

14504 Laurinburg Dr

Austin, Texas 78717



✉ hello@inspectify.com

Client	Evie Ellis
Type	Home Inspection Report - 14504 Laurinburg Dr
Inspected by	Inspection City
State license	24330
Other license	pool, sewer, HUD, 203K, VA, Fannie Mae, conventional loans
Scheduled	November 8, 2025, 10:00 AM CST
Completed	November 8, 2025, 2:00 PM CST

2 safety

18 repair

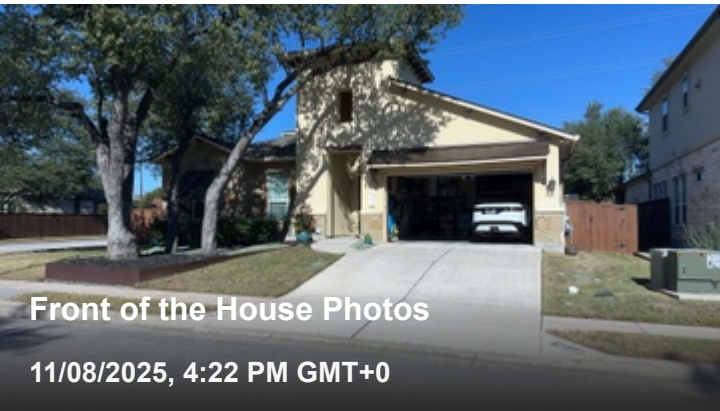
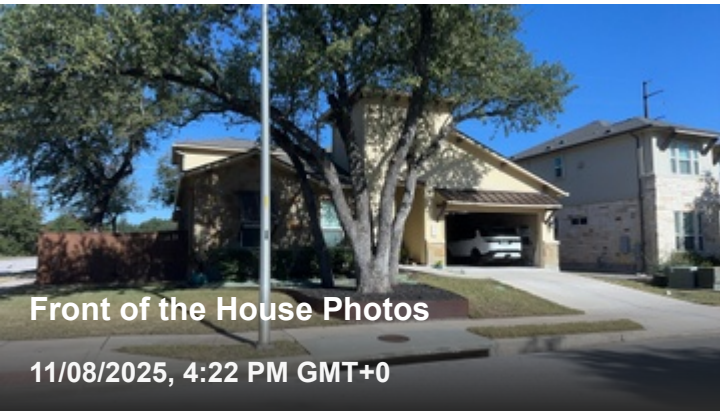
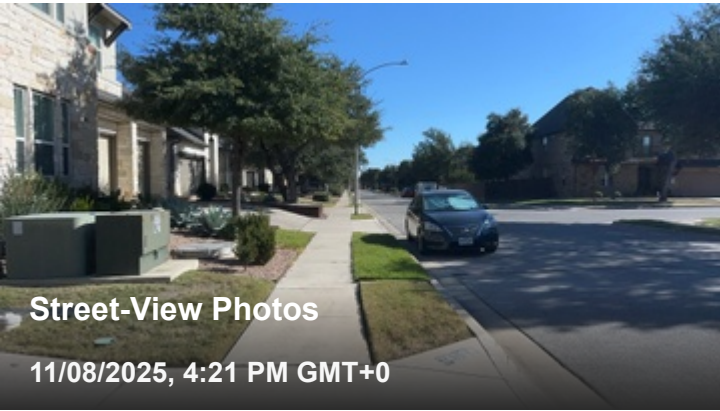
5 monitor

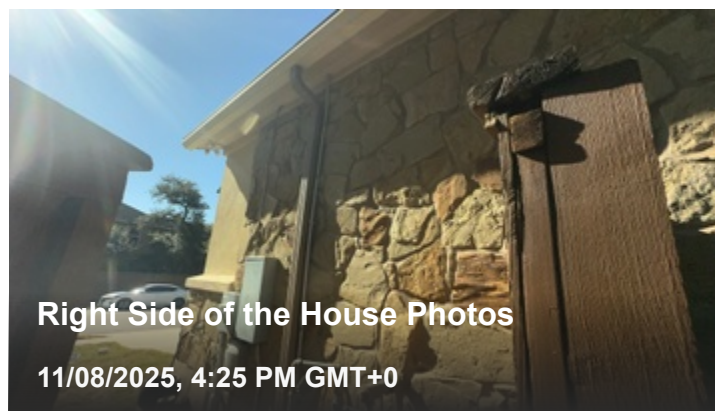
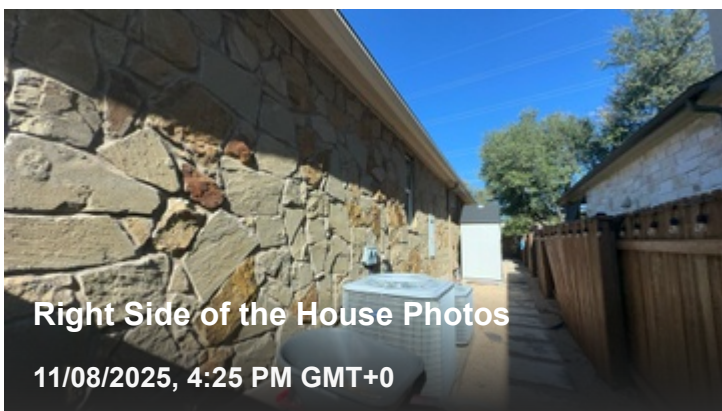
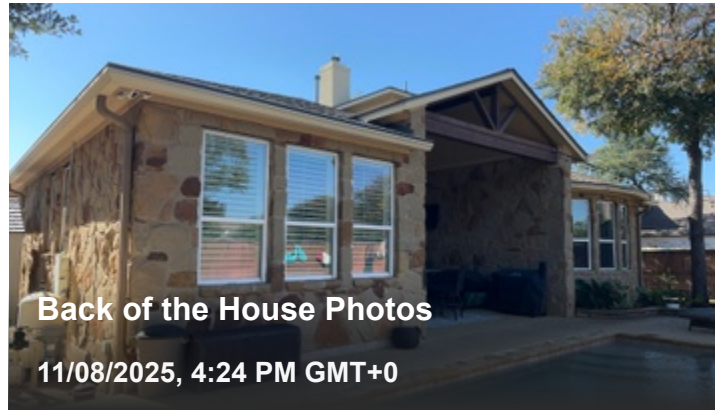
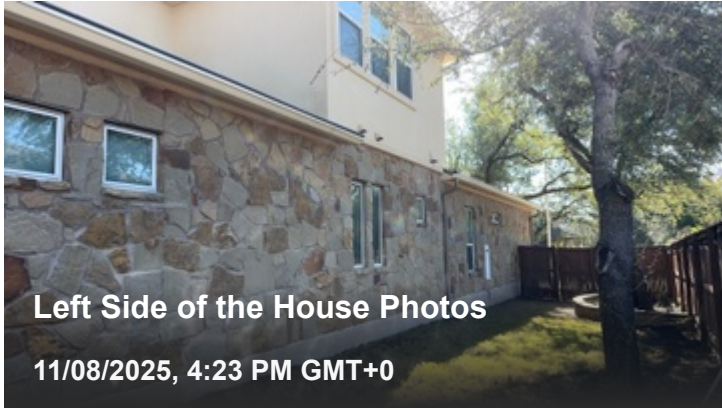
5 limitation

System	Subsystem	Issues identified
Surroundings	Driveways / Walkways	 <u>Missing / Deteriorated Expansion Joint Materials</u>
		 <u>Minor Cracks in the Driveway</u>
	Fences / Gates	 <u>Leaning Fence</u>
		 <u>Damaged Gate</u>
	Patio	 <u>Minor Cracks in Patio / Porch</u>
Utilities	Utilities	 <u>Missing Rust-inhibiting Paint on Gas Line</u>
Exterior	Siding / Trim	 <u>Cracked Mortar</u>
		 <u>Trim Needs Paint Touch Up</u>
		 <u>Missing Exterior Caulk</u>
		 <u>Cracked / Damaged Stucco</u>
	Gutters	 <u>Missing Downspout Splash Blocks</u>
	Windows	 <u>Deteriorated / Failed Window Seal</u>
		 <u>Windows With Security Bars Count: Not Present</u>
		 <u>Window With Quick Release Count: Not Present</u>
	Dryer Exhaust	 <u>Not located</u>
Garage	Attached Garage	 <u>Unusually Noisy Garage Door</u>
		 <u>Damaged or Missing Weatherstripping</u>
		 <u>Garage Door Manual Locks Are Not Disabled</u>
		 <u>Poorly Located Garage Door Proximity Sensor</u>
		 <u>Missing / Inoperable Self-Closing Door Hinges</u>
Kitchen	Kitchen General	 <u>Damaged Drywall</u>
Bedrooms	Bedroom 2	 <u>Door Does Not Latch</u>
Bathrooms	Bathroom 2	 <u>Inoperable Shower Diverter Valve</u>
	Bathroom 4	 <u>Tub / Shower Type: Not Present</u>
		 <u>Tub / Shower / Fixture Condition: Not Present</u>
HVAC	Cooling	 <u>Missing or Damaged HVAC Line Insulation</u>
Electrical	Electrical Panels, Grounding, Main Overcurrent Device	 <u>Bond screw missing</u>
		 <u>Missing Surge Protection</u>
Miscellaneous Property Information	Miscellaneous Property Information	 <u>Door alarm for pools</u>
		 <u>Inadequate Pool Gate</u>

Home Inspection Details

Home Inspection Details photos / videos





Unit Details

✓

No issues

Occupancy Status

Occupied

Nonresidential Use

No

Renovations / Upgrades in the Past 15 Years

No

Additions / Conversions Observed

No

Repairs in Progress

No

Bedroom Count

4 bedroom(s)

Half Bathroom Count

1 bathroom(s)

Full Bathroom Count

3 bathroom(s)

Unit Details photos / videos



Surroundings🔍 5 Issues

Driveways / Walkways

🔍2 Issues

Driveway Access Issues

No

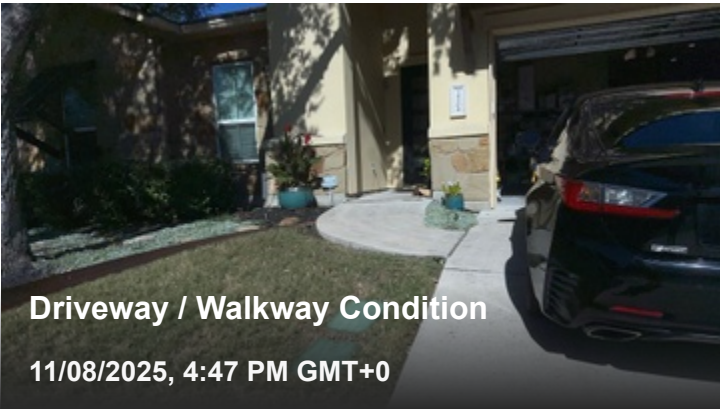
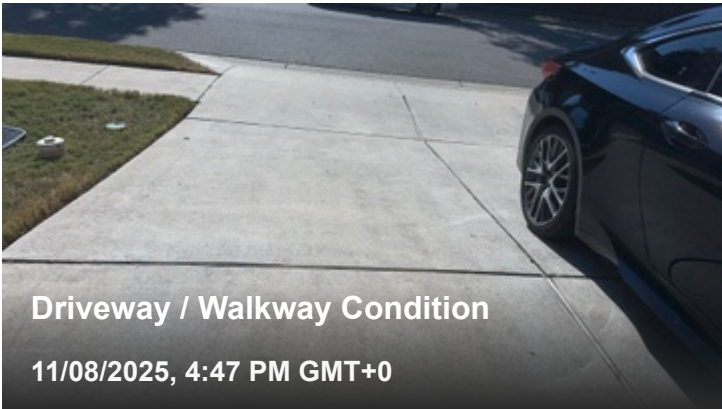
Driveway / Walkway Condition

Fair (Some Repairs)

Driveway / Walkway Material(s)

Concrete

Driveways / Walkways photos / videos



🔧Repair deficiency

Missing / Deteriorated Expansion Joint Materials

Expansion joint materials are missing / deteriorated. Recommend repairs or replacing by a qualified professional.

Driveways / Walkways photos / videos



 Monitor deficiency

Minor Cracks in the Driveway

The driveway has minor cosmetic cracks. Recommend repairs or replacing by a qualified professional.

Driveways / Walkways photos / videos



Fences / Gates

 2 Issues

Fence / Gate Condition

Fair (Some Repairs)

Fences / Gates photos / videos



 **Repair deficiency**

Leaning Fence

The fence is leaning. Recommend repairs or replacing by a qualified professional.

Fences / Gates photos / videos



 **Repair deficiency**

Damaged Gate

The gate is sticking. Recommend repairs or replacing by a qualified professional.

Fences / Gates photos / videos



Landscaping

✓ No issues

Front Yard Condition

Great - Landscaping Very Well Kept

Left Side Yard Condition

Great - Landscaping Very Well Kept

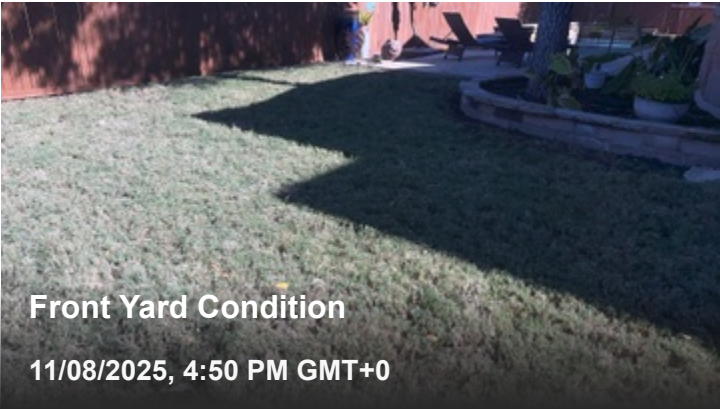
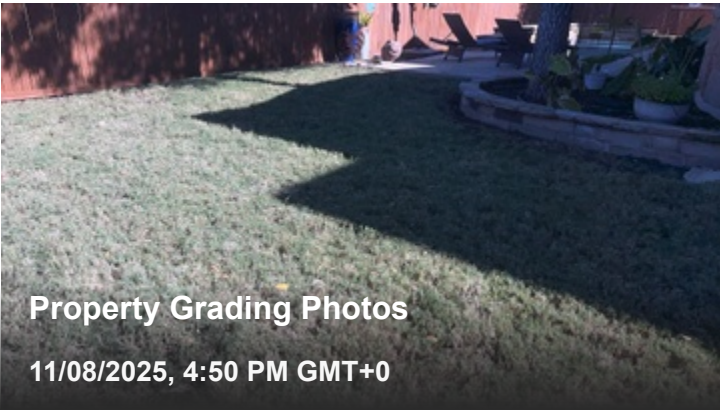
Back Yard Condition

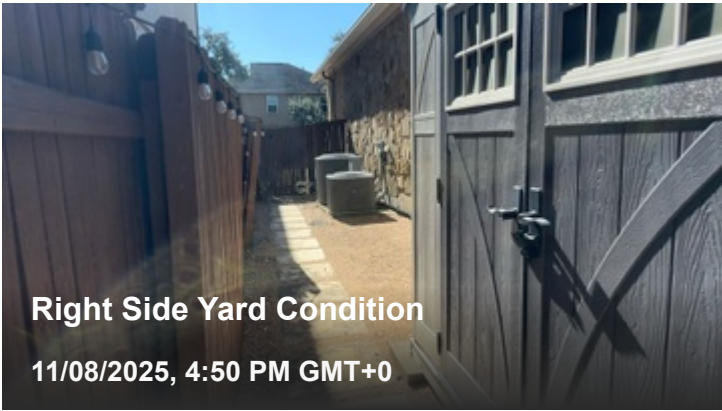
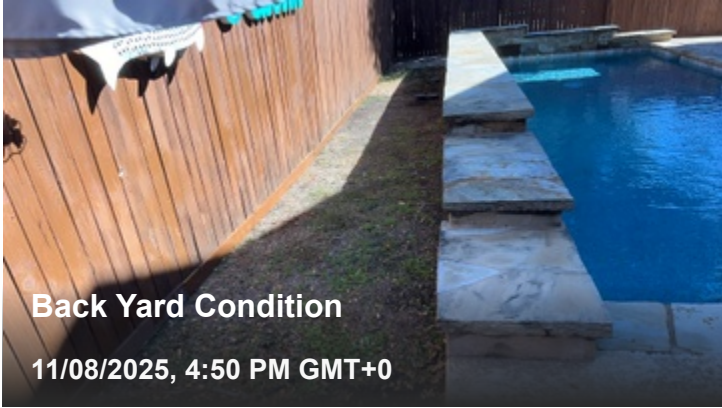
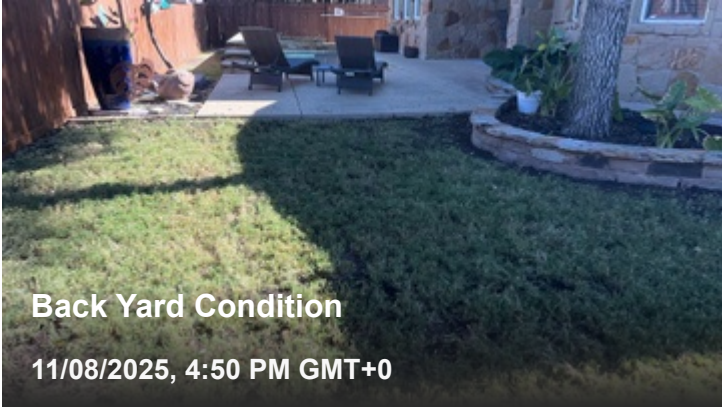
Great - Landscaping Very Well Kept

Right Side Yard Condition

Great - Landscaping Very Well Kept

Landscaping photos / videos





Porch

✓ No issues

Porch Type

Covered Porch

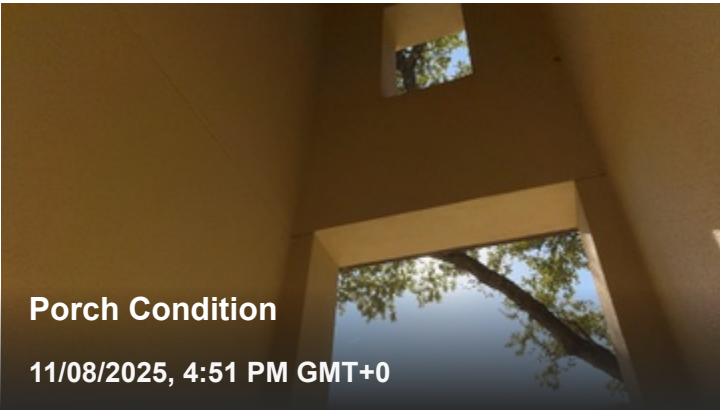
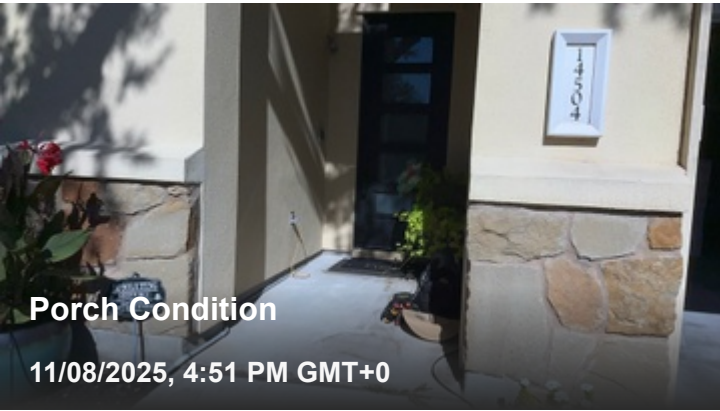
Porch Condition

Great (No Repairs)

Note

Cool Crete topping

Porch photos / videos



Patio

 1 Issue

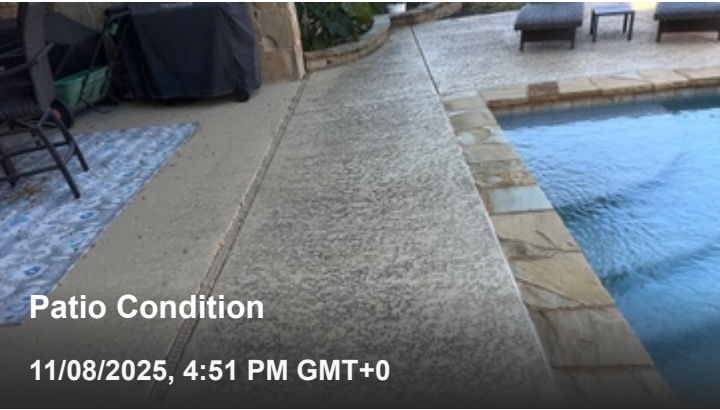
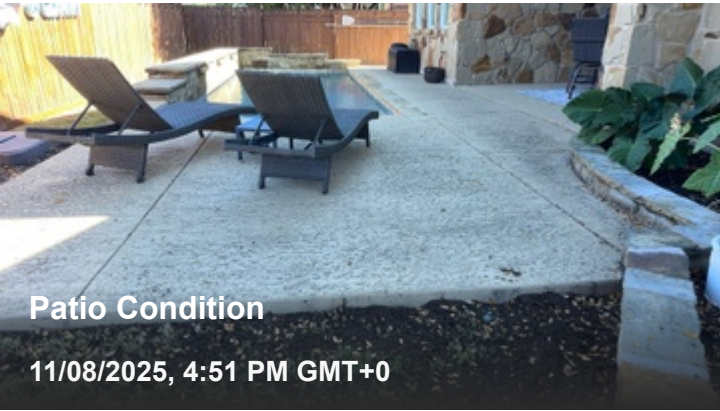
Patio Condition

Fair (Some Repairs)

Patio Material(s)

Concrete

Patio photos / videos



 Monitor deficiency

Minor Cracks in Patio / Porch

There are minor cosmetic cracks on the patio / porch. Recommend repairs or replacing by a qualified professional.

Patio photos / videos



Additional Site Amenities

✓ No issues

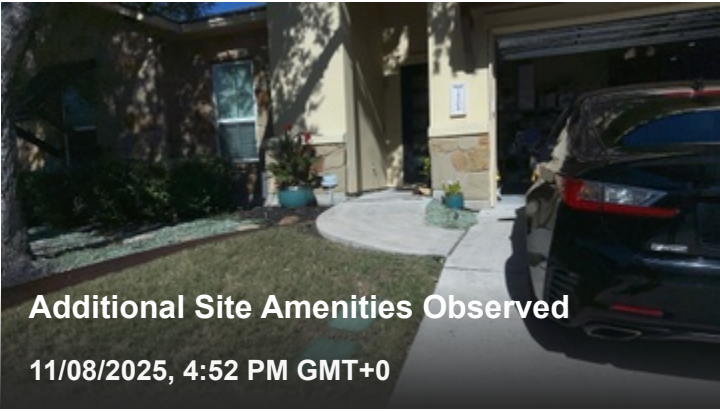
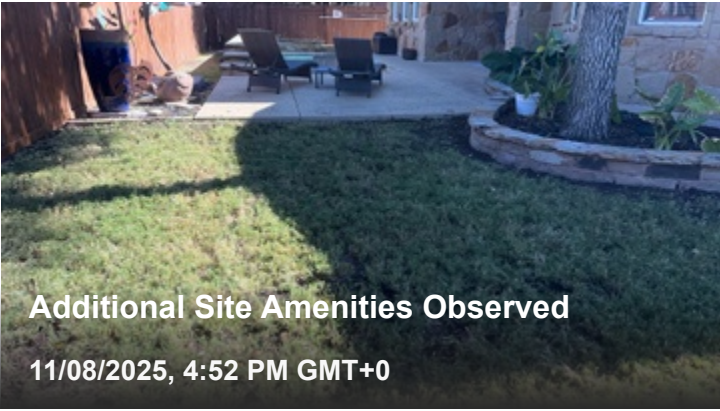
Additional Site Amenities Observed

Ornate Landscaping, Pool , outdoor lighting, sprinkler system

Note

These amenities were not inspected

Additional Site Amenities photos / videos

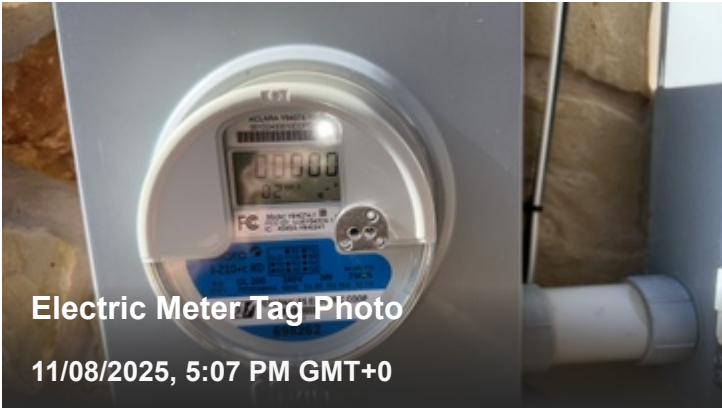


Utilities

 1 Issue

 1 Issue

Utilities photos / videos



 Repair deficiency

Missing Rust-inhibiting Paint on Gas Line

The gas line should have rust-inhibiting paint. Recommend repairs or replacing by a qualified professional.

