

11408 BRUCE JENNER LN, AUSTIN, TEXAS 78748
SELLER LETTER TO BUYERS

Dear Future Homeowner,

Welcome to 11408 Bruce Jenner Lane. What we've loved most about this home is how well it balances comfort, function, and connection to the outdoors. Tucked along a quiet street on a nicely sized corner lot, this two-story home offers a sense of privacy while still being part of a vibrant neighborhood community.

One of our favorite features has been the primary suite on the main level, which creates a comfortable and practical layout for everyday living. Upstairs provides additional space for family, guests, work, or play, giving the home flexibility as life changes.

Backing directly to the hiking trail has been something truly special. Having that green space just beyond the backyard creates a peaceful backdrop and makes it incredibly easy to step outside for a walk, get some fresh air, or simply enjoy the added privacy that comes with having no immediate rear neighbors.

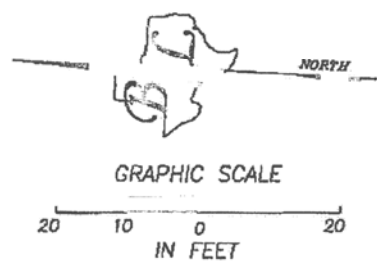
We've also appreciated the confidence that comes with knowing the outdoor HVAC condenser was replaced in 2022, offering an important systems update that future owners can benefit from.

Beyond the home itself, Olympic Heights has been a wonderful place to live. The neighborhood offers amenities that make it easy to enjoy an active and connected lifestyle, including a community pool, park, and walking trails. Whether it's a morning walk, an afternoon at the park, or cooling off at the pool during the Texas summer, there's so much to enjoy just moments from your front door.

This home has been a place of comfort, convenience, and everyday enjoyment, and we hope it becomes just as meaningful for its next owners.

11408 BRUCE JENNER LN, AUSTIN, TEXAS 78748
PROPERTY IMPROVEMENTS

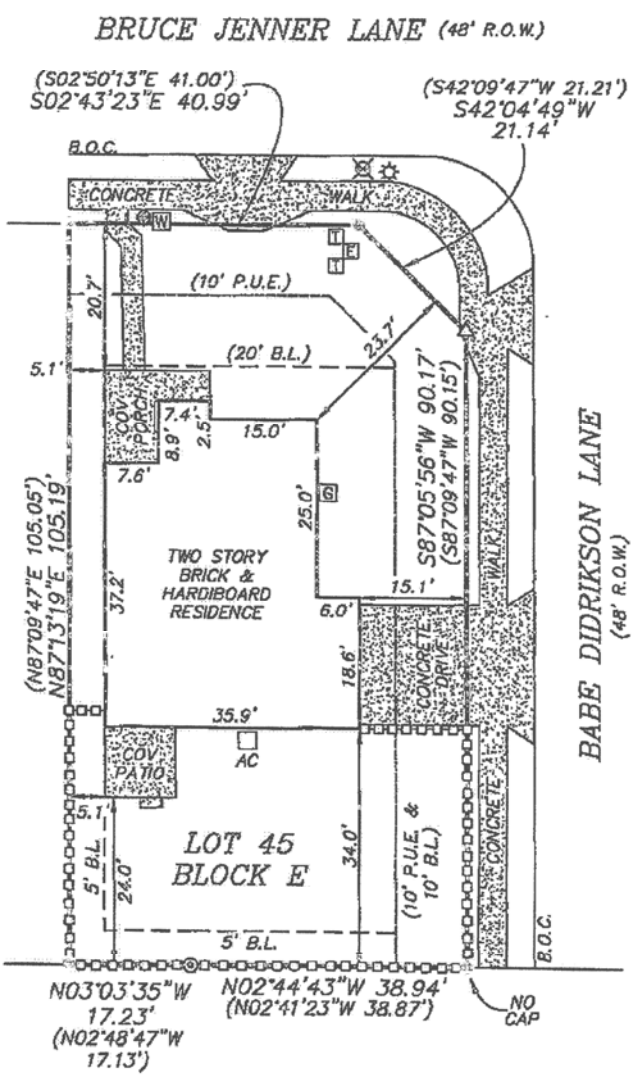
- HVAC CONDENSER - 2022
- EXTERIOR REPAINT - 2026
- FENCE REPAIR - 2026
- EXTERIOR/INTERIOR LIGHT FIXTURES - 2026



OLYMPIC HEIGHTS
SECTION 3
DOC. NO. 200600068
O.P.R.T.C.T.
LOT 44

LEGEND

- 1/2" IRON REBAR W/PLASTIC CAP FOUND, WHICH READS "RJS" (UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND
- STEEL MAG NAIL SET IN SEAM OF CONCRETE WALK
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- GAS METER/SERVICE
- ELECTRIC METER
- ELECTRIC LIGHT
- WATER METER
- FIRE HYDRANT
- TELEPHONE JUNCTION BOX
- CLEANOUT
- 6' WOOD PRIVACY FENCE
- B.O.C. BACK OF CURB
- R.O.W. RIGHT OF WAY
- COV COVERED
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION PER PLAT
- 5' B.L. RESTRICTIONS: DOC. NO. 2002072453 & 2002205271 O.P.R.T.C.T.



NOTE: THIS DRAWING REFLECTS EASEMENTS AND MATTERS OF RECORD IN COMMITMENT FOR TITLE G.F. NO. 140-070205027-433 ISSUED BY CHICAGO TITLE INSURANCE COMPANY. NO ADDITIONAL TITLE RESEARCH WAS PERFORMED BY BASELINE LAND SURVEYORS, INC.

Bruce W. Bryan 07/30/07
BRUCE W. BRYAN, R.P.L.S. DATE
STATE OF TEXAS R.P.L.S. NUMBER 5289



NOTE: THIS SURVEY IS NOT VALID UNLESS ACCOMPANIED BY AN ORIGINAL IMPRESSION OF THE SURVEYOR'S STAMP IN BLUE INK.

- THIS LOT IS SUBJECT TO:
1. RESTRICTIVE COVENANTS OF RECORD IN DOC. NO. 2002072453, DOC. NO. 2002205271, DOC. NO. 2002207761, AND DOC. NO. 2006058376 ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
 2. 20' BUILDING SETBACK LINES ALONG THE FRONT PROPERTY LINE AS SET OUT ON THE RECORDED PLAT AND DEDICATION.
 3. 10' PUBLIC UTILITY EASEMENT ALONG THE FRONT PROPERTY LINES AS SET OUT ON THE RECORDED PLAT AND DEDICATION.
 4. 10' BUILDING SETBACK LINES ALONG THE SOUTH SIDE PROPERTY LINE AS SET OUT ON THE RECORDED PLAT AND DEDICATION.

SS
MA

**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: April 29, 2026 GF No. _____
Declarant: Pawa, LLC
Description of Property: LOT 45 BLK E OLYMPIC HEIGHTS SEC 3
County Travis, Texas
Date of Survey: July 30, 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:

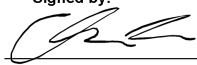

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I 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):

Na

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 Chris Folmar _____ . My date of birth is <u>11/03/1968</u> _____ . and my address is 1213 Chandler Circle _____ Prosper, TX 75078 _____ .</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>1</u> day of <u>May</u> _____ , 2026 _____ .</p> <p>Signed: Signed by:  _____ Declarant</p>	<p>My name is Annette Folmar _____ . My date of birth is <u>4/29/1968</u> _____ . and my address is 1213 Chandler Circle _____ Prosper, TX 75078 _____ .</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>30</u> day of <u>April</u> _____ , 2026 _____ .</p> <p>Signed: DocuSigned by:  _____ Declarant</p>
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TEXAS REALTORS® **SELLER'S DISCLOSURE NOTICE**

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 11408 Bruce Jenner Lane, Austin, Texas 78748

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

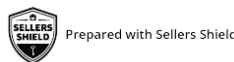
This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.		✓	
Ceiling Fans	✓		
Cooktop		✓	
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.		✓	
French Drain		✓	
Gas Fixtures	✓		
Liquid Propane Gas:		✓	
-LP Community (Captive)		✓	
-LP on Property		✓	

Item	Y	N	U
Natural Gas Lines	✓		
Fuel Gas Piping:		✓	
-Black Iron Pipe			✓
-Copper			✓
-Corrugated Stainless Steel Tubing			✓
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill		✓	
Patio/Decking	✓		
Plumbing System	✓		
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			✓
Rain Gutters			✓
Range/Stove	✓		
Roof/Attic Vents	✓		
Sauna			✓
Smoke Detector	✓		
Smoke Detector – Hearing Impaired			✓
Spa			✓
Trash Compactor			✓
TV Antenna			✓
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System	✓		

Item	Y	N	U	Additional Information
Central A/C	✓			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 1
Evaporative Coolers		✓		number of units:
Wall/Window AC Units		✓		number of units:
Attic Fan(s)		✓		if yes, describe:
Central Heat	✓			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 1
Other Heat		✓		if yes describe:
Oven	✓			number of ovens: 1 <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney		✓		<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other:
Carport		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	✓			number of units: 1 number of remotes: 2
Satellite Dish & Controls		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Security System		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Solar Panels		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	✓			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: number of units: 1
Water Softener		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from



Other Leased Item(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe:
Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered:
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Asphalt Shingles Age: 1 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary):

See Inspection Report

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	
Doors	<input checked="" type="checkbox"/>	
Driveways		<input checked="" type="checkbox"/>
Electrical Systems	<input checked="" type="checkbox"/>	
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors	<input checked="" type="checkbox"/>	
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems	<input checked="" type="checkbox"/>	
Roof	<input checked="" type="checkbox"/>	

Item	Y	N
Sidewalks	<input checked="" type="checkbox"/>	
Walls / Fences	<input checked="" type="checkbox"/>	
Windows	<input checked="" type="checkbox"/>	
Other Structural Components		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

(Ceilings) See Inspection Report

(Doors) See Inspection Report

(Electrical System) See Inspection Report

(Floors) See Inspection Report

(Plumbing System) See Inspection Report

(Roof) See Inspection Report

(Sidewalks) See Inspection Report

(Walls/Fences) See Inspection Report

(Windows) See Inspection Report

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/>		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event	<input checked="" type="checkbox"/>	
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>



Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs	✓	
Previous Other Structural Repairs		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓

Previous termite or WDI damage repaired		✓
Previous Fires		✓
Termite or WDI damage needing repair		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

(Previous Roof Repair) Jan 2024 Roof leak repaired Roof replaced in August 2025
(Water Damage) Small roof leak. Sheetrock repaired in primary bedroom on top of common wall with utility room.

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary):

(Section 4) See Inspection Report

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located wholly partly in a floodway.
- Located wholly partly in a flood pool.
- Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

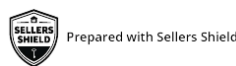
"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.



"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* yes no If yes, explain (attach additional sheets as necessary):

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional sheets as necessary):

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: Olympic Heights Property Owners Association

Manager's name: Goodwin Management Phone: 512-502-7500

Fees or assessments are: \$ 44.00 per month and are: mandatory voluntary

Any unpaid fees or assessment for the Property? yes (\$) no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? yes no If yes, describe:

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

Any condition on the Property which materially affects the health or safety of an individual.

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):



Prepared with Sellers Shield

(Home Owner Association) Olympic Heights Property Owners Association
 (Common Area) pool, dog parks, entry

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
05-15-2026	Pre Sale Inspection	Jared L. Beard	25

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead
- Senior Citizen
- Disabled
- Wildlife Management
- Agricultural
- Disabled Veteran
- Other: _____
- Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain:

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary):

smoke detectors are installed as required when home was originally built

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.





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



11408 Bruce Jenner, Austin, TX 78748

Prepared For:
Chris Folmar
05-15-2026

Site Hawk Home Inspections, LLC

1108 Sue Ann Rose Dr
Austin, TX 78717

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

INVOICE

SOLD TO:
Chris Folmar
TX

INVOICE NUMBER	20260515-01
INVOICE DATE	05/15/2026
LOCATION	11408 Bruce Jenner
REALTOR	

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$425.00	\$425.00
	SUBTOTAL	\$425.00
	TAX	\$0.00
	TOTAL	\$425.00
	BALANCE DUE	\$425.00

THANK YOU FOR YOUR BUSINESS!



PROPERTY INSPECTION REPORT FORM

Chris Folmar <i>Name of Client</i>	05/15/2026 <i>Date of Inspection</i>
11408 Bruce Jenner, Austin, TX 78748 <i>Address of Inspected Property</i>	
Jared Beard <i>Name of Inspector</i>	TREC Lic # 20361 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector’s findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

- The property was staged at the time of inspection. Because of this fact some areas of the floor, walls, and possibly ceilings could not be observed. In addition, some windows, outlets, electrical panels, gas appliance connections, plumbing and drains, attics, garages, etc. may not be accessible for testing or viewing at the time of inspection. Also since the property is occupied 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
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

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 type="checkbox"/> Floors not level | <input checked="" 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 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 is 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:

- Corner chipping was observed on the foundation (see at front left corner of home as example). Note - This is a common occurrence and not considered a structural concern.

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-

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.

- 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: Asphalt Shingles

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 checked="" 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 checked="" type="checkbox"/> Tree branches 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:

- Keep tree branches cut back at least 3 feet from the roof surface at all times (see at lower rear roof as example). Note - Branches are not currently touching the roof, but getting close.

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I NI NP D

- Exposed nails were present at one or more areas on the roof (see at lower outer front left corner of roof as example) (see photo #1 below). These nails should be caulked/sealed to better prevent deterioration or possible leaks.



D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: 10 In (Batts and Blown-In) 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 |

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I NI NP D

- Inadequate roof support and / or failed members
- Inadequate or Missing Attic Access
- Loose, missing or damaged gutters/downspouts
- Defective Attic Ventilator
- Purlin System Missing
- Damaged access ladder

Inspector's Comments:



-
-
-
-

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
- Overlap on cement board < 1 1/4 inch

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- 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

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.

- Ceiling cracks in some areas**
- Signs of structural settling
- Water stains on floor
- Other
- Possible water stains on ceiling
- Floor cracks in some areas
- Ceiling Missing at Garage

Inspectors Comments:

- There is a small tear to the vinyl flooring in the laundry room (**see photo #1 below**). Note - This area will most likely be covered by dryer.
- There is minor damage to the flooring in the kitchen in front of the oven (appears to be from sliding the unit in and out) (**see photo #2 below**).
- Ceiling cracks were observed at one or more areas (see ceiling at top of stairs as example). This type of cracking is generally considered to be cosmetic.
- Carpeting is loose at some areas (see in living room, hallway outside primary bedroom, and in 2nd floor rear bedroom as example).



G. Doors (Interior and Exterior)

Comments:

Interior Doors

- Damaged doors: _____
- Doors do not operate properly: _____
- Doors loose on hinges: _____

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I NI NP D

- Doors rub, stick or hit frames:** primary bedroom, primary bathroom
- 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

Garage Doors

- Type:** Metal Wood Fiberglass Doors / panels are damaged

Inspector's Comments:

- One or more doors rub/stick at their frames and need to be sanded down and/or adjusted (see doors to primary bedroom and primary bathroom as example).
- Door strike plate needs to be adjusted on door to 2nd floor front bedroom so that it will stay latched.
- There is previous water 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.

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, close and/or lock**
- 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, moisture is present**
- 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 side of home as example).

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I	NI	NP	D
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- There is minor evidence of water/moisture penetration at the bottom edges of drywall at a few of the window sills (see window sills in living room, primary bathroom, and 2nd floor rear bedroom as example) (**see photo #1 below**). Note - This is typically from water condensation rolling down the window frames (all areas tested dry with a moisture meter at time of inspection).
- There is evidence of previous water or moisture damage to interior window sill in living room and kitchen nook (**see photo #2 below**). Note - These areas tested dry at time of inspection.
- Sliding window in 2nd floor front bedroom is tight to operate. It appears that the track needs to be cleaned and lubricated.
- Window in the 2nd floor front bedroom appears to have a blown seal (foggy or moisture present between glass panes).
- The 2nd floor rear bedroom window is not currently closing enough for its bottom lock to latch.



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.

Inspector's Comments:

- There is a large crack across the front entry walkway with some settlement or heaving observed. Recommend sealing this crack with a driveway sealant to better prevent water from washing away soil underneath, which could cause further settlement.
- Note - Some of the fence panels are warped and loose. There are also several damaged fence pickets as well.

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D=Deficient

I	NI	NP	D
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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 - 125 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

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:

- The electrical sub panel in the garage has one incorrect screw (pointed tip) holding the outer cover plate. Needs blunt tip screw added to better protect wires from being damaged.

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D=Deficient

I NI NP D

-

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 Wiring is unsupported beneath the structure
- One or more junction boxes do not have covers One or more connections are not in junction boxes
- Evidence of arcing or excessive heat GFCI are not properly installed or operate properly
- 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.

Ground Fault Circuit Interrupt (GFCI) Safety Protection

- Kitchen: Yes No Partial Bathrooms: Yes No Partial
- Exterior: Yes No Partial Garage: Yes No Partial
- Whirlpool tub: Yes No Partial Wet Bar: Yes No Partial

- 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 (bedroom circuits) 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

-

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

A. Heating Equipment

Type of System: Central - Carrier

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 type="checkbox"/> Heater flue is too close to combustibles | |
| <input type="checkbox"/> Lack of protection from physical damage | |
| <input type="checkbox"/> Inadequate conditioned, combustion, and dilution air | |
| <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. | |

B. Cooling Equipment

Type of System: Central - Air Conditioner - American Standard

Approx. Date of Manufacture: 2022

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: 59 °F Return Air Temp: 74 °F Temp. Differential: 15 °F

A/C condensing unit:

Specifies max amp breaker of 25 and a 35 amp breaker is in use (**may be oversized**)

- | | |
|---|--|
| <input type="checkbox"/> Temperature differential is not within range of 14-23 degrees Fahrenheit | |
| <input type="checkbox"/> Refrigerant lines not properly insulated at: | <input type="checkbox"/> Condenser <input type="checkbox"/> Evaporative coil <input type="checkbox"/> In Attic |
| <input type="checkbox"/> Condenser unit coil fins damaged / dirty | <input type="checkbox"/> Missing conduit on low voltage wiring |
| <input type="checkbox"/> Condenser unit not level or 3" above grade | <input type="checkbox"/> Condenser installed too close to structure <18" |
| <input type="checkbox"/> Condenser airflow restricted | <input type="checkbox"/> Dryer vent is too close to unit |
| <input type="checkbox"/> Air handler plenum is not properly sealed | <input type="checkbox"/> No electric disconnect within sight of unit |
| <input type="checkbox"/> Water in auxiliary/secondary drain pan | <input type="checkbox"/> Lack of GFCI near unit for technician |

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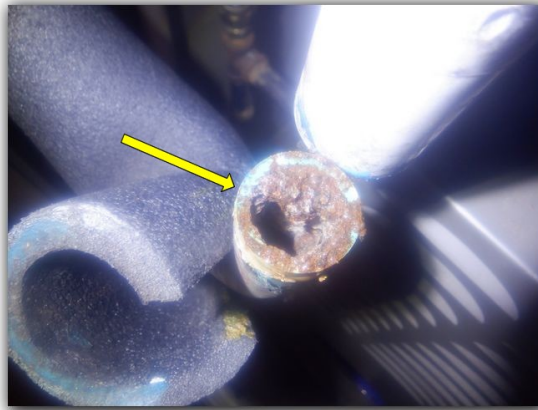
D=Deficient

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 25 amps and a 35 amp appears to be present in the electrical panel. This breaker may be oversized and may need to be replaced **(electrician or HVAC tech to confirm)**.
- The condensate drain line needs to be insulated where exposed in the HVAC closet to better prevent it from dripping condensation.
- There is visual mildew build-up in the AC unit's condensation drain line in the HVAC closet **(see photo below)**. Note - Clean out and Pour 1/2 vinegar, 1/2 water solution into condensation drain line in the attic space at least 2 times a year (or have the unit professionally serviced) to better prevent mildew buildup in the lines.



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
- Open seams in plenum
- Return air filter needs cleaning or replacement

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I NI NP D

- Some ducting moisture barrier is damaged/missing
- Absence of air flow at supply register
- 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

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: 62 PSI below 40 psi above 80 psi
- Lack of reducing valve over 80 psi

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

Bathtubs and Showers

Comments: _____

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

Commodes

Comments: _____

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I NI NP D

- | | |
|---|---|
| <input type="checkbox"/> Leakage around commodes | <input type="checkbox"/> Seal leaking between tank & bowl |
| <input type="checkbox"/> Loose at floor mounting | <input type="checkbox"/> Bowl or tank is cracked/damaged |
| <input type="checkbox"/> Flush mechanism inoperable | <input type="checkbox"/> Tank water level is too high |
| <input type="checkbox"/> Tank lid broken or missing | <input type="checkbox"/> Bowl refill tube is missing |
| <input type="checkbox"/> 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:

- 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 hose bibs to better prevent water back-flow.
- Toilet paper holder needs repair in the 1st floor powder room.
- Advisory - The gas supply valve for the clothes dryer needs to be capped off when not in use for safety (**See Photo #1 below**).
- The primary bathroom shower pan's weep holes have been caulked/sealed over. These holes should be opened back up to better allow trapped water/moisture an escape route.
- The 2nd floor hall bathroom tub/shower diverter was not diverting all water from the tub faucet to the shower head when activated (**See Photo #2 below**). Needs repair or replacement.



-

B. Drains, Wastes, and Vents

Type of drain piping material: PVC

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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:

- The 2nd floor hall bathroom tub is slow to drain. There is some visual buildup in the drain that needs to be cleared out.

C. Water Heating Equipment

Energy Source: Gas - A.O. Smith

Capacity: 40 Gallon

Approx. Date of Manufacture: 2006

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 checked="" type="checkbox"/> Flue in contact with flammable material | |
| <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 dripping at exterior**
- Drain line runs uphill at some point
- Corrosion or leakage at connections
- Drain line leaking at exterior

Inspector's Comments:

- The water heater temp/pressure valve's drain line is dripping at the exterior (left side of home)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

(see photo #1 below). Also, the valve did not appear to be flushing water when tested at the unit. This is typically an indication that the temp/pressure valve needs replacement (**Plumber to evaluate and repair as needed**).

- The water heater flue is in contact with flammable material (roof underlayment) in the walk-out attic where it penetrates the roof (see photo #2 below). There needs to be a gap made between the flue and flammable material for fire safety.



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

B. Food Waste Disposers

Comments:

- Unit leaking
- Damaged grinding components
- Corrosion on unit
- Inoperative Unit
- Excessive Vibration
- Splash guard is damaged

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Improper mounting

C. Range Hood and Exhaust Systems

Comments:

Filter is dirty / greasy

Light / lens not functional

Vent pipe terminates improperly/improper material

No secure mounting of the unit

Fan / Motor assembly vibrates or is noisy

Control knobs / switches are defective or missing

Fan / blower does not work / or work at all speeds

D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Electric Gas

Control knobs are loose and/or missing

Gas leaks were detected around unit

Burners do not operate

Improper or absence of gas shut off valve

Inadequate clearance from combustibles

Improper materials used for gas connections

Absence of anti-tilt device

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)

Control knobs are loose and/or missing

Gas leaks were detected around unit

Unit is not properly secured

Deficiencies in the operation of the gas flame

Door seal is damaged or leaking

Broiler / heating element does not operate

Inadequate clearance from combustibles

Deficiencies in operation of timer and thermostat

Interior light does not operate

Deficiencies in thermostat(s) sensor support

Glass panels and/or hardware

Inspector's Comments:

- Interior light was out inside of oven (typically just a burned out bulb).

E. Microwave Ovens

Comments:

Deficiencies in door seal / tightness of closure

Ext light does not operate

Does not operate by heating a container or water

Timer does not function

Inspector's Comments:

- The light was not functional under the microwave (usually just a burned out bulb).

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Units are loose at ceiling and / or wall

Heat lamp timer does not work

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

- Unit motor and / or fan is noisy
- Lack of exhaust ventilator if required
- Non vented wall heaters (considered a safety hazard)
- Vent pipes that do not terminate outside the structure
- Missing covers
- Unit Inoperable

G. Garage Door Operators

Comments:

Note - Garage door operators generally last 10 to 15 years on average, depending on maintenance and care.

- Auto reverse does not work - Safety Hazard
- Missing safety wire inside door spring
- Electronic sensor not installed or improper height
- No emergency release rope to disable opener
- Door locks or side ropes that have not been removed or disabled
- Switch is installed at improper height
- Switch is loose or damaged
- Opener is not properly secured
- Electronic sensor does not operate

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

Inspector's Comments:

- Clean lint from dryer vent and dryer vent cover at front of home.

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:

- The electrical sub panel in the garage has one incorrect screw (pointed tip) holding the outer cover plate. Needs blunt tip screw added to better protect wires from being damaged.
- Advisory - The gas supply valve for the clothes dryer needs to be capped off when not in use for safety.
- The water heater flue is in contact with flammable material (roof underlayment) in the walk-out attic where it penetrates the roof. There needs to be a gap made between the flue and flammable material for fire safety.

Deficient/Repair Items:

- Keep tree branches cut back at least 3 feet from the roof surface at all times (see at lower rear roof as example). Note - Branches are not currently touching the roof, but getting close.
- Exposed nails were present at one or more areas on the roof (see at lower outer front left corner of roof as example). These nails should be caulked/sealed to better prevent deterioration or possible leaks.
- There is a small tear to the vinyl flooring in the laundry room. Note - This area will most likely be covered by dryer.
- There is minor damage to the flooring in the kitchen in front of the oven (appears to be from sliding the unit in and out).
- Ceiling cracks were observed at one or more areas (see ceiling at top of stairs as example). This type of cracking is generally considered to be cosmetic.
- Carpeting is loose at some areas (see in living room, hallway outside primary bedroom, and in 2nd floor rear bedroom as example).
- One or more doors rub/stick at their frames and need to be sanded down and/or adjusted (see doors to primary bedroom and primary bathroom as example).
- Door strike plate needs to be adjusted on door to 2nd floor front bedroom so that it will stay latched.
- There is previous water 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 side of home as example).
- There is minor evidence of water/moisture penetration at the bottom edges of drywall at a few of the window sills (see window sills in living room, primary bathroom, and 2nd floor rear bedroom as example). Note - This is typically from water condensation rolling down the window frames (all areas tested dry with a moisture meter at time of inspection).
- There is evidence of previous water or moisture damage to interior window sill in living room and kitchen nook. Note - These areas tested dry at time of inspection.
- Sliding window in 2nd floor front bedroom is tight to operate. It appears that the track needs to be cleaned and

lubricated.

- Window in the 2nd floor front bedroom appears to have a blown seal (foggy or moisture present between glass panes).
- The 2nd floor rear bedroom window is not currently closing enough for its bottom lock to latch.
- There is a large crack across the front entry walkway with some settlement or heaving observed. Recommend sealing this crack with a driveway sealant to better prevent water from washing away soil underneath, which could cause further settlement.
- Note - Some of the fence panels are warped and loose. There are also several damaged fence pickets as well.
- The AC unit specifies a max amp breaker of 25 amps and a 35 amp appears to be present in the electrical panel. This breaker may be oversized and may need to be replaced (**electrician or HVAC tech to confirm**).
- The condensate drain line needs to be insulated where exposed in the HVAC closet to better prevent it from dripping condensation.
- There is visual mildew build-up in the AC unit's condensation drain line in the HVAC closet. Note - Clean out and Pour 1/2 vinegar, 1/2 water solution into condensation drain line in the attic space at least 2 times a year (or have the unit professionally serviced) to better prevent mildew buildup in the lines.
- 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 hose bibs to better prevent water back-flow.
- Toilet paper holder needs repair in the 1st floor powder room.
- The primary bathroom shower pan's weep holes have been caulked/sealed over. These holes should be opened back up to better allow trapped water/moisture an escape route.
- The 2nd floor hall bathroom tub/shower diverter was not diverting all water from the tub faucet to the shower head when activated. Needs repair or replacement.
- The 2nd floor hall bathroom tub is slow to drain. There is some visual buildup in the drain that needs to be cleared out.
- The water heater temp/pressure valve's drain line is dripping at the exterior (left side of home). Also, the valve did not appear to be flushing water when tested at the unit. This is typically an indication that the temp/pressure valve needs replacement (**Plumber to evaluate and repair as needed**).
- Interior light was out inside of oven (typically just a burned out bulb).
- The light was not functional under the microwave (usually just a burned out bulb).
- Clean lint from dryer vent and dryer vent cover at front of home.

Improvements: None.

Items to Monitor: None.

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.

CUSTOMER NAME: Chris Folmar DATE: May 20, 2026
 ADDRESS: 11408 Bruce Jenner Ln CITY / STATE / ZIP Austin, TX 78735
 PHONE: _____ EMAIL: _____
 PLANNED MAINTENANCE INSPECTION HOME INSPECTION HEAT CHECK COOL CHECK



...	American Standard	4A7A4030L100BA	22274U673F
OUTDOOR UNIT #	MAKE	MODEL NO	SERIAL NO
...	Carrier	58STA070-12	1207A18524
INDOOR UNIT #	MAKE	MODEL NO	SERIAL NO
...	Carrier	CNPVT3617ATAAAAA	2808X32715
EVAPORATOR COIL #	MAKE	MODEL NO	SERIAL NO

COOL CHECK

OUTDOOR UNIT TYPE: STRAIGHT COOL UNIT HEAT PUMP UNIT REFRIGERANT TYPE/CHARGE: R410a 6 Lbs OUTSIDE TEMPERATURE 75 °F

CONDENSER/HEAT PUMP

COND. FAN MOTOR AMP DRAW: FLA RATED: 0.71 A FLA ACTUAL: 0.7 A N/A GOOD FAIR POOR

COMPR. AMP DRAW: LRA RATED: 62.6 A LRA ACTUAL: 68.1 A RLA RATED: 10.9 A RLA ACTUAL: 5.8 A N/A GOOD FAIR POOR

CONDENSER RUN CAPACITOR: RATED: 40 / 5 µF ACTUAL: 38.1 / 4.2 µF RATED TOLERANCE: +5 -5 ±% N/A GOOD FAIR POOR

CONDENSER START CAPACITOR: RATED: N/A µF ACTUAL: N/A µF RATED TOLERANCE: _____ ±% N/A GOOD FAIR POOR

REFRIGERANT OPERATING PRESSURES: LOW 116 PSIG HI 262 PSIG SUPERHEAT 11 SUBCOOL 10 N/A GOOD FAIR POOR

CHECK FOR LEAKS WITH SOAP AND BUBBLES AT SERVICE VALVES N/A GOOD FAIR POOR

INSPECT AND EXERCISE REVERSING VALVE: N/A GOOD FAIR POOR

INSPECT DEFROST BOARD N/A GOOD FAIR POOR

INSPECT CONDENSER CONTACTOR N/A GOOD FAIR POOR

INSPECT AND WASH CONDENSER COIL FOR CLEANLINESS N/A GOOD FAIR POOR

FURNACE/AIR HANDLER

CHECK FOR CORRECT CFM BLOWER SPEED SETTING N/A GOOD FAIR POOR

BLOWER MOTOR AMP DRAW: FLA RATED: 6.8 A FLA ACTUAL: 4.7 A N/A GOOD FAIR POOR

BLOWER MOT. RUN CAPACITOR: RATED: 5 µF ACTUAL: 4.1 µF RATED TOLERANCE: N/A ±% N/A GOOD FAIR POOR

COOLING TEMPERATURE SPLIT: SUPPLY: 55 °F RETURN: 75 °F SPLIT: 20 °F N/A GOOD FAIR POOR

CHECK FILTERS: 1) Clean 2) _____ 3) _____ 4) _____ 5) _____ N/A GOOD FAIR POOR

INSPECT ELECTRONIC ZONE SYSTEM & DAMPERS (IF APPLICABLE) N/A GOOD FAIR POOR

INSPECT AND CLEAR CONDENSATE DRAIN LINE Drain was cleared N/A GOOD FAIR POOR

INSPECT AND EXERCISE THERMOSTAT N/A GOOD FAIR POOR

HEAT CHECK

INDOOR UNIT TYPE: AIR HANDLER FURNACE HEAT SOURCE: NATURAL GAS PROPANE ELECTRIC HEAT HEAT PUMP: YES NO BTU/ KW _____

AIR HANDLER/ HEAT PUMP

INSPECT AND EXERCISE DEFROST CYCLE N/A GOOD FAIR POOR

INSPECT AND EXERCISE AUXILIARY / EMERGENCY HEAT N/A GOOD FAIR POOR

ELECTRIC HEAT STRIPS AMP DRAW : 1) _____ 2) _____ 3) _____ 4) _____ N/A GOOD FAIR POOR

INSPECT HEAT SEQUENCERS N/A GOOD FAIR POOR

FURNACE

INDUCER FAN MOTOR AMP DRAW: FLA RATED: _____ FLA ACTUAL: _____ N/A GOOD FAIR POOR

INSPECT SAFETY SWITCHES(FLAME ROLL OUT, MAIN LIMIT, AUXILIARY) N/A GOOD FAIR POOR

INSPECT AND CLEAN FLAME SENSOR N/A GOOD FAIR POOR

INSPECT AND EXERCISE PRESSURE SWITCH N/A GOOD FAIR POOR

INSPECT HOT SURFACE IGNITER / ELECTRONIC SPARK IGNITION N/A GOOD FAIR POOR

INSPECT GAS PRESSURE: LINE: _____ "WC MANIFOLD: _____ "WC N/A GOOD FAIR POOR

CHECK DUCT AIR STREAM FOR CARBON MONOXIDE AND RECORD FINDINGS: _____ PPM CO2 N/A GOOD FAIR POOR

GENERAL

CHECK FOR CORRECT CFM BLOWER SPEED SETTING N/A GOOD FAIR POOR

BLOWER MOTOR AMP DRAW: FLA RATED: _____ FLA ACTUAL: _____ N/A GOOD FAIR POOR

BLOWER MOTOR RUN CAPACITOR: RATED: _____ µF ACTUAL: _____ µF RATED TOLERANCE: _____ ±% N/A GOOD FAIR POOR

HEATING TEMPERATURE SPLIT: SUPPLY: _____ °F RETURN: _____ °F SPLIT: _____ °F N/A GOOD FAIR POOR

CHECK FILTERS: 1) _____ 2) _____ 3) _____ 4) _____ 5) _____ N/A GOOD FAIR POOR

INSPECT ELECTRONIC ZONE SYSTEM & DAMPERS (IF APPLICABLE) N/A GOOD FAIR POOR

INSPECT AND EXERCISE THERMOSTAT N/A GOOD FAIR POOR

EQUIPMENT REPAIRS NEEDED/ RECOMMENDATIONS

Technician cleared drain, insulated the drain line, Adjusted the blower speeds for increased performance

The condenser coil was washed. 2 Lbs of Refrigerant were added to get the system to 100% capacity.

The system showed to be operating within the manufacturer specifications listed on the data plate.

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



INVOICE: 2838

DATE: May 20, 2026

CUSTOMER NAME	PHONE	EMAIL	JOB ADDRESS
Chris Folmar	512-652-8880	Cfolmar1967@gmail.com	11408 Bruce Jenner Ln Austin, TX 78748

TECHNICIANS FINDINGS/ RECOMMENDATIONS/ DESCRIPTION OF WORK

Technician performed an AC Cool Check, in which the unit showed to be operating at an 85% capacity. After the service and adding refrigerant, the unit was able to reach 100% capacity. The blower speeds were adjusted for the correct setting, and 2 lbs of R410a refrigerant were added. Drain was cleared, condenser was washed, and the drian line was insulated.

SERVICE CHARGES / RECOMMENDED REPAIRS	FLAT RATE FEE
AC Cool Check	\$169.00
Added 2 Lbs of R410a Refrigerant (\$110 per lbs)	\$220.00

TOTAL DUE

\$389.00

Thank You for Your Business

