



PROPERTY INSPECTION REPORT FORM

<i>Name of Client</i>	<i>07/13/2022</i> <i>Date of Inspection</i>
<i>1600 Barton Springs Road 4406, Austin, TX 78704</i> <i>Address of Inspected Property</i>	
<i>Jason Dent</i> <i>Name of Inspector</i>	<i>TREC #22726</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 systems or components 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



Home Inspection Report



PROPERTY INSPECTED:
1600 Barton Springs Road
4406
Austin, TX 78704

DATE OF INSPECTION: 07/13/2022
Inspection No. 521255-2333

INSPECTED BY:

Yup Services, LLC
4312 Olenick Street
Austin, TX 78723
jason.dent@pillartopost.com
(512) 508-9676

INSPECTOR:

Jason Dent
Lic.#: TREC #22726
jason.dent@pillartopost.com
(512) 810-8670

Each office is independently owned and operated

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

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

G. Doors (Interior and Exterior)

Comments:

- The entry door and closet door handles are loose. Refasten for improved function. **(Guest Room)**
- One of the hinges at the storage closet is noisy when closing the door. Adjust as needed for improved function. **(Hall Bathroom)**
- Bathroom entry door is missing a strike plate. **(Hall Bathroom)**
- Doors are missing door stoppers. Replace to prevent damage to doors and adjacent walls.

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- The smoke detectors are missing. These should be replaced for safety.
- Island light fixture is missing its bulb.

Replace bulb and otherwise consult with a qualified contractor to further evaluate and repair. **(Kitchen)**

- There are no carbon monoxide detectors. This is not standard in a home where fuel fired appliances are installed. Have this corrected for best overall safety.

V. APPLIANCES

A. Dishwasher

Comments:

- The dishwasher drain line is missing a hose clamp where it connects to the garbage disposal. Add a hose clamp to secure the line.

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

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A. Foundations

Comments:

- Common to the structure: Other than where conditions are noted: Foundation is a slab on grade and appears to be performing it's intended function at the time of the inspection.

Some portions of the foundation were visually concealed from view and could not be inspected.

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B. Grading and Drainage

Comments:

- Common ground, common to structure, soil grade and other soil support issues are not within the scope of the inspection on this type of structure.

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C. Roof Covering Materials

Comments:

- Condo unit: Roof access is not public and not applicable.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Roof Structures and Attics

Approximate Average Depth of Insulation: Not Applicable

Comments:

- Interior Roof structure that is viewable, in overall sound condition and appear to be performing as intended at the time of the inspection.

Due to type of construction, no attic spaces are noted or accessible.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Walls (Interior and Exterior)

Comments:

- The interior walls are in sound condition and appear to be functioning as intended at the time of the inspection.

Wall surfaces were scanned for signs of moisture and air loss using an infrared camera. No areas of immediate concern were identified.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Ceilings and Floors

Comments:

- All ceiling and floors in the home appear to be in relatively sound condition at the time of the inspection.

Infrared readings were taken around the home at the time of the inspection; no activity was detected at the time of the inspection.

Cosmetic issues are not usually reported or within the scope of the inspection.

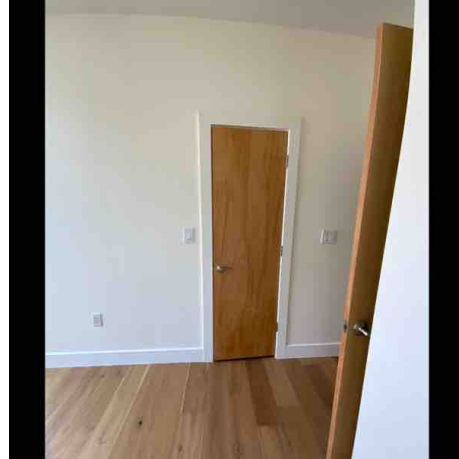
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I NI NP D*

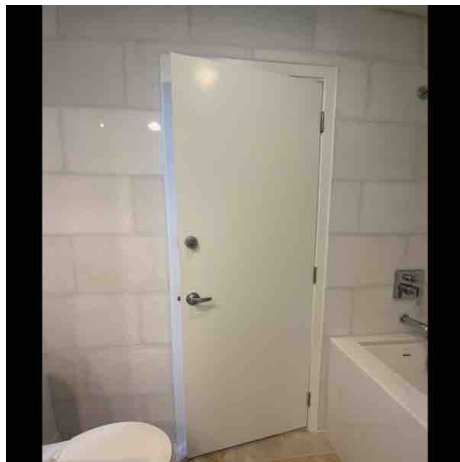
G. Doors (Interior and Exterior)

