



Property Inspection Report for:

123 Main Street Unit 209
Austin, TX 78756



Prepared For:

John & Jane Doe

Report Number: Condo Report 7-5
Inspection Date: 02/22/2016

Inspected By:

John Goodin TREC# 20201

Phone: 512-258-8006
Email: john@homescientific.com
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INVOICE

INSPECTOR: John Goodin
TREC: #20201
TDA: #666402
WEB: homescientific.com
EMAIL: john@homescientific.com

BILL TO
 John & Jane Doe

INVOICE NUMBER
INVOICE DATE
INSPECTION ADDRESS

Condo Report 7-5
 02/22/2016
 123 Main Street Unit 209
 Austin, TX 78756

DESCRIPTION	PRICE	AMOUNT
Condo 601-1000 Square Feet	\$195.00	\$195.00
2/22/2016 Check #6302	(\$195.00)	(\$195.00)
	SUBTOTAL	\$195.00
	TAX	\$0.00
	TOTAL	\$195.00
	BALANCE DUE	\$0.00

If you have any questions about the findings detailed in this report please contact us at 512-431-0660.

PROPERTY INSPECTION REPORT

Prepared For: John & Jane Doe
(Name of Client)

Concerning: 123 Main Street Unit 209, Austin, TX 78756
(Address or Other Identification of Inspected Property)

By: John Goodin, Lic #20201 02/22/2016
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
<http://www.trec.texas.gov>

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, 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 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.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

Present At Inspection

Buyer Buyer's Agent Occupant Listing Agent

Structure Status

Occupied Vacant

Weather Conditions

Sunny Partly Cloudy Cloudy Rainy

Evidence of Rain Within Last Three Days

No Yes

Structure Orientation

North Northeast East Southeast
 South Southwest West Northwest

Structure Age (years)

New less than 5 6-10 11-15
 16-20 21-30 31-50 50+

Temperature

20s 30s 40s 50s 60s 70s 80s 90s 100s

Inspection Start Time 10:30 am

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

Slab on Grade Pier and Beam Basement Other

Comments:

The unit was on the second floor and the area typically covered in this section is owned and maintained by the condominium owners association. However, the usual indicators of deflection and foundations issues were not present in the unit.

B. Grading and Drainage

Comments:

The unit is on the second floor and the area covered in this section is owned and maintained by the condominium owners association.

C. Roof Covering Materials

Type(s) of Roof Covering:

Clay/Slate Tile Roll Asphalt Shingles Modified Bitumen
 Built Up Metal Wood Shakes/Shingles Other

Viewed From:

Roof Surface Roof Eaves Ground with Binoculars

Comments:

The area covered in this section is owned and maintained by the condominium owners association. Since it was a three story complex the roof was not accessible or inspected.

D. Roof Structures and Attics

Comments:

Viewed From: Attic Interior Attic Entrance

Approximate Average Depth of Attic Insulation: 8-10"

Approximate Average Thickness of Vertical Insulation: not required

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I	NI	NP	D
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Comments:

The attic flooring has an average of 8 to 10 inches of loose-fill fiberglass insulation. Loose-fill fiberglass insulation has an R-value of 2.2 to 2.7 per inch. This equates to an R-Value of 17.6 to 27. The US Department of Energy recommends an R-value of at least 30 in the attic for this region.

Note: An R-value indicates an insulation's resistance to heat flow. The higher the R-value, the greater the insulating effectiveness.. No deficiencies were observed during the limited visual inspection of the small area above the bathtub which contains the HVAC unit.

No structural deficiencies were observed in the attic area at the time of inspection.

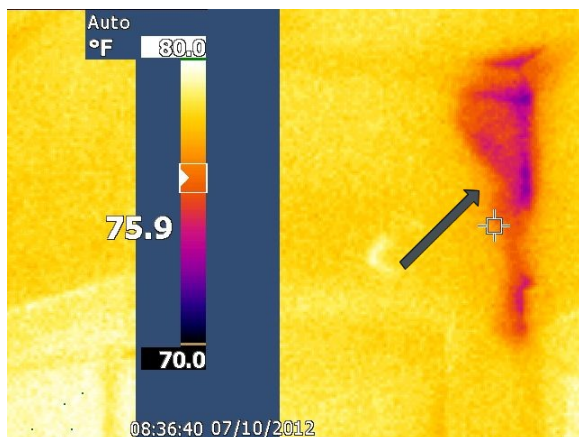
E. Walls (Interior and Exterior)

Comments:

Interior:



There is cosmetic damage on the wall underneath living room windows. A moisture meter did not detect excessive moisture.



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image 1



image 2



image 3

A thermal imaging camera detected a thermal variation in the ceiling and wall adjacent to balcony door (image 1). Further investigation with a moisture meter revealed the presence of excessive moisture (image 2). The exterior wall is highlighted by the yellow arrow and includes the downspout (image 3). The interior moisture intrusion is located at the corner on the left side of the balcony door and possible related to the downspout.

Moisture intrusion, left uncorrected, can create several major issues and lead to expensive repairs. Recommend notifying the condominium owners association or other appropriate authority and discuss steps needed to make repair. At time of inspection there was evidence of recent rainfall.

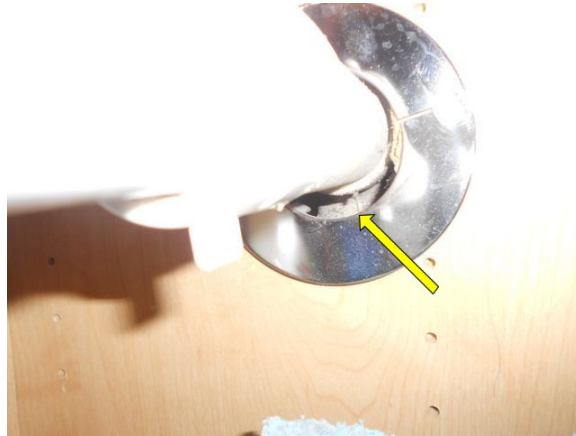
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Penetrations under bath lavatory should be sealed to prevent pest intrusion and air loss/infiltration.

Exterior:

Entire exterior was not thoroughly inspected as it is community property. However, it should be noted that the interior moisture issue discussed above is a result of a defect in the exterior building envelope.

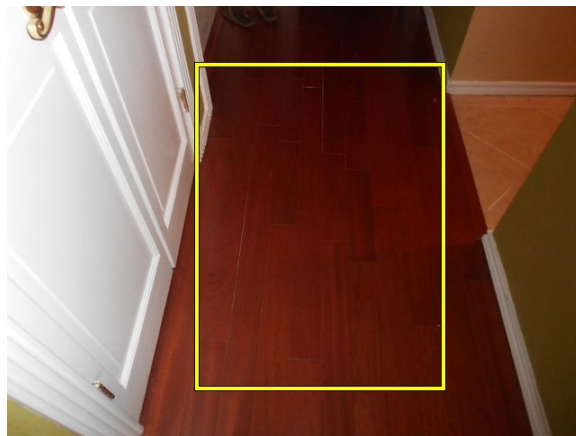
F. Ceilings and Floors

Comments:

Ceilings:

Moisture was detected in the ceiling by balcony door. For fuller explanation see "Walls (Interior and Exterior)"

Floors:



The area underneath the wood floor has a void. Excessive deflection was present when walked on.

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image 1

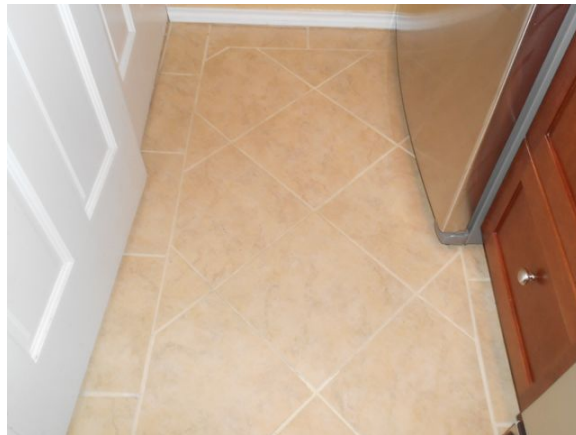


image 2



image 3

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image 4

All tile areas have cracked, loose and/or raised tile(s). When systemic tile deficiencies are present it is commonly related to improper floor preparation or installation. Recommend that a floor specialist evaluate tile floor. Images 1 and 2 are the kitchen; image 3 the bathroom; and image 4 the entry. Note: Images are for reference only and do not reveal all deficiencies.

G. Doors (Interior and Exterior)

Comments:

Garage:

A garage door was not present.

Interior:



Second bedroom door drags on the carpet. Trimming the bottom of the door to prevent physical damage to carpet is recommended.

Exterior:

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Bottom pin on French doors does not extended into threshold. This prevent the proper locking of the door and should be repaired.

H. Windows

Comments:

All accessible windows were operated and functioned properly at time of inspection. There was no evidence of broken seals.

Note: Signs of broken seals in thermal pane windows appear and disappear with changes in temperature and humidity. Some windows with broken seals may not be evident at the time of inspection.

One or more window screens was damaged and several were missing at the time of inspection.

I. Stairways (Interior and Exterior)

Comments:

Interior or exterior stairs were not present.

J. Fireplaces and Chimneys

Comments:

A limited inspection of the fireplace was undertaken, and, to the extent visible, the fireplace appeared to be in satisfactory condition. It was equipped with a flue damper, which was operating properly. No deficiencies were observed with the accessible portion of the chimney.