Utilities photos / videos



Exterior

 9 Issues

Siding / Trim

 4 Issues

Siding Condition

Fair (Some Repairs)

Siding Material(s)

Stone Veneer, Stucco, Vinyl

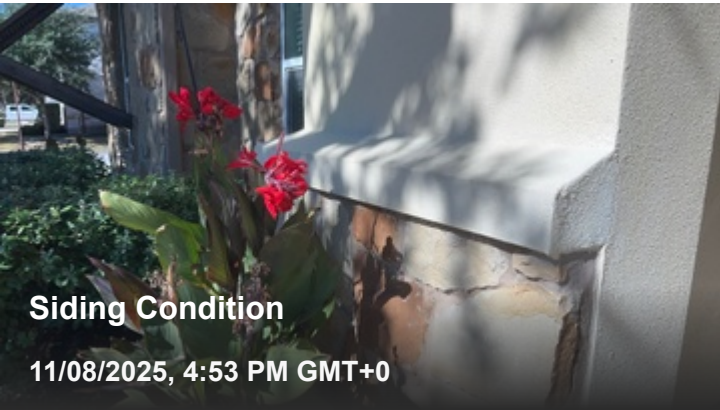
Exterior Trim Condition

Good (Cosmetic Issues Only)

Trim Material(s)

Fiber Cement, Wood

Siding / Trim photos / videos



 Repair deficiency

Cracked Mortar

There is cracked mortar on one or more areas of the roof. Recommend repairs or replacing by a qualified professional.

Siding / Trim photos / videos





Repair deficiency

Trim Needs Paint Touch Up

The exterior trim needs to be touched up. Recommend repairs or replacing by a qualified professional.

Siding / Trim photos / videos

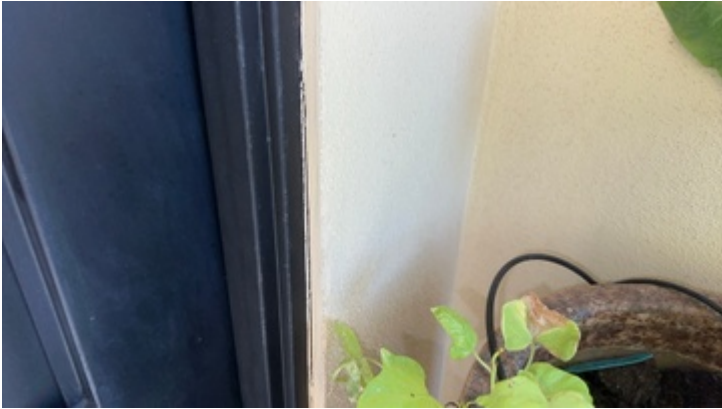


Repair deficiency

Missing Exterior Caulk

One or more exterior areas need caulking. Recommend repairs or replacing by a qualified professional.

Siding / Trim photos / videos



 Monitor deficiency

Cracked / Damaged Stucco

The exterior stucco is showing signs of cracking or damage. Recommend repairs or replacing by a qualified professional.

Siding / Trim photos / videos



Note

Numerous locations

Gutters

 1 Issue

Gutter / Downspout Condition

Fair (Some Repairs)

Gutter / Downspout Material(s)

Aluminum

Gutters photos / videos



 Repair deficiency

Missing Downspout Splash Blocks

There are no splash blocks for the downspouts. Recommend repairs or replacing by a qualified professional.

Gutters photos / videos



Eaves, Soffits, and Fascia

✓ No issues

Eaves / Soffits / Fascia Condition

Great (No Repairs)

Eaves / Soffits / Fascia Material(s)

Wood, Fiber cement

Eaves, Soffits, and Fascia photos / videos



Windows

🕒 3 Issues

Window Count

26 windows

Window Condition

Fair (Some Repairs)

Windows With Security Bars Count

Not Present

Window With Quick Release Count

Not Present

Number of Panes

Double Pane

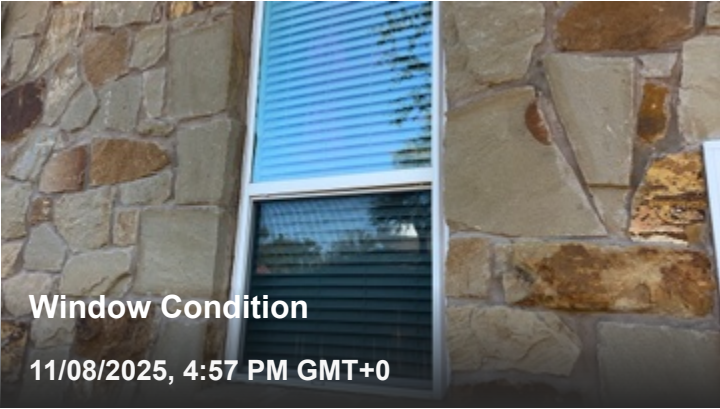
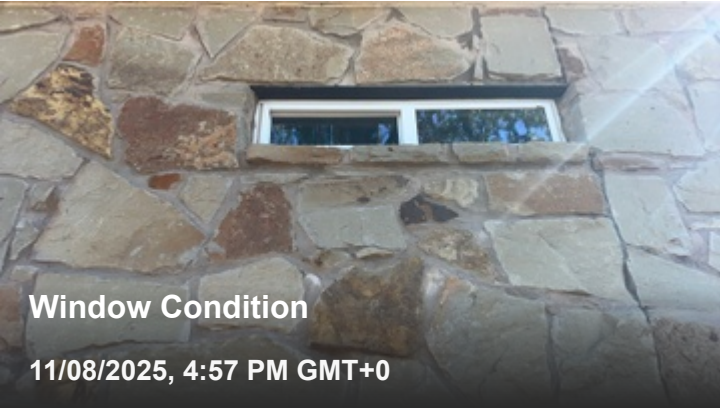
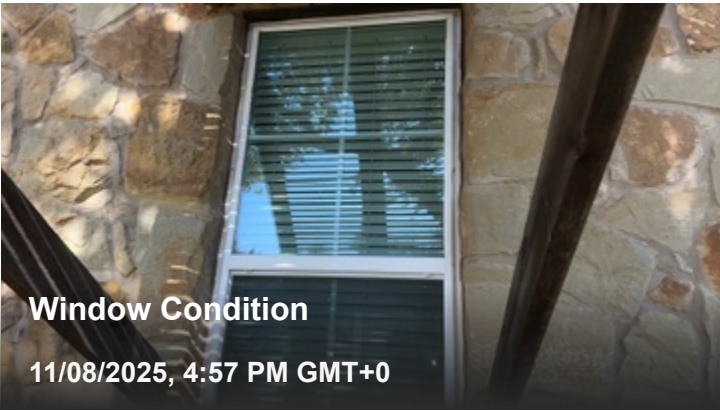
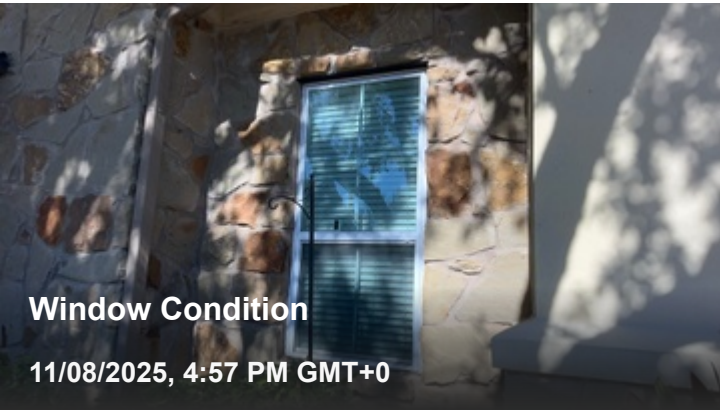
Frame Type

Vinyl

Window Treatment Type

Reflective

Windows photos / videos



 Monitor deficiency

Deteriorated / Failed Window Seal

One or more windows have condensation between the window panes. Recommend repairs or replacing by a qualified professional.

Windows photos / videos





Note

8 or more

 Limitation

Windows With Security Bars Count: Not Present

The object / room is not present.

Limitation photos / videos

 Limitation

Window With Quick Release Count: Not Present

The object / room is not present.

Limitation photos / videos

Exterior Doors

 No issues

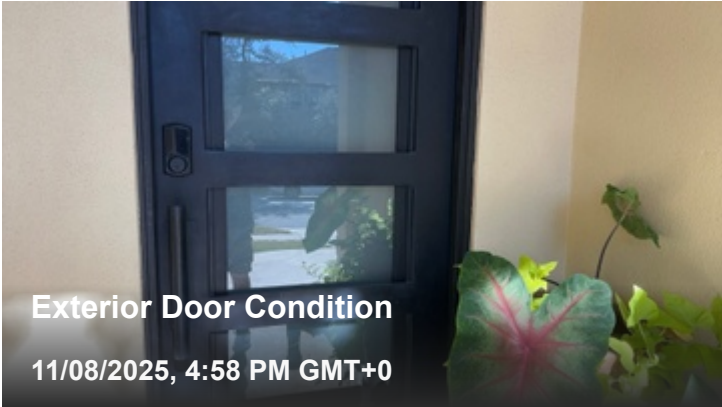
Exterior Door Condition

Great (No Repairs)

Exterior Door Material(s)

Wood

Exterior Doors photos / videos



Dryer Exhaust

 1 Cannot inspect

Dryer Vent / Exhaust Condition

Dryer Exhaust photos / videos

 Limitation

Not located

Not located

Limitation photos / videos

Roof

Coverings

✓ No issues

Roof Inspection Method

Walking on Roof

Roof Covering Condition

Good (Cosmetic Issues Only)

Roof Covering Material(s)

Metal Surfacing, Asphalt or Fiberglass Shingles

Roof Layer Count

1 layers

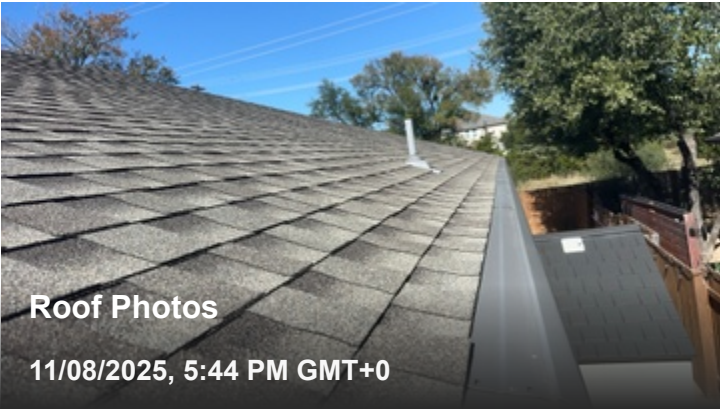
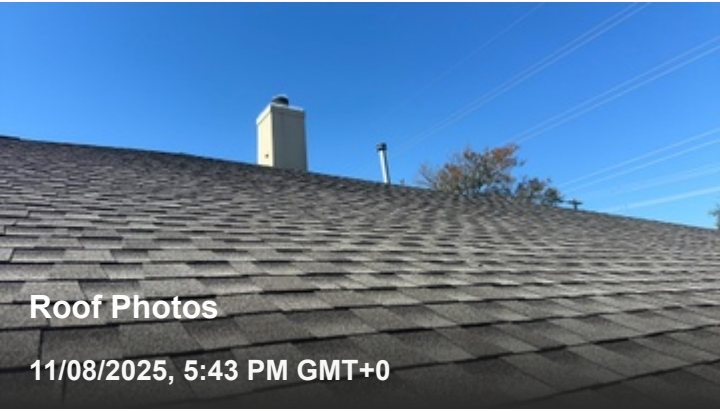
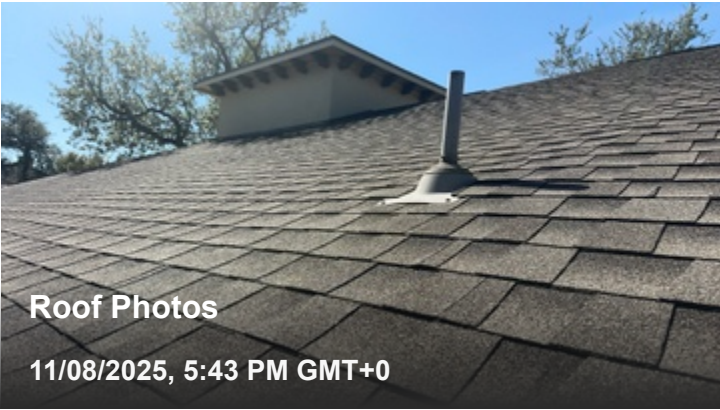
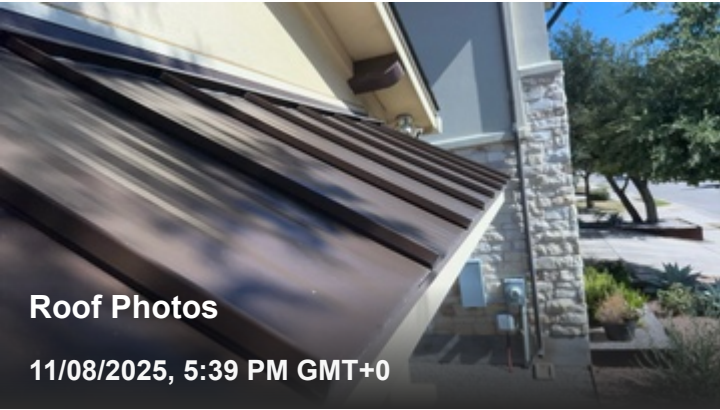
Previous / Partial Roof Repairs Observed

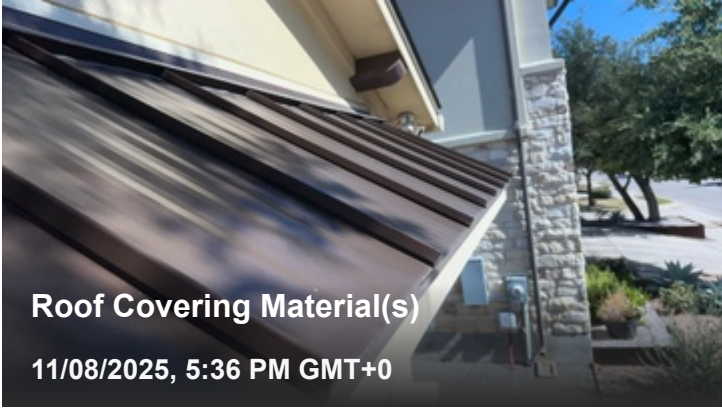
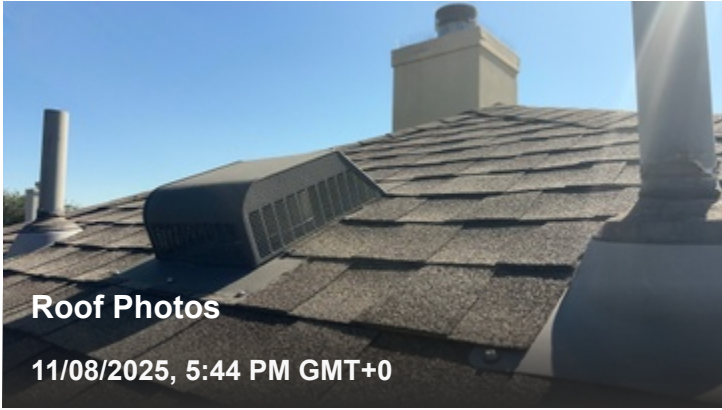
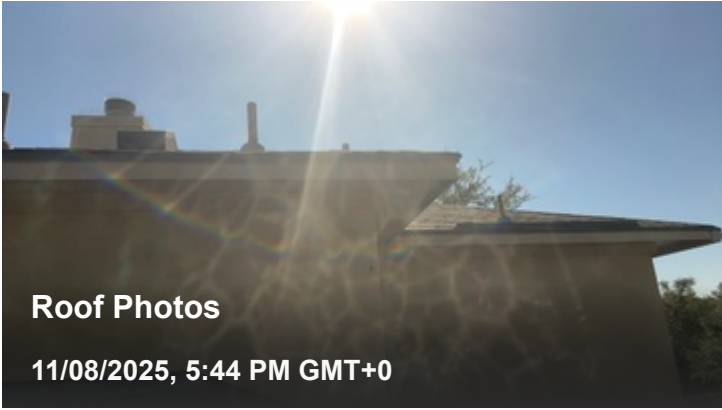
No

Estimated Roof Age

7 year(s)

Coverings photos / videos





Flashing

✓ No issues

Flashing Condition

Great (No Repairs)

Flashing photos / videos



Chimney

✓ No issues

Chimney Condition

Great (No Repairs)

Chimney photos / videos



Vents

✓ No issues

Roof Vent(s) Condition

Great (No Repairs)

Roof Vents Material(s)

PVC, Steel

Vents photos / videos

Skylights

👁️ Not present

Skylights photos / videos

Garage

 5 Issues

Attached Garage

 5 Issues

Interior Condition

Fair (Some Repairs)

Electrical Condition

Great (No Repairs)

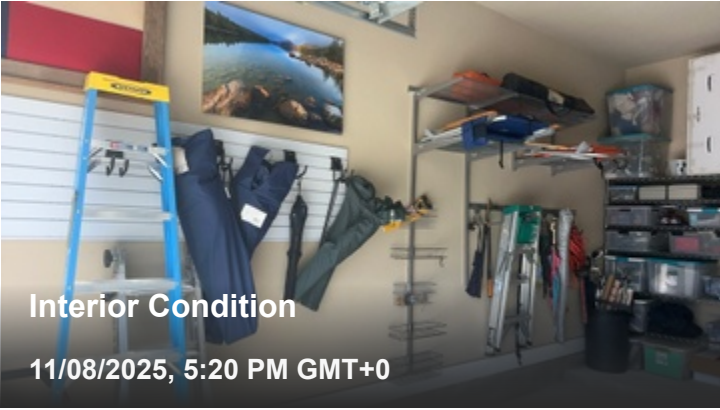
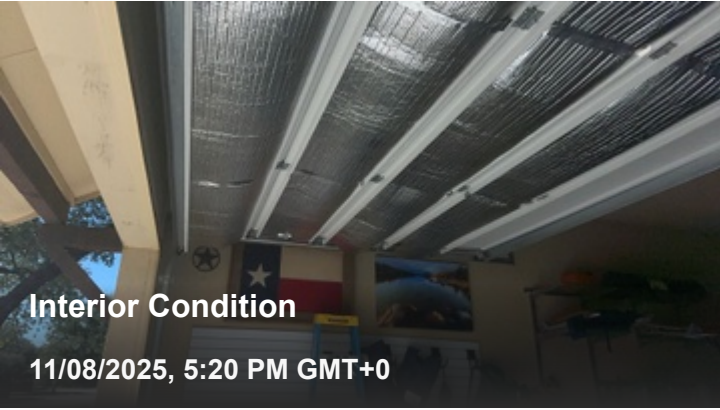
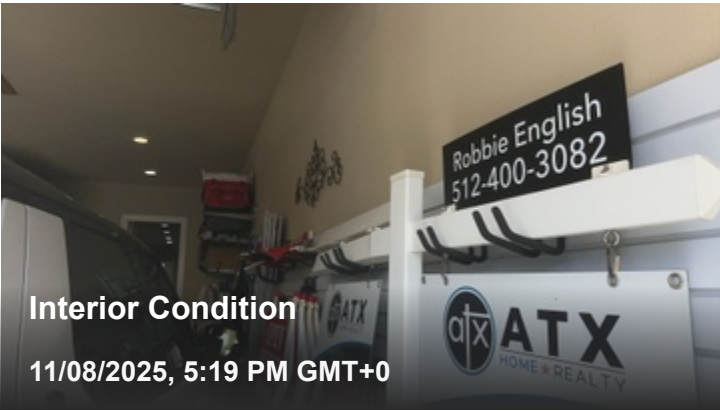
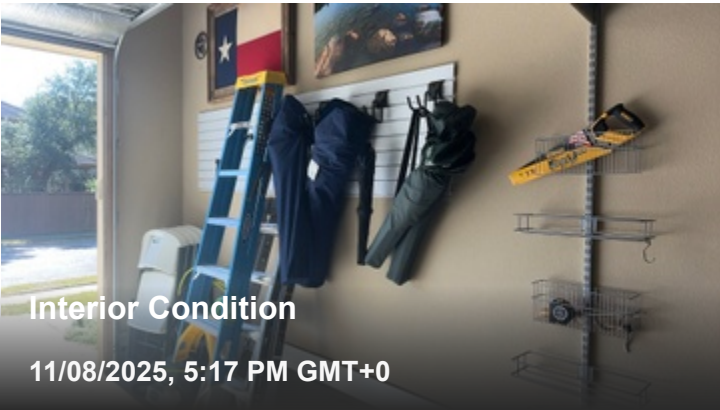
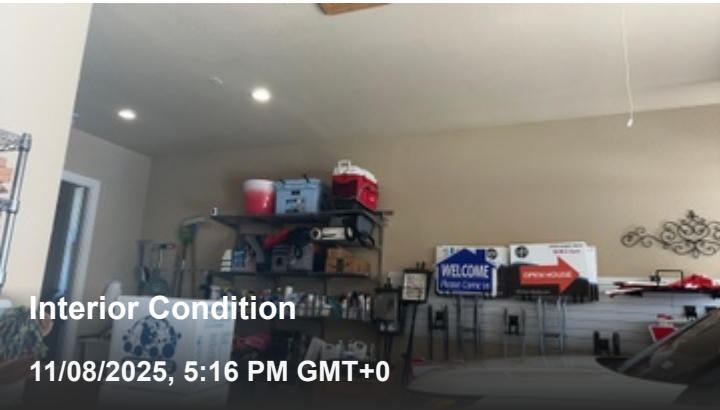
Garage Capacity

2 parking spaces

Garage Converted Into Living Space

No

Attached Garage photos / videos



**Repair deficiency**

Unusually Noisy Garage Door

The garage door is louder than normal. Recommend repairs or replacing by a qualified professional.

Attached Garage photos / videos

**Repair deficiency**

Damaged or Missing Weatherstripping

The weatherstripping is damaged or missing. Recommend repairs or replacing by a qualified professional.

Attached Garage photos / videos

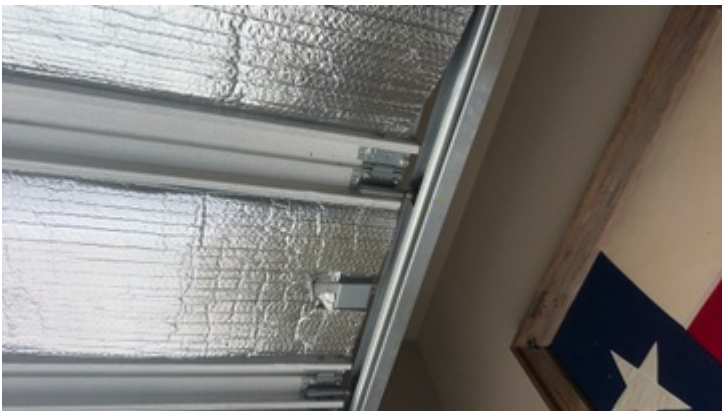


Repair deficiency

Garage Door Manual Locks Are Not Disabled

The garage door manual lock was not disabled. Recommend repairs or replacing by a qualified professional.

Attached Garage photos / videos



Repair deficiency

Poorly Located Garage Door Proximity Sensor

The garage proximity laser is too high off the ground. Recommend repairs or replacing by a qualified professional.

Attached Garage photos / videos

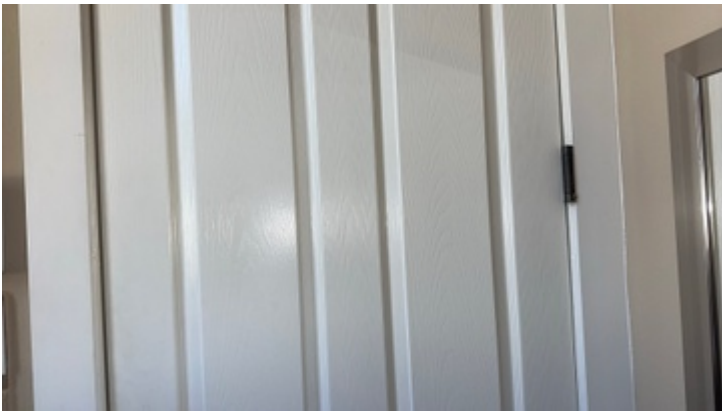


Monitor deficiency

Missing / Inoperable Self-Closing Door Hinges

The self-closing door hinges are missing / inoperable. Recommend repairs or replacing by a qualified professional.

Attached Garage photos / videos



Structural

Foundation

✓ No issues

Foundation Type

Slab

Foundation Condition

Great (No Repairs)

Foundation photos / videos



Crawl Space

🚫 Not present

Crawl Space photos / videos

Attic

✓

No issues

Attic Condition

Great (No Repairs)

Attic Converted Into Living Space

No

Attic Access Method

Attic Ladder & Hatch

Attic or Ceiling Type

Unconditioned (Vented)

Attic Insulation Type

Fiberglass

Attic Floor Insulation Depth

13-15

Roof Insulation Depth

1-3

Percentage of Roof Area Above Attic

75%

Attic photos / videos



Finished Basement

 Not present

Finished Basement photos / videos

Unfinished Basement

 Not present

Unfinished Basement photos / videos

Sump Pump

 Not present

Sump Pump photos / videos

Common Areas

Common Room

✓ No issues

Approximate Ceiling Height

10' - 12'

Walls / Ceiling / Trim Condition

Great (No Repairs)

Flooring Condition

Great (No Repairs)

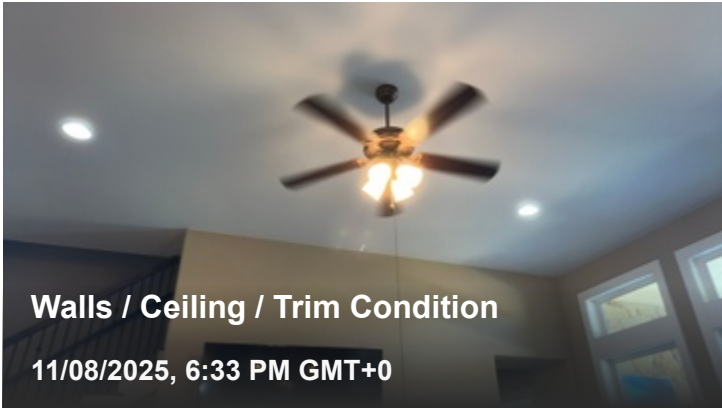
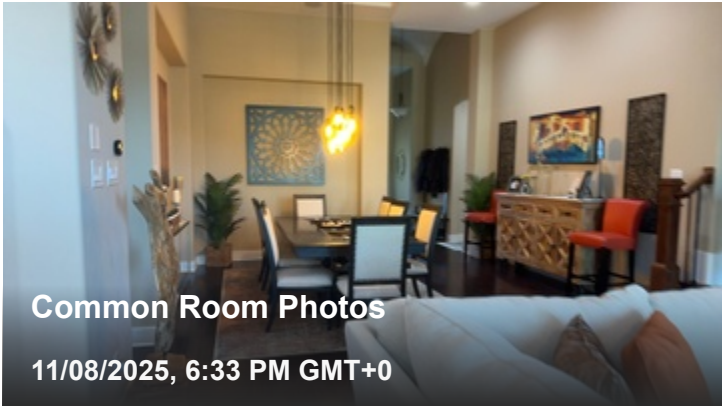
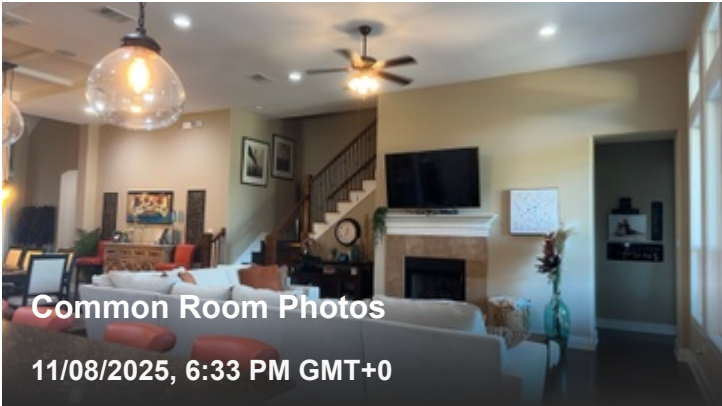
Flooring Material(s)

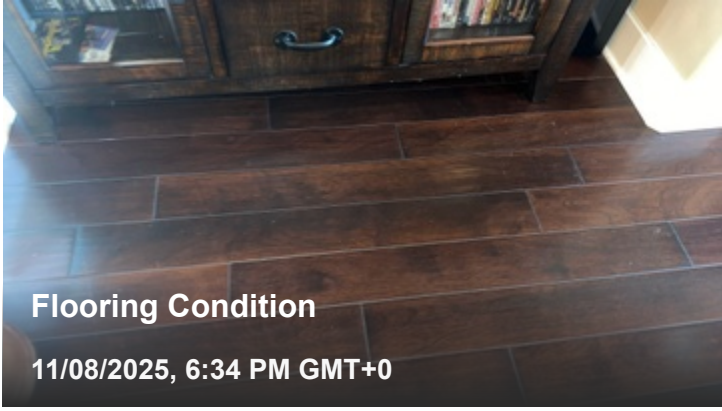
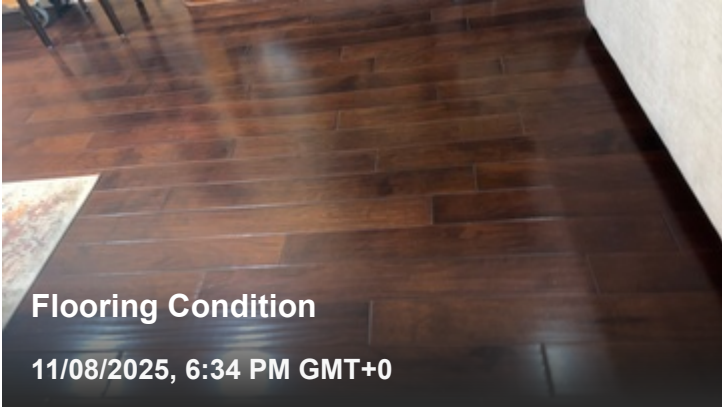
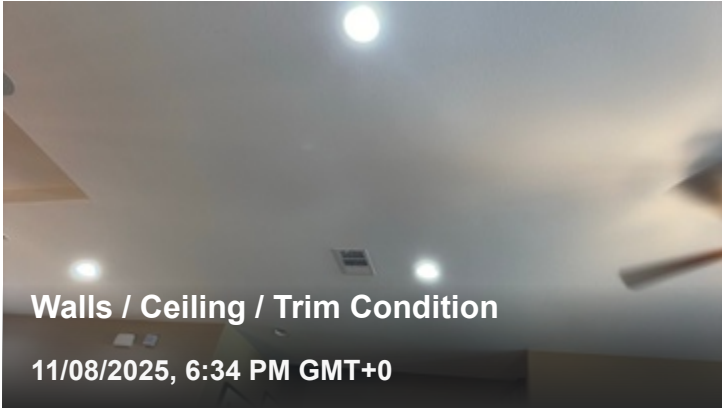
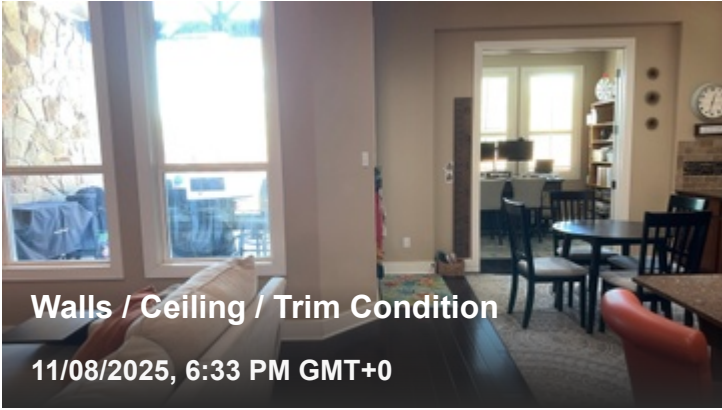
Engineered Wood

Electrical Condition

Great (No Repairs)

Common Room photos / videos





Hallway

✓ No issues

Walls / Ceiling / Trim Condition

Great (No Repairs)

Flooring Condition

Great (No Repairs)

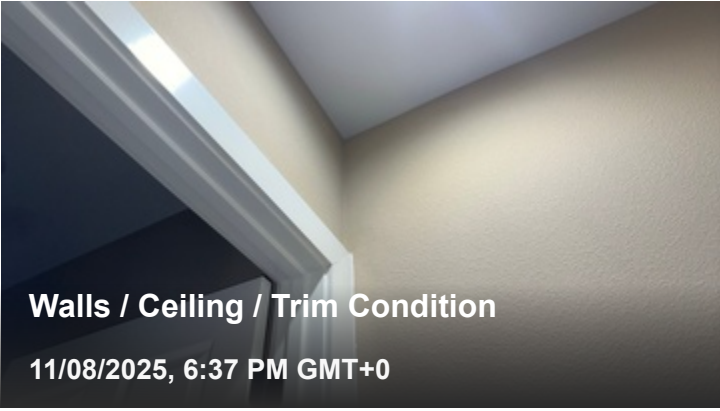
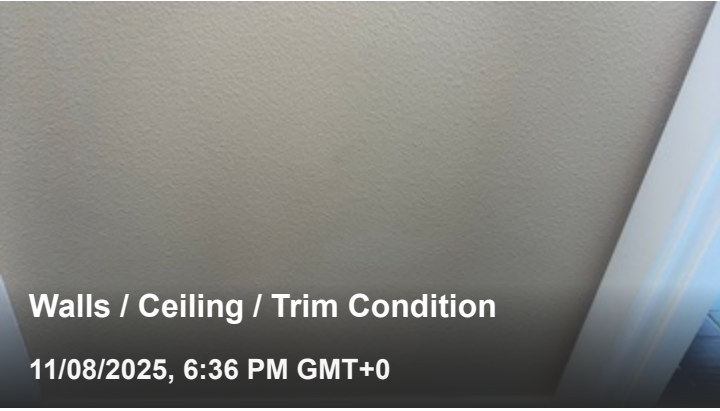
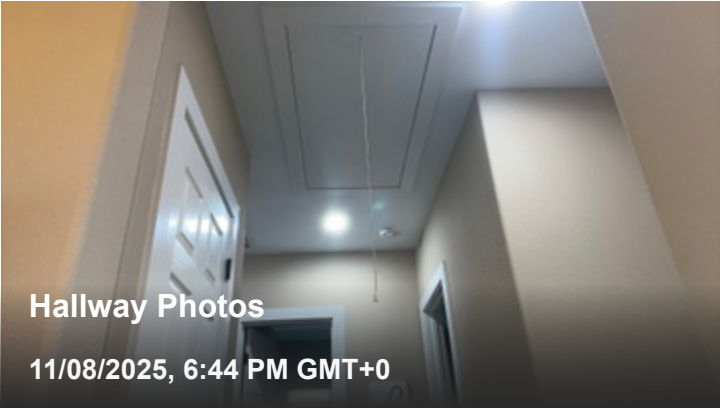
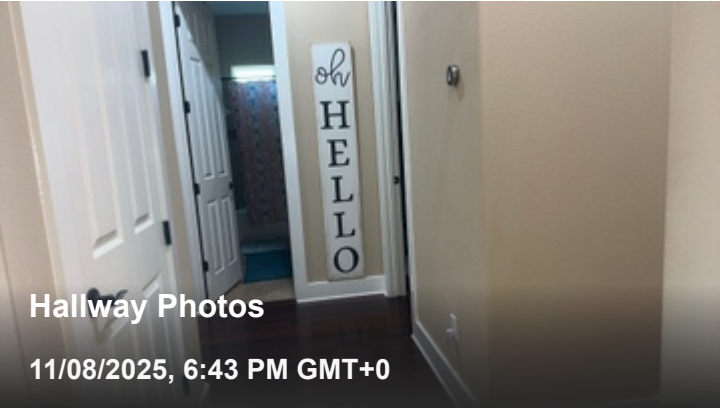
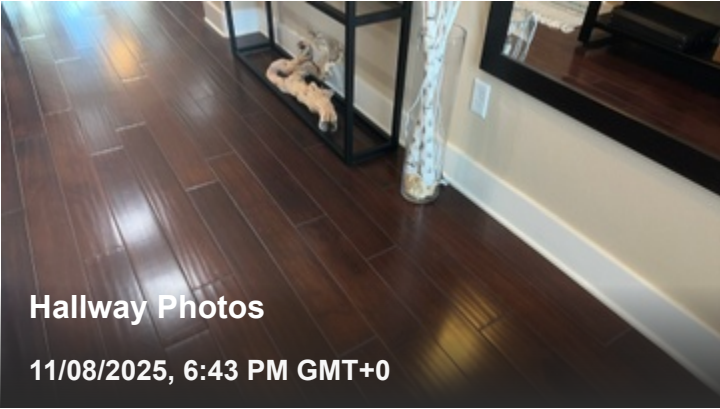
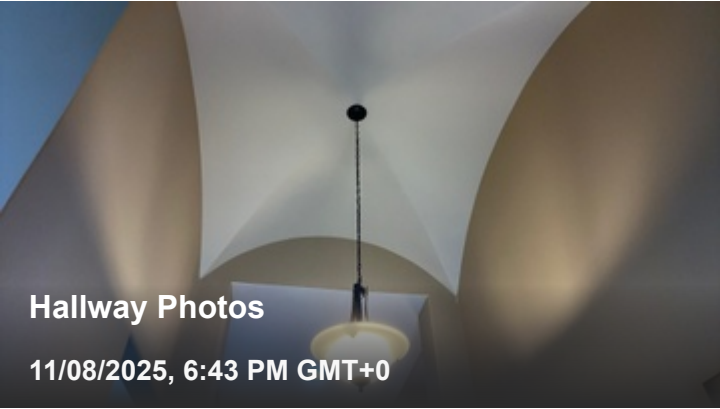
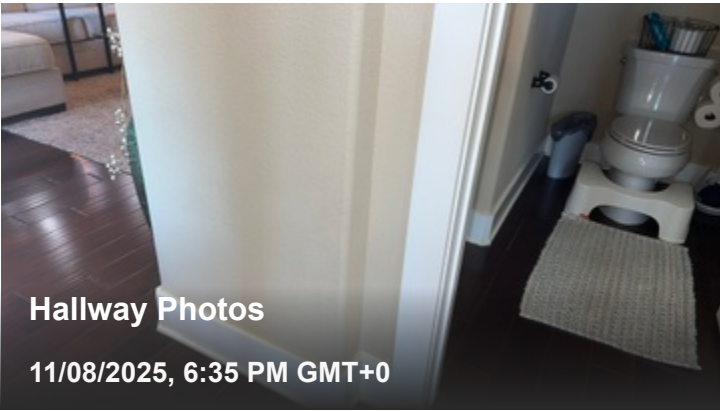
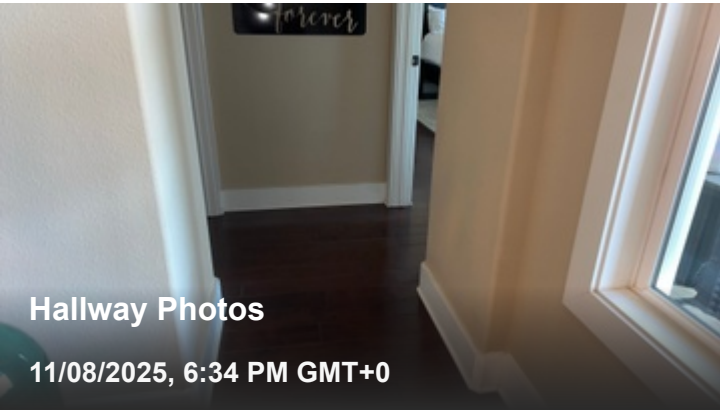
Flooring Material(s)

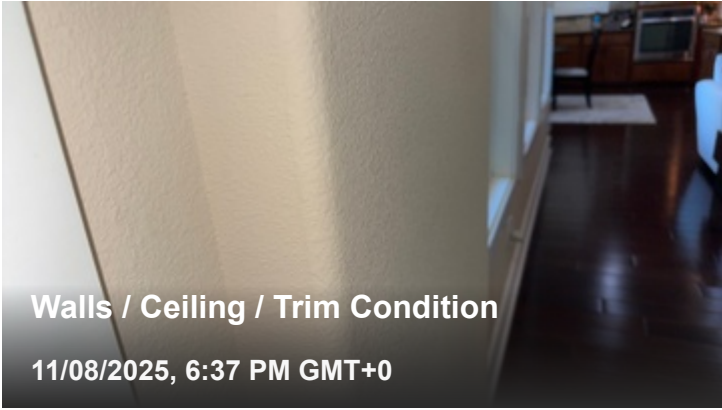
Engineered Wood

Electrical Condition

Great (No Repairs)

Hallway photos / videos





Common Room 2

✓ No issues

Approximate Ceiling Height

9'

Walls / Ceiling / Trim Condition

Great (No Repairs)

Flooring Condition

Good (Cosmetic Issues Only)

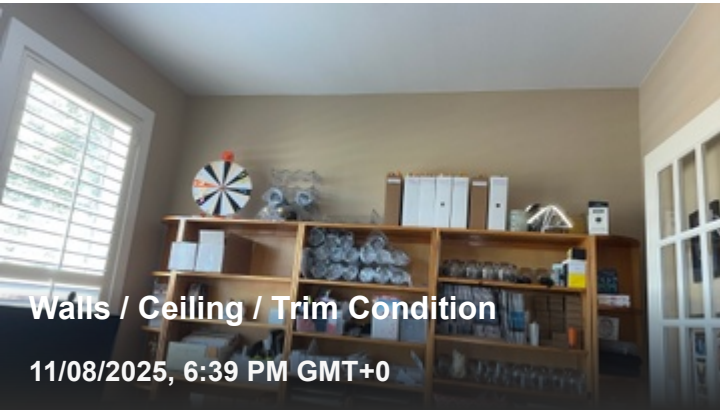
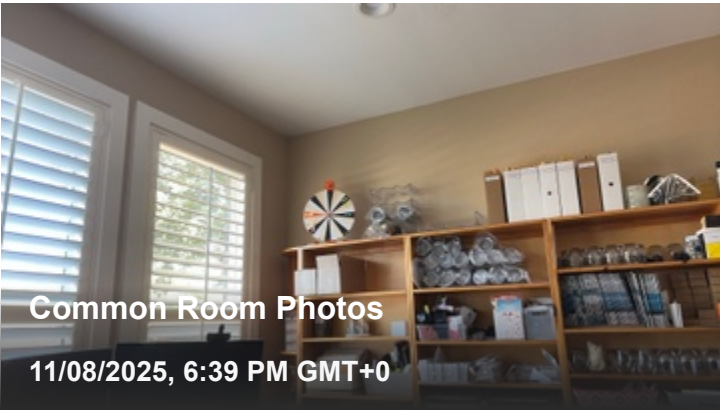
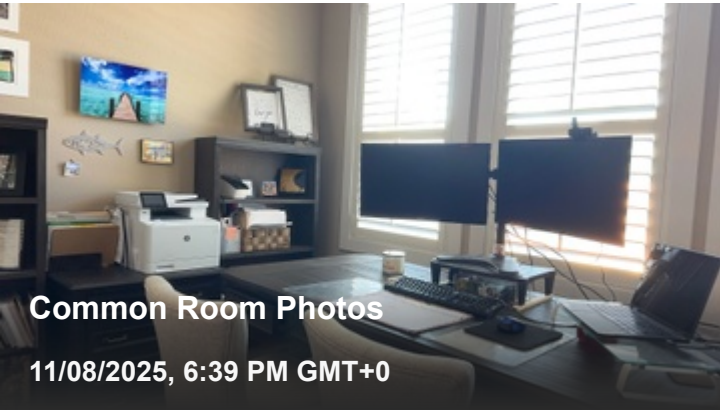
Flooring Material(s)

Engineered Wood

Electrical Condition

Great (No Repairs)

Common Room 2 photos / videos





Stairway

✓ No issues

Stairway Railing(s) Condition

Great (No Repairs)

Walls / Ceiling / Trim Condition

Great (No Repairs)

Flooring Condition

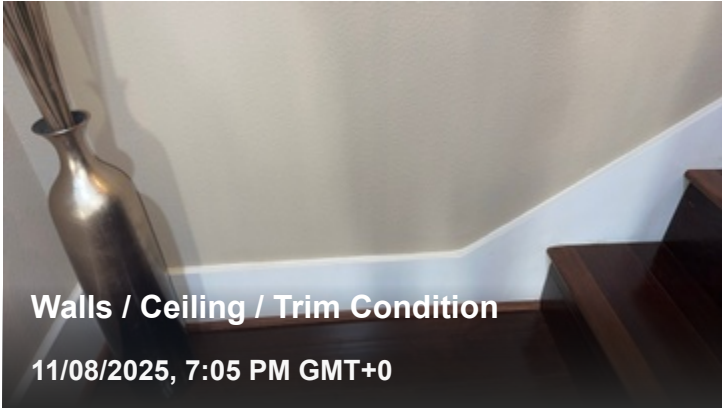
Great (No Repairs)

Flooring Material(s)

Engineered Wood

Stairway photos / videos





Common Room 3

✓ No issues

Approximate Ceiling Height

8'

Walls / Ceiling / Trim Condition

Great (No Repairs)

Flooring Condition

Great (No Repairs)

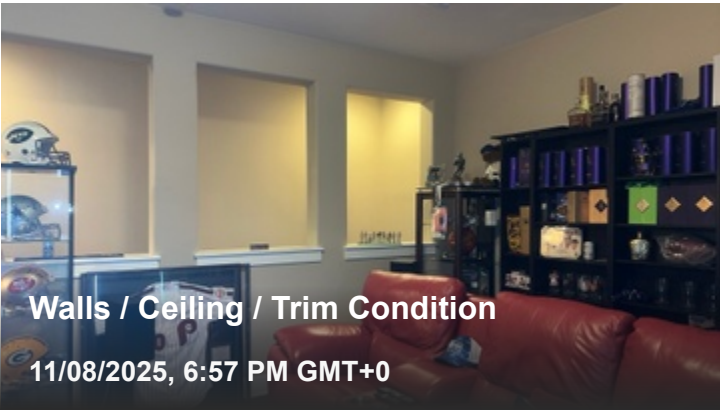
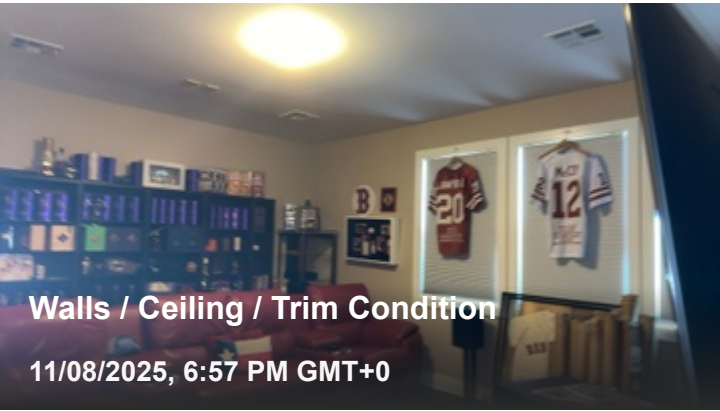
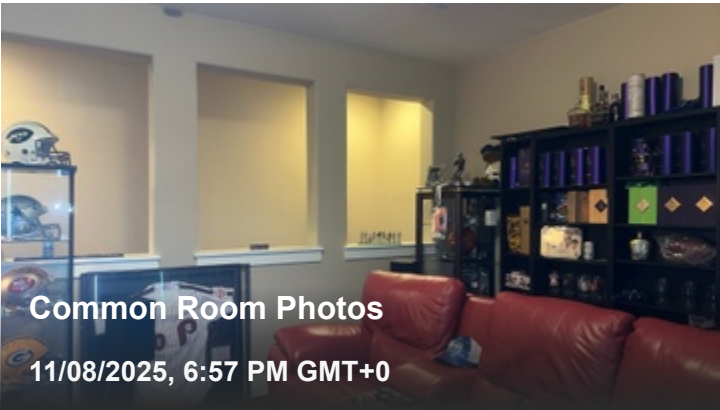
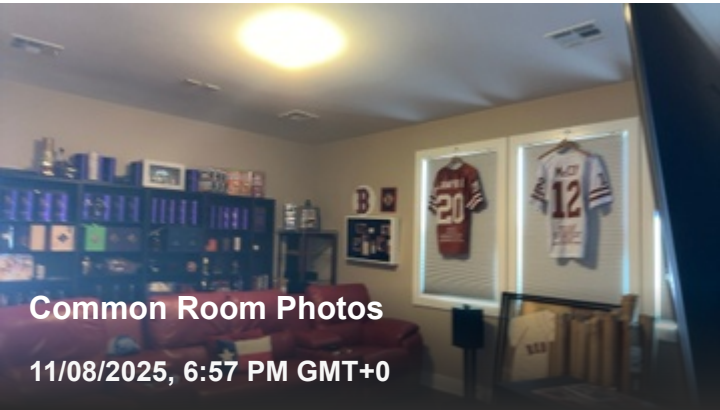
Flooring Material(s)

Engineered Wood

Electrical Condition

Great (No Repairs)

Common Room 3 photos / videos





Fireplace

✓ No issues

Fireplace Energy Source

Gas

Fireplace Condition

Great (No Repairs)

Fireplace photos / videos



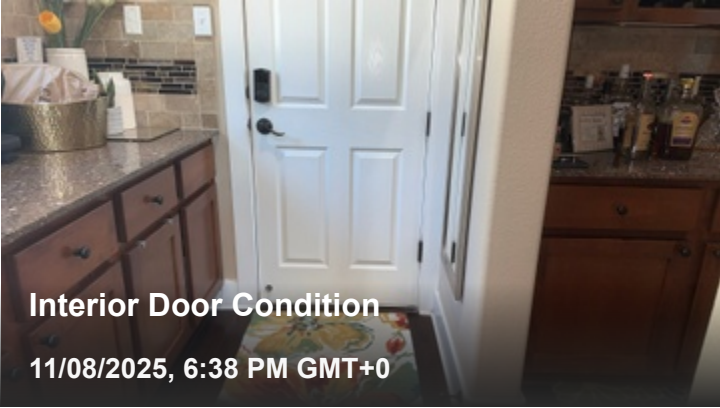
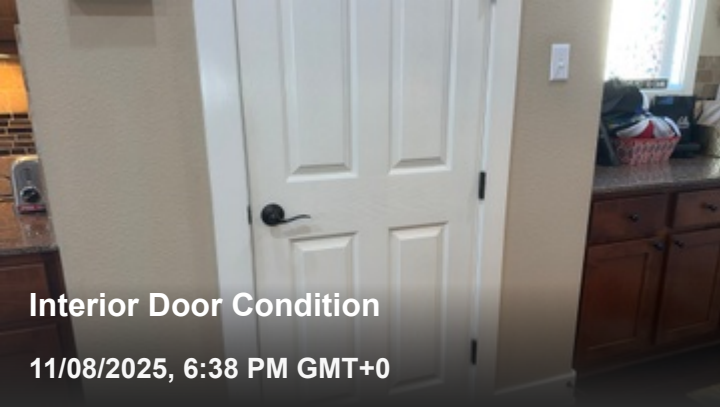
Interior Doors

✓ No issues

Interior Door Condition

Great (No Repairs)

Interior Doors photos / videos



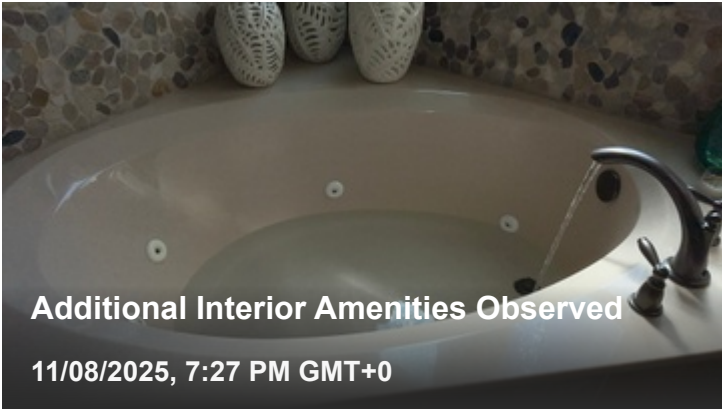
General

✓ No issues

Additional Interior Amenities Observed

Built-in Spa

General photos / videos



Laundry Area

✓ No issues

Walls / Ceiling / Trim Condition

Great (No Repairs)

Flooring Condition

Great (No Repairs)

Flooring Material(s)

Tile

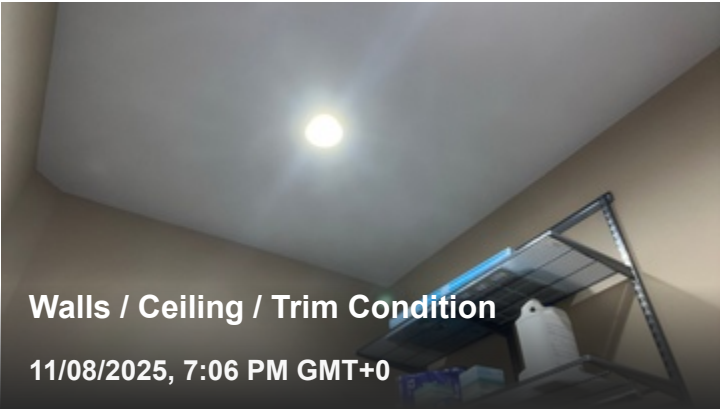
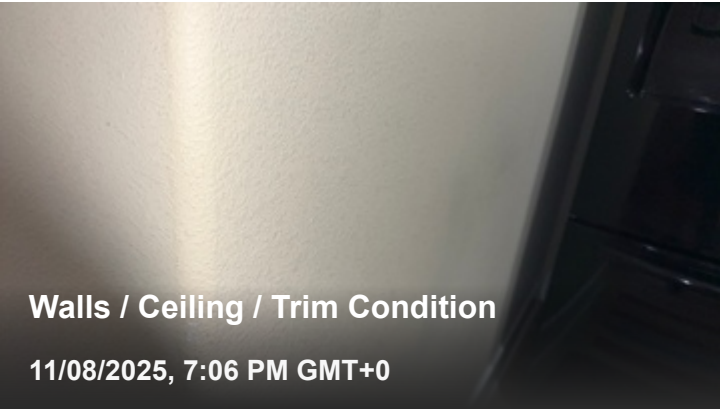
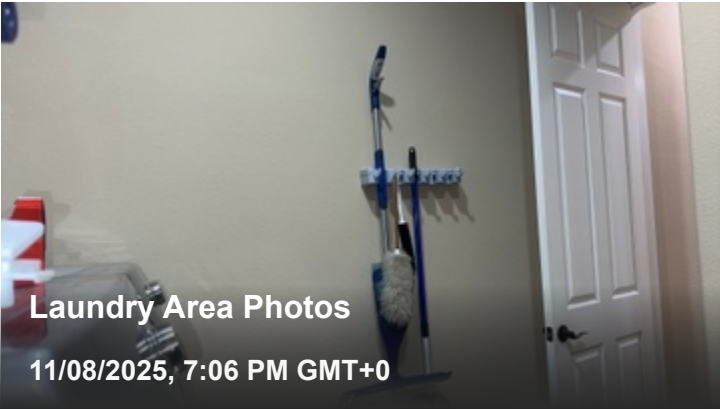
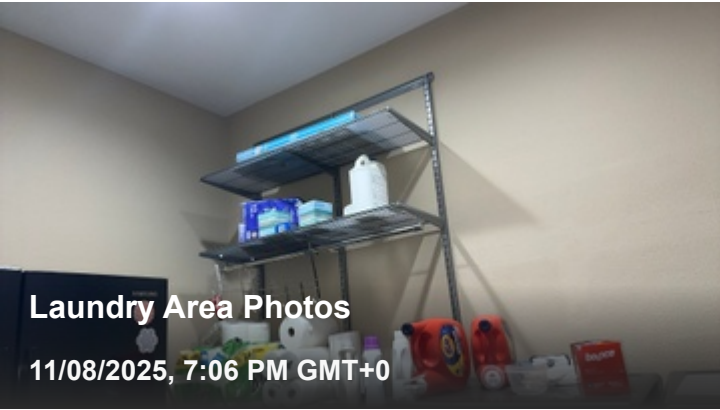
Electrical Condition

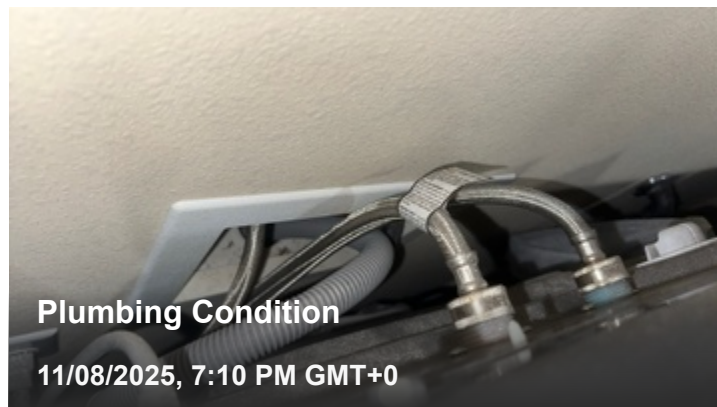
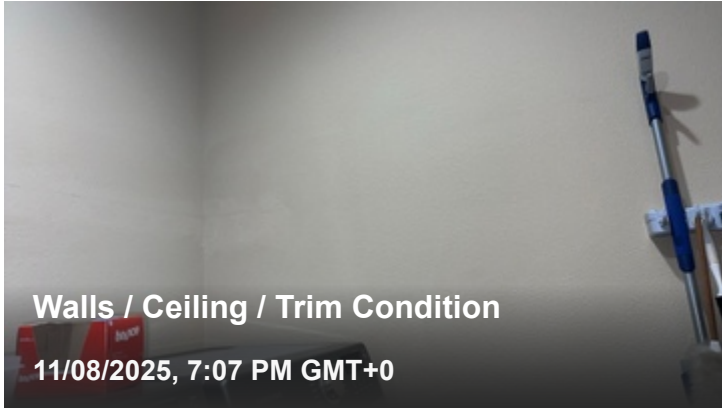
Great (No Repairs)

Plumbing Condition

Great (No Repairs)

Laundry Area photos / videos





Washer

✓

No issues

Washer Condition

Functional

Washer Appliance Tag Photo

Washing Machine

Recall status

No

Expected life

11 years

Brand

Samsung

Estimated remaining life

0 years

Manufacture date

May 2013

Model number

WF405ATPASU/A2

Age

12.53 years

Serial number

Y7BA5AED503407R

Beta Feature

Washer photos / videos



Washer Condition
11/08/2025, 7:09 PM GMT+0



Washer Appliance Tag Photo
11/08/2025, 7:09 PM GMT+0



Washer Appliance Tag Photo
11/08/2025, 7:07 PM GMT+0

Dryer

✓

No issues

Dryer Condition

Functional

Dryer Appliance Tag Photo

Clothes Dryer

Recall status

No

Expected life

13 years

Brand

Samsung

Estimated remaining life

0.3 years

Manufacture date

March 2013

Model number

DV405ETPASU/AA

Age

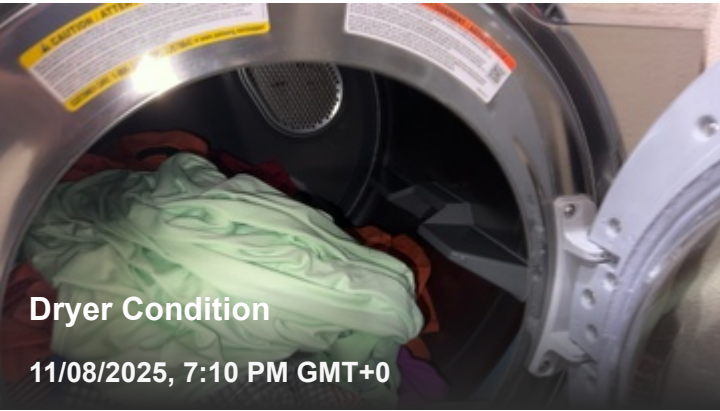
12.7 years

Serial number

Y47Z53BD300127X

Beta Feature

Dryer photos / videos



Kitchen

 1 Issue

Kitchen General

 1 Issue

Exterior Cabinet / Drawers Condition

Great (No Repairs)

Interior Cabinet / Drawers Condition

Great (No Repairs)

Countertop / Sink Condition

Great (No Repairs)

Approximate Ceiling Height

10'

Walls / Ceiling / Trim Condition

Fair (Some Repairs)

Flooring Condition

Great (No Repairs)

Flooring Material(s)

Engineered Wood

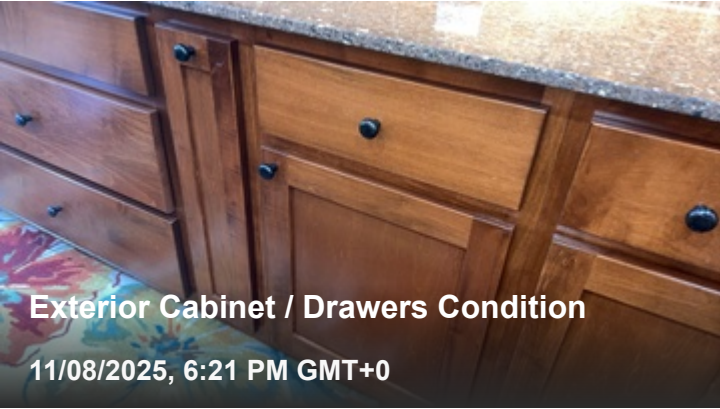
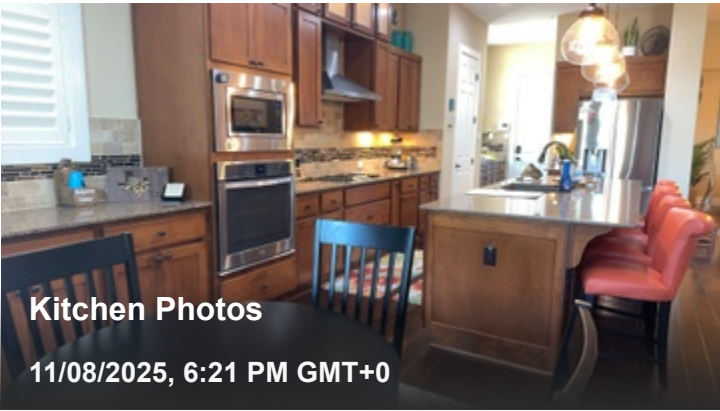
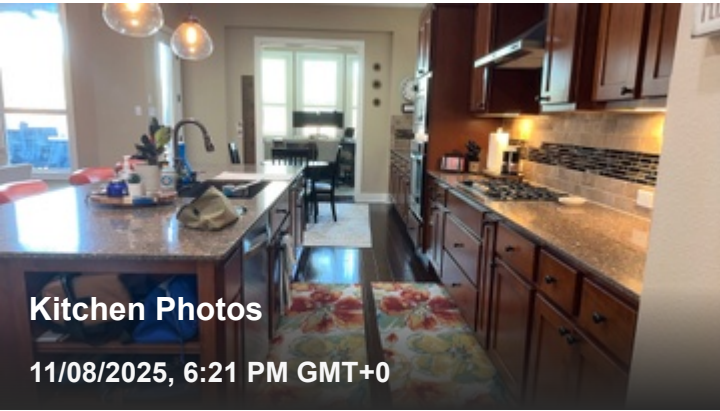
Electrical Condition

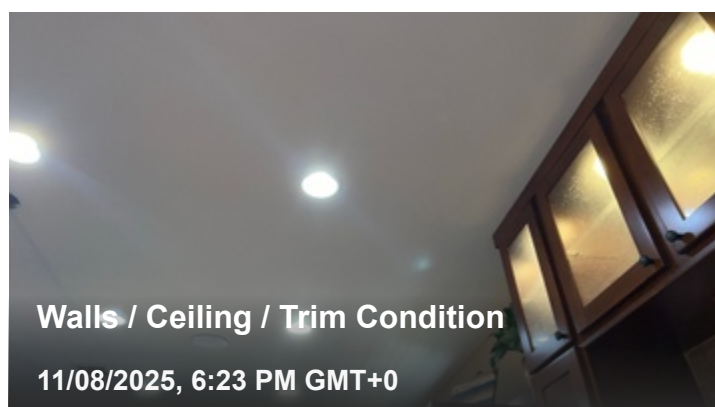
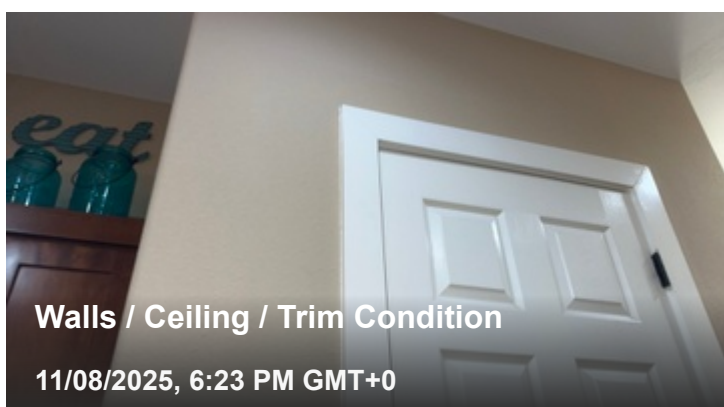
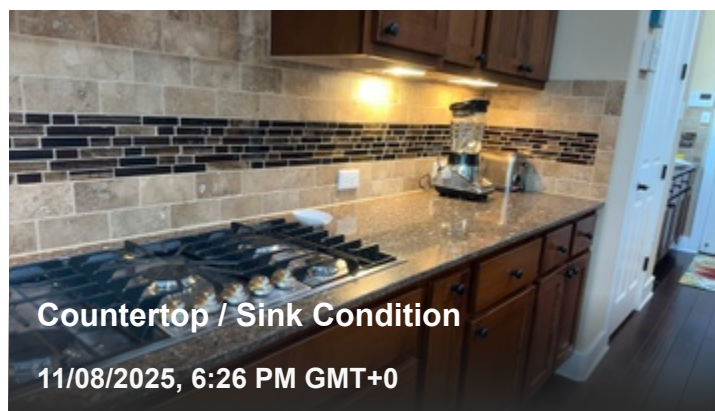
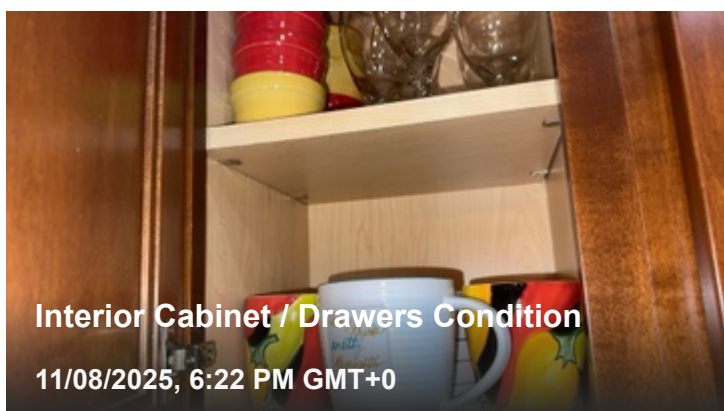
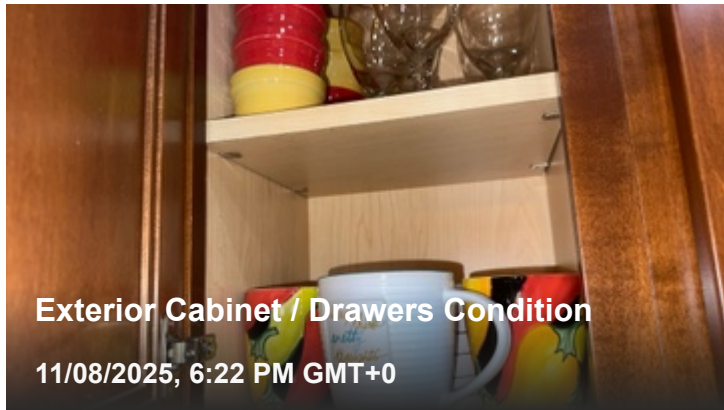
Great (No Repairs)

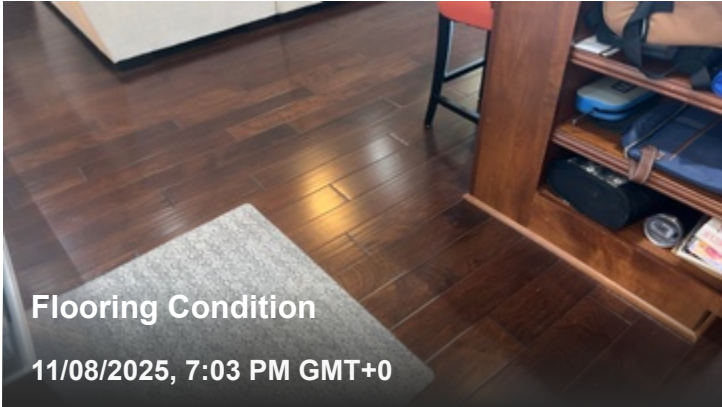
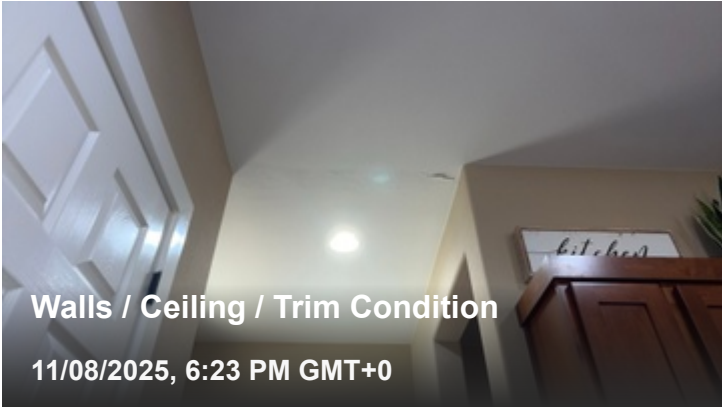
Plumbing Condition

Great (No Repairs)

Kitchen General photos / videos





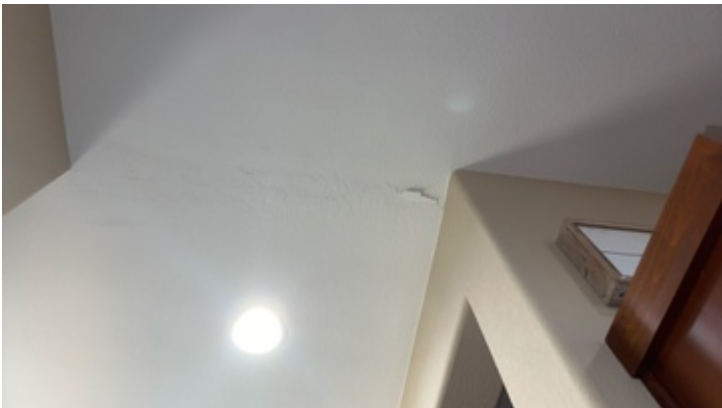


 Repair deficiency

Damaged Drywall

The drywall is damaged. Recommend repairs or replacing by a qualified professional.

Kitchen General photos / videos



Dishwasher

✓

No issues

Dishwasher Condition

Functional

Dishwasher Appliance Tag Photo

Dishwasher

Recall status

No

Expected life

12 years

Brand

Whirlpool

Estimated remaining life

0.47 years

Manufacture date

May 2014

Model number

WDT790SAYM3

Age

11.53 years

Serial number

F42019329

Dishwasher photos / videos



Refrigerator

✓

No issues

Refrigerator Condition

Functional

Refrigerator Appliance Tag Photo

Refrigerator

Recall status

No

Expected life

13 years

Brand

LG

Estimated remaining life

10.39 years

Manufacture date

April 2023

Model number

LRYXC2606S/00

Age

2.61 years

Serial number

304KRQWKT396

Beta Feature

Refrigerator photos / videos



Range

Not present

Range photos / videos

Cooktop

✓

No issues

Cooktop Condition

Functional

Cooktop Appliance Tag Photo

Cooktop

Recall status

No

Expected life

15 years

Brand

Whirlpool

Estimated remaining life

3.89 years

Manufacture date

October 2014

Model number

GLS3665RS03

Age

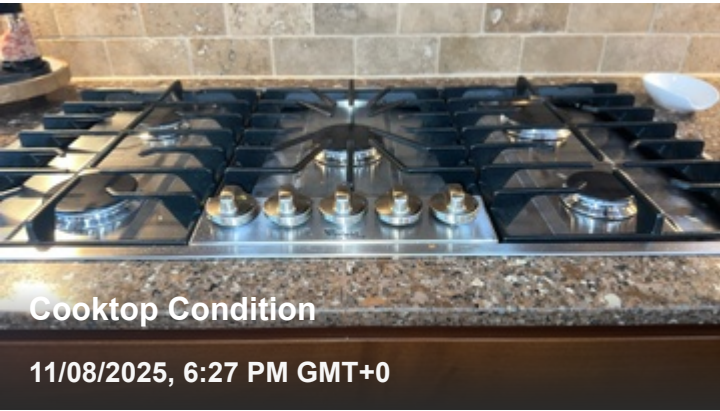
11.11 years

Serial number

XD42003155

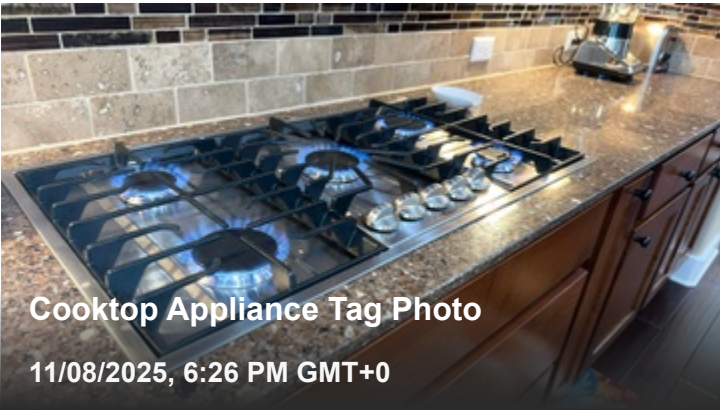
Beta Feature

Cooktop photos / videos



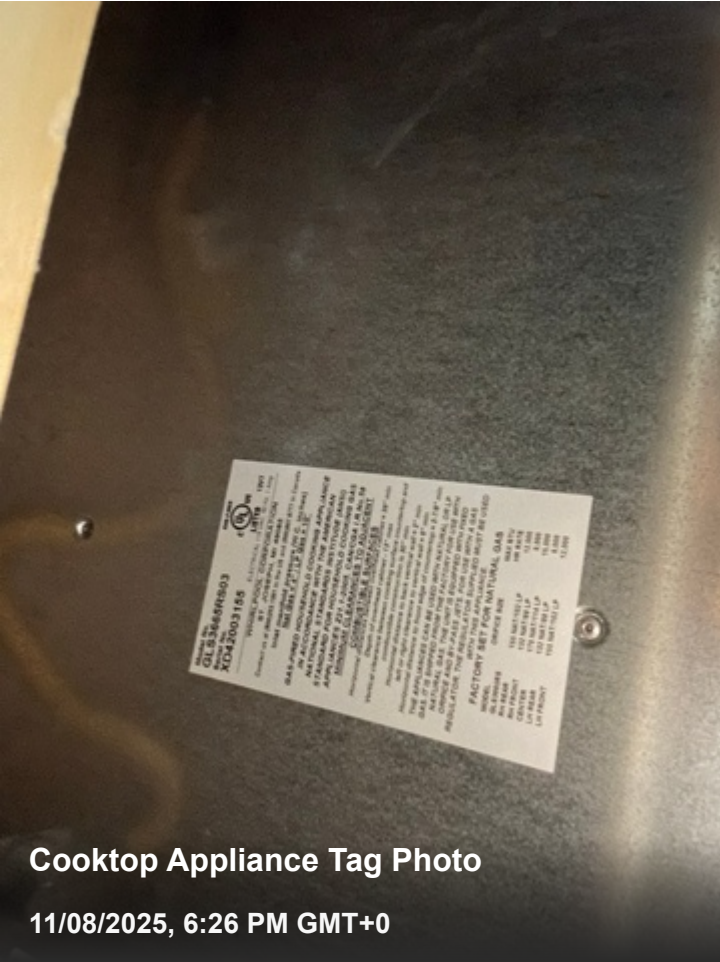
Cooktop Condition

11/08/2025, 6:27 PM GMT+0



Cooktop Appliance Tag Photo

11/08/2025, 6:26 PM GMT+0



Cooktop Appliance Tag Photo

11/08/2025, 6:26 PM GMT+0

Wall Oven

✓

No issues

Wall Oven Condition

Functional

Wall Oven Appliance Tag Photo

Range / Stove / Oven

Recall status

No

Expected life

15 years

Brand

Whirlpool

Estimated remaining life

3.47 years

Manufacture date

May 2014

Model number

WOS92EC0AS02

Age

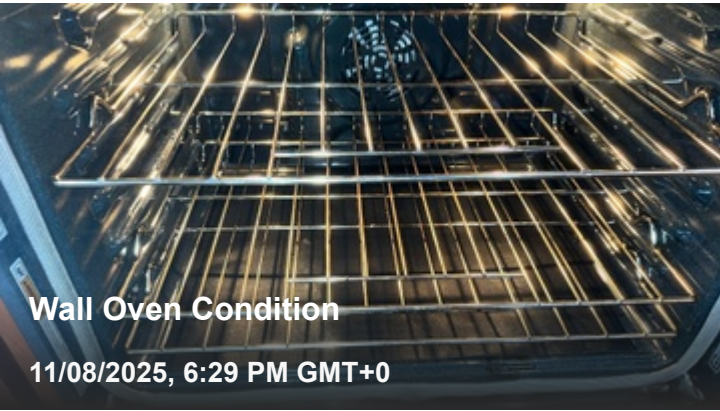
11.53 years

Serial number

D42218905

Beta Feature

Wall Oven photos / videos



Microwave

✓ No issues

Microwave Condition

Functional

Microwave Appliance Tag Photo

Beta Feature

Microwave

Recall status

No

Expected life

9 years

Brand

Whirlpool

Estimated remaining life

Unavailable

Manufacture date

2019

Model number

WMC30516AS

Age

Unavailable

Serial number

Unavailable

Microwave photos / videos



Vent Hood

✓ No issues

Vent Hood Condition

Functional

Vent Hood photos / videos



Garbage Disposal

✓ No issues

Garbage Disposal Condition

Functional

Garbage Disposal photos / videos



Bedrooms

 1 Issue

Primary Bedroom

✓

No issues

Bedroom Location

First Floor

Approximate Ceiling Height

9'

Walls / Ceiling / Trim Condition

Great (No Repairs)

Flooring Condition

Great (No Repairs)

Flooring Material(s)

Engineered Wood

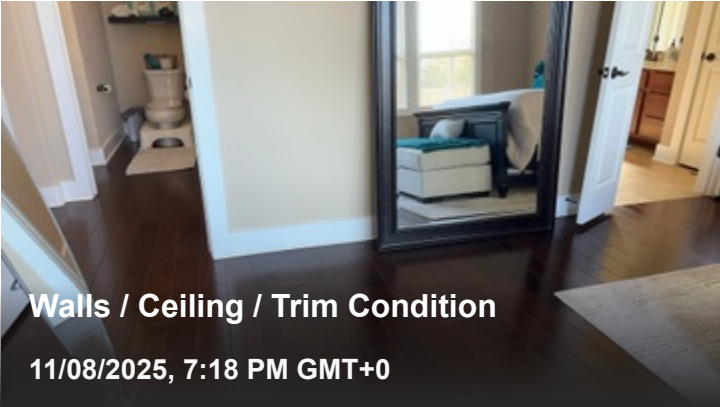
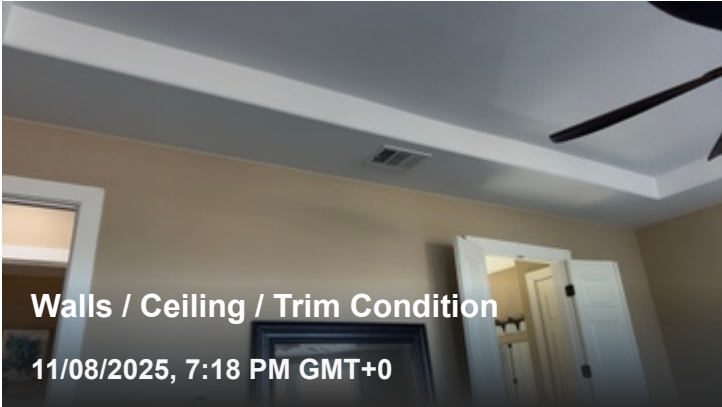
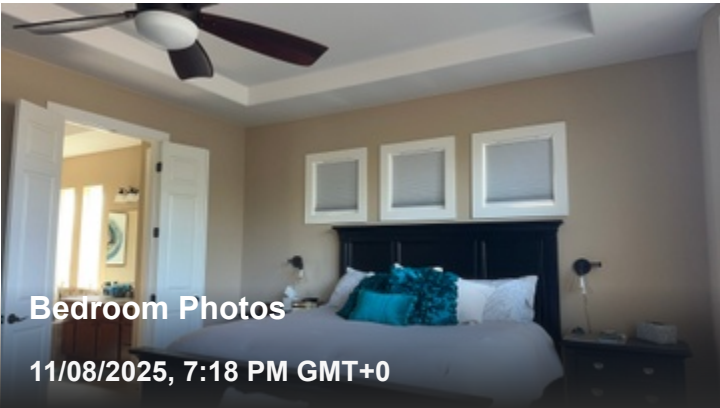
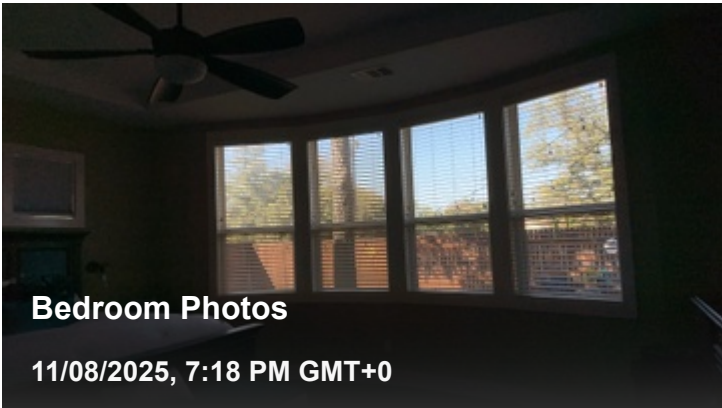
Electrical Condition

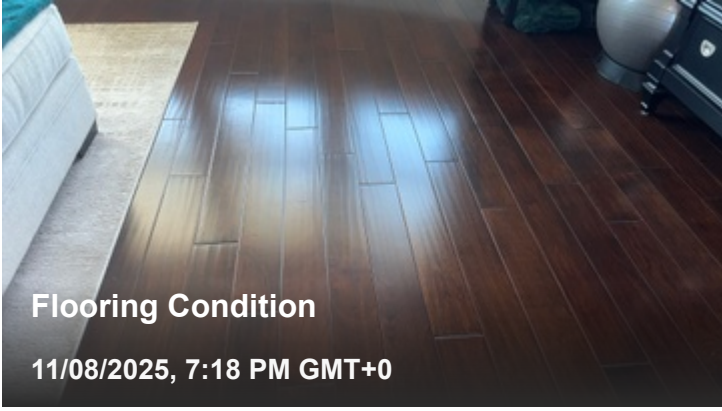
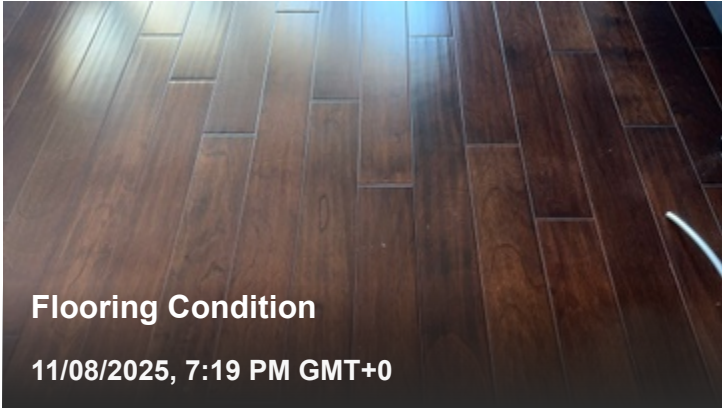
Great (No Repairs)

Walk-in Closet Observed

Yes

Primary Bedroom photos / videos





Bedroom 2

 1 Issue

Bedroom Location

First Floor

Approximate Ceiling Height

10'

Walls / Ceiling / Trim Condition

Good (Cosmetic Issues Only)

Flooring Condition

Great (No Repairs)

Flooring Material(s)

Engineered Wood

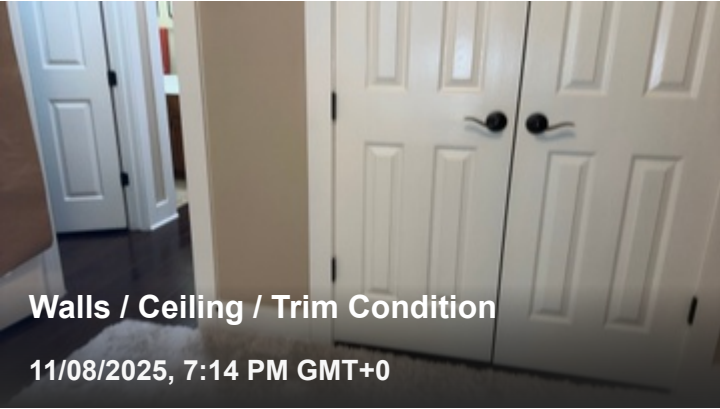
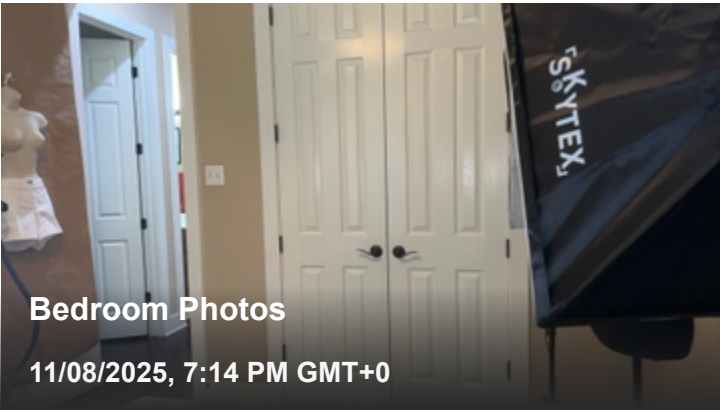
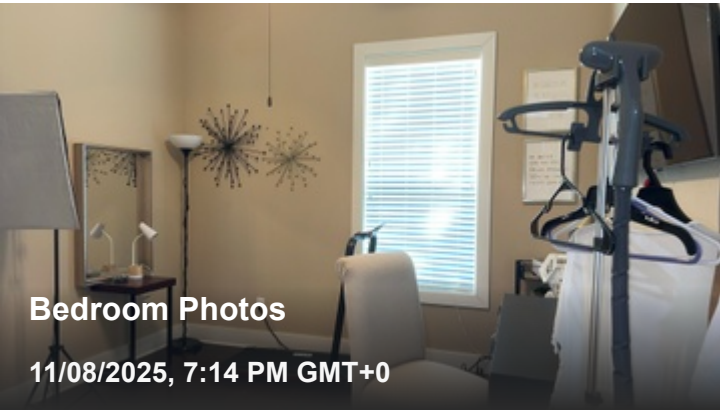
Electrical Condition

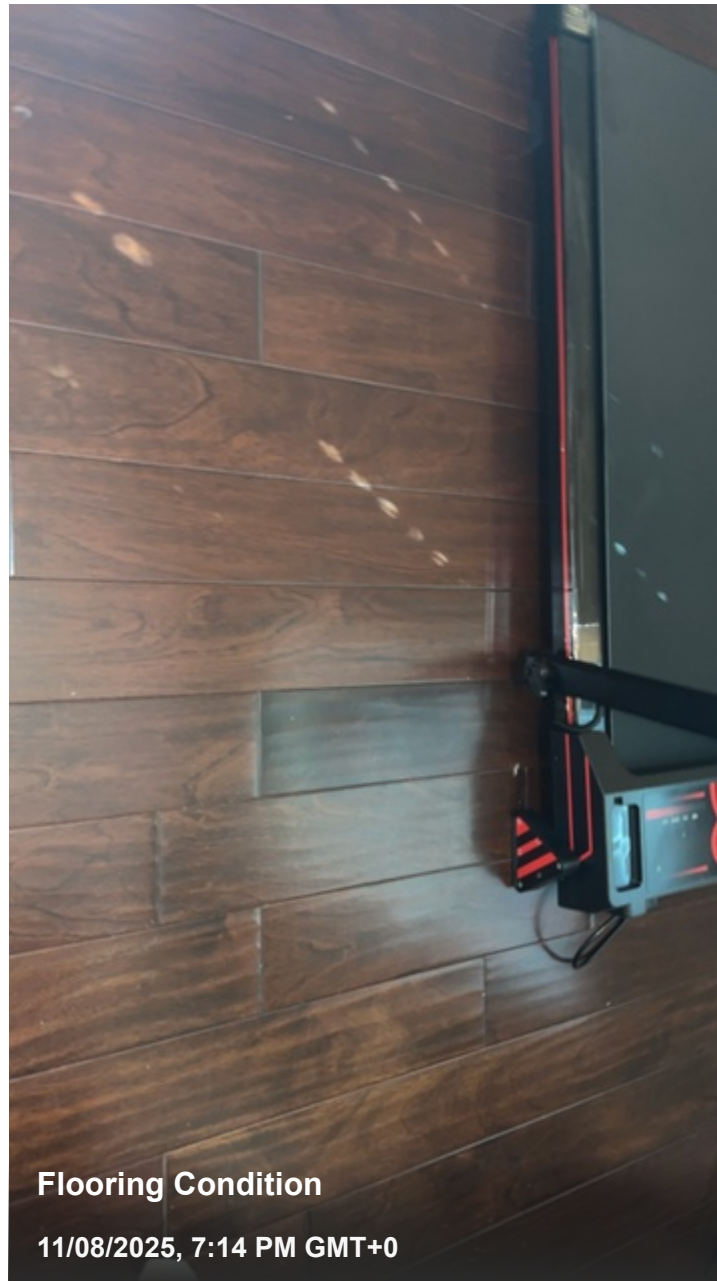
Great (No Repairs)

Walk-in Closet Observed

No

Bedroom 2 photos / videos



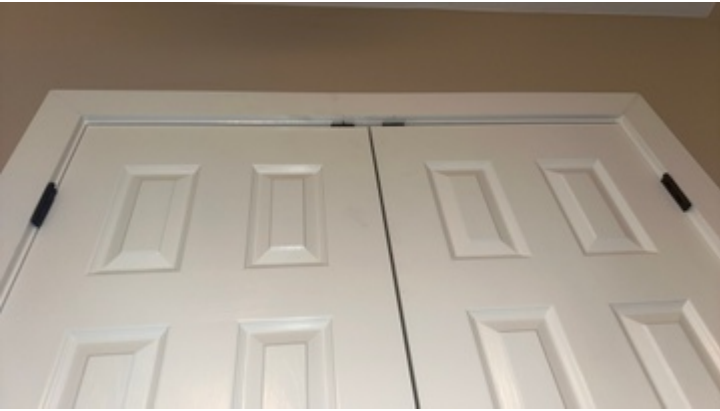


 Repair deficiency

Door Does Not Latch

The door does not latch properly. Recommend repairs or replacing by a qualified professional.

Bedroom 2 photos / videos



Bedroom 3

 No issues

Bedroom Location

First Floor

Approximate Ceiling Height

10'

Walls / Ceiling / Trim Condition

Great (No Repairs)

Flooring Condition

Great (No Repairs)

Flooring Material(s)

Engineered Wood

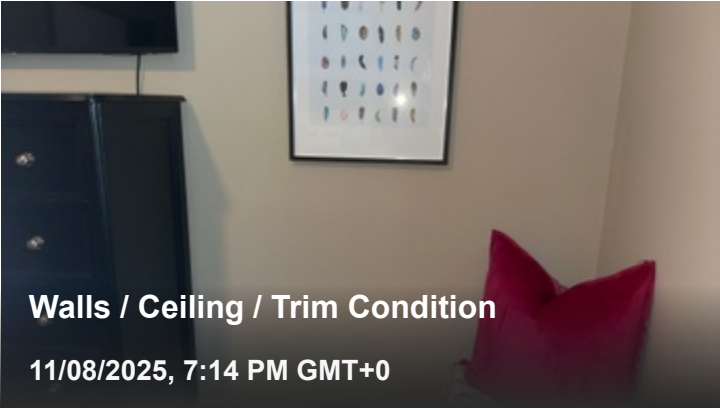
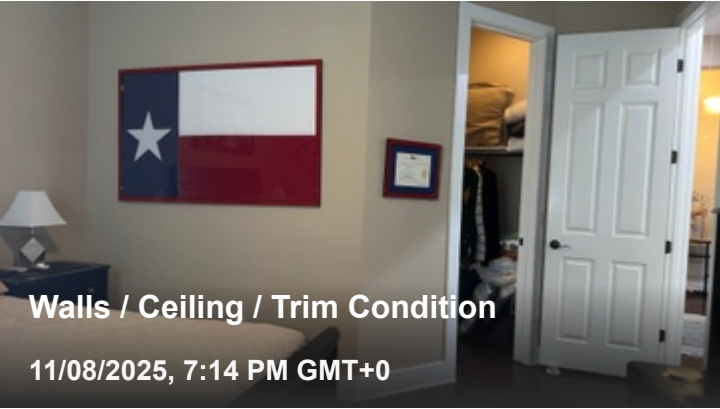
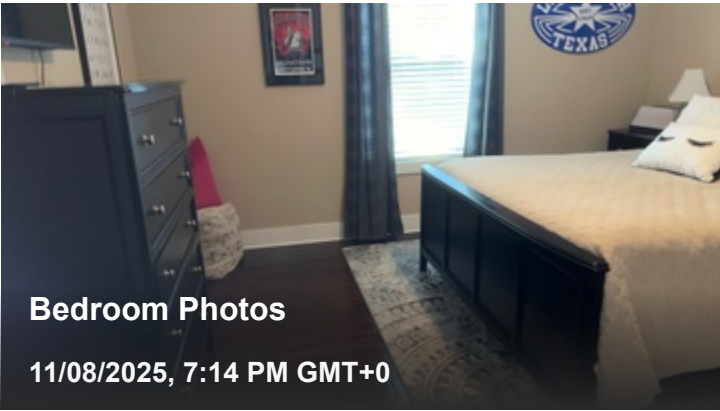
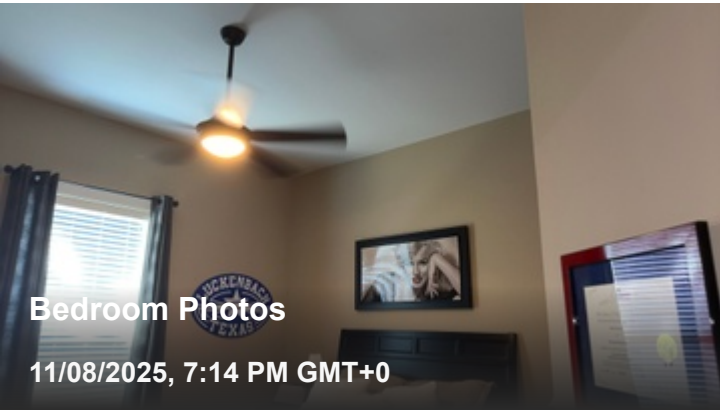
Electrical Condition

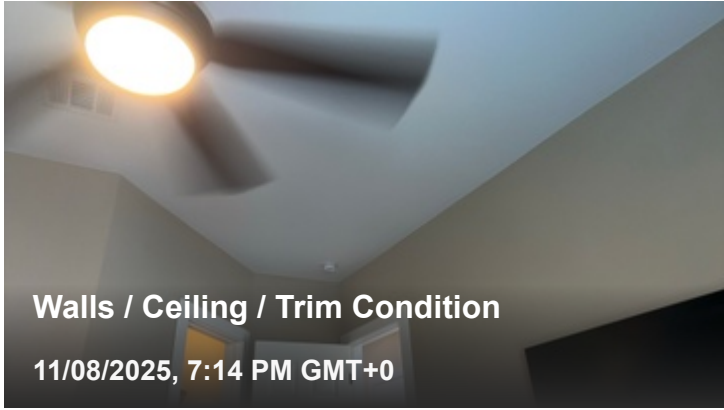
Great (No Repairs)

Walk-in Closet Observed

Yes

Bedroom 3 photos / videos





Bedroom 4

✓ No issues

Bedroom Location

First Floor

Approximate Ceiling Height

9'

Walls / Ceiling / Trim Condition

Great (No Repairs)

Flooring Condition

Good (Cosmetic Issues Only)

Flooring Material(s)

Engineered Wood

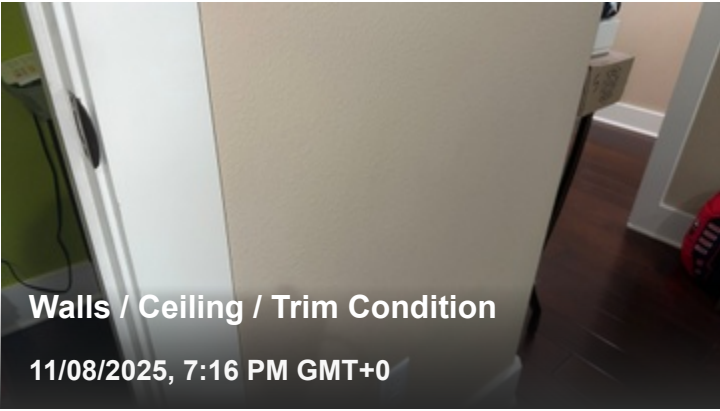
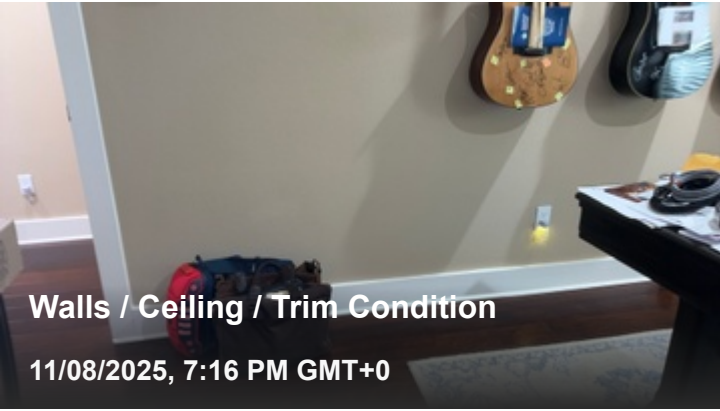
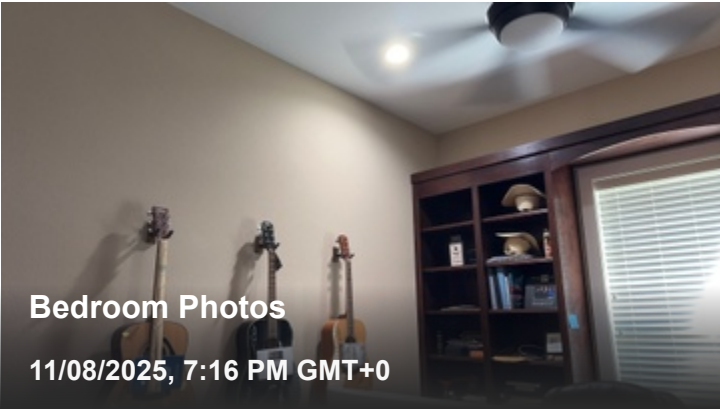
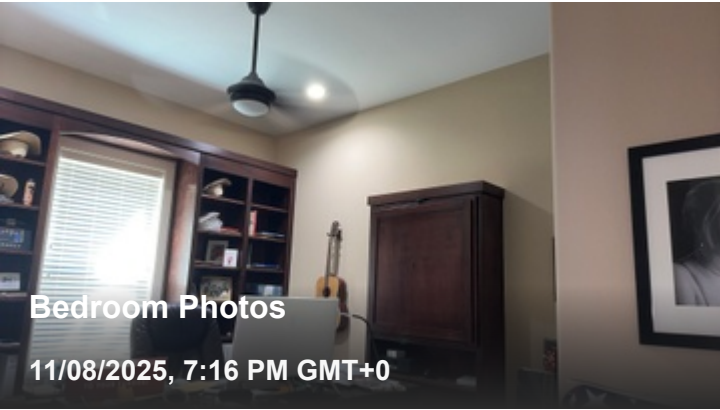
Electrical Condition

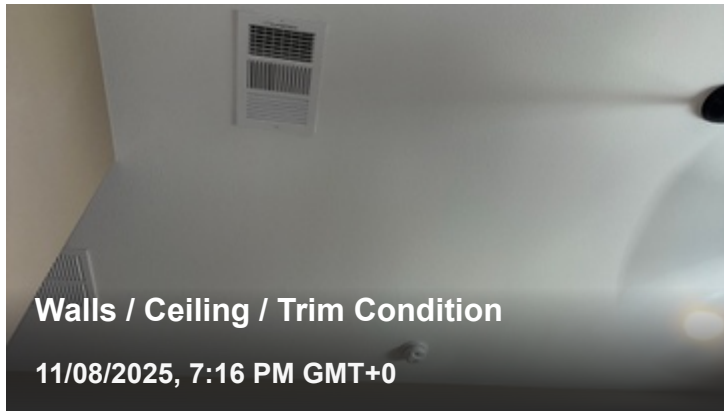
Great (No Repairs)

Walk-in Closet Observed

Yes

Bedroom 4 photos / videos





Bathrooms

3 Issues

Primary Bathroom

No issues

Bathroom Location

First Floor

Walls / Ceiling / Trim Condition

Great (No Repairs)

Flooring Condition

Great (No Repairs)

Flooring Material(s)

Tile

Electrical Condition

Great (No Repairs)

Plumbing Condition

Great (No Repairs)

Sink Type

Single Sink

Sink / Fixture Condition

Great (No Repairs)

Exterior Vanity / Mirror Condition

Great (No Repairs)

Interior Vanity / Mirror Condition

Great (No Repairs)

Tub / Shower Type

Jetted Tub, Walk-in Shower

Tub / Shower / Fixture Condition

Great (No Repairs)

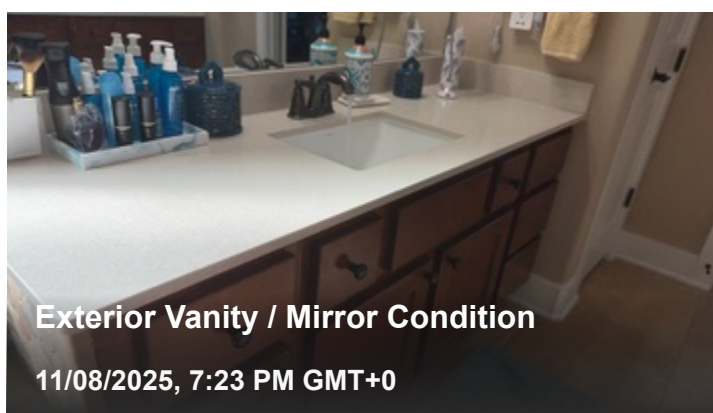
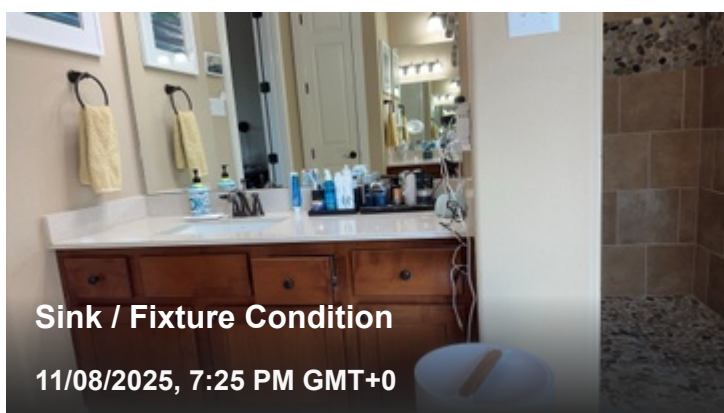
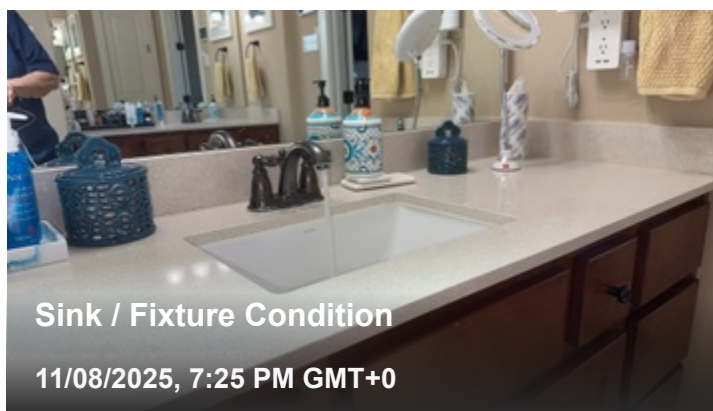
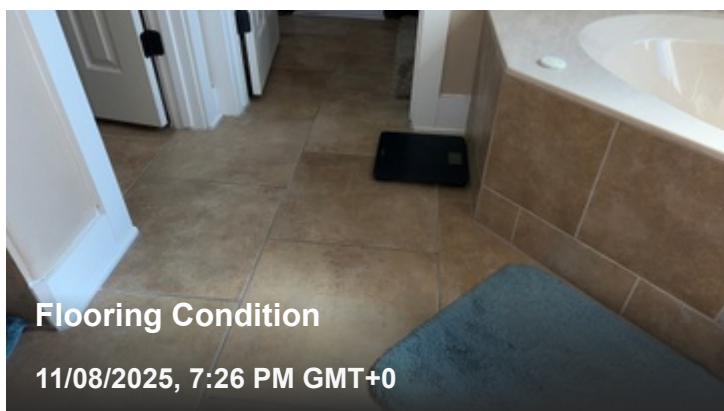
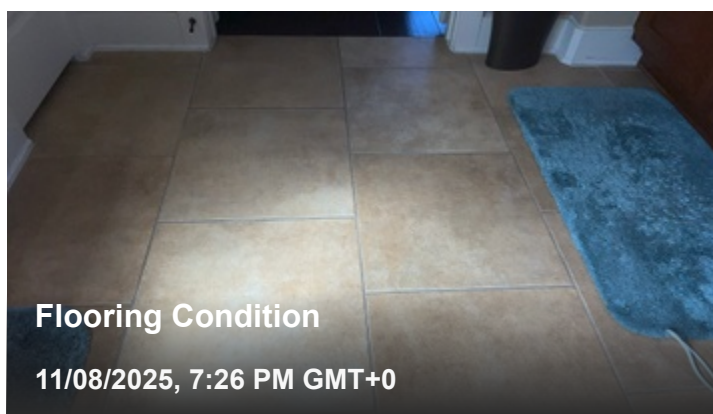
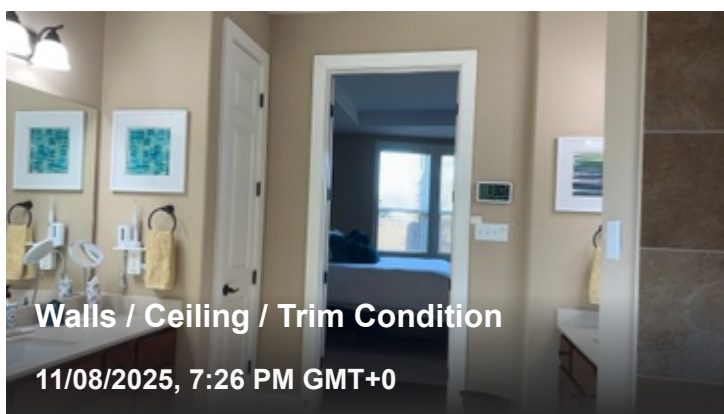
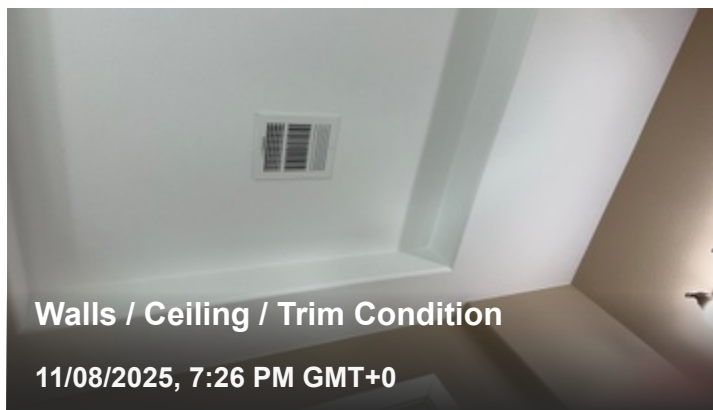
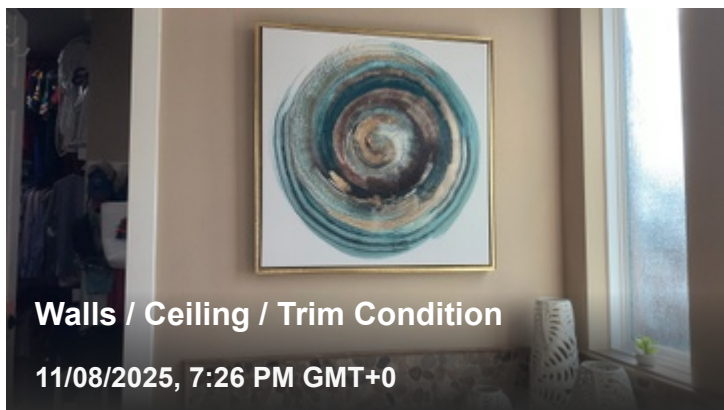
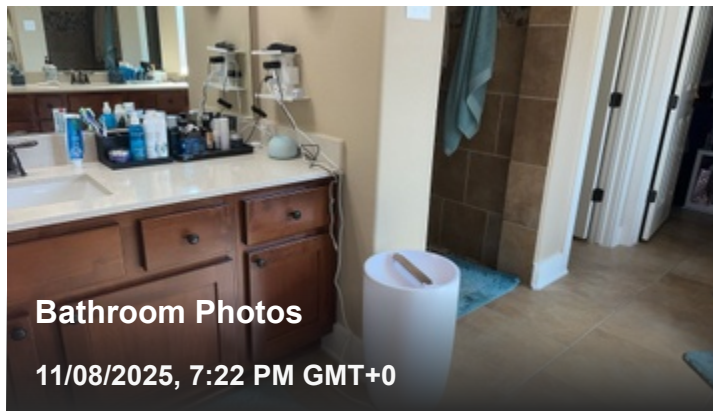
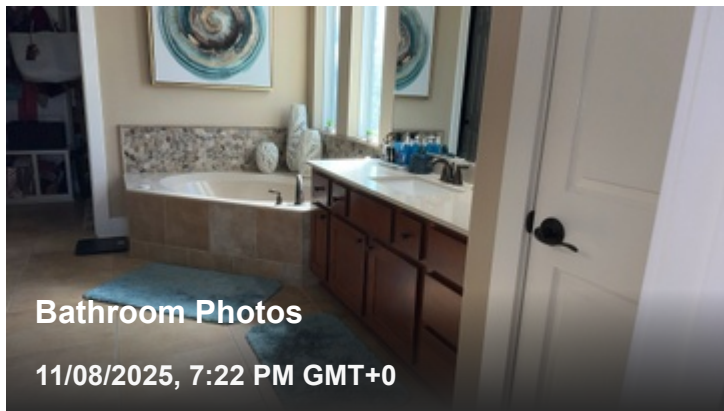
Toilet Condition

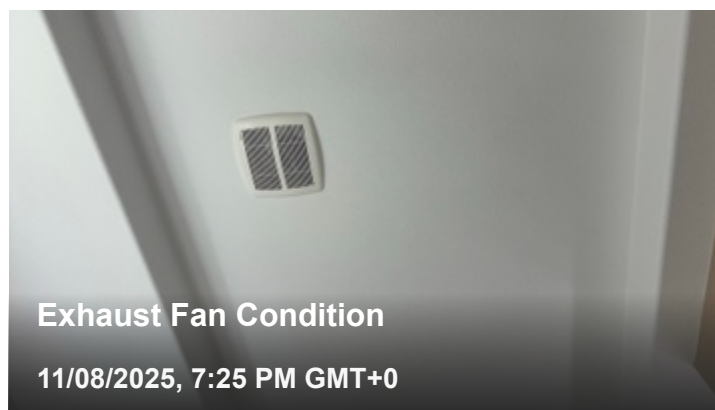
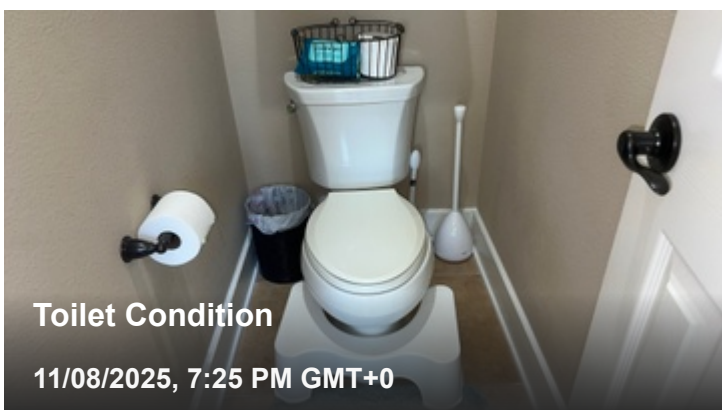
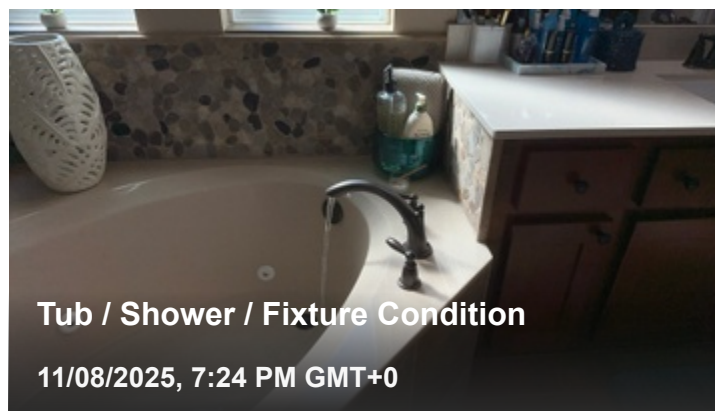
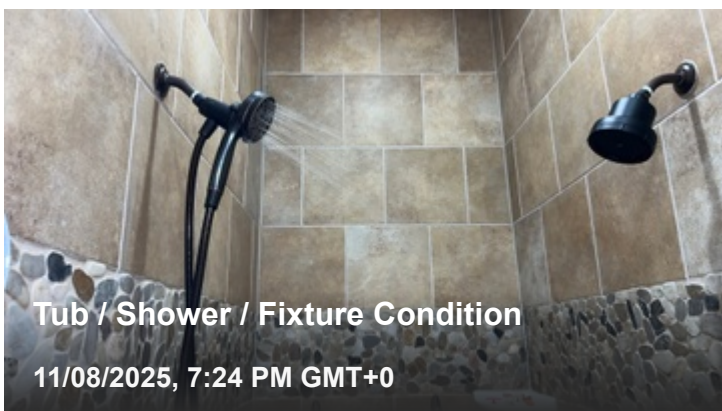
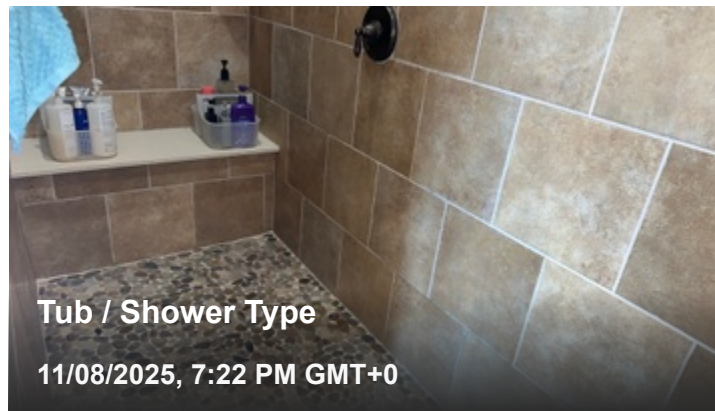
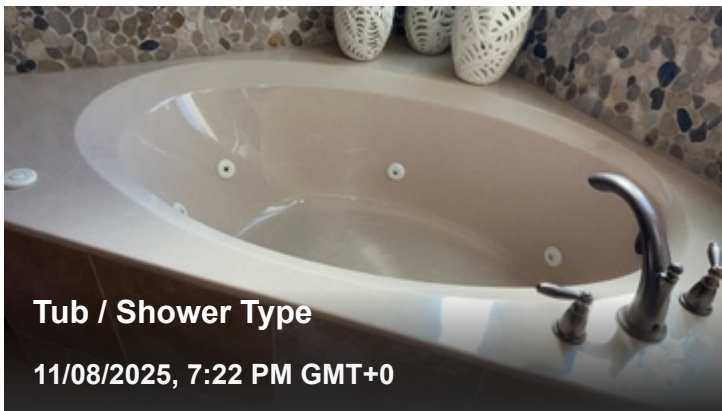
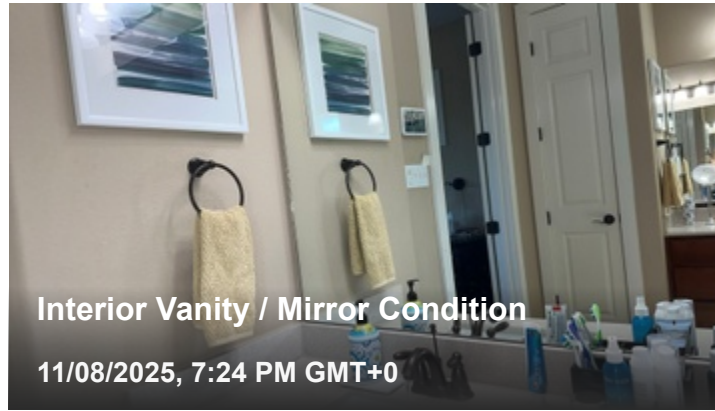
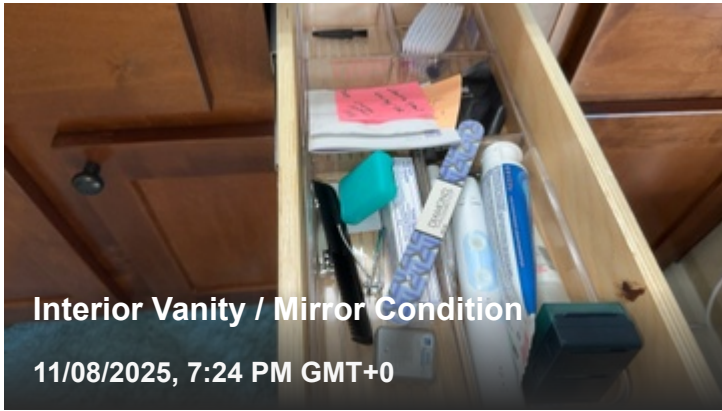
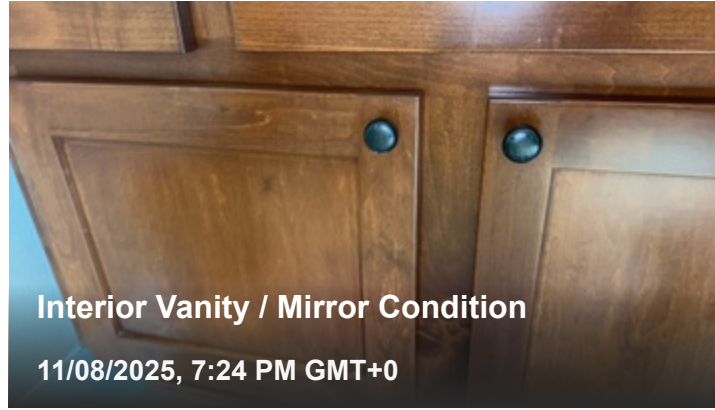
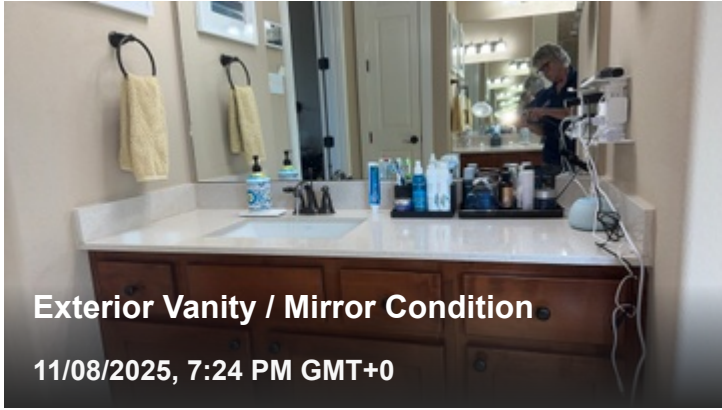
Great (No Repairs)

Exhaust Fan Condition

Great (No Repairs)

Primary Bathroom photos / videos





Bathroom 2

1 Issue

Bathroom Location

First Floor

Walls / Ceiling / Trim Condition

Great (No Repairs)

Flooring Condition

Great (No Repairs)

Flooring Material(s)

Tile

Electrical Condition

Great (No Repairs)

Plumbing Condition

Great (No Repairs)

Sink Type

Single Sink

Sink / Fixture Condition

Great (No Repairs)

Exterior Vanity / Mirror Condition

Great (No Repairs)

Interior Vanity / Mirror Condition

Great (No Repairs)

Tub / Shower Type

Tub & Shower

Tub / Shower / Fixture Condition

Fair (Some Repairs)

