



**AESTHETIC INSPECTIONS**  
*Home Inspection Company*



**Home Inspection Report**

123 Inspectionville Street  
Austin, TX, 78754

Inspection ID: 123 Inspectionville Street Austin, TX 78754 Jane and John Doe

Date: 2017

By

**Bryce Buggs**

**Aesthetic Inspections**

Austin, Texas, 78754

512-937-3024

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# Aesthetic Inspections

## PROPERTY INSPECTION REPORT

**Jane and John Doe**

(Name of Client)

**Concerning: 123 Inspectionville Street Austin, TX, 78754**

(Address or Other Identification of Inspected Property)

**Bryce Buggs**

**2017**

(Name of Inspector)

(Date)

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

### 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](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREClicensed 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.

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 circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, 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 stainlesssteel 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.

(512) 936-3000

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188

(<http://www.trec.state.tx.us>)

REI 7-5 (05/4/2015)

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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 require 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.

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Report Identification: 123 Inspectionville Street Austin, TX 78754 Jane and John Doe Date of Inspection: 2017

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Property is an occupied, single-story, single family dwelling, reportedly built in 1999

Present at Inspection: Client's family members/friends; Client's Realtor

Weather at time of inspection: 77-82 oF clear skies moderate winds

Utilities On: √ Electricity √ Water (Home is all-electric)

Furniture, furnishings and stored items prevented ready access to all areas of this occupied home.

# Aesthetic Inspections

Report Identification: 123 Inspectionville Street Austin, TX 78754 Jane and John Doe

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

I NI NP D

X | | | | X

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): concrete, slab on grade

Comments: Foundation appeared to be performing as intended.

This inspector is required to report any exposed iron as a deficiency.

DEF: Exposed iron should be sealed to prevent rusting, which can have adverse effects upon the foundation.



X | | | | |

### B. Grading and Drainage

Comments: Grading and drainage around home appeared to be generally adequate to prevent unwanted water ponding near the foundation.

X | | | | |

### C. Roof Covering Materials

Types of Roof Covering: 3-tab asphalt shingles

Viewed from: climbing atop rooftop and from ground level using binoculars

Comments: climbing atop rooftop and from ground level using binoculars



I	NI	NP	D
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X				
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**D. Roof Structures and Attics**

*Viewed from: entering attic via pulldown stairway in the garage ceiling*  
*Attic structure type: engineered web-truss design; radiant barrier roof decking*

*Approximate Average Depth of Insulation: 12 inches*  
*Comments: Stored items and insulation covering ceiling rafters limited this inspector's access to all areas of the attic. Attic insulation and ventilation appeared to be adequate.*



CAUTION: For your safety, electrical wiring near attic access should be protected

X				X
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**E. Walls (Interior and Exterior)**

*Comments: DEF: As part of routine maintenance, the entire exterior should be reviewed for areas in need of caulking/sealing to prevent moisture intrusion. See photos for examples*





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I	NI	NP	D
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X				
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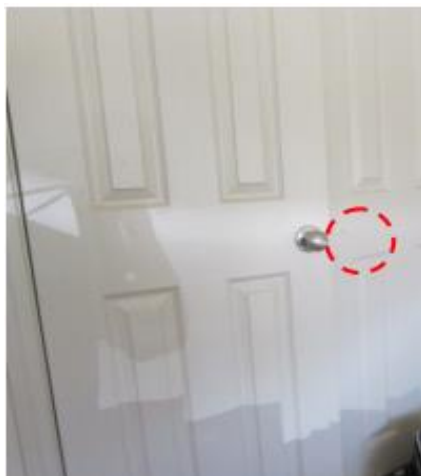
**F. Ceilings and Floors**

*Comments: No concerns were observed.*

X				
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**G. Doors (Interior and Exterior)**

*Comments: Closet doorknob missing*



X				
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**H. Windows**

*Comments: No concerns were observed.*

X				
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**I. Stairways (Interior and Exterior)**

*Comments: No concerns were observed.*

X				X
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**J. Fireplaces and Chimneys**

*Comments: Gas fireplace has gas logs. Damaged/kinked gas line in fireplace should be replaced.*





I	NI	NP	D
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X				
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### K. Porches, Balconies, Decks and Carports

*Comments: Cracks in driveway and in garage floor are common cosmetic concerns.*



## II. ELECTRICAL SYSTEMS

X				X
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### A. Service Entrance and Panels

*Comments: Main Service Panel and 100 Amp Main Disconnect is located near the left rear corner of the home. A smaller subpanel is located beneath the Main Service Panel.*

*For reasons cited in Sections II. A. and II. B. (Electrical Systems), it is recommended to have the home's electrical systems evaluated by a licensed electrician.*