Comments:

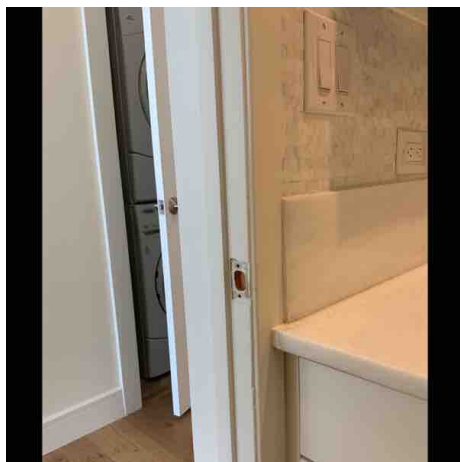
- The entry door and closet door handles are loose. Refasten for improved function. (Guest Room)



- One of the hinges at the storage closet is noisy when closing the door. Adjust as needed for improved function. (Hall Bathroom)



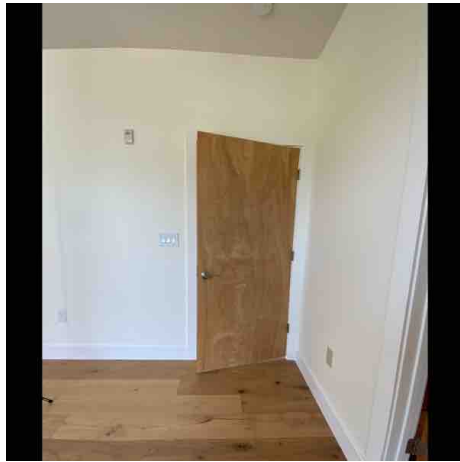
- Bathroom entry door is missing a strike plate. (Hall Bathroom)



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- Entry door handle is loose. **(Primary Bedroom)**



- Doors are missing door stoppers. Replace to prevent damage to doors and adjacent walls.

H. Windows

Comments:

- The windows are double pane and appear overall in sound condition.

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

L. Other

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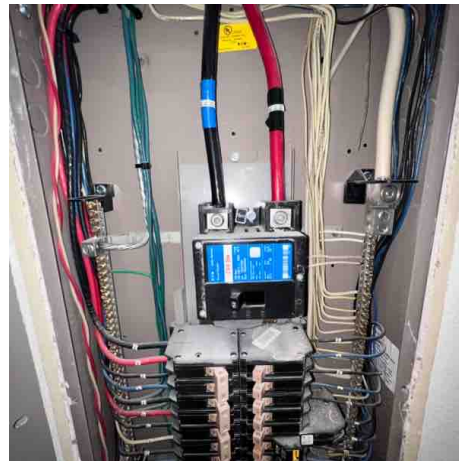
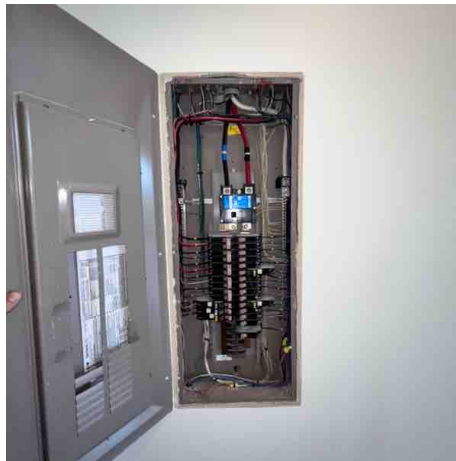
I NI NP D*

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Electrical panel and service entrance located at entryway.
- Main panel has a 150 amp main breaker.
- Main entrance service wires are aluminum.
- Other circuits are copper.
- Panel is in sound condition and wired in a professional manner at the time of the inspection.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- The smoke detectors are missing. These should be replaced for safety.



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- There are no tamper-resistant receptacles in the home. Although common for the era in which the home was built, this is not consistent with current standards.

