# *TUTOR PROFESSIONAL INSPECTIONS*

**Home and Septic Inspections**
**423 Logan Ranch Road**
**Georgetown, Texas 78628**
**Phone: 512-966-9575  Fax: 512-682-0222**


# Confidential Inspection Report

## 806 W 11th St
## Austin, TX 78701

## Prepared for:  Luke Ellis


**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

# PROPERTY INSPECTION REPORT FORM

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|---|---|
| **Luke Ellis** | **8/4/2022** |
| *Name of Client* | *Date of Inspection* |
| **806 W 11th St, Austin, TX 78701** | |
| *Address of Inspected Property* | |
| **Alan Lemke** | **Alan Lemke TREC #20972** |
| *Name of Inspector* | *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) Standard 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;
- inspection only those component and conditions that are present, visible, and accessible at the time of the inspection;
- indicated 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 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 professional regarding any items reported as (D). It is recommend 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;

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- 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 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**

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

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JOB NAME: 14807 FOR: Ellis, Luke / , , TX
AGENT INFO: 512-917-0728 / , , TX

This report is confidential, for the Client's use only. Thank you for choosing TUTOR PROFESSIONAL INSPECTIONS.
For inspection purpose the home faces south

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## I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

*Type of Foundation(s):* Pier post (cedar logs) and beam construction. Vantage point: Entered crawl space fully.

*Comments:*

**Crawl Space Deficiencies- There is moisture related deterioration on the skirting walls and beams where visible plumbing leaks were observed. There are indications of poor drainage and/or ponding in areas of the crawl space which could impact integrity of the piers. There was water standing in areas of the crawl space as a result of plumbing leaks and irrigation system draining into this area which is below the exterior grade. There is moisture deterioration observed on the skirting where plumbing leaks have been present for some time. One of the hinges is missing from the crawl space access door. There is significant moisture deterioration on the crawl space access door. There is damage to the block wall at the south end of the crawl space. There is a possible fallen pier observed along the south wall of the crawl space.**

**Indications of foundation movement were noted that included: significant deflection of floors in multiple areas of the interior building; doors that run when opening and closing; settling fractures observed around doors, windows, walls and ceiling around the home.**

We recommend that you consult with a structural engineer and/or qualified foundation expert to determine if repairs may be needed.

Moisture deterioration on access door

Lower hinge missing at access door

Moisture deterioration - crawl space skirt

Water entering and ponding in crawl space

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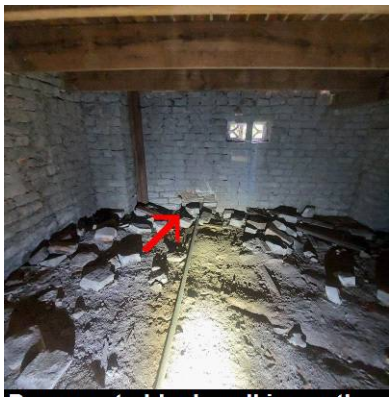
Moisture deterioration on east skirting


Damage to block wall in south crawl space

Possible fallen pier on along south wall

☑ ☐ ☐ ☑ **B. Grading and Drainage**

*Comments:*

GRADING/DRAINAGE: No problem noted at the time of the inspection. Grade is moving water away from the foundation as intended.

GUTTER OBSERVATIONS: **Gutters around the home should be checked for proper pitch toward downspouts; there are sags in runs of the gutters which may inhibit proper drainage. Gutters are filled with debris around the home.** (Leaves, sticks, and/or aggregate.) Debris may have restricted full viewing at some areas.

Sagging at front gutter toward west end

Sagging of gutter at rear west end

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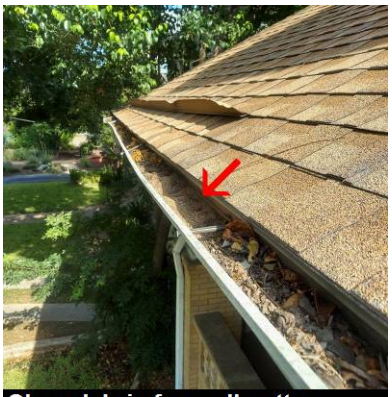

Clear debris from all gutters around home

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

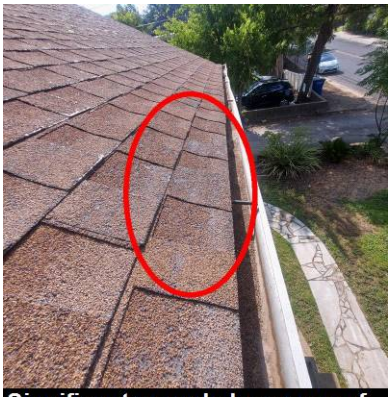
*Types of Roof Covering:* Architectural composition shingles. Note: With regular maintenance average life expectancy is between 20 -25 years under normal installation/conditions.

*Viewed From:* Inspector viewed materials by walking on roof surface.