*Contact the electric utility provider to ask if it is within their jurisdiction to trim tree limbs away from overhead service cables.*

*DEF: All breakers should be clearly and permanently labeled.*



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I	NI	NP	D
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X				X
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**B. Branch Circuits, Connected Devices and Fixtures**

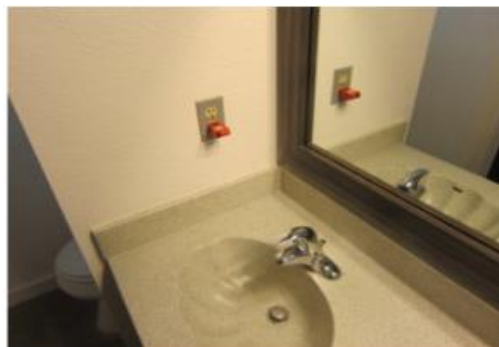
Type of wiring: Cooper

Comments:

Doorbell and chime were functioning as intended.

For reasons cited in Sections II. A. and II. B. (Electrical Systems), it is recommended to have the home's electrical systems evaluated by a licensed electrician.

DEF: Ground-Fault-Circuit-Interrupter (GFCI) protection was NOT present anywhere in the home. For your safety, GFCI protection should be present for receptacles in locations such as: all kitchen countertops; bathrooms; within 6 feet of sinks (living room, laundry/utility).



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

X				
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**A. Heating Equipment**

Type of Systems and Energy Sources: Home is equipped with an electric Central air heating system.

Comments: Furnace and air handling unit is located in a garage closet. Heating system appeared to be functioning as intended.



I	NI	NP	D
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X				
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**B. Cooling Equipment**

Type of Systems: Home is equipped with an electric Central air conditioning system.

Comments: Exterior condenser/compressor unit is located on the left side of the home.

Interior evaporator/air handling unit is located in a garage closet

Return air temp: 70.3F ; Conditioned air temp: 48.1F ; Temp DIFFERENTIAL = 22.2 F

This temperature differential (measured across the evaporator coil) is within the expected/acceptable range. Cooling system appeared to be functioning as intended.

Termination of the primary condensate drain line was not verified



X				
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**C. Duct Systems, Chases, and Vents**

Comments: No concerns were observed.

**IV. PLUMBING SYSTEM**

X				X
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**A. Plumbing Supply, Distribution Systems and Fixtures**

Location of Water Meter: near driveway, right front corner of property Location of main water supply valve(s): near water meter

Static water pressure reading: 45 psi This is within the acceptable range of 40 – 80 psi.

Location of main water supply valve:

Static water pressure reading:

Comments: DEF: Broken water meter cover in need of repair  
leak at master bathroom shower head

DEF: Slight



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I	NI	NP	D
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X				
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**B. Drains, Wastes, and Vents**

*Comments: No concerns were observed.*

X				
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**C. Water Heating Equipment**

*Energy sources: Home is equipped with electric water heater located in a garage closet.*

*Capacity: 55-gallon*

*Comments: Water heater is functioning as intended.*



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**D. Hydro-Massage Therapy Equipment**

*Comments:*

**V. APPLIANCES**

X				
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**A. Dishwashers**

*Comments: Dishwasher was successfully run through a normal cycle. No concerns were observed.*

X				
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**B. Food Waste Disposers**

*Comments: Appeared to be functioning as intended.*

X				
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**C. Range Hood and Exhaust Systems**

*Comments: Recirculating system appeared to be functioning as intended.*

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I	NI	NP	D
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X				
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**D. Ranges, Cooktops, and Ovens**

*Comments: Electric cooktop heating elements were functioning as intended.  
Oven temperature was measured to be 350F when set at 350F*

X				
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**E. Microwave Ovens**

*Comments: Was functioning as intended.*

X				
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments: No concerns were observed.*

X				X
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**G. Garage Door Operators**

*Comments: Overhead, electric door opener was generally functioning as intended.  
However, some attention is needed.  
DEF: For safety, floor sensors should be positioned no more than 6 inches above the garage floor.*



X				
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**H. Dryer Exhaust Systems**

*Comments: Clothes dryer vents to left side of the home, near the exterior A/C unit. A/C condenser fins should be monitored for unwanted lint collection.*



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**VI. OPTIONAL SYSTEMS**

			X	
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**A. Landscape Irrigation (Sprinkler) Systems**

			X	
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**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:

Comments:

		X		
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**C. Outbuildings**

Comments: A brief look inside the storage building did not reveal any electric service.



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

Type of Pump:

Type of Storage Equipment:

Comments:

			X	
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**E. Private Sewage Disposal (Septic) Systems**

Type of System:

Location of Drain Field:

Comments:

**End of Inspection Report**