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K. Porches, Balconies, Decks, and Carports

Comments:



The balusters exceed the maximum spacing. International Residential Code states that openings between balusters may not allow a 4 inch sphere to pass through. While this is owned and maintained by the condominium owners association it is a considered a small child safety hazard and should be noted.



Damage to railing on balcony. While this is owned and maintained by the condominium owners association it should be noted.

L. Other

Comments:

Storage Unit: Entry key was used to access storage unit. No deficiencies were observed a time of inspection.

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I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main Panel

Type of Supply Wiring: Copper Aluminum

The service conductor is aluminum. Aluminum service wires are not only acceptable they are very common. The required anti-oxidant was present and properly applied.

Sub-Panel

Type of Supply Wiring: Copper Aluminum

According to the current National Electrical Code, AFCIs (Arc Fault Circuit Interrupters) are required for family rooms, dining rooms, bedrooms, hallways, or similar areas. AFCIs are intended to protect against fires caused by electrical arcing faults in the home's wiring. As of January 1, 2014 TREC no longer requires the lack of AFCIs to be marked as deficient.

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Outlets:

The kitchen countertop outlets not GFCI protected. According to current building standards all kitchen countertop receptacles must be GFCI protected.

Switches:

No deficiencies at time of inspection.

Other Branch Electric:



Inoperative light on balcony. This is possibly the result of an inoperative bulb.

Smoke Detection Devices:

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The only smoke detector present was in the master bedroom. According to current building standards, the installation of smoke alarms is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. This is considered a safety hazard and additional detectors should be added in all required locations. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised.

Smoke detection devices were linked to an active alarm. Therefore, devices were not tested.

Doorbell:
A doorbell was not present.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

Type of System: Furnace Heat Pump Solar

Number of Units: 1 2 3

Heat is supplied via a heat pump which uses a reversing valve on a conventional AC system. See "Cooling Equipment" for further comments.

B. Cooling Equipment

Comments:

Type(s) of System(s):

Central Air Window Unit Whole House Fan

Comments:

Condenser 1 Manufacturer: Goodman

Model: CKJ 18-1T

Serial Number: 9901457098

Manufacture Date: January 1999

Evaporator 1 Manufacturer: Goodman

Model Number: AC24-85C REVA

Serial Number: 0002705264

Manufacture Date: February 2000

Strictly based on the age of the components, major repair or replacement may be needed in the near future.

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The ambient air temperatures were taken at the return and plenum. The required temperature differential should be between 16 and 23 degrees. The temperature differential was within this range.

Return Air Temperature:	70.9°
Supply Air Temperature:	51.1°
Temperature Differential:	19.8°



The condenser fins are significantly damaged on one side of the unit. This decreases the components efficiency and lifespan.

Secondary drain discharges from pipe in ceiling into bathtub. If condensation is draining into bathtub primary condensation line should be cleaned.

C. Duct Systems, Chases, and Vents

Comments:

Ducts:



Gray ductwork is considered a defective product and is no longer manufactured. While once a common product it has not been used since the early 1990s. Manufacturers of this type of ductwork have been defendants in class-action lawsuits because of its susceptibility to deterioration when exposed temperatures commonly found in attic spaces. However, the visible sections of existing duct appear to be functioning as

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intended and in acceptable condition. (yellow arrow) Some duct runs have been replaced. (red arrows)

Chases and Vents:

No deficiencies were observed at time of inspection.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Water Meter Location: left side right side other

Water Shut-Off Location: left side right side other

Static Water Pressure Reading: 65 psi

According to the Texas Real Estate Commission, the acceptable static water pressure range is between 40 and 80 pounds per square inch. Pressures outside this range must be considered deficient.

The functional water flow was tested in the bathrooms. This test was preformed by running the water in the lavatory and tub/shower at the same time for at least 45 seconds. No indication of deficiencies were observed at time of inspection. Functional flow was also tested in the kitchen and deemed satisfactory.



There is a active leak when the master bathroom faucet is in use. It is located where the supply hose joins hot water valve. Replacing the hose is recommended before using faucet to prevent water damage to floor, cabinet and wall.

B. Drains, Wastes, and Vents

Comments:

The functional draining was tested in the bathrooms. This test was preformed by running the water in the lavatory and tub/shower at the same time for at least 45

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seconds and flushing the commode. No indication of deficiencies were observed at time of inspection. Functional draining was also tested in the kitchen and deemed satisfactory.

No evidence of active leaks in drains under sinks and lavatories.

