

*Prepared Exclusively For;
Alex Hoyt & Kellen Robles
1107 Lazy Creek Ln.
Blanco, TX 78606
3/31/2021*



LLC

"We help Maximize your investment"

TREC # 21987-PAUL SAVAGE-210-426-8950



PROPERTY INSPECTION REPORT

Prepared For: Alex Hoyt and Kellen Robles
(Name of Client)
Concerning: 1107 Lazy Creek Ln-Blanco, TX 78606
(Address or Other Identification of Inspected Property)
By: Maximum Inspections, LLC-Paul Savage-TREC Lic # 21987 3/31/2021
(Name and License Number of Inspector) (Date)

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 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 and 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 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 license holders 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR
Maximum Inspections, LLC TREC License # 21987

Present at inspection: (For Inspectors Use Only)

☒ **Buyer** ☐ **Buyer's agent** ☐ **Listing agent** ☐ **Occupant**

Utilities on:

☒ **Yes** ☐ **No Water** ☐ **No Gas** ☐ **No Electricity**

Weather condition at time of inspection: Cloudy

Outdoor temperature: 60-degrees

This property inspection reports on only the items listed in this report as inspected and only on the current condition of those items on the date of the inspection. This report reflects only the items inspected and observed to serve the purpose for which they are intended under normal operating conditions. No representation or comment is made concerning any latent defect or defects not reasonably observable at the time of inspection or items which require removal of permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present damage including deterioration or water damage which is not reasonably observable by the inspector and no representation or comment can be made.

Unless otherwise indicated we do not test for or make any determination as to the following:

Radon – a colorless, odorless, radioactive gas that may be harmful to humans. Mold, Building code compliance, Asbestos, Lead Paint, Formaldehyde, Soil contamination, Soil Stabilization, and any other environmental hazards or violations.

Some structures (or parts of them) have unique characteristics that may make it impossible for us to inspect and evaluate them such as with log homes. In such cases, we cannot inspect for decay of walls, foundations or roofs because the nature of the structure would require destructive testing for decay or defects.

This property inspection report is yours and is for your use only. We cannot be held responsible for any misuse or misinterpretation of our property inspection report. Any reliance upon our report is at the risk of the relying party and is contingent upon such party releasing Maximum Inspections, LLC (including our employees and agents) from all liability. You agree to release us for any liability and agree to pay our costs and legal fees in defending any action filed by any party to whom you provide our report.

Our property inspection report cannot be treated as any guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law including the warranty of habitability or fitness for any intended purpose.

We are not a repair company and you agree that we will not be held responsible for the cost of repair or replacement of any defects or deficiencies either current or arising in the future. You agree that in all cases our liability shall be limited to the amount of fees you paid us. You agree that this limitation is not a penalty and is based upon the fact that the ascertainment of damages will be too difficult. You agree that we are not responsible for any consequential, exemplary, special or incidental damages (such as the loss of use of your home or building).

We do not practice in the field of architecture, engineering, plumbing, electrical, home repairs, or in any other or similar trade.

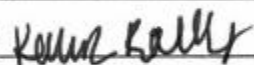
I fully understand that this inspection is not a warranty or guarantee. This inspection does not imply that every defect will be discovered, it is a statement of opinion and/or condition as of and on this date.

ACKNOWLEDGMENT: In the absence of the Client(s) to sign this agreement prior to or at the time of the inspection, scheduling of the inspection, acceptance of the report, and/or payment for the inspection(s) is an acknowledgment, acceptance, and agreement by the client(s) to the terms of this agreement, and acknowledges that the inspection includes only those items listed, mentioned and specified in the report.

COST OF INSPECTION: *Please see attached invoice. Payment is due upon completion of the inspection.*

CLIENT SIGNATURE  DATE 3/3/2021

CLIENT Alex Hoyl

CLIENT SIGNATURE  DATE 03/31/2021

CLIENT Kellen Robles

MAXIMUM INSPECTIONS  DATE 3/31/2021

MAXIMUM INSPECTIONS Paul Savage

TIPS ON OWNING A HOME;

- Change air filters monthly or as recommended by a licensed HVAC contractor.
- Keep landscaping away from all outside air conditioning unit(s).
- You should have the air conditioning and heating equipment serviced annually.
- Manually test fire/smoke detectors regularly.
- Replace batteries in smoke detectors annually as recommended by Consumer Product Safety Commission.
- Keep vines and other vegetation away from the exterior of the house. This helps to keep insects and excessive moisture from penetrating the structure.

As there are many additional maintenance items, we recommend books and publications about maintaining your home to protect your investment.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A. Foundations

Type of Foundation(s): ✓ Concrete Slab on Grade

Comments: Foundation is performing as intended at the time of inspection. Soil in this area is subject to expansion and contraction. Structural movement can occur at any time.

