



San Antonio 210-404-0720
Houston 713-568-2534
Austin 512-623-7707
Toll Free 888-390-5692
texasguaranteedinspections@gmail.com
www.guaranteedinspectionservices.com

PROPERTY INSPECTION REPORT

Prepared For: Frank Galloway
(Name of Client)

Concerning: 5700 Bullard Dr, Austin 78757
(Address or Other Identification of Inspected Property)

By: George Corwill, Lic #TREC #21093 07/06/2017
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

Some items reported may be considered life-safety upgrades to the property. For more information, refer to

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



No problems observed during this inspection period. Note: No microwave leak detection and/or output testing was done during this inspection period.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

No problems observed during limited test run of appliance.

G. Garage Door Operators

Comments:

Brand: Overhead Door Co.



Overhead garage door lock(s) not disabled on door. Manufacturers recommend disabling locks when openers are installed to prevent damage to door/opener unit.

H. Dryer Exhaust Systems

Comments:

Dryer vent terminates at roof.

No problems noted at the time of inspection.

I. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Rear left burner(s) failed to operate.



-
-
-
-

E. Microwave Ovens

Comments:

Location: Kitchen

Brand: LG

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



No problems observed during limited test run of appliance.

C. Range Hood and Exhaust Systems

Comments:

Location: Kitchen

Brand: LG

Functions incorporated with Microwave unit.

Unit was functional at time of inspection.

D. Ranges, Cooktops, and Ovens

Comments:

Gas Range

Location: Kitchen

Brand: Kenmore



The gas valve was not installed/ inaccessible.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Location: Kitchen

Brand: GE



Drainline installed without an air gap. The drainline should be raised to the underside of the countertop.



B. Food Waste Disposers

Comments:

Location: Kitchen Sink

Brand: Insinkerator

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



B. Drains, Wastes, and Vents

Comments:

TYPE- Combination of materials

SEWER PIPE OBSERVATIONS:

No problems observed during this inspection period.

SOIL VENT PIPE OBSERVATIONS:

No problems observed during this inspection period.

C. Water Heating Equipment

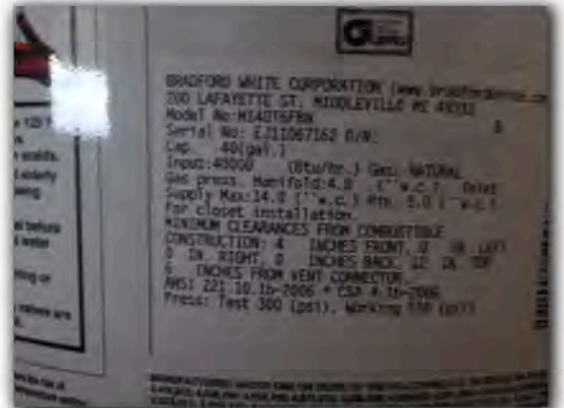
Unit #1

Energy Sources: Gas

Capacity: 40 Gallons

Comments:

Brand : Bradford White



Age: 9- 10 years

Water heater is located in the: garage

Comments:

No expansion tank installed at unit. This is required when a pressure reducing valve is present on the house water supply.

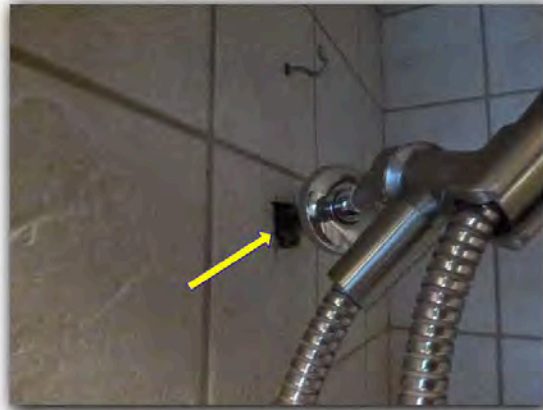
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

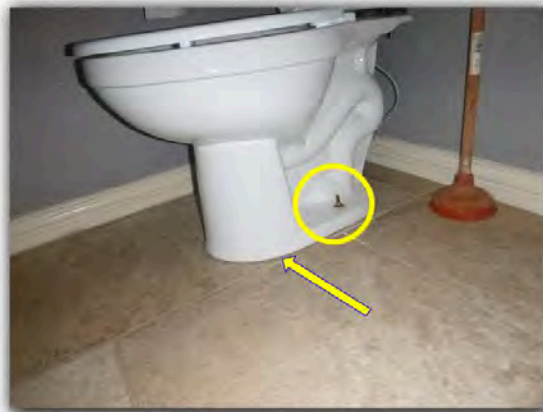
I	NI	NP	D
---	----	----	---



Hall Bathroom:

TOILET PLUMBING:

Reseal around base of toilet to floor areas. And missing bolt caps.



TUB/SHOWER ENCLOSURE:

Reseal perimeter of tub to tile and wall joints



Seal fixtures, spout to wall at enclosure.

I=Inspected

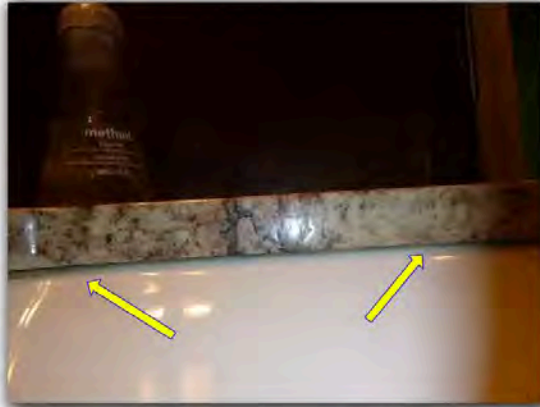
NI=Not Inspected

NP=Not Present

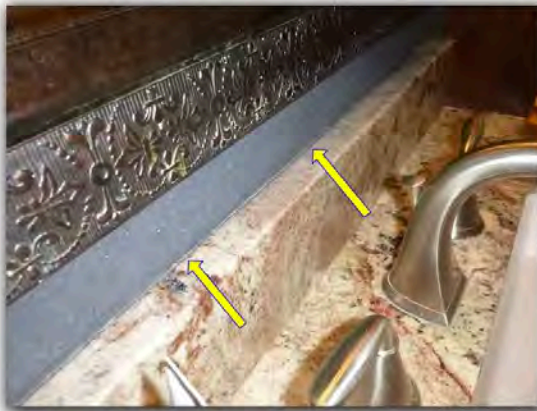
D=Deficient

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

SINK:
Sink not fully sealed at countertop.



Reseal perimeter of countertop, backsplash areas around sink.



TUB/SHOWER ENCLOSURE:
Grout cracked at front right joint of enclosure walls, in need of repairs.



Seal fixtures, spout to wall at enclosure.

I=Inspected

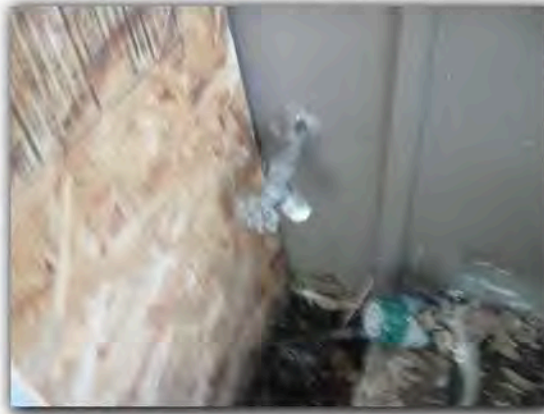
NI=Not Inspected

NP=Not Present

D=Deficient

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

Exterior faucets has leak at rear.



No anti-siphon protection observed on exterior hose bibs/faucets at left side. This is a basic safety attachment to the end of faucets that will protect from a cross connection or back-flow of water into the house.



Kitchen:

Reseal perimeter of countertop, backsplash areas around sink.



Master Bathroom:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Thermostat Observations:

No problems noted at the time of inspection.

C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Sheet metal ducts (original installation) were primarily used for distribution/return system throughout.

Observations:

No a/c vents in bathrooms.

Filter Observations:

Location: Media Filter at Furnace/Air Handler

Filter #1 Type & Size: 2" Poly or Fiberglass Size: H: 16 W: 25

No problems observed during this inspection period

1" and 2" System filters should be either cleaned or changed out at least monthly (more often under dusty conditions) for maximum system efficiency and protection.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of property.

Location of main water supply valve: water meter

Static water pressure reading: Water pressure was checked at an exterior hose bib.

Water pressure was between 40 to 80 pounds per square inch which is considered within normal/acceptable range.

Comments:

Water Source:

Municipal service is primary water source.

SUPPLY PIPING TYPE- Copper

POTABLE WATER LINE OBSERVATIONS- Appears serviceable

EXTERIOR PLUMBING-

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

AIR TEMPERATURE DIFFERENTIAL:

Temperature drop/differential observed between 15 - 20 degrees. (taken between interior return and supply air) This is considered a normal operating range.

Evaporator #1 (Interior) unit observations:

Location: closet

Brand: ADP

Approximate Age: 3-4 years



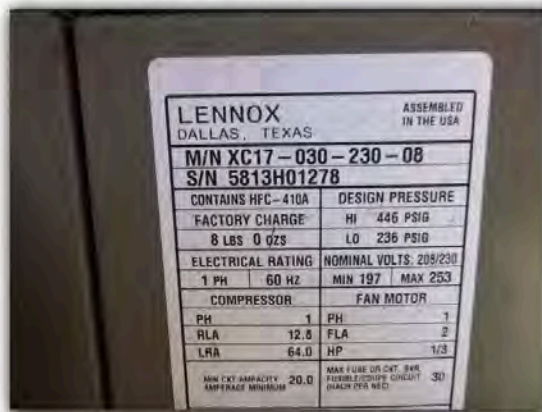
No problems noted at the time of inspection.

Condenser #1 (Exterior) unit observations:

Location: exterior left

Brand: Lennox

Approximate Age: 3-4 years



Exterior unit installed too close to obstruction on sides. 12" minimum recommended by most manufacturers.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Unit #1

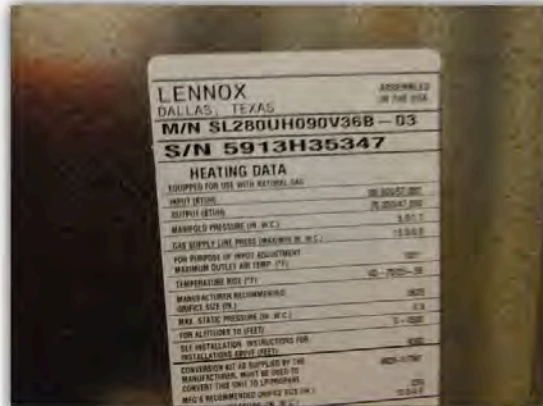
Type of Systems: Forced Air

Energy Sources: Gas

Comments:

Coverage Area: Unit covers the entire Structure

Brand: Lennox



Approximate: 3-4 years

Location: closet

The heating system operated correctly at the time of the inspection.

B. Cooling Equipment

Unit #1

Type of Systems: Central - Air Conditioner

Comments:

Energy Source: Electric

Est. Size: 2 1/2 ton

Coverage Area : Unit covers the entire Structure

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Smoke / CO2 Detector

Smoke detectors are not present in all required locations. Smoke detectors should be installed in all sleeping areas & levels of the structure. None installed in sleeping areas. Alarms installed in Hallway appeared old and did not function with test button. Manufacturers recommend replacing alarms every 10 years or less.



When gas appliance(s) are present, a Carbon Monoxide detector should be installed.

An extension cord is being used for a permanent power source at front. (Also if using temporary cords in exterior outlets, recommend addition of bubble weather covers.

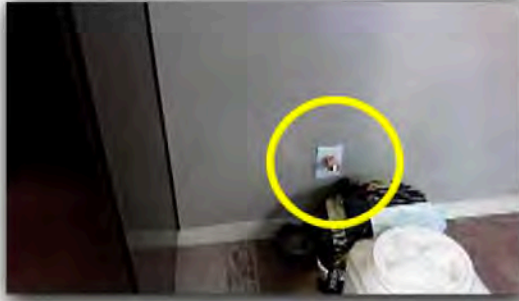
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Outlet at right side of Fireplace is older two-prong receptacle.



3 outlets in right Bedroom (first in Hallway) showed open grounds.

Switches

Switch taped for unknown reason in Master bedroom.



Light and Ceiling fan deficiencies:

Light fixture missing enclosures - right Bedroom closet.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments:

Grounded type branch wiring present.

Cover is missing from junction box - left rear Bedroom.



Open junction box observed in attic.



GFCI Resetr Locations:

- 3 in kitchen
- 1 in hall bath
- 1 in master bath

Ground Fault circuit Interrupter(s)"GFCI" were not present at : Garage, Exterior. Add properly for safety.

Outlets

Open ground at Breakfast area.

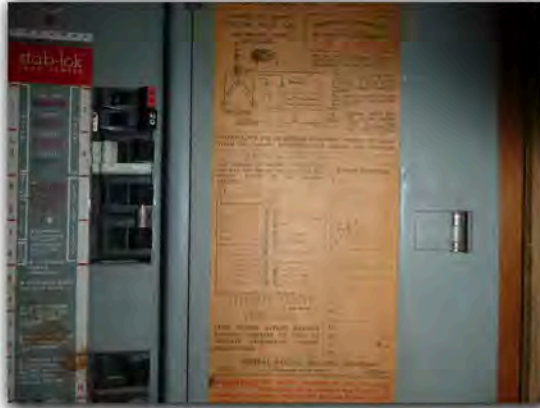
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Two or more neutral wires are connected to a single lug on the bus bar. Move the wires to create one to one connection between wires and lugs.



No visible bonding wire installed at gas line exterior of house. Add properly after meter.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

commonly used from the mid 1950's to early 1980's. In 1982 The Consumer Product Safety Commission tested 122 FPE breakers under UL 489 test conditions. The rate of failure to de-energize the circuit exceeded the tolerances allowed by the standards. The buss needs to be checked for scorching and the breakers should be checked for overheating, proper fit into the buss, as well as proper operation. An adequate evaluation of this panel requires removal of the breakers as breakers burn out from the back towards the front. Evaluation of this panel goes beyond the scope of this inspection. A qualified, competent electrician should evaluate this panel.



Improper clearance and/or access to panel.



Labeling is missing/unreadable.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service is overhead.

Service drop is too close to ground near structure.



Service drop or overhead conductors are contacting tree limbs. Call the power company for trimming.



Service is providing 120v/240v.

Main/Sub Disconnect Panel Comments:

Main panel location: Garage Brand: Federal Pacific
Circuit breakers are provided.

A Federal Pacific Electric (FPE) "Stab-Lok" electric panel is in use. These panels were

I=Inspected

NI=Not Inspected

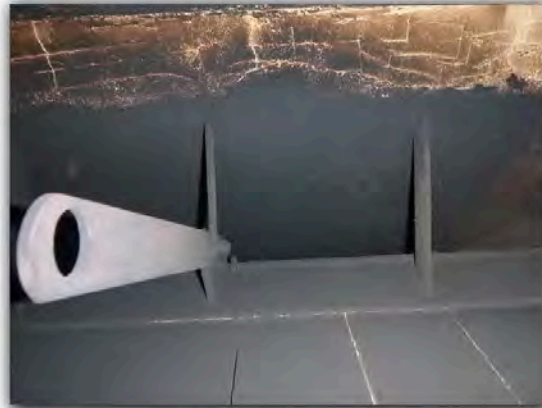
NP=Not Present

D=Deficient

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



Damper needs to be partially blocked open for use with a gas log.



Bricks in back of firebox need pointing up with fire clay.



K. Porches, Balconies, Decks, and Carports

Comments:

PORCH OBSERVATIONS

No problems observed during inspection period.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Seal exterior windows where needed around structure.



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: Masonry

Fireplace location: Living room

FIRE PLACE OBSERVATIONS-

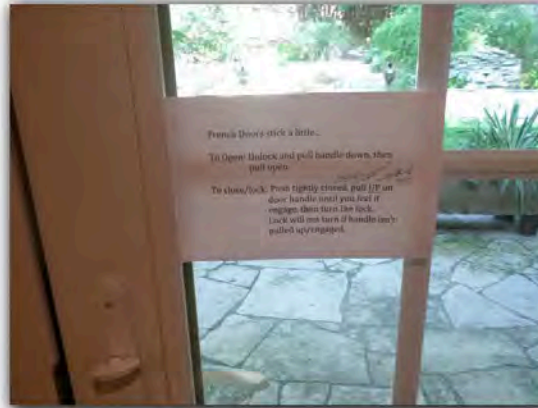
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Rear patio door needs resealed at exterior.