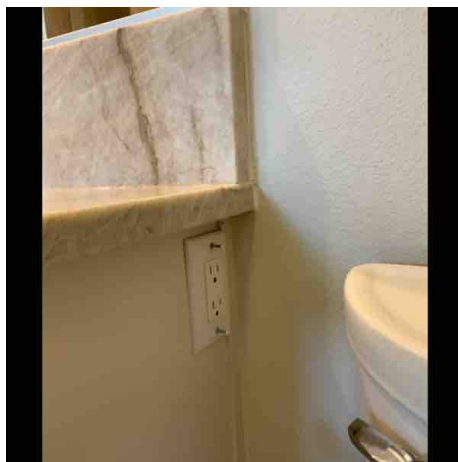
These receptacles have spring-loaded shutters that close off the contact openings, or slots, of the receptacles. When a plug is inserted into the receptacle, both springs are compressed and the shutters then open, allowing for the metal prongs to make contact to create an electrical circuit. Because both springs must be compressed at the same time, the shutters do not open when a child attempts to insert an object into only one contact opening, and there is no contact with electricity. Tamper-resistant receptacles are an important next step to making the home a safer place for children.

- Shower light fixture is missing its bulb.

Replace bulb and otherwise consult with a qualified contractor to further evaluate and repair. **(Primary Bathroom)**



- Outlet cover plate screws appear to be too long. Replace with shorter screws so that the cover plate is properly secured. **(Primary Bathroom)**



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- **Island light fixture is missing its bulb.**

Replace bulb and otherwise consult with a qualified contractor to further evaluate and repair. (Kitchen)



- **There are no carbon monoxide detectors. This is not standard in a home where fuel fired appliances are installed. Have this corrected for best overall safety.**

- There is no arc-fault (AFCI) protection at areas throughout the home; while common for the era in which the home was built, this is not consistent with current standards. Have this reviewed by a qualified electrical contractor.

Note:

An AFCI is a product that is designed to detect a wide range of arcing electrical faults to help reduce the electrical system from being an ignition source of a fire. Conventional overcurrent protective devices do not detect low level hazardous arcing currents that have the potential to initiate electrical fires.

AFCI STANDARD LOCATIONS:

- (I)kitchens;
- (II)family rooms;
- (III)dining rooms;
- (IV)living rooms;
- (V)parlors;
- (VI)libraries;
- (VII)dens;
- (VIII)bedrooms;
- (IX)sunrooms;
- (X)recreation rooms;
- (XI)closets;
- (XII)hallways; and
- (XIII)laundry area;

C. Other

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III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

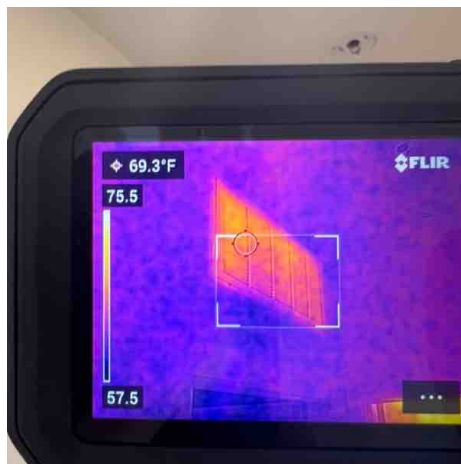
Type of Systems: Forced air

Energy Sources: Electric

Comments:

- Unit functional test of heating equipment:
The heating system was tested for function and temperature differential and was functioning within the expected range.

Unable to inspect heat exchanger as it is a sealed unit. Dismantling of the furnace is required to thoroughly inspect the heat exchanger for cracks and is outside the scope of this inspection.



B. Cooling Equipment

Type of Systems: Forced air electric

Comments:

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- Exterior portion of AC system was not accessible. The unit is located on the roof.

A/C system:

The system was tested for function based on temperature differential and was functioning within the expected range.

15 to 22 Degrees F is considered normal differential.



- Maintenance tip: Introduce a couple of tablespoons of bleach into primary condensate drain service port approximately every 6 months to keep line clear and promote intended drainage. Take special care not to spill bleach liquids into the secondary pan, as bleach can damage the protective galvanized coating.

Tip: Recommend changing filters per manufacturers recommendations (or approximately every 30 days) to reduce associated issues and promote best overall efficiency of the system.