*Comments:*

ROOF COVERING OBSERVATIONS- **The roof covering appears to be nearing the end of its useful service life.** A qualified professional roofing contractor should be consulted to make further evaluation and/or repair or replacement recommendations for current conditions. **Tree limb(s) observed in contact and rubbing surface of roof.** Trim tree limbs off roof 4-5 feet to reduce wear/damage to roofing materials. **There is moisture deterioration observed on the shingle mold trim on the upper west side of the home.**

ROOF JACKS, FLASHING, & COUNTER FLASHING OBSERVATIONS- No problems were observed at the time of this inspection.


Significant granule loss on roof surface

Significant granule loss on roof surface

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Significant granule loss on roof surface

Tree limbs in contact with roof surface

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

*Viewed From:* Entered attic area. Partial attic access. Viewing was restricted by low headroom. No problems observed at the time of the inspection.

*Approximate Average Depth of Insulation:* 5 - 9 inches, Blown-in cellulous. No problems noted with insulation at the time of the inspection.

ATTIC OBSERVATIONS- Conventional framing, ROOF STRUCTURE OBSERVATIONS- **There is no insulation or weather stripping on the attic access cover as required by current standards. Attic access ladder in the rear reception area is not hung in accordance with the manufacturer's specifications that preclude the use of screws that could shear and cause serious injury.** Current standards require 16-d nails or lag screws. **There is evidence of rodent activity in the attic area. The attic access cover does not close completely which may allow air leakage between the attic and conditioned areas of the building.**

ATTIC VENTILATION IS PROVIDED BY: Ventilation is provided by gable vents.

Access doesn't close completely

No insulation or weather stripping

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

*Comments:*

INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S): Wood / Ceramic Tile / Drywall. INTERIOR WALL OBSERVATIONS- Stored items or furnishings prevent full inspection **There is a corner bead settling fracture at the corner of the upstairs hallway. There are settling fractures over the outside of the north upstairs office door and north upstairs storage area. There is evidence of moisture deterioration in the wood wall boards at the northeast downstairs area of the home. There is previous moisture staining on the walls of the closet off the downstairs northeast office. There is a settling fracture over the window in the upstairs southwest office. There are corner bead fractures in the window opening of the upstairs southwest office. There are small hole in the wall of the upstairs bathroom. There is a gap in the tile grout at one corner in the upstairs bathroom. There is a settling fracture running up the**

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**rear wall in the northeast office. The drywall tape is buckling in the northeast corner of the northeast office which is a likely indicator of structural settling. There are tapeline fractures over doors/windows in the west middle office.**

EXTERIOR WALL OBSERVATIONS- EXTERIOR WALLS ARE CONSTRUCTED OF THE FOLLOWING MATERIALS: Brick and wood siding over wood framing. **There is wood to soil contact at the wood skirting around the crawl space of the home which may lead to moisture deterioration and be a conducive condition for wood destroying insects. There are multiple areas around the home where paint is peeling on the siding. (Areas of exposed wood should be repainted to reduce risk of moisture penetration which leads to deterioration). Seal the joints between the siding planks to reduce risk of moisture penetration. Seal gaps where the brick and siding are pulling apart on the southeast corner to reduce risk of moisture penetration. There is moisture deterioration evident on the exterior of the skirting at the rear of the building between the A/C condensers (this appears to be the result of drain leaks at the rear kitchen sink). Vegetation in contact with exterior wall on the west side of the home**. Trim back 3 to 4 inches to reduce risk of moisture intrusion and expose foundation for monitoring against wood destroying insects.

Wood to soil contact at skirting

Areas of deteriorating/peeling paint

Seal joint of siding and brick on east

Moisture deterioration at active leak

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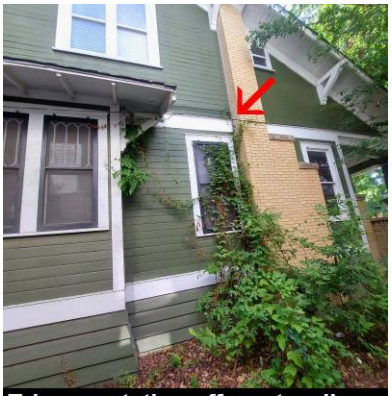
Trim vegetation off west walls

Settling fracture at upstairs corner bead

Moisture deterioration at lower NE walls

Moisture stains in office closet

Settling fracture over up SW office window

Corner bead fractures at SW office window

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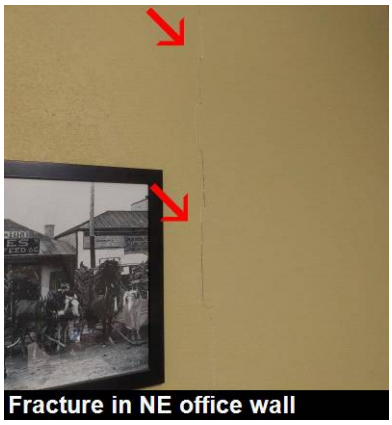
Fractures over upstairs office & storage