II. Windows

Comments:

Noted that window at left side was the only one not replaced and the built-in bookcase is installed against this opening.



Window jamb cracked at Breakfast area and Living room.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Previous patching and current fractures noted on ceiling in Master bedroom and left rear Bedroom.



FLOOR OBSERVATIONS-

Comments:

Noted that floor in left rear Bedroom sloped to corner where large previously repaired wall joint fracture was noted in the "Wall" section.

-
-
-
-

G. Doors (Interior and Exterior)

Comments:

Interior Doors

No problems observed during this inspection period.

Exterior Doors

Comments:

Left French Door sticking in frame at rear exterior. Also appears that some locking hardware is missing for top latch at left door.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

stucco siding and may allow for deterioration over time of stucco and/or metal trim.



F. Ceilings and Floors

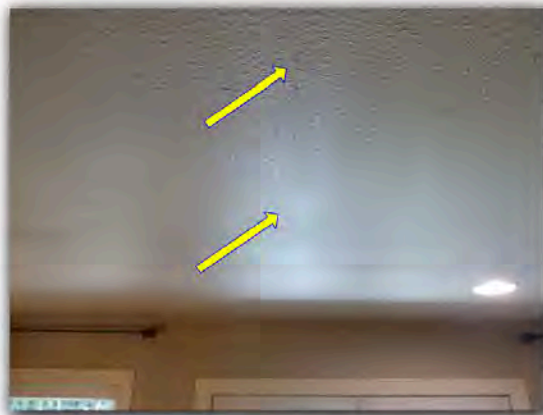
Comments:

CEILING OBSERVATIONS-

Tape cracks are present in ceiling surfaces -Living room.



Fractures are present on ceiling between Kitchen and Living room and in Living room area.



Crown molding separating from ceiling in right Bedroom, indicating some past structural movement.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Brick/mortar crack at rear.



Brick siding improperly installed into grade level around perimeter of house. This limits viewing of base of siding and may allow undetected pest infestation. Newer installations require siding to terminate and drain above soil line.



Stucco improperly terminating at flatwork - front. This blocks proper drainage at base of

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Exterior Walls:

Comments:

Brick veneer/mortar fractures - under front left window, under/over front window, and under window near entrance. These may be indications that a slight structural movement may have occurred at some point in time. Recommend repair/repointing to prevent further damage.



Previously repaired cracks also noted at front.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Fracture/separation at wall to fireplace joint. Repair.



Crack at wall joint in Living room and at far right corner of right Bedroom.



Appears that a large differential movement crack in left rear Bedroom was previously repaired.

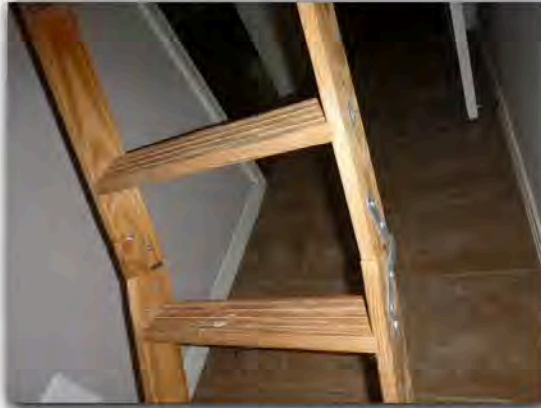
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Fire blocking is missing at area from a/c unit.



ROOF STRUCTURE OBSERVATIONS-
No problems noted at time of inspection.

ATTIC VENTILATION OBSERVATIONS -
No problems noted at time of inspection.

