

AUSTIN PROPERTY INSPECTIONS, PLLC

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ROBERT SPELLINGS

979 Arrowhead Ranch Boulevard
Dripping Springs, Texas 787620

Inspector

Ion Santesteban

TREC #23815

ion@austinpropertyinspections.com



PROPERTY INSPECTION REPORT FORM

Robert Spellings

Name of Client

09/22/2023 2:30 pm

Date of Inspection

979 Arrowhead Ranch Boulevard , Dripping Springs, Texas 787620

Address of Inspected Property

Ion Santesteban

Name of Inspector

TREC #23815

TREC License #

Name of Sponsor (if applicable)

TREC License #

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Weather Conditions: Cloudy.

Temperature (approximate): 94 Fahrenheit (F)

In Attendance: Owner - 1-year warranty inspection.

Occupancy: Occupied

Type of Building: Single family.

Additional Information:

Note: Right and left are noted as if facing the house from the street.

Congratulations on the purchase of your new home. I work for and in the best interests of the buyer only. This report belongs to the buyer only and is not transferable. The home inspection is not all-inclusive and is cursory at best. It is limited to visual, audible, and operational techniques only and is not intended to eliminate the risk of property ownership. Its purpose is to determine, at the time of the inspection only, if the inspected items are performing the function for which they are intended. There are no warranties, representations, guarantees, insurances, or assurances as to the efficiencies or future performances expressed or implied by this report. I highly recommend that you purchase a home warranty product. I will not be liable for misrepresented systems or components, undisclosed or undiscovered defects, or repairs made to any such defects that are brought to the attention of this company after the completion of this inspection. Only qualified professionals should perform repairs according to this inspection. This report meets or exceeds the minimum guidelines outlined in the standards of practice as promulgated by the Texas Real Estate Commission.

Thank you for choosing Austin Property Inspections and enjoy your new home!

Ion Santesteban

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

BUYERS NOTICE::

Keep in mind, as noted this report will have many items in it and they will be marked deficient.

This does not mean it is a bad house, some things are not correct. In these areas of the home, it may be a simple repair. If you have questions PLEASE GIVE US A CALL FOR CLARITY. We will be happy to answer any questions you might have.

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on grade.

The foundation is: performing as intended. No significant problems were observed.

Comments:

Note: recommend maintaining consistent soil moisture content around the perimeter of the foundation throughout the year.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

- The left and back water diverter pads are installed backward.

Note:

- Recommend maintaining at least four inches of clearance between the ground level and the siding.

- Recommend maintaining proper drainage away from the base of the foundation.



Left side - water diverter pad.



Backyard - water diverter pad.

☒ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Fiberglass composition shingles.

Viewed From: Walk on roof.

Comments:

Note: the inspector does not lift or remove shingles or tiles. Inspection of the shingles fastening system is not inspected as this may damage the shingle.

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Front.



Right side



Left side



Back.

☒ ☐ ☐ ☒ **D. Roof Structure and Attic**

Viewed From: Attic

Approximate Depth Of Insulation: 14"-16"

Comments:

- The insulation depth throughout the attic crawlspace is inconsistent. Recommend leveling out the insulation to help maximize its efficiency.

- There are uninsulated water supply lines. They should be insulated for freeze protection.

Note: the attic was not fully accessible and insulation is not moved for inspection.



Back - inconsistent insulation.



Inconsistent insulation.



Uninsulated water supply line.

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Uninsulated water supply lines.



Inconsistent insulation.

☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Comments:

Exterior

Left exterior wall:

- In the second-story wall, recommend removing the excess building wrap at the bottom of the second-story wall.

Front exterior wall:

- There is vegetation in contact with the structure. Recommend trimming and maintaining tree limbs and foliage away (at least 5 feet) from contact with the house.



Left side, second floor wall - building wrap.



Front - vegetation.

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Comments:

- The door between the garage and the interior of the house should be equipped with an auto-closer device to prevent automobile fumes from entering the house.

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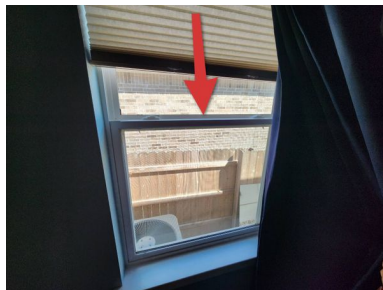
Garage door - missing auto-closer device.