Gap in tile grout at upper bathroom

Holes in wall in upper bathroom


Fracture in NE office wall

Drywall tape buckling in NE office

Fractures over west office doors/windows

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

*Comments:*

CEILING COVERING(S): Drywall / Wood. CEILING OBSERVATIONS- **There is a tapeline fracture in the ceiling at the front foyer. There is previous moisture deterioration in the ceiling of the closet at the northeast office.** Area(s) checked with a moisture meter and no elevated moisture was noted at the time of the inspection. **There is evidence of rodent damage at the ceiling inside the closet of the northeast downstairs office. There is a tapeline fracture in the coffer of the upstairs southwest office ceiling. There is evidence of possible moisture deterioration in the wood ceiling at the northeast downstairs area (at bottom of stairwell). There is a settling fracture in the ceiling of the west middle office.**

FLOOR COVERING(S): Hardwood / Carpeting / Laminated Wood / Ceramic Tile. FLOOR OBSERVATIONS: Stored items prohibit full inspection of floors. **There is no insulation under the flooring**. Current standards requires R13 insulation under wooden floors. **There are multiple areas**

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**around the home where deviations in the level of the flooring are observed.** This is likely the result of foundation settling. Client may wish to have a qualified foundation repair company conduct a further evaluation of the structure to determine if leveling is required at this time. **There are some areas visible from the crawl space where the flooring or sub floor have been replaced. There is a patch repair on the floor in the area between downstairs offices which could be a trip hazard. There is noticeable deviation observed in the floors in some areas of the upper level. There are some areas of damage observed on the hardwood flooring.**

No sub floor insulation present

Replaced area of sub floor

Repair may be possible trip hazard

Tapeline fracture at front foyer ceiling

Moisture and rodent damage in closet ceili

Tapeline fracture in SW office coffer

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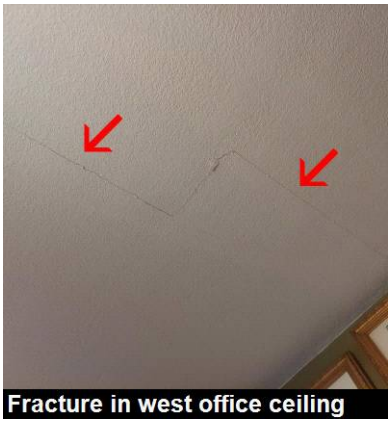
Possible moisture deterioration in ceiling

Damaged areas of hardwood flooring


Fracture in west office ceiling

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

*Comments:*

INTERIOR DOOR OBSERVATIONS- **The downstairs bathroom door does not open all the way because it rubs on the unlevel flooring in this area. The closet door at the upstairs southwest office is out of alignment and rubs on the casing to where it does not close properly.**

EXTERIOR DOOR OBSERVATIONS- **Dead bolt on the patio door requires a key on the interior which violates current home safety standards. The patio door does not open complete due to rubbing on the floor where settling has raised the floor in this area.**

Keyed dead bolt at patio door

Patio door rubs on unlevel flooring

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Bathroom door sticks on floor when opened

☑ ☐ ☐ ☑ **H. Windows**

*Comments:*

**The older wood casing windows could not all be opened and in some rooms that violates current emergency egress standards. Some screens damaged at windows around the home. Some of the screens are missing of have been removed at windows around the home.** NOTE: Windows are very dirty and inspector cannot definitively determine if some of the double paned windows have lost their gas seals. NOTE: Some of the windows of the home are single paned and will not provide the same energy efficiency as newer double-paned windows.

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

*Comments:*

INTERIOR STAIRS: **Handrail did not return to wall as required by current standards.**

Handrails do not return to wall

☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

*Comments:*

FIRE PLACE LOCATION- First Floor, southwest office. FIREPLACE TYPE- Masonry FIRE PLACE OBSERVATIONS- **There are fractures in the hearth stones around the fireplace opening.** Based on age, we recommend you have the unit cleaned and inspected by a fireplace professional before attempting to use the system.

Fractures around fireplace hearth stones

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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

PORCH OBSERVATIONS- **There are no handrails to the front porch which is required by current standards when there are four or more steps.** Circular handrails shall have a diameter of 1¼" - 2". Non-circular handrails shall have a maximum cross section of 2 ¼" **There is a broken panel corner at the front walk way. There is moisture deterioration on an area of the front porch deck that should be repaired to reduce injury risk. The railings around the perimeter of the deck are too low per current standards (railings must be 36" in height).**

PATIO OBSERVATIONS: **There are no handrails to the covered patio which is required by current standards when there are four or more steps.** Circular handrails shall have a diameter of 1¼" - 2". Non-circular handrails shall have a maximum cross section of 2 ¼"

Broken sidewalk panel

No handrail on front steps

No proper handrail at patio steps

Moisture deterioration on front porch

Railing at porch is too low

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**L. Other**

*Comments:*

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## II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

*Comments:*

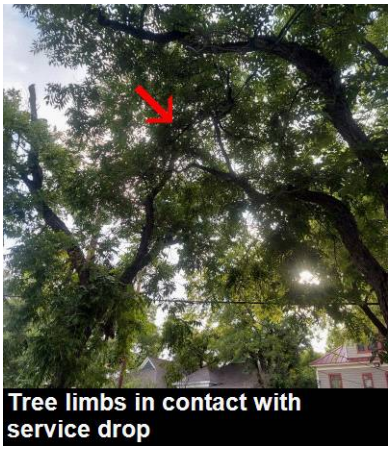
Service is overhead. **Service drop or overhead conductors are contacting tree limbs.** Call the power company for trimming.

SERVICE SIZE: Service size appears to be 200 amps. MAIN PANEL COMMENTS: Main panel is located in/on the rear exterior of home Ground wire present in panel and terminates on to a ground rod. The cold water bond is present but termination is not visible to inspector. Circuit breakers are provided. **The panel box is not sealed to the wall at the top as required by current standards.**

SUB-PANEL COMMENTS: There are two sub panels located in the building. Panel One is located in the storage area off the upstairs conference room. No problems observed at the time of inspection.

Sub panel two is located inside the crawl space near the entry. No problems observed at the time of inspection.

Main panel box not sealed to wall at top



Tree limbs in contact with service drop

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

*Type of Wiring:* Copper, Grounded type branch wiring present.

*Comments:*

**There is no GFCI protection any where in the building or exterior as required by current standards.** GFCI receptacles were not required in this/these locations at the time the home was constructed. Current standards required GFCI in bathrooms, entire kitchen, garage and exterior **There are exposed incandescent bulbs in the attic that should be covered with a wire basket or globe per current standards. The faceplate is missing off one of the switches in the attic and should be replaced. The front exterior carriage lights were not working at the time of this inspection. There is damage to one of the front exterior carriage lights. The sealing fan blades are damaged by heat and sagging badly which may prohibit proper operation. One of the canned lights in the upstairs conference room is not working**

SMOKE DETECTORS: Smoke detectors are present and operating correctly at the time of this inspection.

CARBON MONOXIDE DETECTOR: **There are no visible carbon monoxide detectors present; these should be installed when gas appliances are present.**

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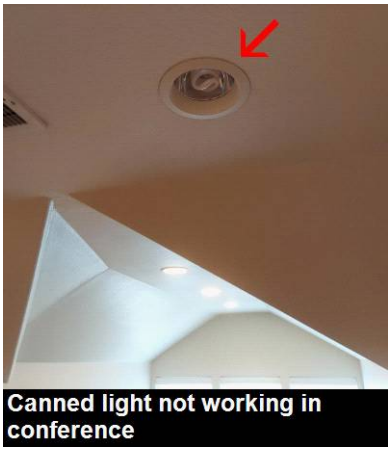
Damage to front carriage lights

Sagging ceiling fan blades front porch


Canned light not working in conference

Missing faceplate at attic receptacle

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

*Type of Systems:* Forced Air.

*Energy Sources:* Gas.

Heating System- The heating system appeared to be operating correctly at the time of the inspection, Return Air Chase/Plenum Observations- No problems were noted at the time of the inspection. Thermostat Observations- The thermostat appeared to operate correctly at the time of the inspection. **The flexible gas line passes through the side of the furnace housing which is a violation of current standards that require that it be a solid pipe**. **There is no sediment trap on the gas line before the shutoff valve to the furnace.** This a new requirement that began for home built after 2009, so this was not required at the time this home was constructed..

The service air was 115f degrees and the return air was 82f degrees for a differential of 33f degrees. Standard is 30 to 40f degrees. *Standard temperature differential was obtained in all rooms of the service area when tested.*

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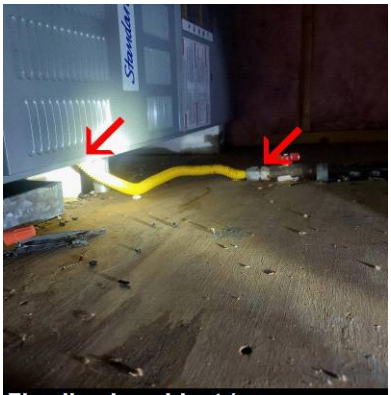
Flex line in cabinet / no sediment trap

*Hvac Location/Coverage Area*
Located in the attic(to the right of opening) and services the downstairs area.

*UNIT LOCATION / DESCRIPTION:*
Forced Air - Gas.

Heating System- The heating system appeared to be operating correctly at the time of the inspection, Return Air Chase/Plenum Observations- No problems were noted at the time of the inspection. Thermostat Observations- The thermostat appeared to operate correctly at the time of the inspection. **The flexible gas line passes through the side of the furnace housing which is a violation of current standards that require that it be a solid pipe**. **There is no sediment trap on the gas line before the shutoff valve to the furnace.** This a new requirement that began for home built after 2009, so this was not required at the time this home was constructed.

The service air was 113f degrees and the return air was 82f degrees for a differential of 31f degrees. Standard is 30 to 40f degrees. *Standard temperature differential was obtained in all rooms of the service area when tested.*



Flex line in cabinet / no sediment trap

*Hvac Location/Coverage Area*
Located in the attic (to left of opening) and services the upstairs area.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

*Type of Systems:* Electric. The condensing unit is a 3.5 ton unit with a max breaker of 40 amps. Manufactured in 2003. Refrigerant type is R-22 NOTE: As of 2020, R-22 refrigerant is no longer being produced or imported. After 2020, only recovered, recycled, or reclaimed supplies of R-22 will be available. The phase out period provides time to switch to ozone-friendly refrigerants when you normally would replace your air conditioner. In the future, R-22 supplies will be more limited and costs to service equipment with R-22 may rise.

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*Comments:*

Electric, - Split System.
AIR TEMPERATURE DIFFERENTIAL- Temperature drop/differential observed between 15 - 20 degrees (-15 F actual temp differential). Differential taken between interior return and supply air. This is considered a normal operating range. *Standard temperature differential was obtained in all rooms of the service area when tested.*
EVAPORATOR OBSERVATIONS- System is an older model and may not be cooling as efficiently as newer models. **Evaporator Deficiencies- Debris present in the secondary drain pan may cause the drain line to become clogged or impact function of the float switch**
CONDENSER (EXTERIOR UNIT) OBSERVATIONS-
THERMOSTAT OBSERVATIONS- No problems observed during this inspection period.

*Hvac Location/Coverage Area*
Services the downstairs area and is located on the rear side of the building (to the left)

Location of downstairs condenser

*UNIT LOCATION / DESCRIPTION:*
Electric. The condensing unit is a 2.5 ton unit with a max breaker of 25 amps. **The breaker is not properly sized in the panel as the unit requires a 25 amp breaker and a 40 amp breaker is found in the panel, creating an over-fused condition of 15 amps.** Recommend you have an HVAC professional or licensed electrician replace this with a properly sized breaker. Manufactured in 2020. Refrigerant type is R-410a.

Electric, - Split System.
AIR TEMPERATURE DIFFERENTIAL- Temperature drop/differential observed between 15 - 20 degrees (-17F actual temp differential / 74F to 57F). Differential taken between interior return and supply air. This is considered a normal operating range. *Standard temperature differential was obtained in all rooms of the service area when tested.*
EVAPORATOR OBSERVATIONS- Except as noted, the system is functioning as designed. **There is about 1/2" of water in the secondary drain pan in the attic which indicates a likely clogged primary drain line.** The air conditioning system should be further evaluated by a licensed HVAC Technician to determine what repairs are necessary.
CONDENSER (EXTERIOR UNIT) OBSERVATIONS- **Condenser Deficiencies- Heat transfer fins were dirty/clogged and should be cleaned to promote efficient operation.**
THERMOSTAT OBSERVATIONS- No problems observed during this inspection period.

| I=Inspected | NI=Not Inspected | NP=Not Present | D=Deficient |
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| I | NI | NP | D |
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Clean heat transfer fins on upstairs unit

*Hvac Location/Coverage Area*
Services the upstairs and is located on the rear side of the building (to the right).

Location of upstairs condenser

☑ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

*Comments:*
DUCTWORK TYPE- Fiberglass duct board and/or flexible type ducts were primarily used for distribution/return system throughout. No problems observed during this inspection period. DUCTWORK, AIR CHASE and/or PLENUM OBSERVATIONS: No problems observed during this inspection period. VENT PIPE OBSERVATIONS: No problems observed during this inspection period. FILTER OBSERVATIONS- No problems observed during this inspection period.

## IV. PLUMBING SYSTEM

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

*Location of water meter:* The water meter is located on the southeast corner of the property.

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|---|---|---|---|

| I | NI | NP | D |
|---|---|---|---|

Water meter located at SE corner

*Location of main water supply valve:* Shutoff valve is located at the meter, Valve is not tested by inspector.

*Static water pressure reading:* Static water pressure reading is approximately 52 PSI. A water pressure reading between 40-80 psi is recommended. Water pressure was checked at an exterior hose bib.

*Comments:*

Municipal service is primary water source. SUPPLY PIPING TYPE- Copper POTABLE WATER LINE OBSERVATIONS- Appears serviceable EXTERIOR PLUMBING- **No vacuum breaker / anti-siphon protection observed on exterior hose bibs/faucets.** This is a basic safety attachment to the end of faucets that will protect from a cross connection or back-flow of water into the house. **Exposed copper pipe in the crawl space may allow freezing and other issues if not properly covered.**

Insulate water lines in crawl space

*Kitchen:*

Except as noted, no problems observed with kitchen supply plumbing at the time of inspection. **Hot water was not obtained at the kitchen sink.**

*Bathrooms:*

**There is no hot water at any of the bathroom tub or sink fixtures.**
LAVATORY- No problems observed during this inspection period.
TOILET/BIDET PLUMBING- No problems observed during this inspection period.
TUB/SHOWER PLUMBING- **The hot faucet handle does not turn at all at the downstairs bathroom tub.**
TUB/SHOWER ENCLOSURE- **Caulk the corners of the tub/shower in the downstairs bath where the grout/caulk is failing to reduce moisture intrusion.**

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

| I | NI | NP | D |
|---|---|---|---|

Caulk corners of downstairs tub enclosure

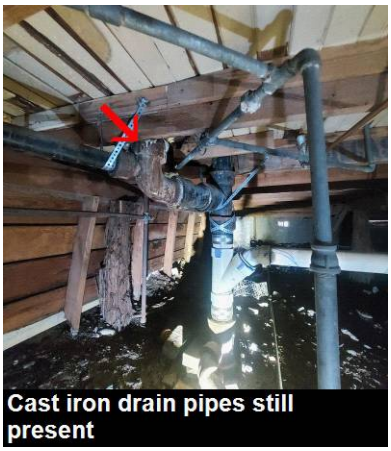
*Wet Bar:*
None Present.

*Utility Room:*
None Present.

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**

*Comments:*
DRAIN/WASTE & VENT PIPING TYPE- Combination of materials, including cast iron. A home this age may have cast iron drain pipes that run from the home to the sewer. Given deficiencies noted, we recommend you have a licensed plumber run a camera test to determine integrity of the pipes.
SEWER PIPE OBSERVATIONS- **Corrosion/deterioration was present on area(s) of the soil piping below the kitchen sink where water is dumping into the crawl space. There are leaks at the metal drain pipes under the downstairs bathroom drain pipes.** SOIL VENT PIPE OBSERVATIONS- No problems observed during this inspection period. The sewer cleanout is located on the east side of the home.

Sewer cleanouts on east side


Cast iron drain pipes still present

Active leak below downstairs bathroom

*Kitchen:*
*Water was run for 5+ minutes at kitchen sink(s) and no indication of slow or backed up drains was observed during this inspection.* **The cast iron drain pipe is deteriorated to a point where there**

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| I | NI | NP | D |
|---|---|---|---|

**is at least 12-18" gap between the top and bottom sections. Water is dripping on the wood skirting both inside and outside of the crawl space and water is ponding in the crawl space whenever the kitchen sink is operated.** A licensed plumber should be contacted to determine repair requirements in this area.

Damaged/separated drain at kitchen sink

*Bathrooms:*
*Water was run for 5+ minutes at all lavatories, tubs, showers and no indication of slow or backed up drains was observed during this inspection.* LAVATORY- No problems observed during this inspection period. TOILET/BIDET PLUMBING- No problems observed during this inspection period. TUB/SHOWER PLUMBING- **Stopper mechanism is missing or not functioning properly in the downstairs bathtub.**

*Wet Bar:*
None Present.

*Utility Room Sink:*
None Present.

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

*Energy Sources:* Gas operated. 40000 BTU.

*Capacity:* 50 Gallons.

*Comments:*

*Location:*
Water heater is located in the crawl space. **Water heater is not operational at the time of this inspection; gas valve was observed in the off position by inspector. There is significant wear/age on the unit and deterioration as a result of being located in this damp crawl space.** A licensed plumber should be contacted to recommend options of replacement of the water heater unit for this building. **There is corrosion taking place around the pipe fittings where the supply lines enter the water heater. The T&P drain line goes up hill and should run down hill continuously from the point of connection on the unit.**

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| I | NI | NP | D |
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Gas valve off / no sediment trap

Deterioration on water heater unit

T&P line runs uphill

☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

*Comments:*

☑ ☐ ☐ ☑ **E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter:* The gas meter is located on the west side of the home.

*Type of gas distribution piping material:* There is black iron pipe being utilized for the gas distribution system.

*Comments:*

**The gas/propane line into the home is not properly bonded as required by current standards.** While this was not a requirement when this home was built, proper bonding of the gas meter is important to reduce the risk of stray voltage entering the home in the event of a lightning strike.

Municipal service is primary source.

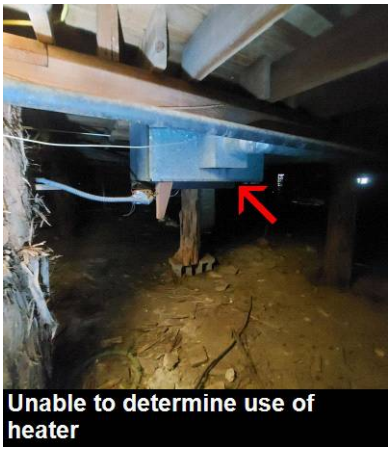
Gas line into home is not bonded

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

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **F. Other** |

*Comments:*
There is a heating unit located in the crawl space whose exact function cannot be determine. The wall heater in the downstairs bathroom was not tested/inspected at the time of this inspection.

Wall unit not tested/ask seller for detail


Unable to determine use of heater

## V. APPLIANCES

| | | | | |
|---|---|---|---|---|
| ☐ | ☐ | ☑ | ☐ | **A. Dishwashers** |

*Comments:*

| | | | | |
|---|---|---|---|---|
| ☐ | ☐ | ☑ | ☐ | **B. Food Waste Disposers** |

*Comments:*

| | | | | |
|---|---|---|---|---|
| ☐ | ☐ | ☑ | ☐ | **C. Range Hood and Exhaust Systems** |

*Comments:*

| | | | | |
|---|---|---|---|---|
| ☐ | ☐ | ☑ | ☐ | **D. Ranges, Cooktops, and Ovens** |

*Comments:*

| | | | | |
|---|---|---|---|---|
| ☐ | ☑ | ☐ | ☐ | **E. Microwave Ovens** |

*Comments:*
Microwave not inspected - it was not built in.

| | | | | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **F. Mechanical Exhaust Vents and Bathroom Heaters** |

*Comments:*
Vent units present. No problems observed during limited test run of appliances.

| | | | | |
|---|---|---|---|---|
| ☐ | ☐ | ☑ | ☐ | **G. Garage Door Operators** |

*Comments:*

| | | | | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☑ | **H. Dryer Exhaust Systems** |

*Comments:*
**There dryer vent is not properly secured and sealed at the west exterior of the building.**

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

| I | NI | NP | D |
|---|---|---|---|

Dryer vent not secured or sealed.

☐ ☑ ☐ ☐ **I. Other**

*Comments:*
Home security system was not inspected per Texas Standards of Practice.

## VI. OPTIONAL SYSTEMS

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

*Comments:*
Irrigation system not inspected as part of this contract.

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

☐ ☐ ☑ ☐ **C. Outbuildings**

*Comments:*

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

☐ ☐ ☑ ☐ **E. Private Sewage Disposal (Septic) Systems**

☐ ☐ ☑ ☐ **F. Other Built-In Appliances**

*Comments:*

# *Tutor Professional Inspections*

**Home and Septic Inspections**
**423 Logan Ranch Road**
**Georgetown, Texas 78628**
**Phone: 512-966-9575  Fax: 512-682-0222**


August 4, 2022

Luke Ellis

, TX

RE: 806 W 11th St
Austin, TX 78701

Dear Mr.  Ellis:

At your request, a visual inspection of the above referenced property was conducted on August 4, 2022 .  This inspection report reflects the visual conditions of the property at the time of the inspection only, hidden or concealed defects cannot be included in this report.  An earnest effort was made on your behalf to discover all visible defects, however please take time to review limitations contained in the inspection agreement.

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended That the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection.

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and appears to have had average maintenance over the years.  However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

**I. STRUCTURAL SYSTEMS**

Foundations  - Grading

*A.  Foundation*

Crawl Space Deficiencies- There is moisture related deterioration on the skirting walls and beams where visible plumbing leaks were observed.
There are indications of poor drainage and/or ponding in areas of the crawl space which could impact integrity of the piers.
There was water standing in areas of the crawl space as a result of plumbing leaks and irrigation system draining into this area which is below the exterior grade.
There is moisture deterioration observed on the skirting where plumbing leaks have been present for some time.
One of the hinges is missing from the crawl space access door.
There is significant moisture deterioration on the crawl space access door.
There is damage to the block wall at the south end of the crawl space.
There is a possible fallen pier observed along the south wall of the crawl space.
Indications of foundation movement were noted that included: significant deflection of floors in multiple areas of the interior building; doors that run when opening and closing; settling fractures observed around doors, windows, walls and ceiling around the home.

*B. Grading and Drainage*

Gutters around the home should be checked for proper pitch toward downspouts; there are sags in runs of the gutters which may inhibit proper drainage.

Gutters are filled with debris around the home.

Roof - Attic

*C. Roof Covering Materials*

The roof covering appears to be nearing the end of its useful service life.

Tree limb(s) observed in contact and rubbing surface of roof.

There is moisture deterioration observed on the shingle mold trim on the upper west side of the home.

*D. Roof Structure / Attic*

There is no insulation or weather stripping on the attic access cover as required by current standards.

Attic access ladder in the rear reception area is not hung in accordance with the manufacturer's specifications that preclude the use of screws that could shear and cause serious injury.

There is evidence of rodent activity in the attic area.

The attic access cover does not close completely which may allow air leakage between the attic and conditioned areas of the building.

Structure Components

*E. Walls (Interior and Exterior)*

There is a corner bead settling fracture at the corner of the upstairs hallway.

There are settling fractures over the outside of the north upstairs office door and north upstairs storage area.

There is evidence of moisture deterioration in the wood wall boards at the northeast downstairs area of the home.

There is previous moisture staining on the walls of the closet off the downstairs northeast office.

There is a settling fracture over the window in the upstairs southwest office.

There are corner bead fractures in the window opening of the upstairs southwest office.

There are small hole in the wall of the upstairs bathroom.

There is a gap in the tile grout at one corner in the upstairs bathroom.

There is a settling fracture running up the rear wall in the northeast office.

The drywall tape is buckling in the northeast corner of the northeast office which is a likely indicator of structural settling.

There are tapeline fractures over doors/windows in the west middle office.

There is wood to soil contact at the wood skirting around the crawl space of the home which may lead to moisture deterioration and be a conducive condition for wood destroying insects.

There are multiple areas around the home where paint is peeling on the siding. (Areas of exposed wood should be repainted to reduce risk of moisture penetration which leads to deterioration).

Seal the joints between the siding planks to reduce risk of moisture penetration. Seal gaps where the brick and siding are pulling apart on the southeast corner to reduce risk of moisture penetration.

There is moisture deterioration evident on the exterior of the skirting at the rear of the building between the A/C condensers (this appears to be the result of drain leaks at the rear kitchen sink).

Vegetation in contact with exterior wall on the west side of the home.

*F. Ceilings and Floors*

There is a tapeline fracture in the ceiling at the front foyer.

There is previous moisture deterioration in the ceiling of the closet at the northeast office.

There is evidence of rodent damage at the ceiling inside the closet of the northeast downstairs office.

There is a tapeline fracture in the coffer of the upstairs southwest office ceiling.

There is evidence of possible moisture deterioration in the wood ceiling at the northeast downstairs area (at bottom of stairwell).

There is a settling fracture in the ceiling of the west middle office.

There is no insulation under the flooring.

There are multiple areas around the home where deviations in the level of the flooring are observed.

There are some areas visible from the crawl space where the flooring or sub floor have been replaced.

There is a patch repair on the floor in the area between downstairs offices which could be a trip hazard.

There is noticeable deviation observed in the floors in some areas of the upper level.

There are some areas of damage observed on the hardwood flooring.

*G. Doors (Interior and Exterior)*

The downstairs bathroom door does not open all the way because it rubs on the unlevel flooring in this area.

The closet door at the upstairs southwest office is out of alignment and rubs on the casing to where it does not close properly.

Dead bolt on the patio door requires a key on the interior which violates current home safety standards.

The patio door does not open complete due to rubbing on the floor where settling has raised the floor in this area.

*H. Windows*

The older wood casing windows could not all be opened and in some rooms that violates current emergency egress standards.

Some screens damaged at windows around the home.

Some of the screens are missing of have been removed at windows around the home.

*I. Stairways (Interior and Exterior)*

Handrail did not return to wall as required by current standards.

*J. Fireplaces and Chimneys*

There are fractures in the hearth stones around the fireplace opening.

*K. Porches, Balconies, Decks, and Carports*

There are no handrails to the front porch which is required by current standards when there are four or more steps.

There is a broken panel corner at the front walk way.

There is moisture deterioration on an area of the front porch deck that should be repaired to reduce injury risk.

The railings around the perimeter of the deck are too low per current standards (railings must be 36" in height).

There are no handrails to the covered patio which is required by current standards when there are four or more steps.

**II. ELECTRICAL SYSTEMS**

*A. Service Entrance and Panels*

Service drop or overhead conductors are contacting tree limbs.

The panel box is not sealed to the wall at the top as required by current standards.

*B. Branch Circuits*

There is no GFCI protection any where in the building or exterior as required by current standards.

There are exposed incandescent bulbs in the attic that should be covered with a wire basket or globe per current standards.

The faceplate is missing off one of the switches in the attic and should be replaced.

The front exterior carriage lights were not working at the time of this inspection.

There is damage to one of the front exterior carriage lights.

The sealing fan blades are damaged by heat and sagging badly which may prohibit proper operation.

One of the canned lights in the upstairs conference room is not working

There are no visible carbon monoxide detectors present; these should be installed when gas appliances are present.

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

Heating

*Downstairs Unit*

The flexible gas line passes through the side of the furnace housing which is a violation of current standards that require that it be a solid pipe.

There is no sediment trap on the gas line before the shutoff valve to the furnace.

*Upstairs Unit*

The flexible gas line passes through the side of the furnace housing which is a violation of current standards that require that it be a solid pipe.

There is no sediment trap on the gas line before the shutoff valve to the furnace.

Cooling

*Downstairs Unit*

Evaporator Deficiencies- Debris present in the secondary drain pan may cause the drain line to become clogged or impact function of the float switch.

*Upstairs Unit*

The breaker is not properly sized in the panel as the unit requires a 25 amp breaker and a 40 amp breaker is found in the panel, creating an over-fused condition of 15 amps.

There is about 1/2" of water in the secondary drain pan in the attic which indicates a likely clogged primary drain line.

Condenser Deficiencies- Heat transfer fins were dirty/clogged and should be cleaned to promote efficient operation.

**IV. PLUMBING SYSTEM**

Supply

*Comments:*

No vacuum breaker / anti-siphon protection observed on exterior hose bibs/faucets.

Exposed copper pipe in the crawl space may allow freezing and other issues if not properly covered.

*Kitchen:*

Hot water was not obtained at the kitchen sink.

*Bathrooms:*

There is no hot water at any of the bathroom tub or sink fixtures.

The hot faucet handle does not turn at all at the downstairs bathroom tub.

Caulk the corners of the tub/shower in the downstairs bath where the grout/caulk is failing to reduce moisture intrusion.

Drains

*B. Drains, Wastes, and Vents*

Corrosion/deterioration was present on area(s) of the soil piping below the kitchen sink where water is dumping into the crawl space.

There are leaks at the metal drain pipes under the downstairs bathroom drain pipes.

*Kitchen:*

The cast iron drain pipe is deteriorated to a point where there is at least 12-18" gap between the top and bottom sections. Water is dripping on the wood skirting both inside and outside of the crawl space and water is ponding in the crawl space whenever the kitchen sink is operated.

*Bathrooms:*

Stopper mechanism is missing or not functioning properly in the downstairs bathtub.

Water Heater

Water heater is not operational at the time of this inspection; gas valve was observed in the off position by inspector.

There is significant wear/age on the unit and deterioration as a result of being located in this damp crawl space.

There is corrosion taking place around the pipe fittings where the supply lines enter the water heater.

The T&P drain line goes up hill and should run down hill continuously from the point of connection on the unit.

Gas

The gas/propane line into the home is not properly bonded as required by current standards.

**V. APPLIANCES**

*H. Dryer Exhaust Systems*

There dryer vent is not properly secured and sealed at the west exterior of the building.

Thank you for using my services to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call.

Sincerely,

Alan Lemke
Professional Inspector