E. Walls (Interior and Exterior)

Comments:

Interior Walls:

Noted that built-in book case in left rear Bedroom is installed over a window.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Downspouts terminate near the foundation. All gutter downspouts should have splash blocks or diverters to control erosion

-
-
-
-

D. Roof Structures and Attics

Viewed From: Entered the Attic; Some areas Obstructed from view

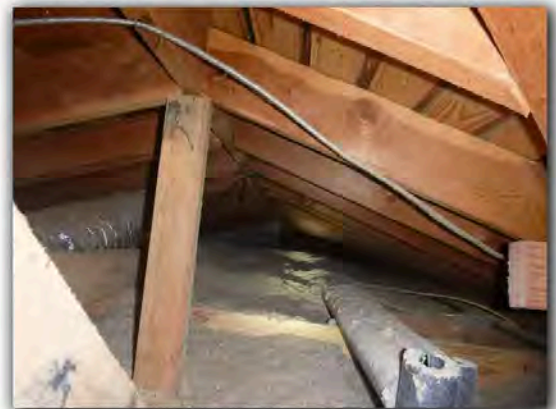
Approximate Average Depth of Insulation: 10-12 inches

Approximate Average Thickness of Vertical Insulation: Wall voids not visible at time of inspection.

Comments:

INSULATION OBSERVATIONS –

Insulation level appears to be 10 to 14" in accessible areas. This appears appropriate for this structure.



ATTIC OBSERVATIONS- Conventional framing

Damaged legs/hardware on ladder unit. Repair/replace prior to use for safety.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

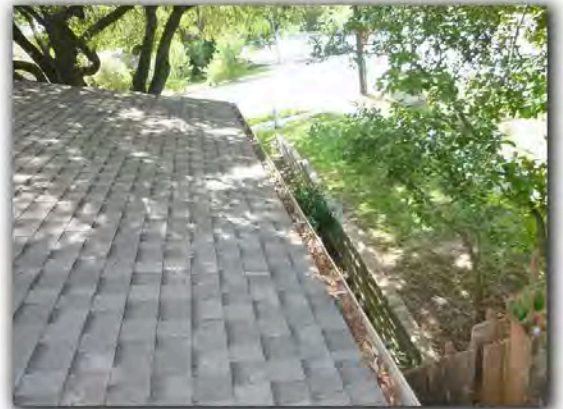
I	NI	NP	D
---	----	----	---

Noted that flashings and roof peak shingles were fastened with screw & rubber washer fasteners which are commonly used for metal screw-down roofs.



GUTTER OBSERVATIONS-

Gutter(s) are filled with debris. (Leaves, sticks, and/or aggregate.) Debris may have restricted full viewing at some areas.



Gutter is sloped improperly and holding water. Rehang, repair with proper slope.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Back patio arbor construction is not properly secured.



Tree limbs are observed in contact and rubbing the surface of the roof. Trim to avoid excessive wear.



ROOF JACKS, FLASHING, & COUNTER FLASHING OBSERVATIONS-

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



-
-
-
-

C. Roof Covering Materials

Types of Roof Covering: Architectural composition shingles. Note: With regular maintenance average life expectancy is between 20 -25 years under normal installation/conditions.

Viewed From: Roof level- observed by walking upon it.

Comments:

Approximate age of roof: 1-5 years

ROOF COVERING OBSERVATIONS:



Some debris is laying on roof.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Soil installed too high to siding of house. Lower soil properly below base of siding and maintain proper slope away from foundation.



Improper drainage noted from foundation due to gutters draining too close to the structure. Extend downspouts and add splash blocks.



Two downspouts are terminating at left rear.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

Performance Opinion: (An opinion on performance is mandatory): Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.

Signs of Structural Movement or Settling: wall, floor, or ceiling cracks; sloping floors, countertops, cabinet doors, or window/door casings;

Differential settlement of flatwork (driveway) has occurred.



Soil high on siding, planters and shrubs touching structure are conducive conditions for entry of wood destroying insects.



B. Grading and Drainage

Comments:

Structure is built on a slightly sloped lot. Grade at foundation appears inadequate - left, left front, rear. Repair drainage at these areas to properly drain away from foundation, to prevent water accumulation and possible stress to structure.

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

NOTICE: THIS REPORT IS CONFIDENTIAL, FOR THE CLIENT'S USE ONLY. THANK YOU FOR CHOOSING GUARANTEED.

“Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as