☒ ☐ ☐ ☒ **H. Windows**

Comments:

- Unable to operate (open or close/latch) the front right bedroom window. Recommend necessary repairs to be done.

Note: double pane insulated windows may have broken seals/gaskets without showing signs of “fogging” due to various factors such as indoor/outdoor climate change, glazing surface conditions, and window screens. Only obviously “fogged” windows at the time of the inspection are noted.



Front right bedroom window - inoperable.

☒ ☐ ☐ ☒ **I. Stairways (Interior and Exterior)**

Comments:

- On the right side yard, the stairs are missing a handrail/guardrail.

- Inside the garage, the stairs are missing a handrail.

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Right side - missing handrail/guardrail.



Garage stairs - missing handrail.

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**
Comments:

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**
Comments:

☐ ☐ ☒ ☐ **L. Other**
Comments:

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I NI NP D

II. ELECTRICAL SYSTEMS

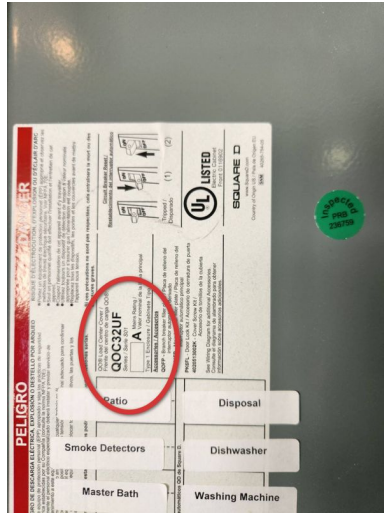
☒ ☐ ☐ ☒ A. Service Entrance and Panels

Main Service Panel Box Location: Left exterior wall.

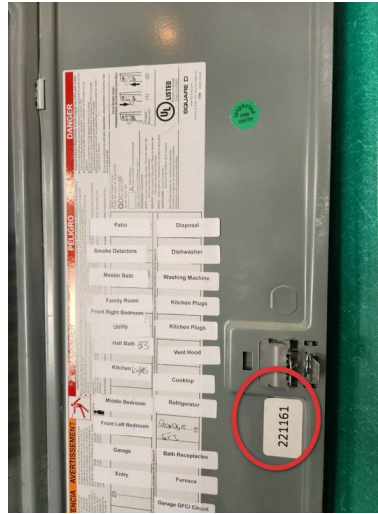
Sub-Panel Box Location: Garage

Comments:

- In the garage, the existing electrical sub-panel has been recalled by the manufacturer. Recommend further investigation into Schneider Electric/Square D electrical panels at the Consumer Product Safety Commission [website](https://www.cpsc.gov/). Recommend necessary repairs to be done by a licensed electrician.



Garage - electrical sub-panel part
#QOC32UF



Electrical sub-panel - manufacturing
number.

☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

In the master bathroom:

- The light fixtures are missing light bulbs and/or have inoperable light bulbs.
- The right sink outlet is loose.

Note: if belongings are present, not all outlets/switches will be accessible for testing. Smoke alarms should be tested monthly & maintained as needed. 220 Volt outlets are not inspected. In the event that Aluminum branch circuit wiring is reported; it is recommended that it be reviewed by a licensed electrical contractor. Copper-clad Aluminum branch circuit wiring is not reported unless it is labeled as such on the electrical panel. Soffit outlets are not tested.

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Master bathroom light fixture.



Master bathroom light fixture.



Master bathroom - loose outlet.

☐ ☐ ☒ ☐

C. Other

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Type of System: Central forced air furnace.

Energy Source Unit : Gas

Year Built: 2022.

Brand : Lennox

Location: Attic

Comments:

- The heating system was performing as intended at the time of the inspection.

- Recommend a yearly fall season heating system maintenance/check-up by a licensed HVAC contractor.

Note: full evaluation of gas heat exchangers requires dismantling the furnace which is beyond the scope of a home inspection.

☒ ☐ ☐ ☒ B. Cooling Equipment

Type of System: Central Air Conditioner

Condenser unit location: Right side.

