



Inspection Report

Christian & Kate Merritt

Property Address:

915 W. Annie St.
Austin Texas 78704





AmeriSpec Inspection Services

**Michael Altilio TX #22332
200 Phillip Circle
Driftwood TX 78619
512-878-9427**

PROPERTY INSPECTION REPORT FORM

Christian & Kate Merritt	10/23/2023
<i>Name of Client</i>	<i>Date of Inspection</i>
915 W. Annie St., Austin, Texas 78704	
<i>Address of Inspected Property</i>	
Michael Altilio	TX #22332
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Type of building:

Single Family (1 story)

In Attendance:

Customer

Approximate age of building:

81 Years

Temperature:

80's

Weather:

Rain

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

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

I NI NP D

I. Structural Systems

A. Foundations

Type of Foundation(s): Pier and Beam

Method Used To Inspect Crawlspace: Crawled, Observed from several access doors at the left side

Columns or Piers: Concrete Piers

Comments:

- (1) The foundation appears to be supporting the structure as intended at the time of the inspection.
- (2) **Loose beam observed at the rear of the crawlspace, recommend review for repairs as needed**



A. Item 1(Picture)

- (3) **Recommend removing trash and debris to help prevent nesting areas for pest**

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

I NI NP D



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Composition Shingle, Roll Roofing

Roof Viewed From: Walked roof

Comments:

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I NI NP D

(1) **Missing 4 shingles at the rear roof, multiple areas granules are missing. Recommend review by a qualified roofer for repairs/replacement as needed.**



C. Item 1(Picture) Roof view



C. Item 2(Picture)

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C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)

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C. Item 6(Picture)



C. Item 7(Picture)



C. Item 8(Picture)

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C. Item 9(Picture)



C. Item 10(Picture)



C. Item 11(Picture)

(2) Alligator cracking observed at the rolled roof section. Recommend review by a licensed roofer for replacement, as necessary, prior to close.

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C. Item 12(Picture)



C. Item 13(Picture)

(3) The weather barrier is installed under the drip edge flashing and should be installed over. Recommend review by qualified roofer

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C. Item 14(Picture)

(4) **Ponding and green growth observed at the rolled roof section, recommend review by a roofer for cause and repairs as needed**



C. Item 15(Picture)

D. Roof Structures and Attics

Attic Viewed From: Viewed From Entry

Approximate Average Depth of Insulation: Loose and Fiberglass, 4-12 Inches

Roof Structure Type: Wood Frame

Comments:

- **Did not enter, unable to access attic due to insulation, low clearance and/or personal storage. Recommend review of the Sellers Disclosure Statement regarding the condition of the attic prior to close. Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due**

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I	NI	NP	D
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to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only; recommend consulting sellers for any additional information.

E. Walls (Interior and Exterior)

Exterior Wall Cladding/Siding: Vinyl Siding, Hardi Plank

Wall Structure: Traditional Wood Frame Construction

Interior Wall Material(s): Gypsum Board (Drywall)

Comments:

(1)

- Siding on this home is covered with vinyl. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration.

(2) **Several exterior vinyl siding areas have damage, recommend review for repairs as needed**

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E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)

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(3) **Crawl space wall has cosmetic damage at several areas, recommend repairs if this is a concern**



E. Item 4(Picture)



E. Item 5(Picture)



E. Item 6(Picture)

F. Ceilings and Floors

Floor Structure: Wood Beams

Ceiling Structure: 2 X 4 Joists

Floor Covering(s): Tile, Wood, Area Rug, Laminate flooring

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I NI NP D

Ceiling Material(s): Gypsum Board (Drywall)

Comments:

Some staining present at the crawl space ceiling, recommend review by a qualified contractor



F. Item 1(Picture)

G. Doors (Interior and Exterior)

Exterior Entry Doors: Wood, Sliding

Interior Doors: Wood

Comments:

H. Windows

Comments:

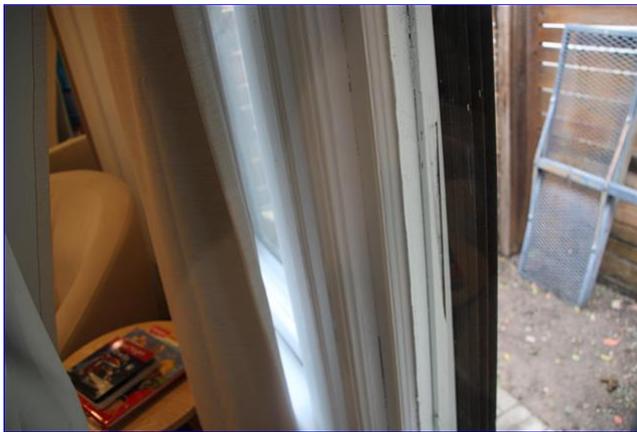
(1) **Multiple windows are painted shut and unable to open. recommend review**

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I NI NP D



H. Item 1(Picture)



H. Item 2(Picture)



H. Item 3(Picture)

(2) Broken sash wire/cord observed in the bedroom and dining room at the front section . This is a "Safety Concern". Sash wire/cord holds window in open position. Suggest repairs/replacement as needed to ensure safety.

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H. Item 4(Picture)



H. Item 5(Picture)

(3) Missing window screens observed, several located on the ground, recommend confirming for proper use

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H. Item 6(Picture)



H. Item 7(Picture)

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H. Item 8(Picture)



H. Item 9(Picture)

(4) **Purple haze observed at the kitchen window, possible broken seal, recommend review for repair**

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H. Item 10(Picture)

I. Stairways (Interior and Exterior)

[Comments:](#)

J. Fireplaces and Chimneys

[Comments:](#)

K. Porches, Balconies, Decks and Carports

Appurtenance: Covered porch, Patio

[Comments:](#)

L. Fence

Driveway: Concrete

Walkways: Concrete

[Comments:](#)

M. Counter

[Comments:](#)

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II. Electrical Systems

A. Service Entrance and Panels

Main Electrical Panel Location: Exterior

Sub-Panel Location(s): At the exterior main panel

Electrical Main Service: Overhead Service, Aluminum

Service Amperage: 200 AMPS

Panel Type: Breakers, No AFCI's (Arc-Fault Interrupters)

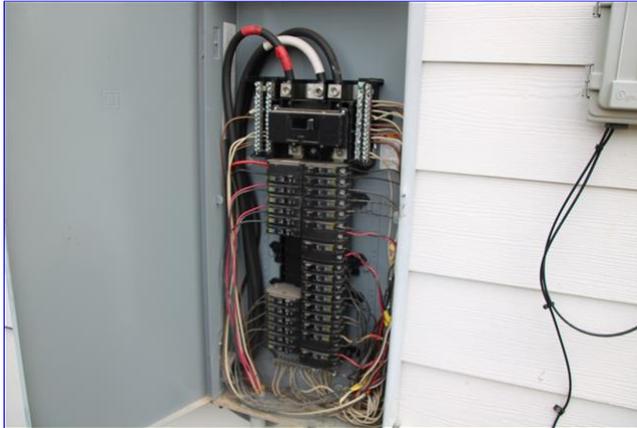
Electric Panel Manufacturer: SQUARE D

Comments:

(1)

- Arc-fault interrupters are not present. Arc-Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.

(2) Main/Sub Panel



A. Item 1(Picture)

(3) **The electrical panel is missing labels, recommend correction by a qualified contractor**

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A. Item 2(Picture)

B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring: Non Metallic Sheathed Cable (Romex)

Branch Wiring Type: Copper

GFCI Reset Location(s): Kitchen, Bathrooms

Comments:

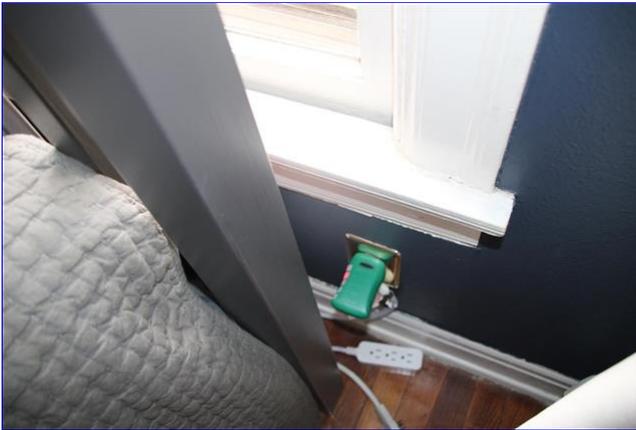
- (1) **Missing smoke alarm in the front bedroom, recommend installing combo with CO2.**
- (2) **Ungrounded three prong receptacle observed in the dining room. It is recommended that these types of receptacles be grounded, replaced with two prong receptacles, or protected on a GFCI circuits as applicable. Suggest review by licensed electrical contractor for repairs/replacements as needed to ensure safety.**
- (3) **Two prong ungrounded receptacles observed in the front section bedrooms and dining room. Recommend corrections as needed**

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B. Item 1(Picture)



B. Item 2(Picture)

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

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III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of Systems (Heating): Gas Forced Air Furnace

Energy Sources: Natural Gas

Number of Heat Systems (excluding wood): One

Heating Unit Location(s): Attic

Heat System Brand: TRANE

Comments:

Manufactured by Trane Manufactured 10/2016 Serial number 1643LPF1G



A. Item 1(Picture)

B. Cooling Equipment

Type of Systems (Cooling): Electric AC Unit

Cooling Equipment Energy Source: Electric

Number of AC Only Units: One

AC Unit Location(s): Exterior

AC System(s) Service: Entire Home

Central Air Brand: TRANE

Comments:

(1) Manufactured by Trane Manufactured 2/2017 Serial number 17055KJ83F

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B. Item 1(Picture)



B. Item 2(Picture)

(2) The Filters are dirty and need replacing.