Tip: HVAC Filters can become very dirty during the periods of moving out and moving into the home, it is advised to check the filters shortly after moving in as unusual amounts of dust and dirt may have been stirred up and captured by the filters.

C. Duct Systems, Chases, and Vents

Comments:

- All visible ducts and vents appear to be intact and in overall sound condition at the time of the inspection. Some areas of the ductwork were visually obscured from view.

D. Other

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of main water supply valve: At Meter

Type of supply piping material: Copper, Pex (Cross-linked Polyethylene)

Laundry Closet

Comments:

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- All kitchen and bathroom faucets were tested for function; all were functioning normally.

Interior cut off valves noted at sink faucets but not tested due to the possibility of them leaking while operating.

B. Drains, Wastes, and Vents

Type of drain piping material: Plastic

Comments:

- All bathroom and kitchen drains were tested for function and were performing normally.

All visible drain line(s) and stack(s) appear to be in overall sound condition.

Visible drain lines are PVC construction.

C. Water Heating Equipment

Energy Sources: Electric

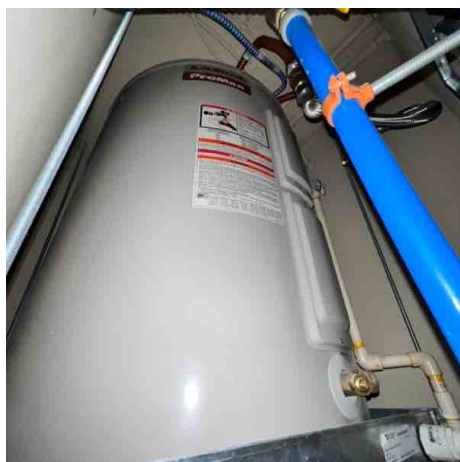
Comments:

- The water heater is an electric A.O. Smith unit located above the washer and dryer. Capacity could not be determined due to lack of access.

Cold water shutoff valve was noted at water heater supply line location.

T&P Valve noted and plumbed but not tested due to the possibility of the valve not resealing.

Overflow pan was noted under water heater.



D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances

Type of gas distribution piping material: Steel

Comments:

- Gas main/meter was not located.

F. Other

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V. APPLIANCES

A. Dishwasher

Comments:

- The dishwasher drain line is missing a hose clamp where it connects to the garbage disposal. Add a hose clamp to secure the line.



- Dishwasher is a Bosch.

Dishwasher completed a full cycle and is working within normal parameters at the time of the inspection. Overall cleaning efficiency of the unit cannot be determined by the visual inspection and is beyond the scope of the review.



B. Food Waste Disposers

Comments:

- Food waste disposer was functioning within normal parameters at the time of the inspection.

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I **NI** **NP** **D***

C. Range Hood and Exhaust Systems

Comments:

- The range hood fan and light functioned within normal parameters at the time of the inspection.



D. Ranges, Cooktops, and Ovens

Comments:

- The freestanding range is a Bosch unit.

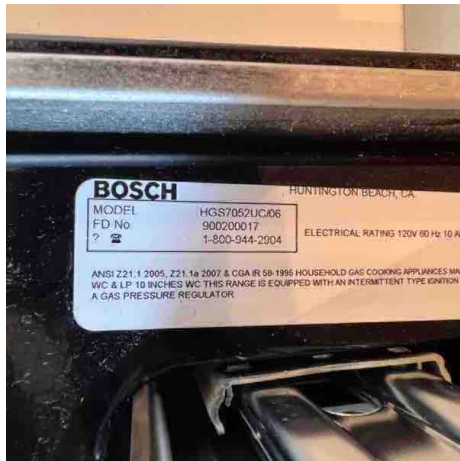
The oven heated to 361 F when set to 350 F.
A difference of 25 degrees is considered normal.

All cooktop burners functioned normally.



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E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Exhaust vent(s) appear to be functioning as intended at the time of the inspection.

G. Garage Door Operators

H. Dryer Exhaust Systems

Comments:

- Dryer vent was not inspected due to lack of access.

I. Other

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

B. Swimming Pools, Spas, Hot Tubs and Equipment

C. Outbuildings

D. Private Water Wells

E. Private Sewage Disposal Systems

F. Other



Inspection #: 521255-2333