Year Built: 2022.

Brand: Lennox

Evaporator coil location: Attic

Year Built: 2022

Brand: Lennox

Temperature Differential: The cooling temperature differential (Delta T) between the supply air and the returned air was 20F degrees at the time of the inspection. It is within the acceptable range of 15-22 degrees.

Comments:

- On the right side soffit, the A/C emergency pan drain is leaking.

- In the attic, there is water present at the A/C emergency pan. Recommend further evaluation of the system by a licensed HVAC technician.

- Recommend a yearly springtime indoor A/C coil cleaning/maintenance/check-up by a licensed A/C contractor. Window A/C units are not inspected.



Right side, soffit - A/C emergency pan drain



Attic, A/C emergency pan - water.

☒ ☐ ☐ ☐ C. Duct Systems, Chases, and Vents

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☐ ☐ ☒ ☐ **D. Other**
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IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☐ **A. Plumbing Supply, Distribution Systems, and Fixtures***Location of Water Meter:* Front left of the property.*Location of Water Supply Valve(s):* Front left of the property.*Static Water Pressure Reading:* 70 PSI (pounds per square inch)*Type of Supply Piping Material:* PEX*Comments:*

Note: the inspection does not include piping that is not visible such as inside walls, underground, etc...

The potability of any water supply is beyond the scope of a home inspection. Clothes washing machine and icemaker hose bibs are not inspected. Plumbing fixtures cut-off valves and hose bibs are not operated. A shower pan flood test is beyond the scope of a home inspection and is not performed by this inspection company.

☒ ☐ ☐ ☐ **B. Drains, Wastes, and Vents***Type of Drain Piping Material:* PVC*Comments:*

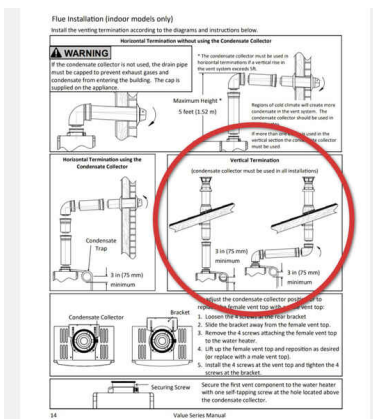
Note: washing machine drain lines are not inspected. Sewage ejector pumps/grinder pumps/lift stations are not inspected.

☒ ☐ ☐ ☒ **C. Water Heating Equipment***Power Source:* Gas*Capacity:* Inline tankless water heater.*Year of Manufacture:* 2022*Brand:* Rinnai*Location:* Attic*Comments:*

- In the attic, the condensation drain line at the water heater exhaust vent is missing. Recommend following the manufacturer's instructions for correct installation.



Attic, water heater exhaust vent - missing condensation drain line.



Rinnai V75i instruction manual pg14.

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment***Comments:*

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☒ ☐ ☐ ☐ **E. Gas Distribution System and Gas Appliances**

Location of Gas Meter: Right side.

Type of Gas Distribution Piping: Black iron, Corrugated Stainless Steel Tubing (CSST)

Comments:



Right side - gas meter.

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Note: the self-cleaning function and/or the self-bake function are not inspected. Timers and clocks are not inspected.

☒ ☐ ☐ ☐ **E. Microwave Ovens***Comment:*

Note: the inspector does not test for radiation leakage.

☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters***Comments:*☒ ☐ ☐ ☐ **G. Garage Door Operators***Comments:*☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems***Comments:*

Note: the dryer vent should be cleaned at least annually if not more frequently. Cleaning your dryer vent piping will allow the dryer to vent properly and work more efficiently. Dryer vents that are not cleaned regularly can be a fire hazard.

☐ ☐ ☒ ☐ **I. Other***Comments:*

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VI. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

☐ ☐ ☒ ☐ **C. Outbuildings**

Comments:

☐ ☐ ☒ ☐ **D. Private Water Wells (A coliform analysis is recommended.)**

Comments:

☐ ☐ ☒ ☐ **E. Private Sewage Disposal Systems**

Comments:

☐ ☐ ☒ ☐ **F. Other Built-in Appliances**

Comments:

☐ ☐ ☒ ☐ **G. Other**

Comments: