



9329 Lightwood loop
Austin TX 78748
512-282-0455 or 512-282-2029 fax

PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

311 Robinson

(Address or Other Identification of Inspected Property)

By:

Bob Petersen 105

9.18.12

(Name and License Number of Inspector)

(Date)

n/a

(Name, License Number and Signature of Sponsoring Inspector, if required)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render

Report Identification: 3111 ROBINSON 091812

information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:
SERVICE AGREEMENT – READ BEFORE SIGNING – SUBJECT TO BINDING ARBITRATION

Precision Inspection (“Precision”) will perform a limited visual property condition inspection (and termite inspection if ordered) only of accessible areas. It will be a subjective report of the condition of the property ONLY as of the day of the inspection. No representation of future performance of items is made. COSMETIC DEFECTS ARE NOT NOTED. It is agreed that Precision Inspection has no duty to point out potential problems with inspected items, nor inspect quality of workmanship, or normal wear and tear. No tests were made for lead, radon, VOCs, asbestos, carbon monoxide, mold or other environmental hazards. Only items marked as “inspected” were inspected.

The inspectors do not inspect items/areas which are concealed or require disassembly and does not comment on latent defects or conditions. No engineering or scientific tests were performed. Design deficiencies are not within the scope of the inspection. Inspector will not find everything wrong with this property. If buyer does not accept this risk, he agrees to call in specialists to perform the inspections. Buyer allows Allstar Security to call with a special alarm system offer.

The inspectors are not experts with respect to the items inspected. Where a deficiency is indicated, we recommend and buyer agrees to contact a licensed tradesman (if applicable) to assess the extent of deficiency before their option period expires. If customer institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, customer agrees to be liable to Precision Inspection and/or its employees for all expenses they incur in such action. If any portion of this contract is deemed to be unenforceable or invalid, the balance of the contract shall not be affected and shall be read as if the unenforceable or invalid part never existed.

LIMITATION OF DAMAGES: PRECISION’S TOTAL LIABILITY CAUSED BY ITS NEGLIGENCE, ERRORS OR OMISSIONS IS LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID AND THIS LIABILITY SHALL BE EXCLUSIVE.

Initials:_____

WAIVER OF TRIAL BY JURY: IF ANY DISPUTES RELATED TO THIS CONTRACT ARE FILED IN A COURT OF LAW, PRECISION AND CLIENT KNOWINGLY AND UNCONDITIONALLY WAIVE ALL RIGHTS TO TRIAL BY JURY.

Initials:_____

Client’s failure to correct noted defects may cause unwanted consequences which could be expensive to repair or life threatening. **Some pictures in the report may be “file photos” which accurately represent a problem but are not from this dwelling.**

PRECISION AND CLIENT AGREE TO SUBMIT TO FINAL AND BINDING ARBITRATION TO RESOLVE ANY UNSETTLED DISPUTES WITH EACH PARTY PAYING HALF THE TOTAL FEE DUE. A \$25 billing fee will be added to all charges not collected at inspection.

Precision disclaims all warranties not expressly provided herein or by law. COMPLAINTS: anytime after closing & before making any repairs to items Precision allegedly “missed”, buyer agrees to allow us 5 days to reinspect said items unless waiting to make repairs is impossible. Client agrees to verify proper completion of repairs before going to close or having repair estimates made BEFORE their option period expires. All repairs must be by licensed tradesmen, where applicable. I have carefully read, understand and agree to be bound by the above terms.

Client: **X**_____ Date:_____

(REPORT NOT VALID WITHOUT SIGNATURE)

Paid? yes

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

I. STRUCTURAL SYSTEMS



A. Foundations

Type of Foundation(s): Raised Pier Beam
Comments:

needs repair and leveling. Some piers have fallen over, beam splice unsupported (under DR), some beams not touching the piers under them, some wood to earth contact (attracts termites). Some amateur piers (stacked bricks and block)

I	NI	NP	D

Repair dmgd. air vents on both sides of foundation, seal up gap at foundation access door under deck to keep animals out, piers spaced too far apart.



1 need pier under beam splice under DR



2 earth to wood contact WILL attract termites. note wires hanging down loose and original cedar piers in use



3 original furnace still under home

I	NI	NP	D
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4 pier has fallen over leaving beam unsupported



5 pier not supporting beam



6 dmgd. air vent

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B. Grading & Drainage –

Comments:

yard slopes from front to back and surface water gets under home

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition shingle

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I	NI	NP	D	

Viewed From: Rooftop
Is roof a layover? no
Comments:

1st layer of shingles around edge of roof aren't glued down, clean out gutters (screens recommended), roof has hail damage (have seller make claim)

Lower the flashing on the water heater flue; trim trees 5' away from roof to keep animals off, gutters loose and downspouts clogged

notes: previous repair to roof over foyer, roof about 15 yrs. old



7 hail hits



8 edge shingles not glued down, note full gutters

I	NI	NP	D
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9 trees touch roof



10 previous roof repair over foyer



11 lower flashing 6"

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D. Roof Structure & Attic

Viewed From: Attic
Approximate Average Depth of Insulation: 3-5 inches
Approximate Average Thickness of Vertical Insulation: n/a
Comments:

wood rot under shingles at back edge of roof, minor wood rot to rafters along front edge of roof; no air vents under the eaves, needed for proper attic ventilation; remove trash and debris from attic

Wood framing over deck is wobbly and has nails coming loose (some of this lumber could come down at any time !). Some areas of the attic have missing or loose insulation. Posts holding up front porch roof have rot along the bottom and should be sitting on metal brackets, not the cement.
-newer homes have 12" of insulation-



12 arbor getting ready to come apart



13 wood under shingles rotted, next photo too

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency	C=Comment Only
I	NI	NP	D	



14 note missing air vents as well, arrows



15 insulation missing over back BR



16 loose insulation, must lay FLAT on the ceiling to have any effect

I	NI	NP	D



17 lots of stuff in attic, some may be from previous tenants
note: rafter supports don't comply with current stds. but ARE adequately supporting the roof



18 wood rot to front porch posts + brackets under them are missing



19 minor rot to front rafter "tails"

☐ ☐ ☐ ☒ E. Walls (interior & exterior) – Comments

house needs paint inside and out, repair rotted siding on back of home,
caulk siding outside the kitchen (gap in corner)

I	NI	NP	D

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20 caulk siding gap on left

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F. Ceilings & Floors – *Comments:*

*tiles missing under toilet and wood rot present, floors slope due to foundation type
-newer homes have insulation on the underside of the floor-*



21 old termite dmg. to floor under DR



missing tiles

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G. Doors (Interior & Exterior) – *Comments:*

glass in front and back doors not tempered safety type, front BR door sticks, back BR door won't latch, wood threshold broken off at door leading to deck

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H. Windows – (dirt, solar screens or climatic conditions may obscure fogged glass).

some screens missing, window won't open in bath and lock is missing, screen torn in laundry, window rope missing in front BR

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I. Stairways (Interior & Exterior) – *Comments*

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J. Fireplace/Chimney - *Comments:*

I=InspectedNI=Not InspectedNP=Not PresentD=DeficiencyC=Comment Only

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

K. Porches, Balconies, Decks, and Carports – Comments:

concrete cracked at front porch and metal flashing is needed where is attaches to front of home to keep water from seeping in under building. A few pickets missing at deck railing (also, space between railings wider than current stds. allow, infant fall hazard)



cracked + flashing missing

L. Other – Comments:



22 loose gas line under home, needs to be strapped up

II. ELECTRICAL SYSTEMS

A. Service Entrance and Breaker Panels – Comments:

overhead powerline too low to the ground, should be up at least 10'; no main breaker, not req'd when this was built; panel has fewer circuits than in a modern home

Breaker panel on left side of home has the ground wires connected in with the "neutrals" (unsafe) and it needs a bond screw so panel is grounded

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I	NI	NP	D	



23 low powerline

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B. Branch Circuits, Connected Devices, and Fixtures

Type of branch wiring: copper

Comments:

No arc fault circuit to living areas or bedrooms (not req'd when this was built). Any original wiring should be replaced, unsafe. Open elec. boxes and wire splices in attic, Need gfi outlets in kitchen and at deck

Outlets in laundry and next to range wired backwards, faceplate missing at fridge outlet, smoke detector inop.; no smoke detectors in bedrooms, not req'd when house was built. Fewer outlets present than in a newer home,

Wiring under left breaker panel needs to be in conduit for protection. Ungrounded outlets in DR, LR and BR's (either ground them or install gfi's). Loose outlet in back BR.
note: no 220v outlet at dryer, you can only use a GAS dryer (unless you have electrician run a new circuit into laundry)



24 wire splice not in junction box over front BR

C=Comment Only

I	NI	NP	D
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25 some original wiring in use



26 open wiring box at right side of attic



27 wiring under breaker panel not in conduit



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment (recommend CO detectors)

Type of System: Forced Air - Split System

Energy Source: electric

Comments:

ok

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B. Cooling Equipment

Type of System: Split System

Comments:

ok -system 8 yrs. old-

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C. Duct System, Chases, and Vents – Comments:

ok

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: Front yard

Location of main water supply valve: Front yard

Static water pressure reading: 42 PSI

Comments:

Valve is: visible but handle not operated

outside faucet needs check valve and it's loose, needs to be strapped to siding. Hall bath sink handles leaks, any original water lines (including from house to street) need to be replaced (causing low pressure due to excessive internal scale buildup and corrosion + missing dielectric unions)

Replace float valve inside toilet, refills very slowly. Insulate water lines under home

note: pressure is at the low end of the acceptable range (40-80), 55-65 is normal

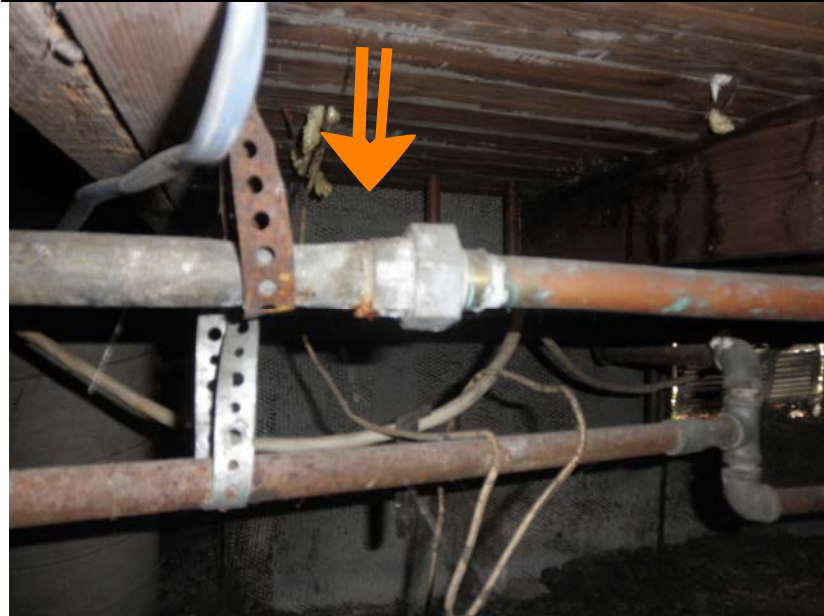
28 original steel water lines have been patched, next photo too

29 patched pipe + missing dielectric union (arrow)

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I	NI	NP	D
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30 example of a dielectric union (needed wherever steel pipes connect with copper)



31 more corroded pipes, this is under bath



32 faucet loose, strap to siding

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B. Drains, Wastes, and Vents (sewer line not inspected) – Comments:

bath sink drains slowly, water standing in sewer line indicating inadequate slope, part missing from drainline under kit. sink, washer drain clogged (it's draining into yard now)

*Toilet loose on the floor, replace corroded drainpipe under bath sink
-sewer line to street appears to have been replaced, (the part I could see is pvc)-*



33 missing part from kit. drain pipe



34 washer drains to yard

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C. Water Heating Equipment

*Energy Source: Gas
Capacity: 40 Gallons
Expansion tank needed? no
Comments:*

*turned up to 144 degrees, recommend 120 max
-is 3 yrs. old-*

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D. Hydro-Massage Therapy Equipment (spa tub) – Comments:

Access Cover ☐ Not Available and/or Accessible

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V. APPLIANCES

☐ ☐ ☒ ☐ A Dishwasher – Comments:

☐ ☐ ☒ ☐ B. Food Waste Disposer – Comments: .

☐ ☐ ☐ ☒ C. Range Exhaust Vent – Comments:
blows into attic instead of outside, fire hazard

☐ ☐ ☐ ☒ D. Ranges, Cooktops, and Ovens – Comments:
anti-tip bracket needed behind range (keeps unit from tilting forward)

☐ ☐ ☐ ☐ E. Microwave Oven – Comments:

☐ ☐ ☐ ☐ F. Trash Compactor – Comments:

☐ ☐ ☒ ☐ G. Mechanical Exhaust Vents and Bathroom Heaters – Comments:
☐ Vents terminate outside the structure

☐ ☐ ☐ ☐ H. Garage Door Openers (disable door lock if opener present) – Comments:

☐ ☐ ☒ ☐ I. Doorbell and Chimes – Comments:

☒ ☐ ☐ ☐ J. Dryer Vent – Comments:

ok

VI. OPTIONAL SYSTEMS

☐ ☐ ☐ ☐ A. Lawn and Garden Sprinkler Systems – Comments:

☐ ☐ ☐ ☐ B. Swimming Pools, Spas, Hot Tubs, and Equipment
Type of Construction:
Comments:

☐ ☐ ☐ ☐ C. Outdoor Cooking Equipment
Energy Source:
Comments:

☐ ☐ ☐ ☐ Miscellaneous:

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I	NI	NP	D						

this is a fixer upper with a LOT of cosmetic needs...

Inaccessible areas: front 1/3 of crawlspace due to low clearance

The following are at least 10 years old: ☐a/c ☐furnace ☐water heater ☐dishwasher ☒roof ☐ n/a
GFCI reset? yes Occupied? yes