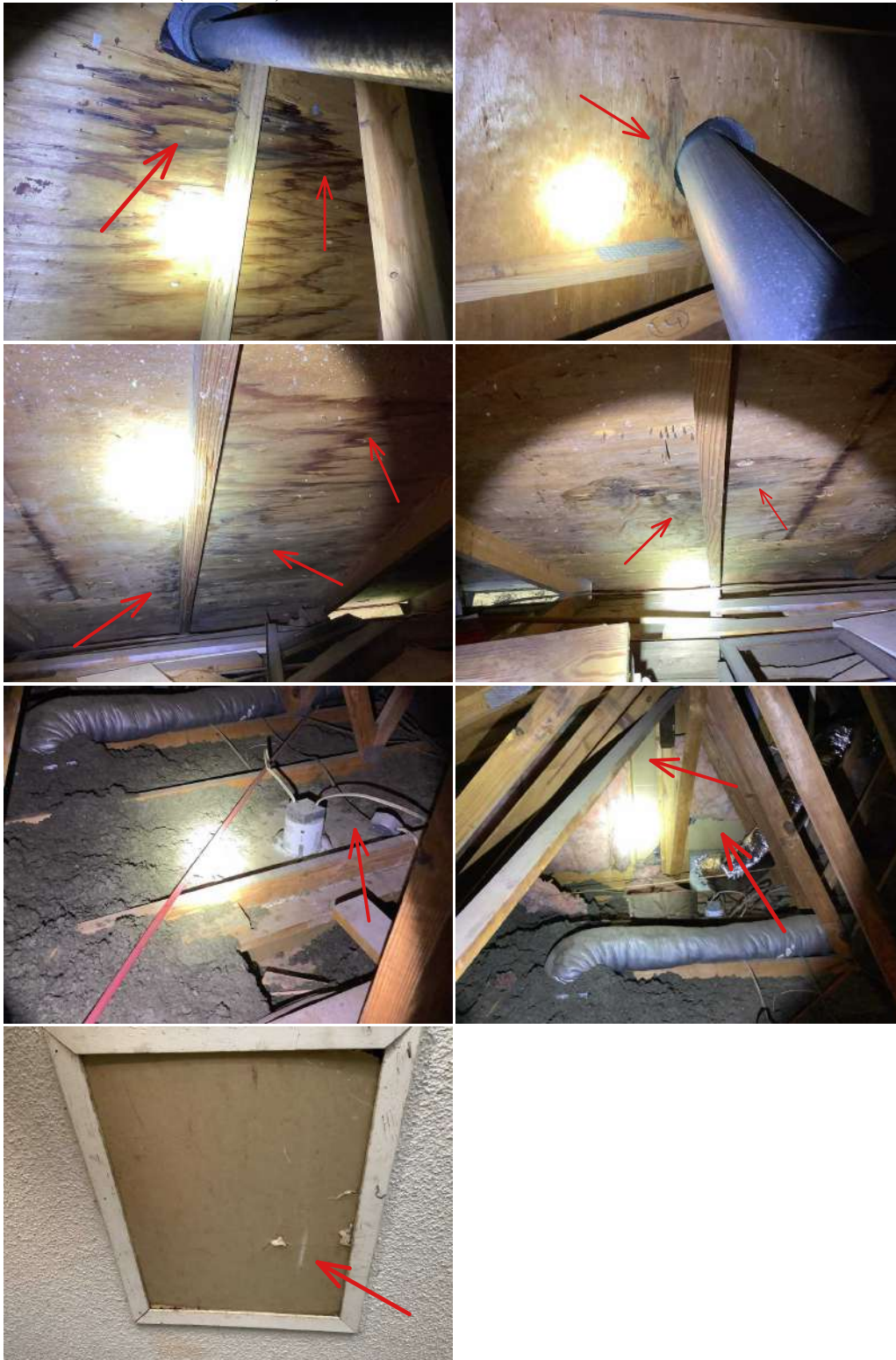
All other visible components were found to be in satisfactory condition at the time of the inspection.



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D. Roof Structures and Attics (continued)



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☒ ☐ ☐ ☒ E. Walls(Interior)

Comments: The interior walls have been recently painted.
 There is a hole in the sheet rock at the kitchen area under sink cabinet.
 The masonry fireplace hearth is separated at the left side sheet rock seam.
 The inspection of the interior walls of the garage area was limited due to stored items and wall coverings.
 There are holes in the wall material at the rear garage wall, near washing machine connection.
 There is a break in the sheet rock at the rear W corner breakfast nook area corner seam.
 There is deterioration of the toe kick plate at the kitchen cabinet.
 All other visible components were found to be in satisfactory condition at the time of inspection.



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☒ ☐ ☐ ☒ E. Walls (Exterior)

Comments: There is deterioration of the siding at the NE wall.
 There is deterioration of the masonry brick siding at the NE wall.
 Recommend applying additional sealant at the exterior masonry wall at the window well seams.
 The wood siding at the upper NE wall is bowed outward.
 There is damage to the frieze board trim at the NE and SE walls.
 There is deterioration of the trim/fascia boards at the NE wall.
 There is deterioration of the wood window shutters at the front SE walls.
 There is deterioration of the trim/fascia boards at the front SE walls.
 There are holes drilled in the masonry brick veneer at the front SE wall.
 There are breaks in the masonry veneer mortar joints at the front SE wall.
 There is deterioration of the trim boards at the garage door frame jambs.
 There is deterioration of the trim/fascia boards at the rear W corner wall.
 There is deterioration of the siding at the rear NW walls.
 There is deterioration of the trim/fascia boards at the rear N corner wall.
 There is damage to the siding and frieze board trim at the front SE upper wall.
 Recommend applying additional sealant to seams at the exterior wall siding and trim boards.
 All other visible components were found to be in satisfactory condition at the time of the inspection.



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I NI NP D

E. Walls (Exterior) (continued)



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

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E. Walls (Exterior) (continued)



Type Brick, Wood and Composition Siding

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments: The inspection of the interior floors of the garage area was limited due to stored items. There are breaks in the sheet rock seams at the kitchen ceiling. There are cracks in the concrete floors at the master bathroom closet, breakfast nook area and living area. All other visible components were found to be in satisfactory condition at the time of the inspection.

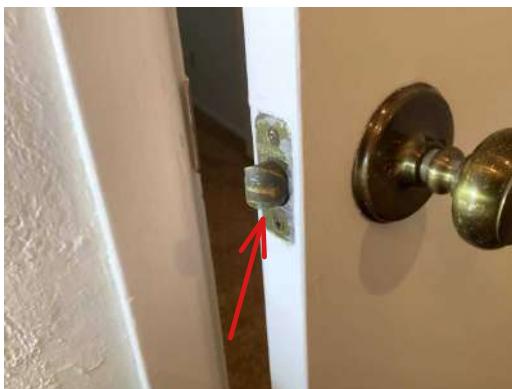


I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

☒☐☐☒ **G. Interior Doors**

Comments: The hallway bathroom door does not latch properly due to latch installed backwards.
The bifold doors at the front S guest bedroom closet rub at the carpet and do not open and close properly.
The front E guest bedroom door is missing the door stop.
The master bedroom door frame is out of square and the door walks open when ajar.
All other visible components were found to be in satisfactory condition at the time of the inspection

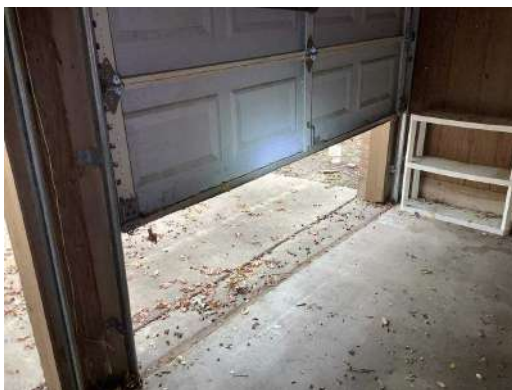


☒☐☐☒ **G. Exterior Doors**

Comments: The garage to living area door is not a proper fire rated door.
All other visible components were found to be in satisfactory condition at the time of the inspection.

☒☐☐☒ **G. Garage Doors**

Comments: The rollers of the S side garage door are not rolling on the tracks properly, and the door does not open all the way.
Recommend contacting a garage door technician to address this issue.



Type(s) Metal

☒☐☐☒ **H. Windows**

Comments: The inspection of the windows was limited due to window coverings and stored items.
There is damage to the exterior weather stripping at the front SE windows.
The formal dining area window is tight at the frame and does not open properly.
The window ledge at the rear living area wall has some deterioration due to previous moisture penetration.
All other visible components were found to be in satisfactory condition at the time of inspection.

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

I NI NP D

H. Windows (continued)



Type(s) Metal Frame Single Pane

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

Comments:

☒☐☐☒ **J. Fireplaces and Chimneys**

Comments: The inspection of the firebox was limited due to ash and debris present at the time of inspection. The gas starter wand pipe is clogged and does not function properly. All other visible components were found to be in satisfactory condition at the time of inspection.



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

Comments:

☐☐☒☐ **L. Other**

Comments:

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

I NI NP D

Note: The electrical system inspection is limited to a visual inspection only. The inspection of the electrical system is based upon the TREC Standards Of Practice current residential building codes. This inspection is not, nor intended to be, a code enforcement inspection. A function check only was performed on the accessible electrical components of this structure. For a more thorough inspection of the electrical system it is recommended that a licensed electrical contractor be consulted.

Inspection of outlets, switches and accessory connections was limited due to concealment. The accessible outlets for this structure were tested with a standard outlet tester rated at 125 volts and a standard voltage ampere gauge for 250 volts for large appliance outlets.

II. ELECTRICAL SYSTEMS

☒☐☐☒ A. Service Entrance and Panels

Comments: The service entrance meter box is corroded, and no longer secured properly at the exterior wall. All other visible components were found to be in satisfactory condition at the time of the inspection.



☒☐☐☒ A. Main Electrical Panel

Comments: The main panel is located at the rear N corner wall and is supplied with five main disconnects. The main panel is the older Federal Pacific Electric type of electrical panel. This breaker system is considered to be obsolete and unreliable. The main panel box is rusted and corroded. The main panel is not labeled properly. The neutral circuit wires are double tapped on the neutral bus bar in the electrical panel. This was a common practice in older homes, but codes have changed and it is no longer recommend to have the neutral wires installed this way. There is aluminum service feed wiring installed in the main panel without the anti oxidant paste installed at the terminal points and bus bar connections. Recommend contacting a licensed electrical contractor to address these issues and to futher evaluate.

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

I NI NP D

A. Main Electrical Panel (continued)



Type of Wiring: Aluminum and Copper

Type of Ground: CWB at the hose bib

AC unit 1 Breaker Size Installed: 40AMP AC unit 2 Breaker Size Installed: NA AC unit 3 Breaker Size Installed; NA

☒☐☐☒ A. Sub Electrical Panel

Comments: The sub panel is located at the interior wall of the garage.

The sub panel is the older Federal Pacific Electric type of electrical panel. This breaker system is considered to be obsolete and unreliable.

The sub panel is not labeled properly.

The neutral circuit wires are double tapped on the neutral bus bar in the electrical panel.

There are aluminum service feed wiring installed in the sub panel without the anti oxidant paste installed at the terminal points and bus bar connections.

Recommend contacting a licensed electrical contractor to address these issues and to further evaluate.



Type of Wiring: Aluminum Service Feed and Copper Branch Wiring

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

I NI NP D

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

Type of Wiring: Copper

Comments: There is exposed Romex branch circuit wire at the front and rear exterior walls. This branch circuit wire should be properly encased in conduit.

note: the exposed circuit wire at the front exterior wall has been disconnected at the source

There are branch circuit wire connections at the attic area that are not secured properly in a covered junction box.

All other visible components were found to be in satisfactory condition at the time of the inspection.



☒☐☐☒ **B. Outlets and Switches:**

Comments: The upper socket at the rear W corner master bedroom wall outlet did not function when tested. This outlet may be switched on at the light switch, however the switch did not appear to function for powering the outlet.

The dimmer switch for the NE living area wall sconces does not function properly.

There is a missing light switch plate at the attic area.

All other visible components were found to be in satisfactory condition at the time of the inspection.



☒☐☒☒ **B. Arc Fault Circuit Interrupters:**

Comments: There are no AFCI breakers installed for this structure. The electrical code has been updated over the years, therefore AFCI safety devices are required for this structure. It is the requirement and the obligation of this inspector and inspection to mark this as Deficient. It is recommended that a licensed electrical contractor be consulted for installing AFCI devices for this structure.

☒☐☐☒ **B. Ground Fault Circuit Interrupters:**

Comments: The GFCI device for the right side master bathroom vanity counter did not function properly when tested indicating a faulty device.

All other visible components were found to be in satisfactory condition at the time of the inspection.

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

I NI NP D

☒☐☐☒ **B. Electrical Fixtures:**

Comments: The rear exterior flood light is no longer secured properly at the fascia board, and does not function
There are bulbs not functioning at the kitchen ceiling recessed lights and the kitchen sink light.
There are bulbs not functioning at the master bedroom ceiling fan.
There is a bulb not functioning at the fireplace recessed light.
There is a bulb not functioning at the rear exterior wall flood light.
The light fixture at the breakfast nook area
The fluorescent light fixtures in garage did not appear to function.
The HVAC closet light is not secured properly and did not function. Unable to locate switch for this light.
All other visible components were found to be in satisfactory condition at the time of the inspection.



☒☐☐☒ **B. Smoke Alarms**

Comments: The smoke alarms at the bedroom hallway and all bedrooms did not function when tested, indicating a low battery or faulty device.
It is recommended that each hallway and bedroom be installed with a smoke detection device.
It is also recommended that carbon monoxide detection devices be installed for this structure.

☐☐☒☐ **C. Other**

Comments:

(Note: The HVAC system inspection is limited to a visual inspection only. The inspection of the HVAC system is based upon the TREC Standards Of Practice and current residential building codes. This inspection is not, nor intended to be a, code enforcement inspection. A function check only was performed on the accessible HVAC components of this structure. For a more thorough inspection of the HVAC system it is recommended that a licensed HVAC contractor be consulted.)

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒☐☐☒ **A. Heating Equipment**

Type of Systems: Central

Energy Sources: Gas

Comments: The heating equipment for this structure is a Bryant model gas furnace installed in the hallway HVAC closet.
It is recommended that a firewall ceiling be installed at the HVAC closet in the hallway for proper firewall protection from the attic to the living space.
The flue pipe for the furnace at the roof penetration does not have the required 1 clearance from combustible materials.
All other visible components were found to be in satisfactory condition at the time of the inspection.

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

I N I N P D

A. Heating Equipment (continued)



☒ ☐ ☐ ☐ **B. Cooling Equipment**

Type of Systems: Central A/C

Comments: The cooling equipment for this structure is a Bryant model A/C unit.

The cooling system was limited to a visual inspection only due to the outside temperature was below 60 degrees.

All visible components were found to be in satisfactory condition at the time of the inspection.



Temperature Differential Measured from the Supply Air Vents versus the Return Aire Vents.

(Note: A normal operating range for the temperature differential should be between 15 to 20 degrees F difference)

Unit 1 Supply Temp NA Unit 1 Return Temp NA Temp Difference NA (too cold)

Unit 2 Supply Temp NA Unit 2 Return Temp NA Temp Difference NA

Unit 3 Supply Temp NA Unit 3 Return Temp NA Temp Difference NA

Unit 4 Supply Temp NA Unit 4 Return Temp NA Temp Difference NA

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

I NI NP D

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

Comments: The return air filter at the unit in the hallway closet is dirty / clogged and should be replaced.
The return ducts lines appear to be dirty at the inside walls.
Recommend having a licensed repair contractor clean and and further evaluate the duct lines.
All other visible components were found to be in satisfactory condition at the time of inspection.



☐☐☒☐ D. Other

Comments:

IV. PLUMBING SYSTEMS

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

Location of water meter:

Location of main water supply valve:

Static water pressure reading:

Type of supply piping material:

Comments: The water pressure measured for this structure was 91psi. The recommended water pressure for a residential plumbing system is 80psi maximum.

The inspection of the water meter is limited due to meter cover being locked at the time of inspection.

The homeowner shut off valve handle, near the water meter, is buried in soil and no longer accessible.

Recommend insulating the plumbing supply pipes at the attic area.

All other visible components were found to be in satisfactory condition at the time of the inspection.



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

I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures (continued)



Client: No Client

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

I NI NP D

Location of water meter: Front lawn
Location of main water supply valve: Front Lawn
Static water pressure reading: 91
Type of Supply Piping Material: Copper, PEX

☒☐☐☒ **A. Sinks**

Comments: The kitchen sink faucet does not shut off properly at the faucet handle.
There are stains and deterioration at the under sink cabinet area of the kitchen sink.
There is corrosion and deterioration of the kitchen sink drain trap pipe fitting.
The caulking joint at the back splash of the kitchen sink is cracked and needs additional sealant.
There is damage to the sink bowl finish at the hallway bathroom.
The master bathroom sink on the left leaks at the drain line.
There is deterioration at the under sink cabinet areas of both master bathroom sinks.
Recommend contacting a licensed plumbing contractor to address these issues and to further evaluate.



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

I NI NP D

☒☐☐☒ **A. Bathtubs and Shower**

Comments: There is damage to the finish at the hallway bathroom tub.
The shower diverter stem for the hallway bathroom tub faucet leaks when tub faucet is in use.
All other visible components were found to be in satisfactory condition at the time of the inspection.



☒☐☐☐ **A. Commodes**

Comments: All visible components were found to be in satisfactory condition at the time of the inspection.

☒☐☐☒ **A. Washing Machine Connections**

Comments: The washing machine connection surround is not secured properly, due to missing wall material at this area.
All other visible components were found to be in satisfactory condition at the time of the inspection.



☒☐☐☒ **A. Exterior Plumbing Fixtures**

Comments: The front SE exterior hose bibs are not sealed and secured properly at the wall penetration, or insulated properly to prevent freezing.
The hose bib at the rear NW wall does not shut off properly and drips.
The exterior hose bibs do not have back-flow prevention devices.
Recommend contacting a qualified plumbing contractor to address these issues and further evaluate.



☒☐☐☐ **B. Drains, Wastes, and Vents**

Type of drain piping material:

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

I NI NP D

B. Drains, Wastes, and Vents (continued)

Comments: All visible components were found to be in satisfactory condition at the time of the inspection.

Type of Drain Piping Material: PVC

☒☐☐☒ C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gal.

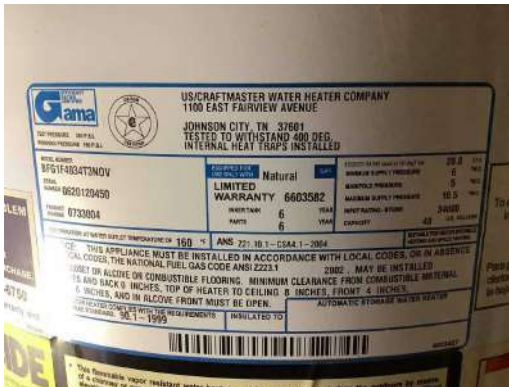
Comments: The water heater burner heat shield is missing.

It is recommended that the drain pan under the water heater be installed with a 1 inch drain run to the exterior to prevent water damage in the case of a leak.

It is recommended that the hot and cold water lines at the top of the water heater be insulated.

There is corrosion and/or signs of intermittent leak at the plumbing inlet lines at the top of the water heater unit.

Recommend having the water heater unit serviced and further evaluated by a licensed plumbing contractor.

☐☐☒☐ D. Hydro-Massage Therapy Equipment

Comments:

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

Comments: All visible components were found to be in satisfactory condition at the time of the inspection.

Location of gas meter: N side exterior wall

Type of gas distribution piping material: Steel

☐☐☒☐ F. Other

Comments:

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

I NI NP D

V. APPLIANCES

☒☐☐☐ A. Dishwashers

Comments: All visible components were found to be in satisfactory condition at the time of the inspection.

☒☐☐☐ B. Food Waste Disposers

Comments: All visible components were found to be in satisfactory condition at the time of the inspection.

☒☐☐☒ C. Range Hood and Exhaust Systems

Comments: The range hood filters are dirty / clogged and should be cleaned or replaced.

All other visible components were found to be in satisfactory condition at the time of inspection.



☒☐☐☒ D. Ranges, Cooktops, and Ovens

Comments: The rear left range burner grate is damaged.

All other visible components were found to be in satisfactory condition at the time of inspection.



Range/Cooktop Type Gas

Oven Type Gas

Oven 1 set at 350F tested at 356

Oven 2 set at 350F tested at NA

☐☐☒☐ E. Microwave Ovens

Comments:

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

I	NI	NP	D
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☒☐☐☒ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments: The master bathroom exhaust fan motor does not function.
The master bathroom heater bulb is missing.
All other visible components were found to be in satisfactory condition at the time of inspection.



☒☐☐☒ **G. Garage Door Operators**

Comments: There is a bulb not functioning for the garage door opener.
All other visible components were found to be in satisfactory condition at the time of the inspection.

☒☐☐☐ **H. Dryer Exhaust Systems**

Comments: All visible components were found to be in satisfactory condition at the time of inspection.

☐☐☒☐ **I. Other**

Comments:

Summary

I. STRUCTURAL SYSTEMS

- B. Grading and Drainage The gutter troughs at the front SE walls are damaged, sagging, and not sloped to drain properly.
There is inadequate grading clearance due to high soil line at the front SE walls of the foundation. It is recommended that 4-6 inches of foundation wall be exposed at all times if possible, to prevent moisture and pest intrusion at the exterior walls.
The stones forming the retaining wall at the front entry sidewalk are displaced and leaning towards the structure. The front entry sidewalk is sloped towards the structure and does not drain runoff properly.
The grade at the front lawn area slopes downhill towards the foundation. The grade at this area does not have appropriate drainage installed to allow for runoff to drain away from the foundation walls.
There is vegetation growing too close to the structure walls at the front SE wall.
The driveway slab does not appear to drain runoff properly.
There is vegetation growing too close to the structure walls at the rear W corner wall.
There is erosion of the soil at the rear foundation walls due to runoff from the roof. Recommend installing gutters at this area to help with drainage from the foundation walls.
The backyard fences are deteriorated and damaged in areas. There are also loose fence pickets at the front fences.
There is a build up of leaves and debris at the front gutter troughs. Recommend installing leaf guards at the front gutters to allow for proper drainage of runoff.
All other visible components were found to be in satisfactory condition at the time of the inspection.



Summary (continued)

B. Grading and Drainage (continued)



C. Roof Covering Materials There are damaged and deteriorated shingles at the rear NW side of the roof cover. There have been previous repairs made to the roof cover at the SW, NW, and NE sides of the roof cover. Moisture stains at the roof decking indicate possible leaks at the roof cover. Recommend contacting a certified roofing contractor to make repairs to the roof and to further evaluate the roof.



Summary (continued)

C. Roof Covering Materials (continued)



D. Roof Structures and Attics The inspection of the attic area was limited due to limited access and stored items.

There is evidence of moisture penetration to the roof decking at the rear NW soffit.

There is a missing soffit vent board missing at the rear NW wall.

There is evidence of moisture penetration to the roof decking in the front SE attic area.

There is evidence of moisture penetration to the roof decking in the rear NW attic area.

There is inadequate or missing insulation in the attic area. By current standards there should be 12-16 inches depth of insulation.

There is missing vertical insulation at the knee walls in the attic area.

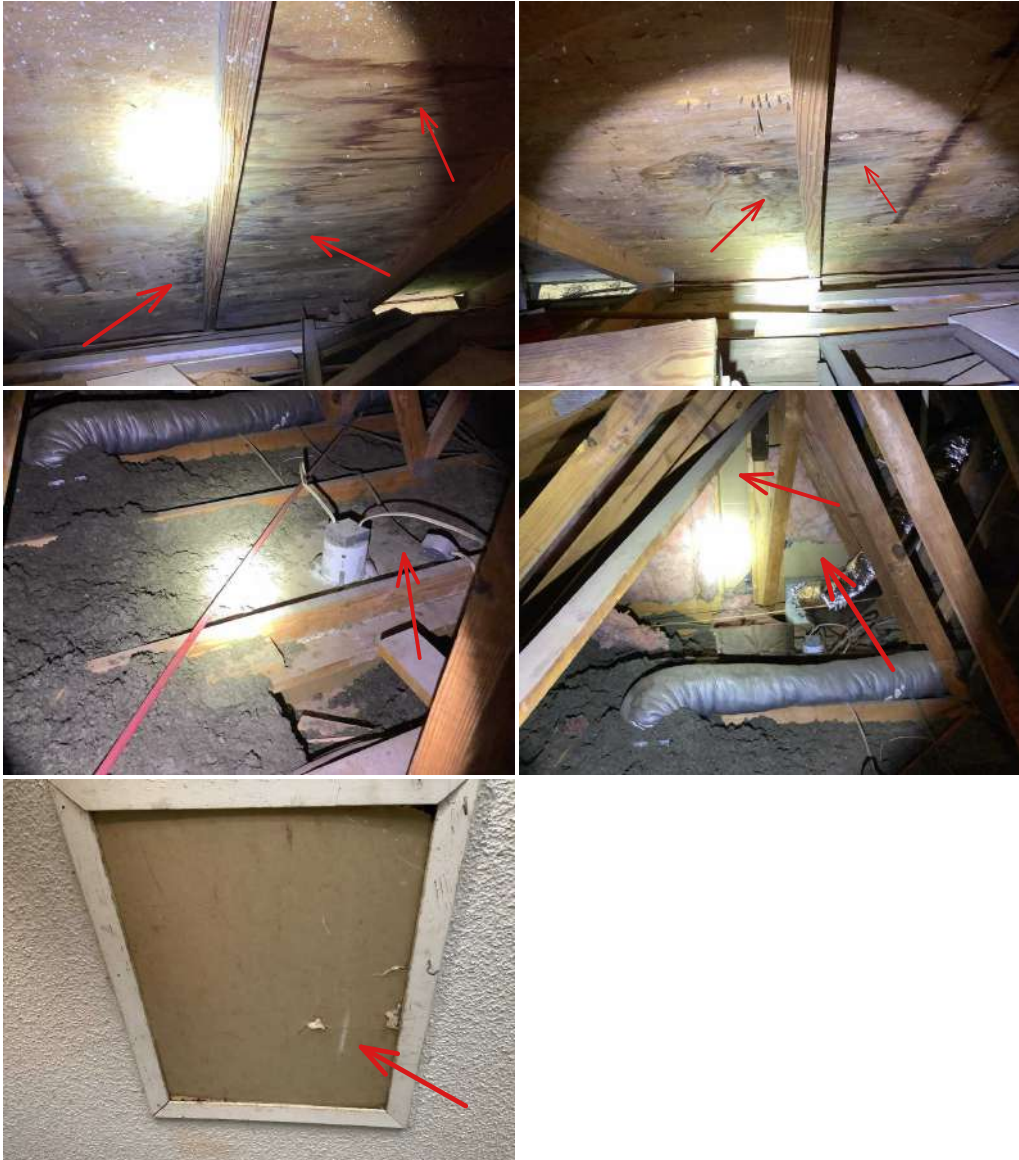
The attic access hatch cover is damaged.

All other visible components were found to be in satisfactory condition at the time of the inspection.



Summary (continued)

D. Roof Structures and Attics (continued)



E. Walls(Interior) The interior walls have been recently painted.

There is a hole in the sheet rock at the kitchen area under sink cabinet.

The masonry fireplace hearth is separated at the left side sheet rock seam.

The inspection of the interior walls of the garage area was limited due to stored items and wall coverings.

There are holes in the wall material at the rear garage wall, near washing machine connection.

There is a break in the sheet rock at the rear W corner breakfast nook area corner seam.

There is deterioration of the toe kick plate at the kitchen cabinet.

All other visible components were found to be in satisfactory condition at the time of inspection.

Summary (continued)

E. Walls(Interior) (continued)



E. Walls (Exterior) There is deterioration of the siding at the NE wall.

There is deterioration of the masonry brick siding at the NE wall.

Recommend applying additional sealant at the exterior masonry wall at the window well seams.

The wood siding at the upper NE wall is bowed outward.

There is damage to the frieze board trim at the NE and SE walls.

There is deterioration of the trim/fascia boards at the NE wall.

There is deterioration of the wood window shutters at the front SE walls.

There is deterioration of the trim/fascia boards at the front SE walls.

There are holes drilled in the masonry brick veneer at the front SE wall.

There are breaks in the masonry veneer mortar joints at the front SE wall.

There is deterioration of the trim boards at the garage door frame jambs.

There is deterioration of the trim/fascia boards at the rear W corner wall.

There is deterioration of the siding at the rear NW walls.

There is deterioration of the trim/fascia boards at the rear N corner wall.

There is damage to the siding and frieze board trim at the front SE upper wall.

Recommend applying additional sealant to seams at the exterior wall siding and trim boards.

Summary (continued)

E. Walls (Exterior) (continued)

All other visible components were found to be in satisfactory condition at the time of the inspection.



Summary (continued)

E. Walls (Exterior) (continued)



F. Ceilings and Floors The inspection of the interior floors of the garage area was limited due to stored items.

There are breaks in the sheet rock seams at the kitchen ceiling.

There are cracks in the concrete floors at the master bathroom closet, breakfast nook area and living area.

All other visible components were found to be in satisfactory condition at the time of the inspection.

Summary (continued)

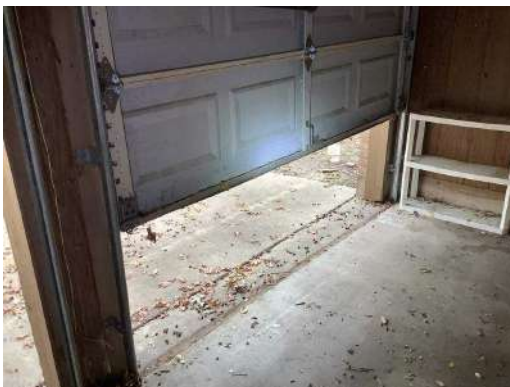
F. Ceilings and Floors (continued)



- G. Interior Doors The hallway bathroom door does not latch properly due to latch installed backwards.
The bifold doors at the front S guest bedroom closet rub at the carpet and do not open and close properly.
The front E guest bedroom door is missing the door stop.
The master bedroom door frame is out of square and the door walks open when ajar.
All other visible components were found to be in satisfactory condition at the time of the inspection



- G. Exterior Doors The garage to living area door is not a proper fire rated door.
All other visible components were found to be in satisfactory condition at the time of the inspection.
- G. Garage Doors The rollers of the S side garage door are not rolling on the tracks properly, and the door does not open all the way.
Recommend contacting a garage door technician to address this issue.



- H. Windows The inspection of the windows was limited due to window coverings and stored items.
There is damage to the exterior weather stripping at the front SE windows.
The formal dining area window is tight at the frame and does not open properly.
The window ledge at the rear living area wall has some deterioration due to previous moisture penetration.
All other visible components were found to be in satisfactory condition at the time of inspection.

Summary (continued)

H. Windows (continued)



- J. Fireplaces and Chimneys The inspection of the firebox was limited due to ash and debris present at the time of inspection.
The gas starter wand pipe is clogged and does not function properly.
All other visible components were found to be in satisfactory condition at the time of inspection.



II. ELECTRICAL SYSTEMS

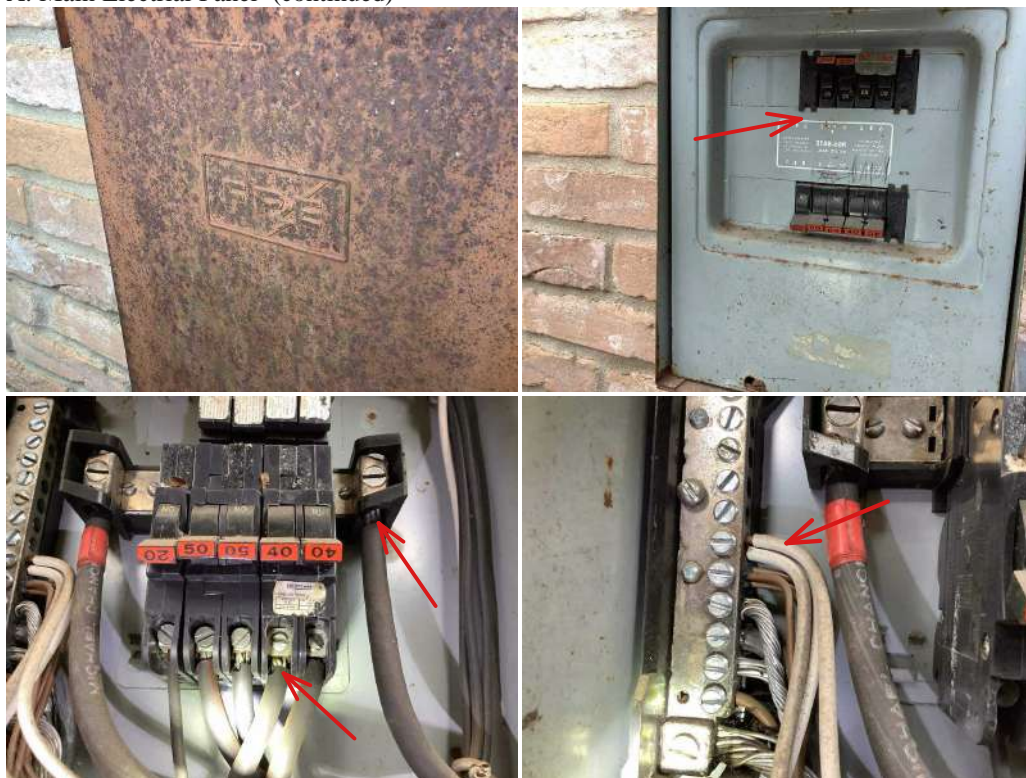
- A. Service Entrance and Panels The service entrance meter box is corroded, and no longer secured properly at the exterior wall.
All other visible components were found to be in satisfactory condition at the time of the inspection.



- A. Main Electrical Panel The main panel is located at the rear N corner wall and is supplied with five main disconnects.
The main panel is the older Federal Pacific Electric type of electrical panel. This breaker system is considered to be obsolete and unreliable.
The main panel box is rusted and corroded.
The main panel is not labeled properly.
The neutral circuit wires are double tapped on the neutral bus bar in the electrical panel. This was a common practice in older homes, but codes have changed and it is no longer recommended to have the neutral wires installed this way.
There is aluminum service feed wiring installed in the main panel without the anti oxidant paste installed at the terminal points and bus bar connections.
Recommend contacting a licensed electrical contractor to address these issues and to further evaluate.

Summary (continued)

A. Main Electrical Panel (continued)



A. Sub Electrical Panel The sub panel is located at the interior wall of the garage.

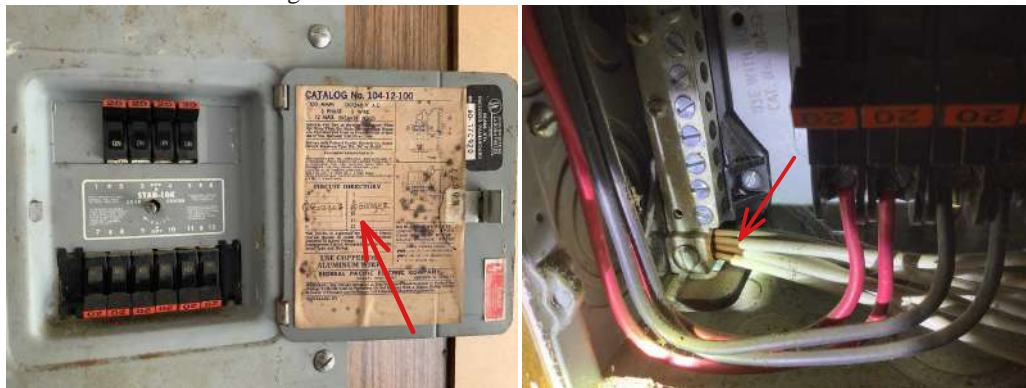
The sub panel is the older Federal Pacific Electric type of electrical panel. This breaker system is considered to be obsolete and unreliable.

The sub panel is not labeled properly.

The neutral circuit wires are double tapped on the neutral bus bar in the electrical panel.

There are aluminum service feed wiring installed in the sub panel without the anti oxidant paste installed at the terminal points and bus bar connections.

Recommend contacting a licensed electrical contractor to address these issues and to further evaluate.



B. Branch Circuits, Connected Devices, and Fixtures There is exposed Romex branch circuit wire at the front and rear exterior walls.

This branch circuit wire should be properly encased in conduit.

note: the exposed circuit wire at the front exterior wall has been disconnected at the source

There are branch circuit wire connections at the attic area that are not secured properly in a covered junction box.

All other visible components were found to be in satisfactory condition at the time of the inspection.

Summary (continued)

B. Branch Circuits, Connected Devices, and Fixtures (continued)



- B. Outlets and Switches: The upper socket at the rear W corner master bedroom wall outlet did not function when tested. This outlet may be switched on at the light switch, however the switch did not appear to function for powering the outlet. The dimmer switch for the NE living area wall sconces does not function properly. There is a missing light switch plate at the attic area. All other visible components were found to be in satisfactory condition at the time of the inspection.



- B. Arc Fault Circuit Interrupters: There are no AFCI breakers installed for this structure. The electrical code has been updated over the years, therefore AFCI safety devices are required for this structure. It is the requirement and the obligation of this inspector and inspection to mark this as Deficient. It is recommended that a licensed electrical contractor be consulted for installing AFCI devices for this structure.
- B. Ground Fault Circuit Interrupters: The GFCI device for the right side master bathroom vanity counter did not function properly when tested indicating a faulty device. All other visible components were found to be in satisfactory condition at the time of the inspection.
- B. Electrical Fixtures: The rear exterior flood light is no longer secured properly at the fascia board, and does not function. There are bulbs not functioning at the kitchen ceiling recessed lights and the kitchen sink light. There are bulbs not functioning at the master bedroom ceiling fan. There is a bulb not functioning at the fireplace recessed light. There is a bulb not functioning at the rear exterior wall flood light. The light fixture at the breakfast nook area. The fluorescent light fixtures in garage did not appear to function. The HVAC closet light is not secured properly and did not function. Unable to locate switch for this light. All other visible components were found to be in satisfactory condition at the time of the inspection.

Summary (continued)

B. Electrical Fixtures: (continued)



B. Smoke Alarms The smoke alarms at the bedroom hallway and all bedrooms did not function when tested, indicating a low battery or faulty device.

It is recommended that each hallway and bedroom be installed with a smoke detection device.

It is also recommended that carbon monoxide detection devices be installed for this structure.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment The heating equipment for this structure is a Bryant model gas furnace installed in the hallway HVAC closet.

It is recommended that a firewall ceiling be installed at the HVAC closet in the hallway for proper firewall protection from the attic to the living space.

The flue pipe for the furnace at the roof penetration does not have the required 1 clearance from combustible materials.

All other visible components were found to be in satisfactory condition at the time of the inspection.



Summary (continued)

- C. Duct Systems, Chases, and Vents The return air filter at the unit in the hallway closet is dirty / clogged and should be replaced.
The return ducts lines appear to be dirty at the inside walls.
Recommend having a licensed repair contractor clean and and further evaluate the duct lines.
All other visible components were found to be in satisfactory condition at the time of inspection.



IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution Systems and Fixtures The water pressure measured for this structure was 91psi. The recommended water pressure for a residential plumbing system is 80psi maximum.
The inspection of the water meter is limited due to meter cover being locked at the time of inspection.
The homeowner shut off valve handle, near the water meter, is buried in soil and no longer accessible.
Recommend insulating the plumbing supply pipes at the attic area.
All other visible components were found to be in satisfactory condition at the time of the inspection.



- A. Sinks The kitchen sink faucet does not shut off properly at the faucet handle.
There are stains and deterioration at the under sink cabinet area of the kitchen sink.
There is corrosion and deterioration of the kitchen sink drain trap pipe fitting.
The caulking joint at the back splash of the kitchen sink is cracked and needs additional sealant.
There is damage to the sink bowl finish at the hallway bathroom.
The master bathroom sink on the left leaks at the drain line.

Summary (continued)

A. Sinks (continued)

There is deterioration at the under sink cabinet areas of both master bathroom sinks.

Recommend contacting a licensed plumbing contractor to address these issues and to further evaluate.



A. Bathtubs and Shower There is damage to the finish at the hallway bathroom tub.

The shower diverter stem for the hallway bathroom tub faucet leaks when tub faucet is in use.

All other visible components were found to be in satisfactory condition at the time of the inspection.

Summary (continued)

A. Bathtubs and Shower (continued)



A. Washing Machine Connections The washing machine connection surround is not secured properly, due to missing wall material at this area.

All other visible components were found to be in satisfactory condition at the time of the inspection.



A. Exterior Plumbing Fixtures The front SE exterior hose bibs are not sealed and secured properly at the wall penetration, or insulated properly to prevent freezing.

The hose bib at the rear NW wall does not shut off properly and drips.

The exterior hose bibs do not have back-flow prevention devices.

Recommend contacting a qualified plumbing contractor to address these issues and further evaluate.



C. Water Heating Equipment The water heater burner heat shield is missing.

It is recommended that the drain pan under the water heater be installed with a 1 inch drain run to the exterior to prevent water damage in the case of a leak.

It is recommended that the hot and cold water lines at the top of the water heater be insulated.

There is corrosion and/or signs of intermittent leak at the plumbing inlet lines at the top of the water heater unit.

Recommend having the water heater unit serviced and further evaluated by a licensed plumbing contractor.

Summary (continued)

C. Water Heating Equipment (continued)



V. APPLIANCES

C. Range Hood and Exhaust Systems The range hood filters are dirty / clogged and should be cleaned or replaced. All other visible components were found to be in satisfactory condition at the time of inspection.



D. Ranges, Cooktops, and Ovens The rear left range burner grate is damaged. All other visible components were found to be in satisfactory condition at the time of inspection.

Summary (continued)

D. Ranges, Cooktops, and Ovens (continued)



- F. Mechanical Exhaust Vents and Bathroom Heaters The master bathroom exhaust fan motor does not function.
The master bathroom heater bulb is missing.
All other visible components were found to be in satisfactory condition at the time of inspection.



- G. Garage Door Operators There is a bulb not functioning for the garage door opener.
All other visible components were found to be in satisfactory condition at the time of the inspection.

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.

11602 Sterlinghill Dr

Inspected Address

Austin

City

78758

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). At a minimum, the warranty must 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.

11602 Sterlinghill Dr Austin 78758
Inspected Address City Zip Code

1A. Barfield Home Inspection Service 1B. 0690077T
Name of Inspection Company SPCS Business License Number

1C. 1100 Rutherford Dr Driftwood TX 78619 (512) 350-0123
Address of Inspection Company City State Zip Telephone No.

1D. Mike Larkin 1E. Certified Applicator ☐ (check one)
Name of Inspector (Please Print) Technician ☒

1F. 12-1-22
Inspection Date

2. Kayla Stigall Seller ☐ Agent ☐ Buyer ☒ Management Co. ☐ Other ☐
Name of Person Purchasing Inspection

3. Kim Foster
Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser of Service ☐ Seller ☐ Agent ☒ Buyer ☒
(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 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. residence

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 and Beam ☐ Pier Type: _____ Basement ☐ Other: _____
Siding: Wood ☒ Fiber Cement Board ☐ 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: NA

If treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐

If treating for drywood termites or related insets, the treatment was: Full ☐ Limited ☐

6B. NA
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 of sale of this property. I do further state that neither I nor the company for which I am acting is associate in any way with any party to this real estate transaction.

Signatures:

7A. Mike Larkin TDA Tech Lic #0706935

Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

7B. NA
Apprentices, Technicians, or Certified Applicators (Names) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box ☐ 8B. Date Posted: 12-1-22
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 <input type="checkbox"/>	Insulated area of attic <input checked="" type="checkbox"/>	Plumbing Areas <input checked="" type="checkbox"/>	Planter box abutting structure <input type="checkbox"/>
Deck <input type="checkbox"/>	Sub Floors <input checked="" type="checkbox"/>	Slab Joints <input checked="" type="checkbox"/>	Crawl Space <input type="checkbox"/>
Soil Grade Too High <input checked="" type="checkbox"/>	Heavy Foliage <input checked="" type="checkbox"/>	Eaves <input checked="" type="checkbox"/>	Weepholes <input checked="" type="checkbox"/>
Other <input checked="" type="checkbox"/>	Specify: some interior areas due to stored items		

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:

Wood to Ground Contact (G) <input type="checkbox"/>	Formboards left in place (I) <input type="checkbox"/>	Excessive Moisture (J) <input checked="" type="checkbox"/>	
Debris under or around structure (K) <input type="checkbox"/>	Footing too low or soil line too high (L) <input checked="" type="checkbox"/>	Wood Rot (M) <input type="checkbox"/>	Heavy Foliage (N) <input checked="" type="checkbox"/>
Planter box abutting structure (O) <input type="checkbox"/>	Wood Pile in Contact with Structure (Q) <input type="checkbox"/>	Wooden Fence in Contact with the Structure (R) <input type="checkbox"/>	
Insufficient ventilation (T) <input type="checkbox"/>	Other (C) <input type="checkbox"/>	Specify: _____	

11602 Sterlinghill Dr

Austin

78758

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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

Specify:

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

None11G. Visible evidence of: None 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 on 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:

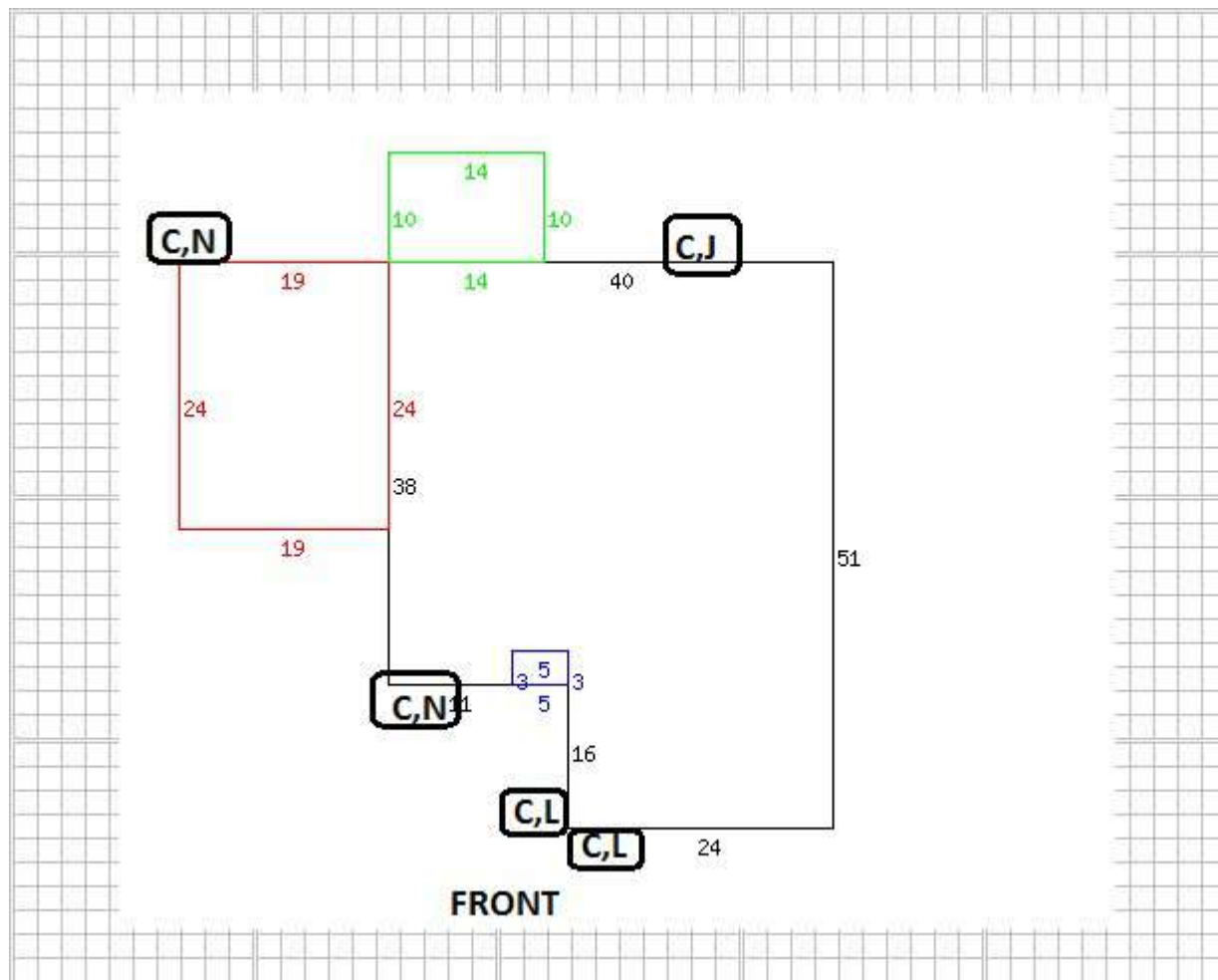
Yes ☒No ☐

Specify reason: Conductive conditions exist at the high soil line at the front SE walls (C,L) Conductive conditions exist at the heavy foliage at the front SE wall (C,N) Conductive conditions exist at the heavy foliage at the rear W corner wall (C,N) Conductive conditions exist at the excessive moisture at the leaking hose bib at the rear NW wall (C,J)

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-Conductive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify



Additional Comments No visible infestation was found at the time of inspection under the conditions allowed, although there are conducive conditions favorable for termite infestation present. Recommend annual inspections.

11602 Sterlinghill Dr

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Recommend correcting conducive conditions.

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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

Buyers Initials _____

Dial One Electrical Services

TECL No. 19054
11812 N Lamar Blvd
Austin, TX 78753
Phone: (512) 371-0001
E-mail: info@dialoneelectrical.com

Invoice
10/13/2023

Service Information

11602 Sterlinghill Dr
Austin, TX 78758-3829
Contact: Kayla Seames
Phone: (817) 456-0371
E-mail: kaylaseames@gmail.com

Billing Information

11602 Sterlinghill Dr
Austin, TX 78758-3829

Job Name

12098 - Seames, Kayla

Job Type	PO #	Invoice #	Scheduled	Start	End
		18473101323	10/13/2023	8:00 AM	12:30 PM

Item	Description	Quantity	Rate	Amount
01-Labor		1.0000	\$650.0000	\$650.00
01-Misc	Misc. Material, flush mount 20 circuit indoor rated panel, breakers	1.0000	\$415.0000	\$415.00
01 - CC Payment		1.0000	-\$1,099.2400	-\$1,099.24

Job Subtotal:	-\$34.24
Sales Tax(c2):	\$34.24
Payment Total:	\$0.00
Total:	\$0.00

Access Info **Special Instruction** **10% Discount**

Return Visit Req'd?	Return Reason	Helper	WO #
---------------------	---------------	--------	------

Job Notes and Instructions:

Replace sub panel in garage, existing panel is federal pacific. Minor Sheetrock repair may be required after panel is replaced.

Terms for additional services:

I hereby authorize the above work and agree to be responsible for payment of the same. Payment is due in full upon completion or 2 weeks if previous agreement is stated in writing. Customer agrees to pay all collection fees in the event default is made in any payment due. Dial One will warranty labor and parts provided for one year from the invoice date. Service required on weekends and after hours is billed at time and a half.

Late payments are subject to 1.5% late fee per month calculated from the day of service.

Signature: x _____



7901 Flintlock Cir.
Lago Vista, TX 78645
512.267.3308 office
512.203.9361 cell

INSPECTION / ESTIMATE

DATE: 7/6/2022

Prepared for: -----
11602 Sterlinghill Dr.
Austin, TX 78758

OVERVIEW

Composition shingle -3 tab – Certaineed – Burnt Sienna

Roof appears approx 12 years old : Field shingles in generally fair condition

Estimate future lifespan at @ 8 years with repairs

*Noted – Tree damage at multiple locations

*Noted – Exposed fasteners

*Noted – Three sewer vent flashings need replacement: (due to squirrel damage)

Current is soft lead; squirrels routinely chew on and destroy these. Upgrade to aluminum

*Noted – Failed fasteners

DESCRIPTION

	<u>TOTAL</u>
Remove and replace shingles as necessary due to tree damage (includes applicable starter and ridge)	1,275.00
Seal exposed fasteners	75.00
Remove and replace failed fasteners with #12 metal roofing screws	25.00
Remove and replace @ 3 sewer vent flashings (includes paint)	675.00

GRAND TOTAL: \$2,050.00

Notes: Pics on following pages