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B. Grading and Drainage

Comments: ✓ Grading and drainage are performing as intended at the time of inspection.

☒ ☐ ☐ ☐

C. Roof Covering Materials

Type(s) of Roof Covering: ✓ Metal

Viewed From: ✓ Rooftop

Comments: Did not walk the entire roof, there may be defects not visible from my vantage points.

☒ ☐ ☐ ☒

D. Roof Structure and Attics

Viewed From: ✓ Garage with a step ladder

Approximate Average Depth of Insulation: 4-inches

Comments: Limited access to the attic spaces, viewed from ladder at two access openings in the Garage.

- No roof decking under the metal roof above the middle of the house.
- Insulation could be improved for energy efficiency.

☒ ☐ ☐ ☐

E. Walls (Interior and Exterior)

Comments: ✓ Belongings and furniture throughout, could not inspect all interior walls, under cabinets and garage areas. ✓ No deficiencies noted at the time of inspection.

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I	NI	NP	D
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☑ ☐ ☐ ☑

F. Ceilings and Floors

Comments: ✓ Belongings and furniture throughout, could not inspect all interior and garage areas. This inspection does not cover floor covering deficiencies other than safety hazards or foundation related issues.

- Cracked floor tiles at entrance to the center bedroom.
- Previous repairs to ceiling near the dining area.

☑ ☐ ☐ ☑

G. Doors (Interior and Exterior)

Comments:

- Exterior door and trim to the Garage need repairs.
- Upper strike plate is missing on the French doors to the Master bedroom.

PICS



Repairs needed/exterior door and trim



Missing strike plate/Master bedroom

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H. Windows

Comments: ✓ Double Pane & Single Pane windows Note: This inspection does not include window covering deficiencies.

✓ Belongings and furniture throughout, could not operate all of the windows due to obstructions in some areas.

- Springs are broken on at least one window in the Family room.
- Windows are fogged/seal is broken on several windows in the Dining area.
- Windows are loose in the front Living area. Exterior molding is also deteriorated.

☐ ☐ ☑ ☐

I. Stairways (Interior and Exterior)

Comments:

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J. Fireplace and Chimneys

Comments:

- Flue pipe has soot build up, needs to be cleaned prior to use.
- Damper does not work properly.
- No access to shut off valve for gas log lighter.

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K. Porches, Balconies, Decks, and Carports

Comments:

- The right-hand front porch post is separated and loose at the base.

PIC



Separated/loose front porch post

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L. Other – Raised platform in the back yard

Comments:

- This structure is more than 30-inches above the grade and requires guards throughout and handrailing on the stairway. **Safety Hazard**

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I NI NP D

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Main & Sub Panel Combo- ✓ *Federal Pacific Panel: This brand of panel has been known to have hidden defects between the breakers. Recommend further evaluation by a Licensed Electrician.*

- White wires used as hot; these are required to be properly identified.
- Blank covers are missing.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Aluminum ✓ Copper

Comments:

✓ **SMOKE DETECTORS:** *Smoke Detectors are NOT present as required. Smoke detectors are required to be located in each bedroom, in hallways outside of bedrooms and in common areas. At least (1) Carbon Monoxide detector is required when there is direct access to the Garage. Recommend testing and changing batteries periodically.*

- No GFCI's in the Kitchen or bathrooms. These are required around all wet areas to protect persons and appliances from electrical shock.
- Loose light fixture in the side bedroom.
- Hot and ground on the outlet serving the Dishwasher.
- Open ground on (1) outlet to the right of the stove.
- Unprotected light bulb in the front bedroom closet.
- Open wiring in the Garage storage area. This should be capped or verified that it is no longer a live circuit.
- White wire used as hot on A/C disconnect, this is required to be properly identified.

Electrical Systems should be evaluated and corrected as needed by a Licensed Electrician.

PIC



Open wiring/Garage storage area

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I NI NP D

III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: ✓ Electric Strip Heat System

Energy Sources: ✓ Electric

Comments:

✓ Electric Heat temperature rise was 25-degrees. This is within normal standards for a properly operating system.

Date of Manufacture 2012

Heater size calculation was not done as part of this inspection.

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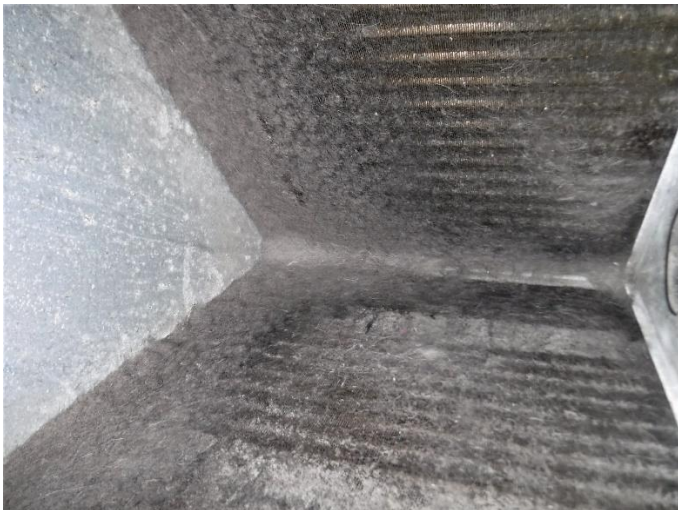
B. Cooling Equipment