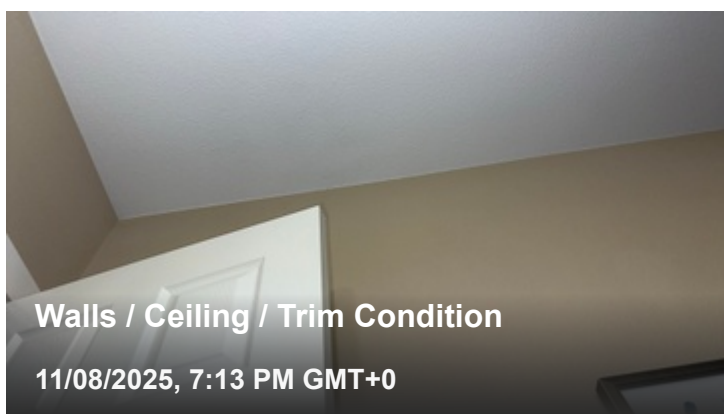
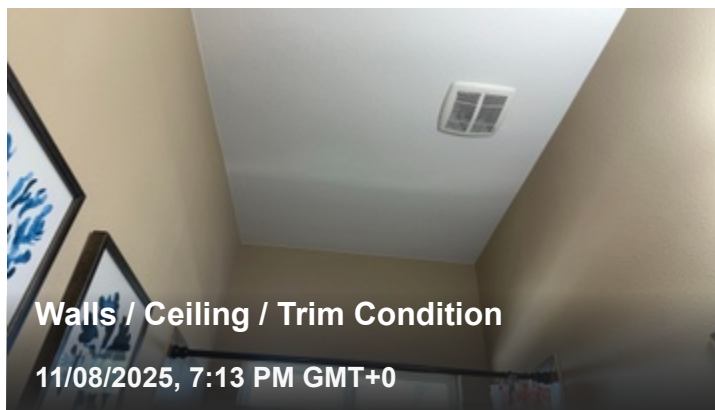
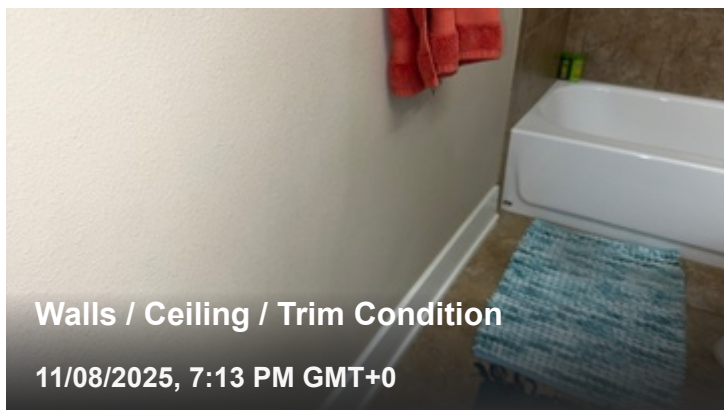
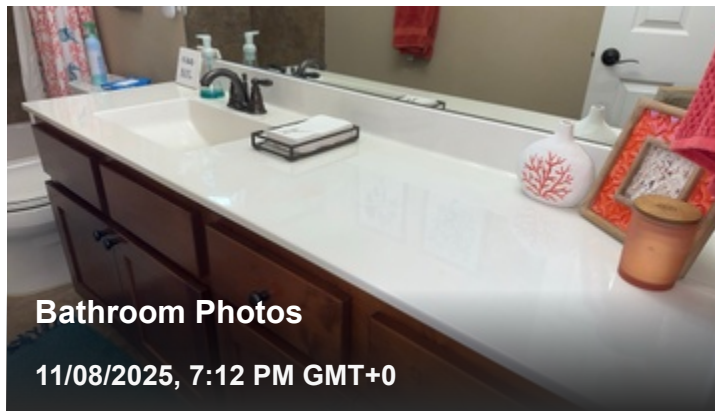
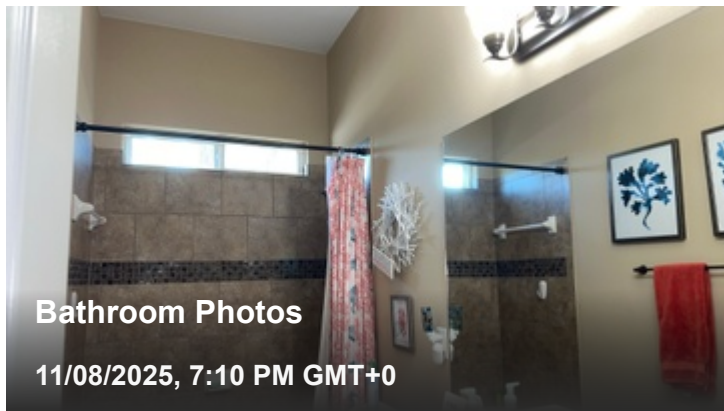
Toilet Condition

Great (No Repairs)

Exhaust Fan Condition

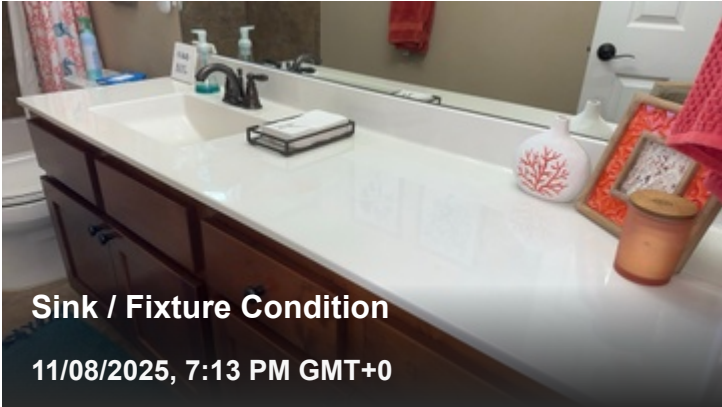
Great (No Repairs)

Bathroom 2 photos / videos

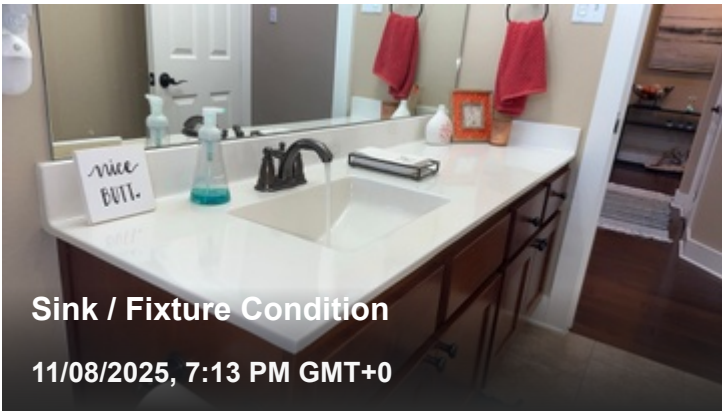




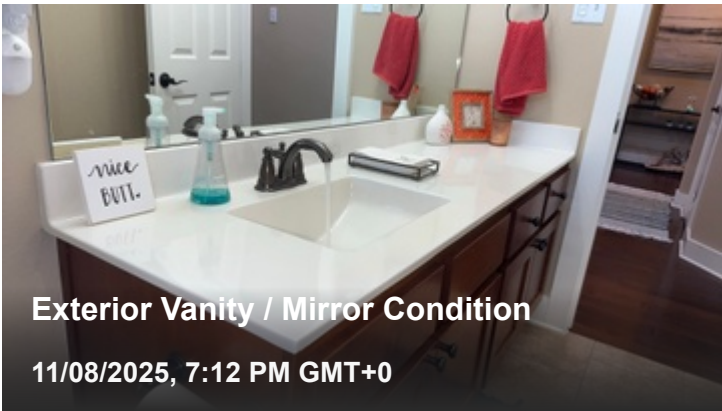
Flooring Condition
11/08/2025, 7:14 PM GMT+0



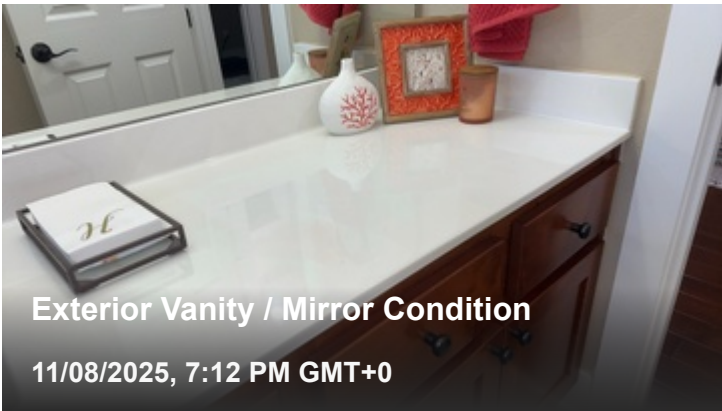
Sink / Fixture Condition
11/08/2025, 7:13 PM GMT+0



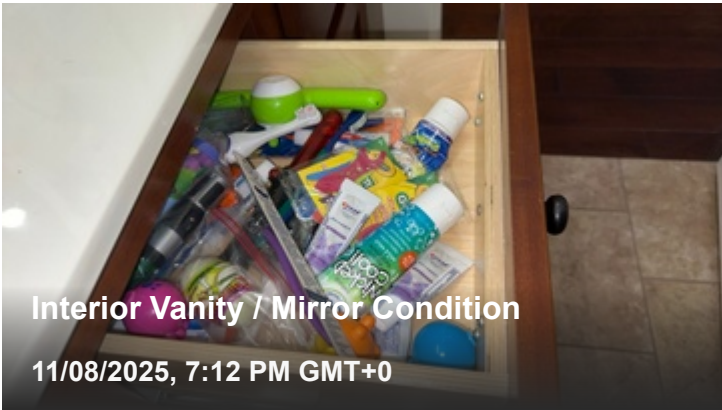
Sink / Fixture Condition
11/08/2025, 7:13 PM GMT+0



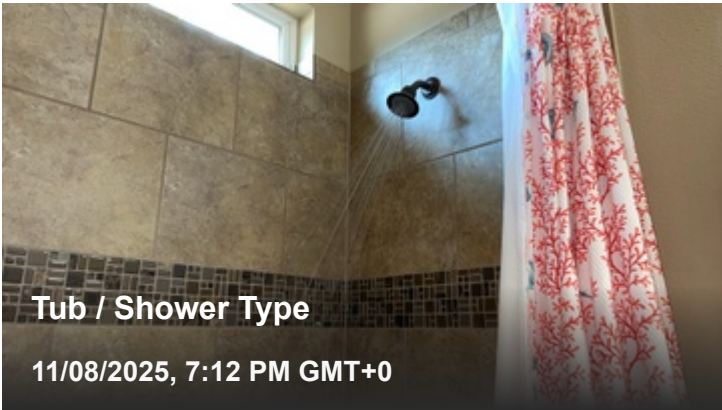
Exterior Vanity / Mirror Condition
11/08/2025, 7:12 PM GMT+0



Exterior Vanity / Mirror Condition
11/08/2025, 7:12 PM GMT+0

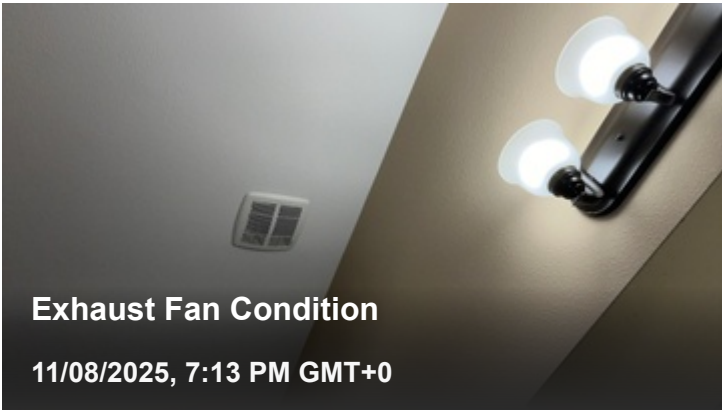
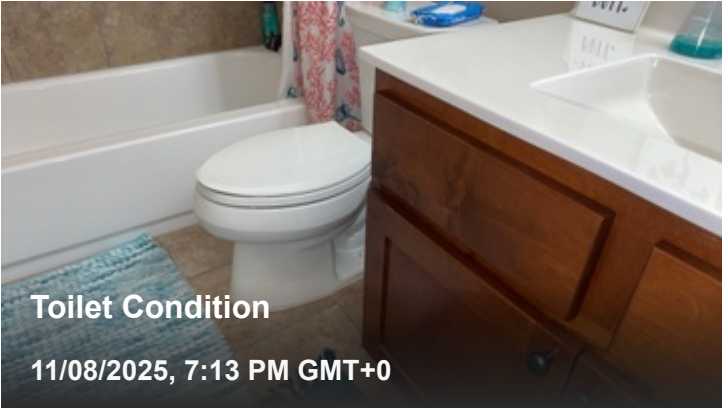
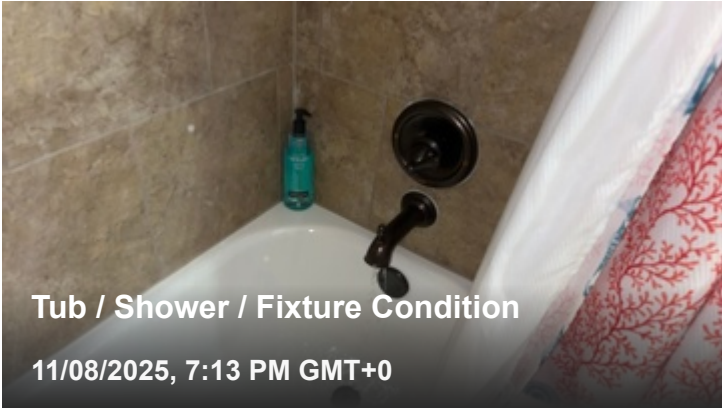


Interior Vanity / Mirror Condition
11/08/2025, 7:12 PM GMT+0



Tub / Shower Type
11/08/2025, 7:12 PM GMT+0

11/08/2025,
7:13
PM
C



 Repair deficiency

Inoperable Shower Diverter Valve

The shower diverter valve is not working correctly. Recommend repairs or replacing by a qualified professional.

Bathroom 2 photos / videos



Bathroom 3

✓ No issues

Bathroom Location

Second Floor

Walls / Ceiling / Trim Condition

Great (No Repairs)

Flooring Condition

Great (No Repairs)

Flooring Material(s)

Tile

Electrical Condition

Great (No Repairs)

Plumbing Condition

Great (No Repairs)

Sink Type

Single Sink

Sink / Fixture Condition

Great (No Repairs)

Exterior Vanity / Mirror Condition

Great (No Repairs)

Interior Vanity / Mirror Condition

Great (No Repairs)

Tub / Shower Type

Walk-in Shower

Tub / Shower / Fixture Condition

Great (No Repairs)

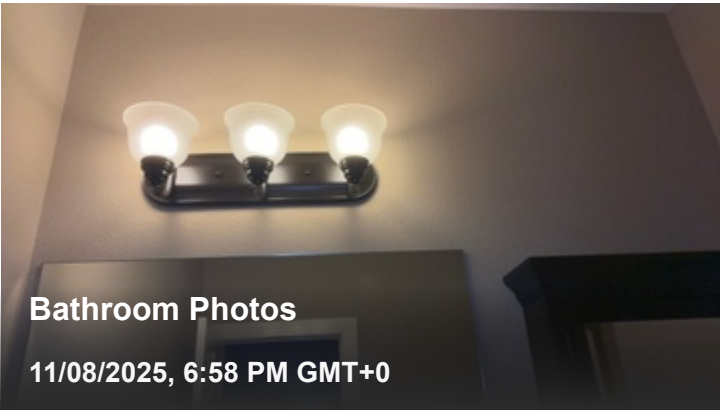
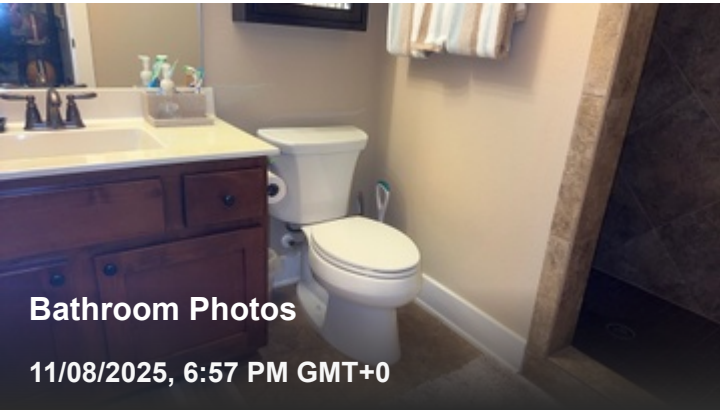
Toilet Condition

Great (No Repairs)

Exhaust Fan Condition

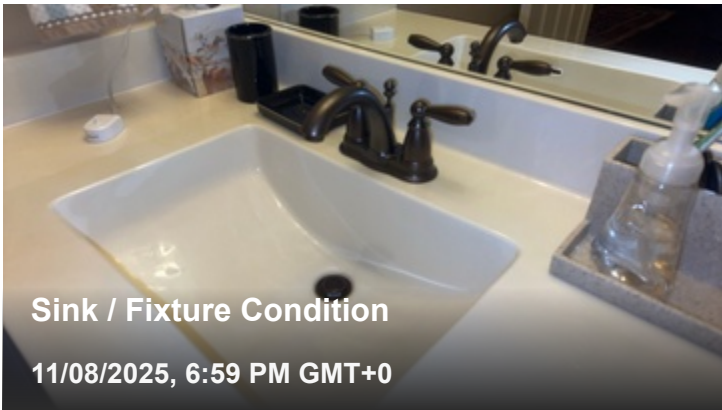
Great (No Repairs)

Bathroom 3 photos / videos

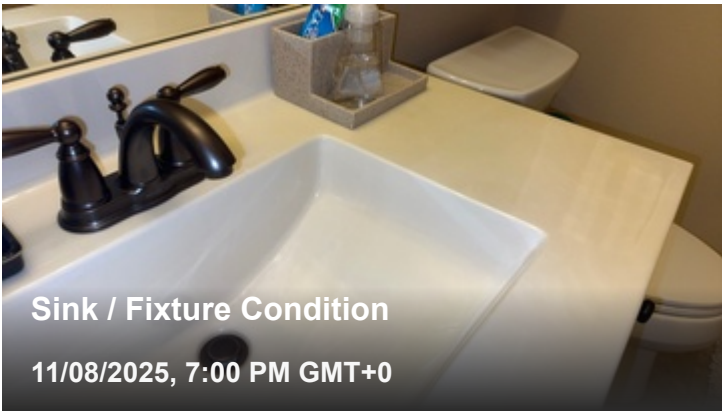




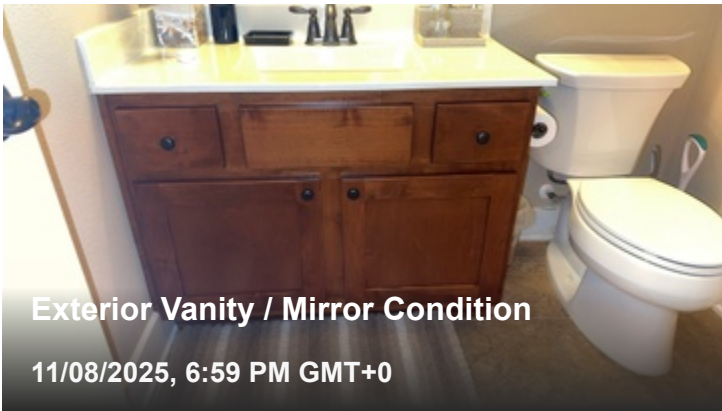
Flooring Condition
11/08/2025, 7:01 PM GMT+0



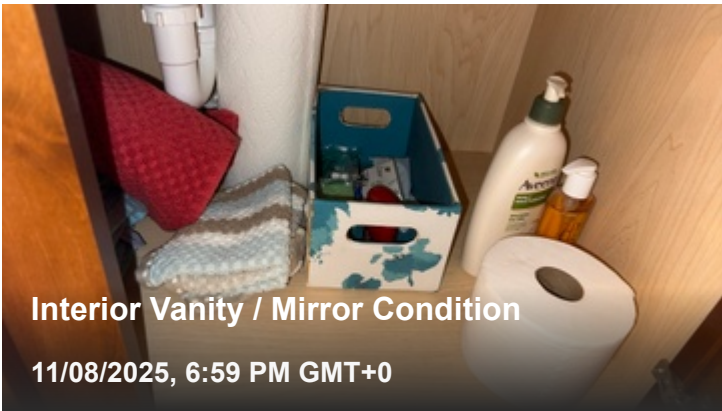
Sink / Fixture Condition
11/08/2025, 6:59 PM GMT+0



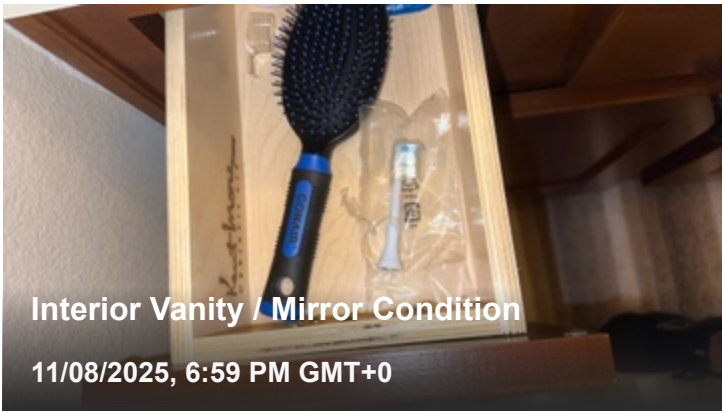
Sink / Fixture Condition
11/08/2025, 7:00 PM GMT+0



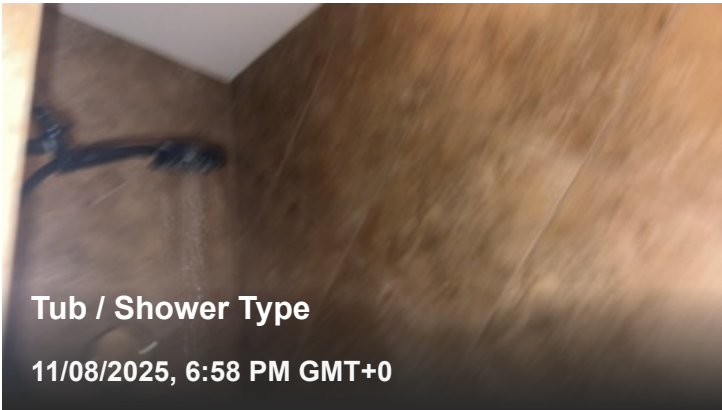
Exterior Vanity / Mirror Condition
11/08/2025, 6:59 PM GMT+0



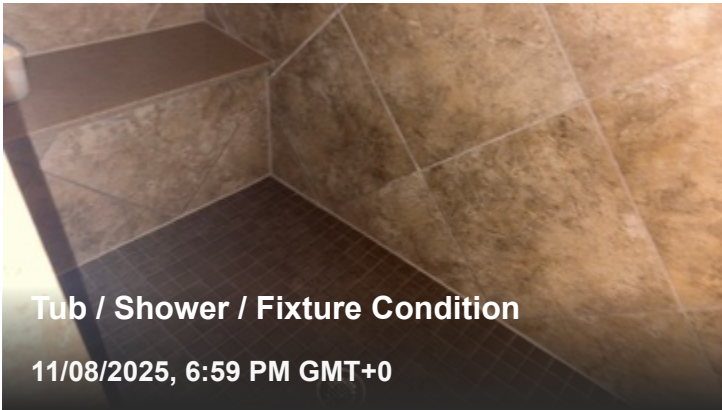
Interior Vanity / Mirror Condition
11/08/2025, 6:59 PM GMT+0



Interior Vanity / Mirror Condition
11/08/2025, 6:59 PM GMT+0

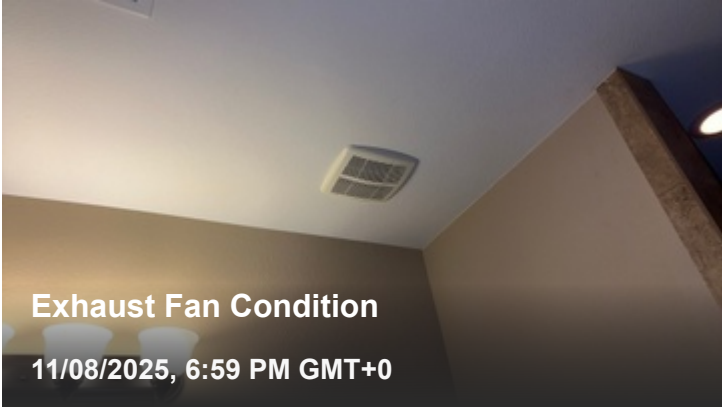
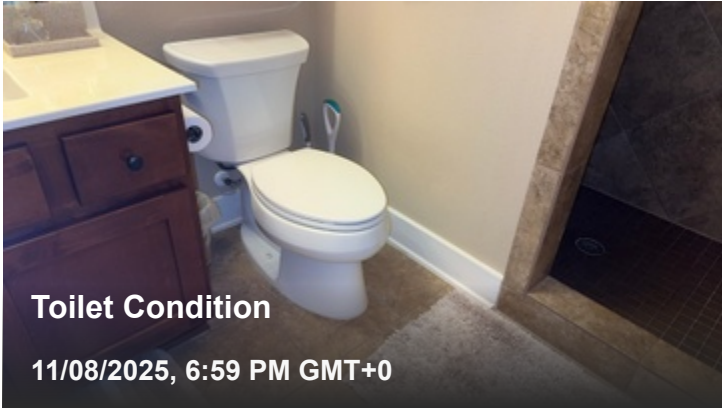
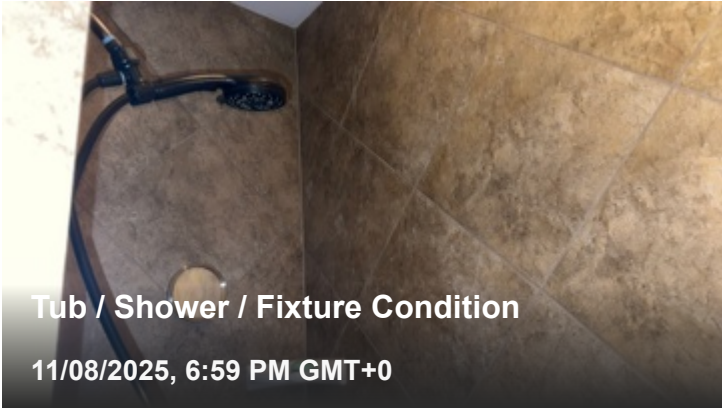


Tub / Shower Type
11/08/2025, 6:58 PM GMT+0



Tub / Shower / Fixture Condition
11/08/2025, 6:59 PM GMT+0

11/08/2025,
6:59
PM
GMT+0



Bathroom 4

 2 Issues

Bathroom Location

First Floor

Walls / Ceiling / Trim Condition

Good (Cosmetic Issues Only)

Flooring Condition

Great (No Repairs)

Flooring Material(s)

Engineered Wood

Electrical Condition

Great (No Repairs)

Plumbing Condition

Great (No Repairs)

Sink Type

Single Sink

Sink / Fixture Condition

Great (No Repairs)

Exterior Vanity / Mirror Condition

Great (No Repairs)

Interior Vanity / Mirror Condition

Great (No Repairs)

Tub / Shower Type

Not Present

Tub / Shower / Fixture Condition

Not Present

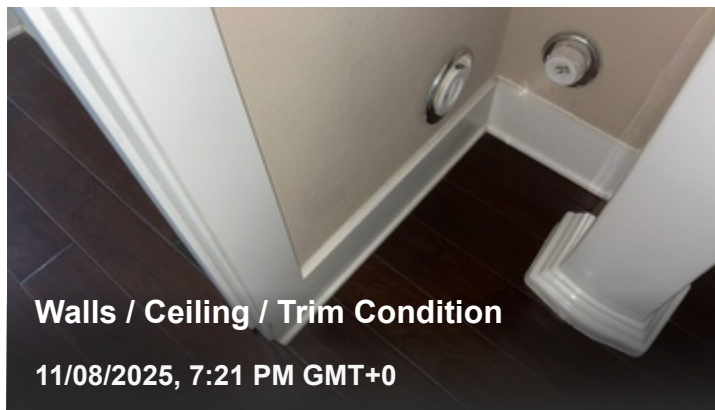
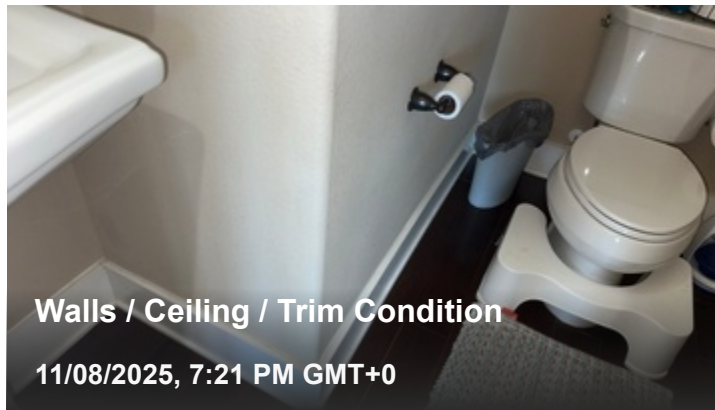
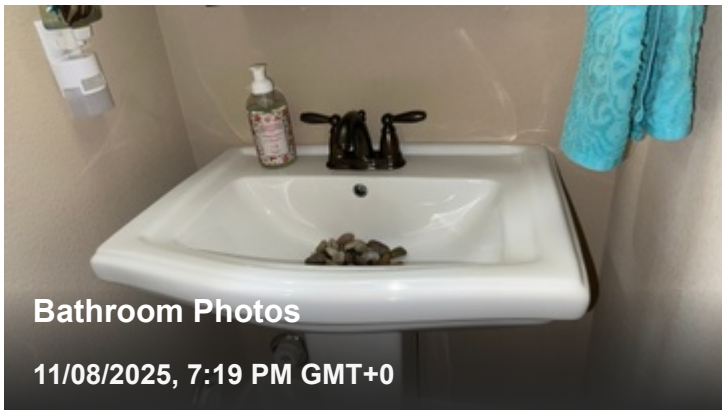
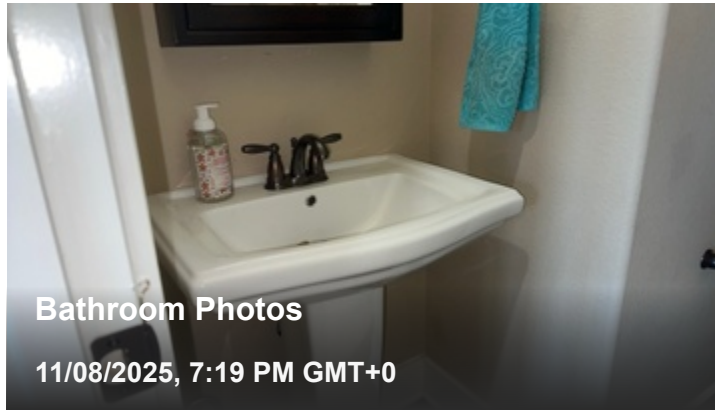
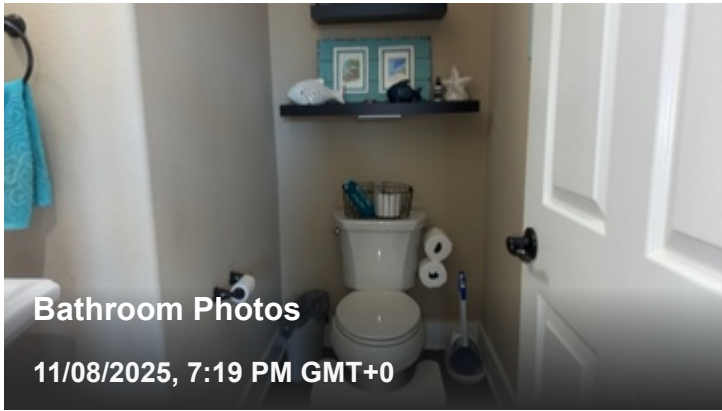
Toilet Condition

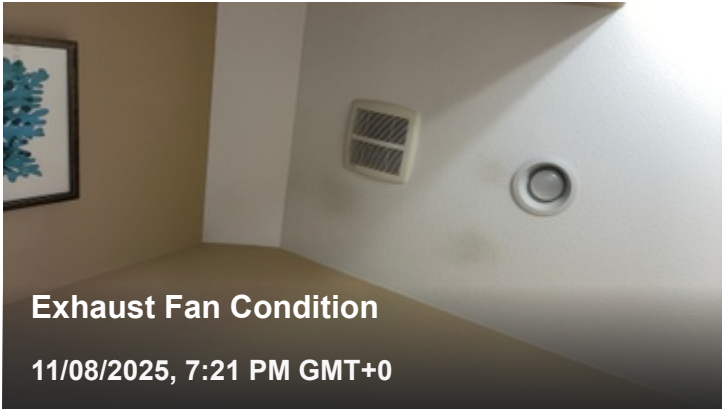
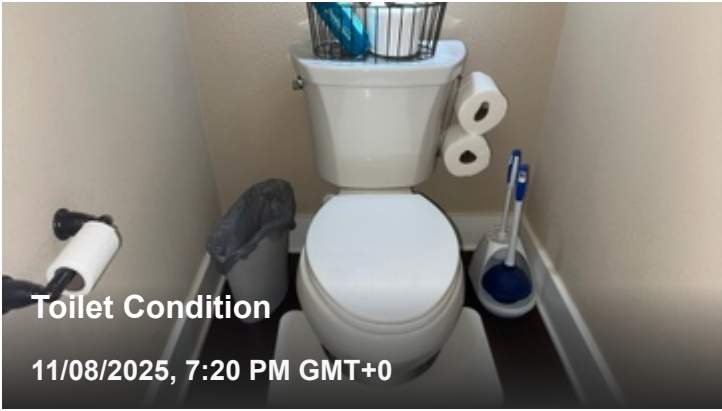
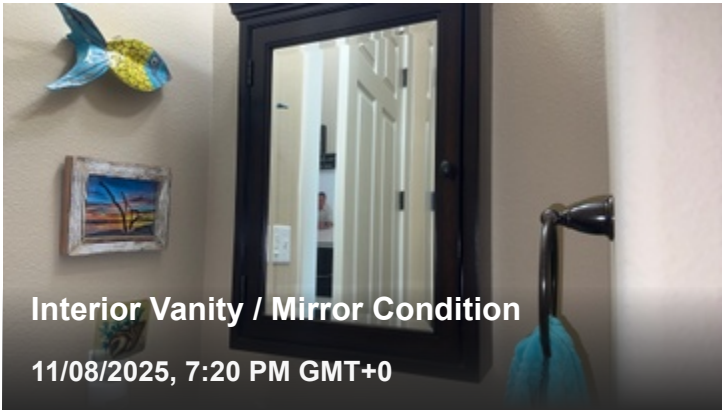
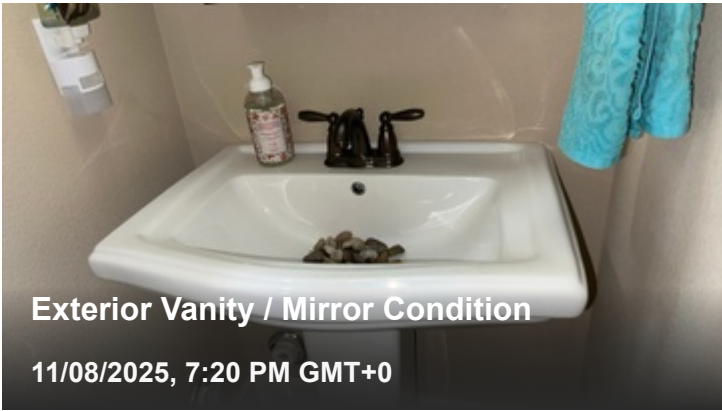
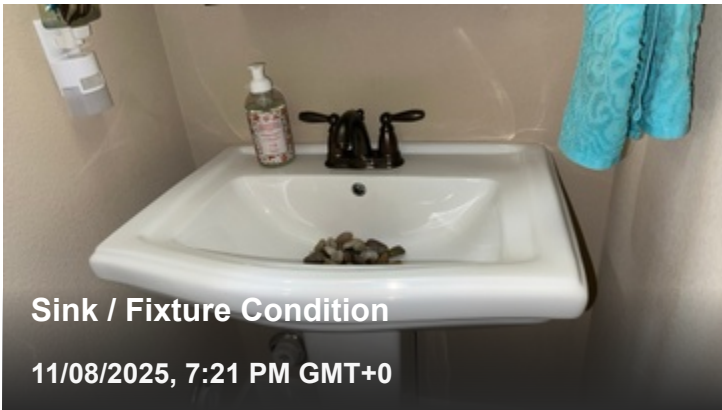
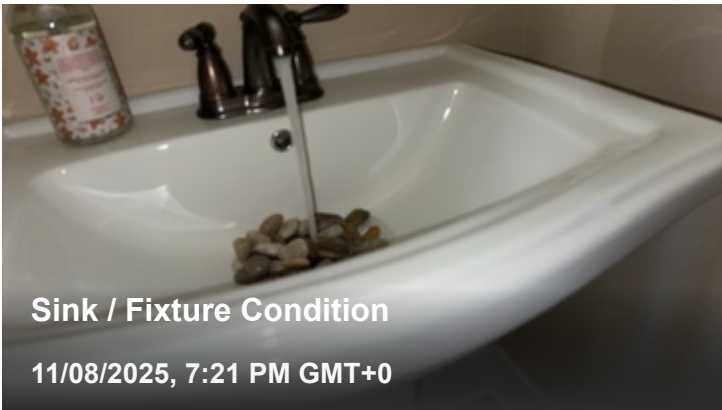
Great (No Repairs)

Exhaust Fan Condition

Great (No Repairs)

Bathroom 4 photos / videos





 Limitation

Tub / Shower Type: Not Present

The object / room is not present.

Limitation photos / videos

 Limitation

Tub / Shower / Fixture Condition: Not Present

The object / room is not present.

Limitation photos / videos

HVAC

1 Issue

Heating

No issues

Heating System Type(s)

Central Furnace

Heating Fuel Type(s)

Gas

Heating Equipment Condition

Functional

Heating System Appliance Tag Photo

Number of Heated Floors Above Ground

2

Furnace/Air Handler

Recall status

No

Manufacture date

January 2014

Expected life

20 years

Model number

58PHA045---12108

Brand

Carrier

Age

11.86 years

Estimated remaining life

8.14 years

Serial number

0314A14866

Heating photos / videos



Cooling

🔧 1 Issue

Cooling Equipment Condition

Functional

Cooling System Appliance Tag Photo

Air Conditioner

Beta Feature

Recall status

No

Manufacture date

January 2014

Expected life

15 years

Model number

CA16NA018-A

Brand

Carrier

Age

11.86 years

Estimated remaining life

3.14 years

Serial number

0414X60196

Cooling photos / videos



🔧 Repair deficiency

Missing or Damaged HVAC Line Insulation

The refrigerant line insulation is missing or damaged. Recommend repairs or replacing by a qualified professional.

Cooling photos / videos



Thermostat

✓ No issues

Thermostat Location

Halls

Thermostat photos / videos

Cooling 2

✓

No issues

Cooling Equipment Condition

Functional

Cooling System Appliance Tag Photo

Air Conditioner

Recall status

No

Expected life

15 years

Brand

Carrier

Estimated remaining life

3.39 years

Manufacture date

April 2014

Model number

CA16NA048-A

Age

11.61 years

Serial number

1514E25405

Beta Feature

Cooling 2 photos / videos



Temperature Splits

✓ No issues

Supply Temperature (Cooling)

59

Return Temperature (Cooling)

71

Supply Temperature (Heating)

105

Return Temperature (Heating)

75

Differential Less Than 10 Degrees

No

Temperature Splits photos / videos

Plumbing

Main Water Supply

✓

No issues

Water Source

Public

Water Pressure Sufficient

Yes

Supply Plumbing Condition

Great (No Repairs)

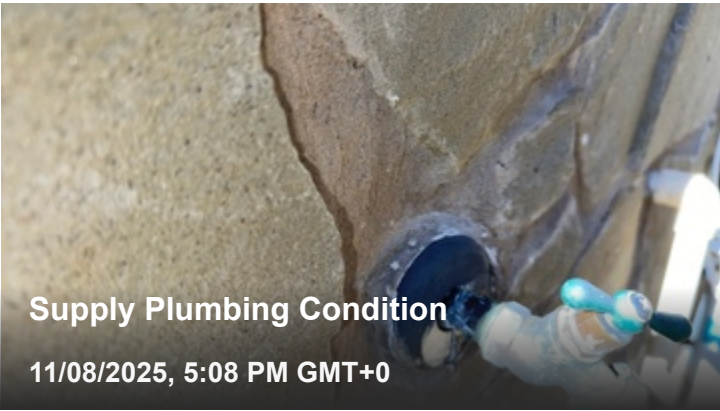
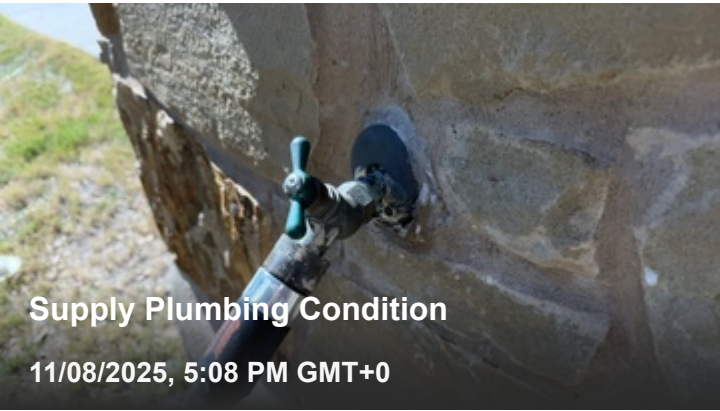
Main Water Supply Plumbing Material(s)

Copper

Water Shut-off Location

Exterior

Main Water Supply photos / videos



Drainage

✓ No issues

Drainage System Condition

Great (No Repairs)

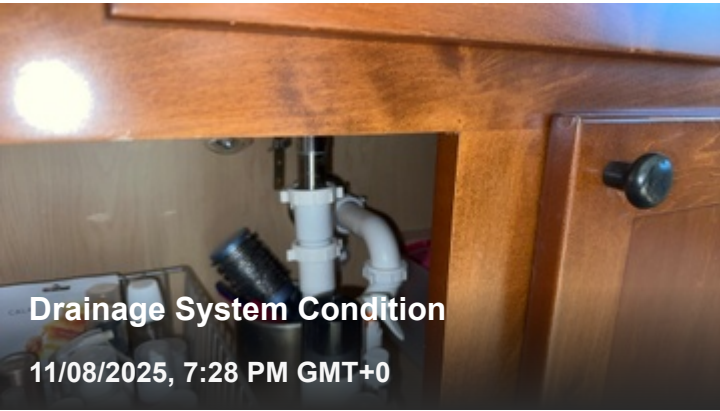
Sewer System Type

Public

Main Drain Material(s)

PVC

Drainage photos / videos



Water Heater

✓ No issues

Water Heater Brand

Noritz

Water Heater Capacity

0 gallons

Water Heater Location

Outside

Water Heater Condition

Functional

Water Heater Appliance Tag Photo

Water Heater - Tankless Gas

Recall status

No

Expected life

20 years

Brand

Noritz

Estimated remaining life

7.98 years

Manufacture date

November 2013

Model number

NR981-OD

Age

12.02 years

Serial number

2013.11-014792

Water Heater photos / videos



Water Heater Condition

11/08/2025, 5:11 PM GMT+0



Water Heater Appliance Tag Photo

11/08/2025, 5:08 PM GMT+0



Water Heater Appliance Tag Photo

11/08/2025, 5:11 PM GMT+0

Water Heater 2

✓No issues

Water Heater Brand

Noritz

Water Heater Capacity

0 gallons

Water Heater Location

Outside

Water Heater Condition

Functional

Water Heater Appliance Tag Photo

Water Heater - Tankless Gas

Recall status

No

Expected life

20 years

Brand

Noritz

Estimated remaining life

8.05 years

Manufacture date

December 2013

Model number

NR981-OD

Age

11.95 years

Serial number

2013.12-015707

Water Heater 2 photos / videos



Water Heater Condition

11/08/2025, 5:13 PM GMT+0



Water Heater Appliance Tag Photo

11/08/2025, 5:12 PM GMT+0



Water Heater Appliance Tag Photo

11/08/2025, 5:12 PM GMT+0

Electrical🕒 2 Issues

Service Entrance Conductors

✓ No issues

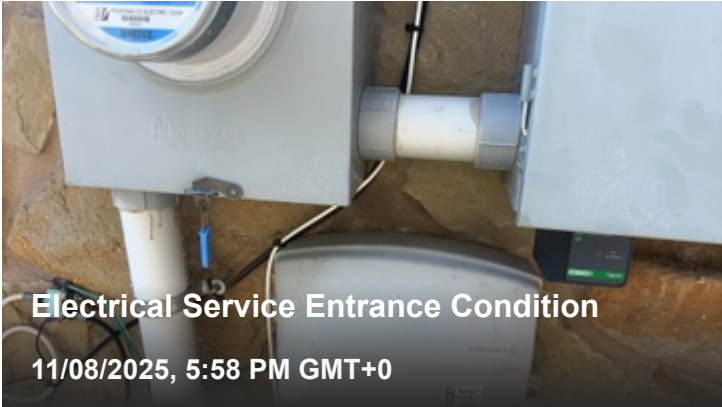
Electrical Service Entrance Type

Below Ground

Electrical Service Entrance Condition

Great (No Repairs)

Service Entrance Conductors photos / videos



Electrical Meter

✓ No issues

Electrical Meter Condition

Great (No Repairs)

Electrical Meter photos / videos



Electrical Panels, Grounding, Main Overcurrent Device

🔧 2 Issues

Electrical Main Panel Brand

Eaton

Electrical Main Panel Location

Exterior

Electrical Main Panel Wiring Type

Aluminium

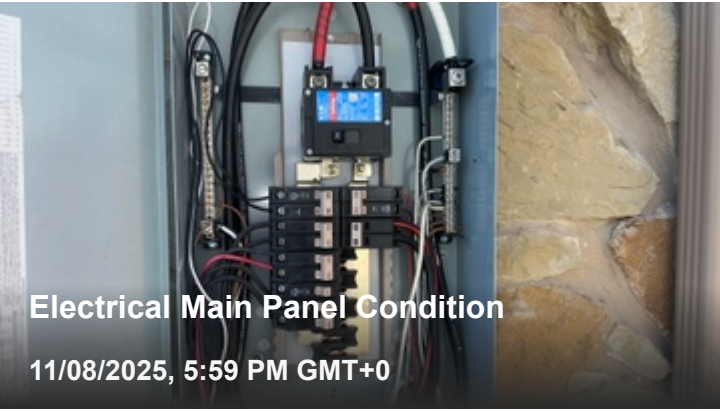
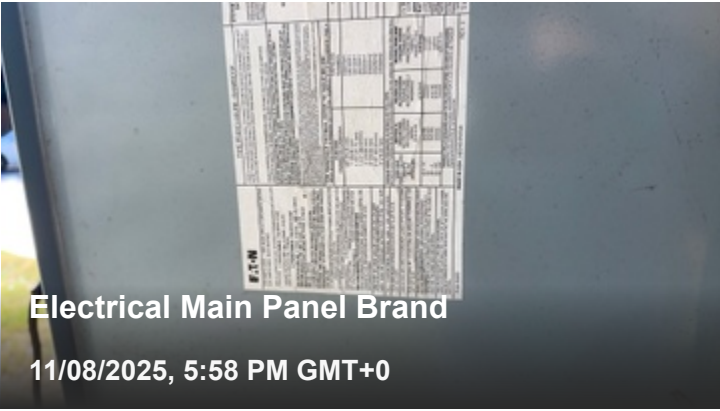
Electrical Main Panel Amperage Rating

200

Electrical Main Panel Condition

Fair (Some Repairs)

Electrical Panels, Grounding, Main Overcurrent Device photos / videos



 Safety deficiency

Bond screw missing

The bond screw on the neutral bus bar was missing at the main panel Recommend repairs or replacing by a qualified professional.

Electrical Panels, Grounding, Main Overcurrent Device photos / videos



 Repair deficiency

Missing Surge Protection

There is no whole-house surge protection installed. Recommend monitoring this, and further evaluation by a qualified professional.

Electrical Panels, Grounding, Main Overcurrent Device photos / videos



Branch Wiring

 No issues

Branch Circuit Material(s)

Copper

Branch Wiring Condition

Great (No Repairs)

Branch Wiring photos / videos

Smoke / Carbon Monoxide Detectors

✓ No issues

Required CO / Smoke Detectors Observed

Yes

Smoke Detector Type

Wired

Carbon Monoxide Detector Type

Wired

Smoke / Carbon Monoxide Detectors photos / videos

Solar

🚫 Not present

Solar photos / videos

Miscellaneous Property Information

 2 Issues

 2 Issues

Hazardous Conditions Observed

Yes

Pest Infestation Observed

No

Strong / Foul Odors Observed

No

Air Sealing Observed

No

Additional Information

Well maintained

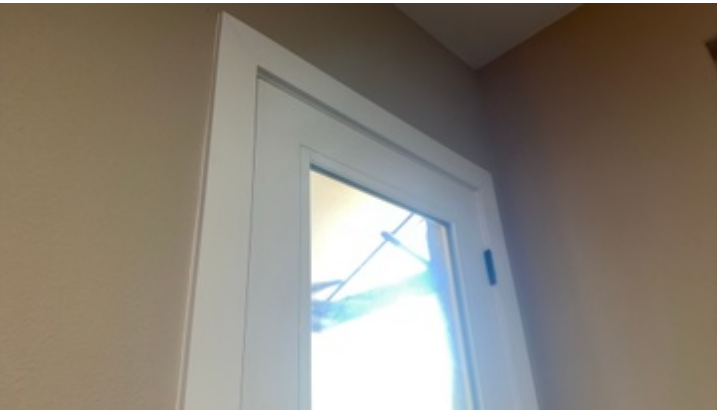
Miscellaneous Property Information photos / videos

 **Safety deficiency**

Door alarm for pools

There is not proper pool alarm devices on exterior doors leading to the pool area Recommend repairs or replacing by a qualified professional.

Miscellaneous Property Information photos / videos



 **Repair deficiency**

Inadequate Pool Gate

The pool gates should be self-closing for safety. Recommend repairs or replacing by a qualified professional.

Miscellaneous Property Information photos / videos



Note

2 gates

i Unless a system, component, fixture, appliance, or other component is specifically included in this inspection, it was excluded from the inspection at client's request, and the inspector makes no representations and warranties whatsoever as to such items. Without limiting the foregoing, unless specifically included in the inspection report, the inspector did not inspect household appliances, heating, ventilation, and air conditioning, roofing, foundations, swimming pools or hot tubs, sewer or septic systems, gas or water lines, electrical systems, or other similar items. By accepting this inspection report, client acknowledges and agrees that any of the foregoing items not specifically included in the inspection report have been excluded at client's request.

14504 Laurinburg Dr Austin, Texas 78717 - November 8, 2025 CST