C. Water Heating Equipment

Comments:

Energy Source: Electric Propane Natural Gas Solar

Number of Units: 1 2 3

Capacity: Tankless 40 Gallon 50 Gallon Other

Water Heater Manufacturer: GE

Model Number: GE38S06AAG

Serial Number: 0409204690

Manufacture Date: 4/2009

Comments:



Water heater is located in a sealed compartment above the dryer unit. Image above shows panel removed.

The drain pan is present but lack a pipe to discharge water to the exterior. Drain pans were not required at time of construction and retrofitting would be difficult.

Rear of unit is inaccessible; unable to determine if temperature pressure relief valve is properly connected and drains to outside. Temperature pressure relief valve should terminate into a easily visible location.

Unit was manufactured in 2009 and under normal conditions should last 9+ years.

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D. Hydro-Massage Therapy Equipment

Comments:

A spa tub was not present.

E. Other

Comments:

Miscellaneous water systems (ie water softeners, septic systems or wells) were not present.

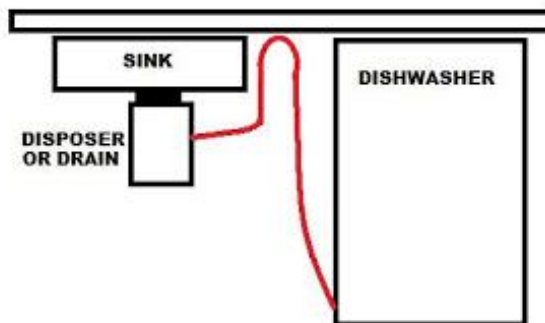
V. APPLIANCES

A. Dishwashers

Comments:

At time of inspection dishwasher functioned properly when operated on a normal cycle.

Dishwasher drain line needs to be elevated and be securely fastened to the underside of the countertop above side inlet to disposal. This prevent debris and gray water from draining down line from disposal and back into dishwasher. An alternative is an air gap device installed on countertop.



B. Food Waste Disposers

Comments:

The food waste disposer was securely mounted and functioned properly at time of inspection. There were no unusual sounds or vibrations or the presence of active water leaks.

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C. Range Hood and Exhaust Systems

Comments:

The cooktop exhaust vent was incorporated into microwave. See section titled "Microwave Oven."

D. Ranges, Cooktops, and Ovens

Comments:

The oven was set to 350 degrees for 45+ minutes. Two oven thermometers registered a temperature of 380 degrees. There is a 30 degree discrepancy between the actual temperature and oven set temperature.

Note: The Texas Real Estate Commission allows the actual temperature to be +/- 25 degrees (325-375 degrees).

For information on recalibrating the oven with the control panel, visit the following website

<http://www.appliance411.com/faq/temperature-calibration.shtml>

The range anti-tip device is not present or connected properly. The anti-tip device prevents the range unit from moving if an excessive weight is placed on an open oven door.

E. Microwave Ovens

Comments:

A digital microwave oven tester did not detect radiation leak around door seal. Interior light and turntable functioned properly at time of inspection. The exhaust vent functioned properly.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

All required exhaust fans were present and functioned properly at time of inspection.

G. Garage Door Operators

Comments:

A garage door opener was not present at time of inspection.

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H. Dryer Exhaust Systems

Comments:

The corrugated dryer vent is not in accordance with current building standards. Dryer vent should be smooth-walled to prevent the build up of lint.

I. Other

Comments:

Miscellaneous appliances (ie: wine chiller, trash compactor) were not present.



INSPECTION SUMMARY FOR:
John & Jane Doe
123 Main Street Unit 209
Austin, TX 78756

This is just a summary. It is the client's responsibility to read entire report.

This summary highlights items in red that:

- A) require immediate attention
- B) will result in repairs in excess of 500 dollars; and/or
- C) are considered a safety hazard

for more detailed information please refer to the corresponding section of the report.

broken, loose or uneven tile in all tiled areas
void under wood floors adjacent to kitchen
excessive moisture detected in living room ceiling and wall
no anti-tip device on stove
excessive oven temperature
dishwasher is missing the high drain loop
cosmetic wall damage
sealing is needed around the plumbing penetrations under the bathroom sink
excessive baluster spacing on balcony
several minor door issues
kitchen outlets are not GFCI protected
water heater drain pan missing drain pipe
there is an active leak under the master bathroom sink when in use
missing three required smoke detectors
HVAC is nearing the end of its useful life
excessive damage to HVAC condenser fins
"gray" ductwork is present but appears to be functioning properly

The use of a thermal imaging camera did detect moisture issues in the walls and ceiling.

Reviewed inspection verbally with buyer and/or buyer's agent on April 24, 2016.

Unless otherwise noted the International Residential Code 2009 (IRC 2009) and corresponding supplemental codes were referenced when conducting the inspection and completing the report. If you have any questions about the property inspected or the report please contact us at 512.431.0660 or john@homescientific.com

John Goodin
TREC# 20201