Type of System: ✓ Central A/C System

Comments: ✓ Temperature differential across the coil was 17-degrees, this is within normal standards of (16-21 degrees) for a properly operating system. Low indoor temperature and low outdoor temperature does not reflect a good heat load for properly checking the system. Hot outdoor temperatures may change the performance of the system. No determination on unit load matching was made as part of this inspection. Date of Manufacture 2012

- Blower wheel is dirty.
- Evaporator coil is dirty.
- Mildew growth on the interior panels.
- The drain pipe travels slightly uphill and is partially clogged.
- Auxiliary drain pan is not present. This is required to prevent water damage to the structure in the event of an overflow. The pan must either be piped to the outdoors in an observable location or there needs to be a drain pan float switch to disable the unit in the event of an overflow.

Recommend that unit is serviced and cleaned by a Licensed HVAC Contractor.
PICS



Dirty evaporator coil



Partially clogged drain pipe

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C. Duct Systems, Chases and Vents

Comments: ✓ No deficiencies noted at the time of inspection, limited view of the ducts.

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I NI NP D

IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: ✓ Front Left of Property

Location of main water supply valve: ✓ Not Located

Static water pressure reading: 75 PSIG (40-80 normal)

Comments: No deficiencies noted at the time of inspection. Performed short test on plumbing system, one fixture at time. ✓ Performance may be adversely different when the plumbing system is in full use.

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B. Drain, Wastes and Vents

Comments: Performed short test on drain system, one fixture at time. ✓ Performance may be adversely different when the plumbing system is in full use.

- Corrugated drain pipe on the Kitchen sink. Drain pipe should be smooth in nature to prevent clogging.
- Tenant does not use the Master shower due to concerns that shower floor leaks.
- Master bathroom sink basin is cracked.
- Did not observe exterior terminations of waste pipe vent stacks.

Recommend a Licensed Plumber to make corrections/repairs as needed.

PICS



Corrugated drain pipe/Kitchen



Cracked sink basin/Master bathroom

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C. Water Heating Equipment

Energy Source: ✓ Electric

Capacity: ✓ 50 Gallons

Comments: ✓ Operation normal at the time of inspection. Did not test Pressure Relief Valve (PRV), pipe goes through a wall, may cause damage to the property. Recommend testing periodically as per the manufacturer's instructions. Hot water present at all fixtures at the time of inspection. Date of Manufacture 2013

- Pressure Relief Valve (PRV) piping has been reduced in size. This is required to be full size all the way through the termination point outdoors. This pipe should also terminate to 6-inches above the grade. **Safety Hazard**
- Drain pan drain line is not piped. Drain line will be required to be piped to a proper drainage area to prevent damage to the structure and contents in the event of a leak.

Recommend a Licensed Plumber to make corrections/repairs as needed.
PICS



Reduced PRV piping



Exterior PRV pipe termination too high

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D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

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I NI NP D

V. APPLIANCES

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A. Dishwashers

Comments:

- Hot and ground on the outlet serving the Dishwasher, this causes the dishwasher to not work consistently.
- No anti-siphon loop present to prevent backflow into the dishwasher.

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B. Food Waste Disposers

Comments:

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C. Range Hood and Exhaust Systems

Comments: ✓ Fan operation normal at the time of inspection.

- Did not observe exterior termination of the exhaust duct, may be venting into the attic.
- Light does not work.

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D. Ranges, Cooktops, and Ovens

Comments: ✓ Range top operation normal at the time of inspection.

- No anti-tip device present to prevent accidental tip-over of oven. This is a hazard to children.
- Oven is noisy.
- **Oven maintained a 395-degree temperature at a 350-degree setting. This is NOT within +/- 25 degrees as an acceptable standard.**

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E. Microwave Ovens

Comments: ✓ Operation normal at the time of inspection.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: ✓ Operation normal at the time of inspection.

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G. Garage Door Operators

Comments:

- No Manual Safety Reverse, this is a hazard to persons and objects in the way of the overhead garage door. Floor safety sensors operate as intended at the time of inspection.

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H. Dryer Exhaust Systems

Comments: Recommend cleaning the dryer vent system periodically.

- Dryer vent damper is stuck open.

PIC



Dryer vent damper

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VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

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B. Swimming Pools, Spas, Hot Tubs and Equipment

Type of Construction:
Comments:

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C. Outbuildings

Comments: