



AUSTIN PROPERTY DOCTORS

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## RESIDENTIAL INSPECTION

1600 Barton Springs Rd 4406  
Austin, TX 78704



Inspector

**Chris Liles**

TREC License #24184

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Agent

**Claude Smith**

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# PROPERTY INSPECTION REPORT FORM

Dan Bolger <i>Name of Client</i>	08/12/2022 8:00 am <i>Date of Inspection</i>
1600 Barton Springs Rd 4406, Austin, TX 78704 <i>Address of Inspected Property</i>	
Chris Liles <i>Name of Inspector</i>	TREC License #24184 <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 (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*In Attendance:* Buyer Agent

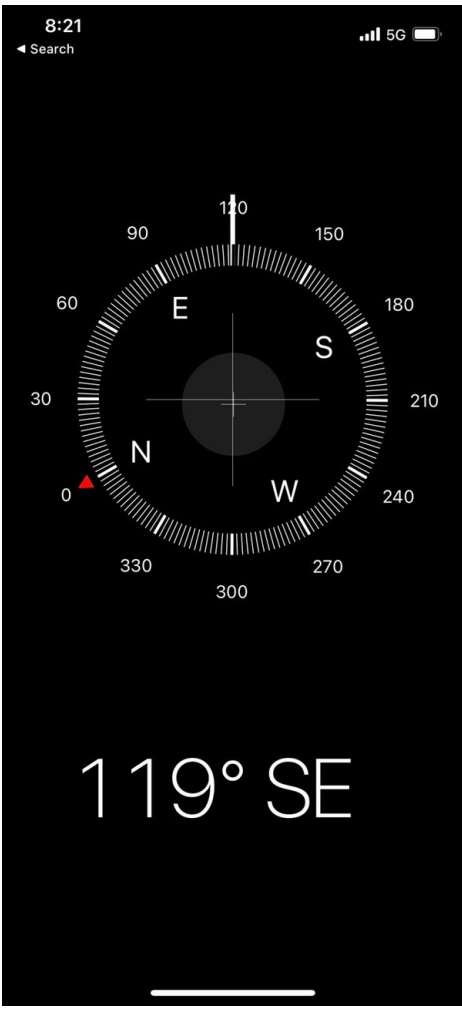
*Occupancy:* Vacant

*Temperature (approximate):* 78 Fahrenheit (F)

*Type of Building:* Condominium

*Weather Conditions:* Clear

*House is facing:* Compass



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Slab on Grade

*Foundation Condition:* No Signs of Movement

*Comments:*

**B. Grading and Drainage**

*Comments:*

**C. Roof Covering Materials**

*Types of Roof Covering:* Commercial Access

*Viewed From:* Commercial Access

*HOA:*

The roof covering materials fall under the responsibility of the HOA. Any deficiencies noted in this area should be brought up with the homeowners association.

*Comments:*

**D. Roof Structures and Attics**

*Viewed From:* No attic access

*Type of Insulation:* N/A

*Insulation Depth (Approximate):* N/A

*Structure Type :* Commercial

*Comments:*

**E. Exterior Walls**

*Comments:*

**F. Interior Walls**

*Comments:*

**G. Ceilings and Floors**

*Comments:*

**H. Doors (Interior and Exterior)**

*Comments:*

**1: Doorstops**

🔴 Recommendation

One or more doors are missing doorstops, damaged, or are not working properly. Inspector recommends adding/repairing/adjusting these devices to prevent damage to the wall behind the doors.

Recommendation: Contact a handyman or DIY project

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**I. Windows**  
*Comments:*

**J. Stairways (Interior and Exterior)**  
*Comments:*

**K. Fireplaces and Chimneys**  
*Type of Chimney Cap: N/A*  
*Cricket Present: N/A*  
*Comments:*

**L. Porches, Balconies, Decks, and Carports**  
*Comments:*

**M. Driveway and Sidewalks**

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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

*Location of Main Electrical Panel:* Mechanical Room

*Rated for::* 150 amps

*Sub Panel Location:* Interior Room

*Sub Panel Rated For:* 150amp

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

*Kitchen GFCI:* Yes -

Current standards require GCFI receptacles in every "wet" area. Recommend a licensed electrician add one to the indicated area if missing.

*Bathroom GFCI:* Yes -

Current standards require GCFI receptacles in every "wet" area. Recommend a licensed electrician add one to the indicated area if needed.

*Garage GFCI :* N/A

*Exterior GFCI:* Yes -

Current standards require GCFI receptacles in every "wet" area or garage space. Recommend a licensed electrician add one to the indicated area if missing.

*Type of Wiring:* Copper

*Comments:*

*Are there properly installed smoke alarms:* No -

Current safety standards require that smoke alarms be located in every bedroom, outside of each bedroom, one in every hallway and one on each floor. The smoke alarms need to be hardwired with a battery backup and are required to be "sympathetic" (if one smoke alarm sounds they all sound). Currently the house is not up to current standards.

**1: Carbon Monoxide Detector(s) Missing**

**▲Safety Hazard**

Carbon monoxide detector(s) are not present, have damage, are out of date, or are improperly installed at time of inspection. Recommend proper installation before closing. This is considered a safety hazard.

Recommendation: Contact a qualified professional.

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**2: Missing Light Cover**

**▲ Safety Hazard**

Missing light cover or wrong bulb type (CFL) indicated. Recommend replacing to prevent damage or injury

Recommendation: Contact a qualified professional.



C. Other

Comments:



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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**  
*Type of Systems:* Chiller Loop  
*Energy Sources:* Electric  
*Location of Furnace:* Mechanical Hatch  
*Comments:*

**B. Cooling Equipment**  
*Type of Systems:* Central Air Conditioner  
*Approximate Age of AC:* Unable to Verify  
*Max Breaker:* Unable To Verify/Sticker  
*Breaker Size in Panel:* Unable to Identify  
*Comments:*

**C. Duct Systems, Chases, and Vents**  
*Comments:*

**D. Other**  
*Comments:*

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## IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems, and Fixtures**

*Location of Water Meter:* Mechanical

*Location of Main Water Supply Valve :* Mechanical

*Static Water Pressure Reading:* 45 N/A

*Type of Supply Piping Material:* PEX, PVC

*Comments:*

**B. Toilets**

**C. Showers/Bathtubs**

**1: Shower Door Stop**

**▲Safety Hazard**

The shower door/handle is placed in a manner that could cause damage if opened to fast. Recommend adding a rubber stop to prevent glass breaks

Recommendation: Contact a qualified professional.



**D. Sinks**

**E. Drains, Wastes, and Vents**

*Type of Drain Piping Material:* Commercial Encasement/Mechanical

*Comments:*

*Sewer Cleanout Location:* Mechanical

**F. Water Heating Equipment**

*Location of Water Heater :* Laundry Room

*Energy Sources:* Electric

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*What is the capacity of the water heater(s):* 40 Gallons

*Water Temperature :* 114 Degrees

*Comments:*

**G. Hydro-Massage Therapy Equipment**

*Comments:*

*GFCI Location:* N/A

*Was the jetted tub operational:* N/A

**H. Gas Distribution Systems and Gas Appliances**

*Location of Gas Meter:* Commercial/Mechanical

*Type of Gas Distribution Piping Material:* Cast Iron, CSST

*Comments:*

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## V. APPLIANCES

**A. Dishwashers**

*Comments:*

**1: Malfunction**

**🔴 Recommendation**

The dishwasher was not working properly at the time of the inspection. Inspector recommends replacing or having it fixed by a appliance repair company.

Recommendation: Contact a qualified appliance repair professional.



**B. Food Waste Disposers**

*Comments:*

**C. Range Hood and Exhaust Systems**

*Comments:*

*Range Hood Type:* Exterior Ventilation

**D. Ranges, Cooktops, and Ovens**

*Comments:*

*Cooktop Energy:* Natural Gas

*Oven Energy:* Natural Gas

*Oven(s) was set to 350: 345 Degrees*

**E. Microwave Ovens**

*Comments:*

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

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**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Location of Dryer Vent Termination: Mechanical Line*

*Comments:*