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B. Item 3(Picture)

(3) A temperature drop was performed across the evaporator coil of this unit. When tested, a difference of 18 degrees which is in the 14 to 22 degree normal operating range. Unit functioned properly when tested and was serviceable at time of inspection.



B. Item 4(Picture)

C. Duct Systems, Chases and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: 12x12x1, 20x20x1

Comments:

D. Insulation

Comments:

Insulation in the attic varies from 3-4" to 10". consider adding additional coverage for better energy efficiency. This may get discovered on buyer inspection.

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D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)

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

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IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: At street, Exterior

Location of Main Water Supply Valve: Exterior

Water Source: Public

Plumbing Water Distribution (Inside home): Copper, PEX

Comments:

Water pressure at the time of the inspection was 52 psi which is in the desired range of 40 - 80 psi,



A. Item 1(Picture)

B. Drains, Waste and Vents

Plumbing Waste & Vent Pipes: PVC

Comments:

C. Water Heating Equipment

Water Heater Energy Sources: Natural Gas

Water Heater Capacity: Tankless

Water Heater Design Type: Tankless-Natural Gas

Water Heater Location: Exterior

WH Manufacturer: NAVIEN

Comments:

(1)

- Tankless water heater(s) observed also called instantaneous or on demand water heaters. These water heaters consist of an gas burners or electric heating element enclosed in a small module. Instead of warming a large amount of water stored in a tank, a tankless unit heats only the water that flows through it. When you turn on the hot water faucet, the module senses the change in flow and pressure, and the heating element immediately switches on. Shut off the faucet, the heater stops immediately. The energy savings with this technology can be significant. With conventional water heaters, up to 20 percent of the energy used is wasted because of standby heat loss from the tank and hot water pipes. Tankless models eliminate these losses, resulting in energy savings. The biggest drawback to a tankless water heater is the price; they are much more expensive than a normal storage type water heater. This technology also requires larger gas lines or an

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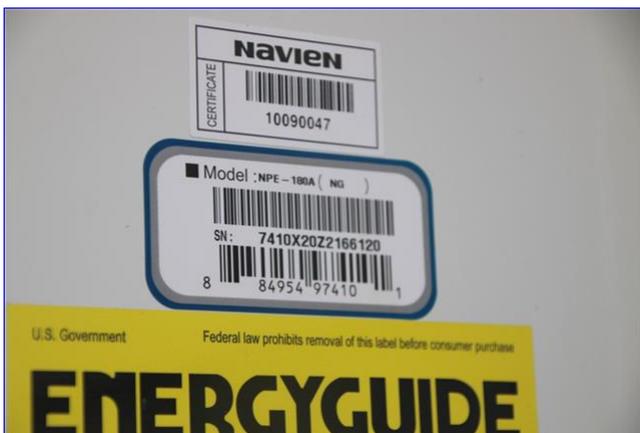
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additional electrical panel, different exhaust vents and water treatment, creating additional installation expense. Another consideration is the maximum flow rate, if you have a large family, you might not have enough flow capacity to take two showers and run the clothes washer simultaneously. You can avoid those problems by running appliances late at night or having two or more tankless water heaters installed for your specific needs.

(2) Manufactured by Navien Manufactured 2020 Serial number 7410X20Z2166120



C. Item 1(Picture)



C. Item 2(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Exterior

Comments:

Gas meter - Galvanized and CSST piping used

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I NI NP D



E. Item 1(Picture)

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

I NI NP D

V. Appliances

A. Dishwasher

Dishwasher Brand: GENERAL ELECTRIC

Comments:

Dishwasher was not operated, confirmed operation with client

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust System

Exhaust/Range hood: VENTED

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: GENERAL ELECTRIC

Comments:

A stove anti tip over device has not been installed on this unit. If a child steps on the open door or if a heavy pot is placed on the door, the door acts like a lever forcing the front of the stove down and then back up. Not only will the stove tip and possibly land on your feet, but anything on the range top, such as a pot of boiling water which could cause serious injury. An anti tip bracket can be attached to the bottom of the wall behind the stove by a licensed general contractor. The stove will still slide in and out but will not tip over.



D. Item 1(Picture)

E. Microwave Ovens

Built in Microwave: GENERAL ELECTRIC

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Auto-opener Manufacturer: N/A

Comments:

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

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H. Dryer Exhaust System

[Comments:](#)