



Inspection Report

Edward Blocker

Property Address:
3033 McGregor Ln
Dripping Springs TX 78620



CODE 3 Property Inspections. PLLC

**Chris DeBord TREC #21042
555 Veterans Dr. #743
Kyle, TX 78640
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PROPERTY INSPECTION REPORT FORM

Edward Blocker	10/15/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
3033 McGregor Ln, Dripping Springs, TX 78620	
<i>Address of Inspected Property</i>	
Chris DeBord	TREC #21042
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

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) Standards 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;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate 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 report 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 professionals regarding any items reported as Deficient (D). It is recommended 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;
- 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 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 to 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:

Type of Inspection:

Pre-Listing

In Attendance:

Seller(s) Agent

Type of building:

Single Family (1 story)

Approximate age of building:

Under 10 Years

Weather/Temperature:

Partly Cloudy, 81-90(F)

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

Utilities:

Water, Electricity and Gas N/A

Property Status:

Occupied

Inaccessible/Obstructed areas:

Attic access, Attic space is limited, viewed from accessible area, Behind/under furniture and/or stored items, Dryer hookup, electrical outlets, Floor covering (carpet, tiles, rugs, etc.), Roof/eaves/soffits, Visible plumbing viewed only, Walls/Ceiling covered and/or freshly painted

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Date: 10/15/2022	Time: 02:00 PM	Report ID: 10152022 Blocker
Property: 3033 McGregor Ln Dripping Springs TX 78620	Customer: Edward Blocker	Real Estate Professional: Dana Hutto

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This inspection was performed for the home owner selling this home and was inspected according to standards and practices. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

It is a pleasure serving you,

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

I NI NP D

I. Structural Systems

A. Foundations

Type of Foundation(s)*: Slab on grade

Comments:

Inspectors Opinion: At this time, the foundation appears to be adequately supporting the structure and immediate significant repair needs are not evident.

B. Grading and Drainage

Comments:

Performing as intended at the time of the inspection.

C. Roof Covering Materials

Types of Roof Covering*: Composition

Viewed From (Roof)*: Ground

Comments:

Performing as intended at the time of the inspection.

D. Roof Structures and Attics

Viewed From (Attic)*: Equipment decking near furnace

Approximate Average Depth of Insulation*: 12 inches

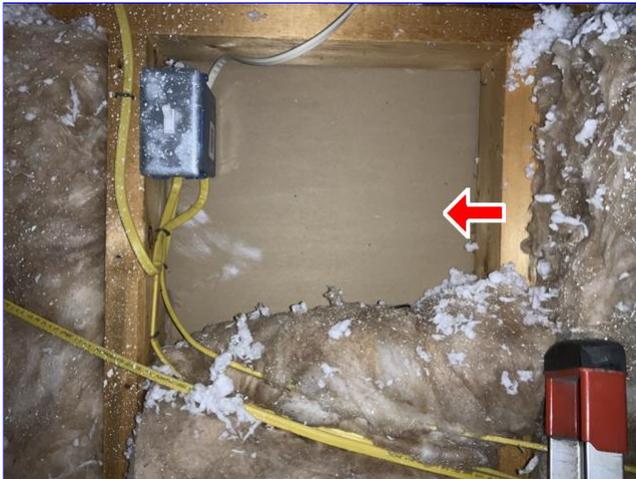
Roof-Type: Hip

Roof Structure Type: Coventional framing

Attic info: Pull down stairs, Scuttle hole

Comments:

(1) Some of the bat insulation on the vertical faces in the attic has fallen down and needs to be reattached.



D. Item 1(Picture)

(2) The insulation in the attic has been disturbed/moved, it should be re-distributed in some areas to achieve a uniform depth.

- Depths of fiberglass insulation that will maintain an R value of 30 (depending on % glazing and manufacturer) will improve heating and cooling characteristics and reduce utility costs. For reference, this is equivalent to a depth of loose or bat fiberglass insulation of 10 to 12 inches depending on the manufacturer. Inadequate insulation will result in greater heat and cooling

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I NI NP D

losses in my opinion. Energy companies are now recommending 18 inches of insulation to reach R-38.



D. Item 2(Picture)

(3) Attic scuttle access door is uninsulated, this can allow conditioned air to escape into the attic and/or allow radiant heat from the attic to enter the living space below.



D. Item 3(Picture)

E. Walls (Interior and Exterior)

Siding Material: Cement fiber/wood, Stone

Wall Material: Gypsum Board

Comments:

(1) There are some areas of the exterior trim and/or siding that needs repair, painting and/or staining to prevent moisture damage. This is located on the primary bathroom window.

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

I NI NP D



E. Item 1(Picture)

(2) Caulk and seal all gaps, cracks, and openings. There are various areas around the house that need sealing. Seal all trim boards along the vehicle garage doors.



E. Item 2(Picture)

(3) Wall mounted boxes / fixtures on exterior cladding should be sealed at the top and half way down each side. The bottom of the boxes shall not be sealed. This will allow water to run down the sides and out the bottom.

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

I NI NP D



E. Item 3(Picture)

(4) Missing a small section of the drywall, located in the primary bathroom between the bathtub and the sink cabinets, recommend repair.



E. Item 4(Picture)

(5) Missing glass wall that separates the shower from the bathtub, recommend asking the seller for more information.

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

I NI NP D



E. Item 5(Picture)

(6) There are no weep holes present on the exterior wall(s). Weep holes permit moisture to drain from behind the brick/stone and should be spaced no more than 33 inches on center and above windows and doors. The trapping of moisture in the walls can cause structural damage.

(7) There are no weep holes above the windows and doors in the brick veneer wall. Weep holes permit moisture to drain from behind the brick. The trapping of moisture in the walls can cause structural damage.

F. Ceilings and Floors

Ceiling Materials: Gypsum Board

Comments:

Performing as intended at the time of the inspection.

G. Doors (Interior and Exterior)

Exterior Entry Doors: Wood/metal/insulated glass

Interior Doors: Hollow core

Comments:

(1) Weather stripping on the front entry and side pedestrian garage door are not sealed, daylight can be seen in several places. Weather stripping that does not seal can lead to moisture intrusion, a lack of energy efficiency and provides access for insect intrusion.



G. Item 1(Picture)

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

I NI NP D

(2) The primary bedroom door makes contact with the frame, recommend adjusting the door as needed for a smooth operation.



G. Item 2(Picture)

(3) There are some door stops that are missing or ineffective. Recommend installation to avoid wall damage. This was observed in various locations throughout the house.

(4) Missing the strike plate to the rear patio deadbolt.



G. Item 3(Picture)

H. Windows

Window Types: Vinyl Frame/Thermal/Insulated Glass

Comments:

A visual inspection of the windows indicates that some of the screens are missing/not installed.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): Cement Fiber/Wood

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

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Types of Fireplaces: Pre-fabricated insert

Operable Fireplaces: One

Comments:

Performing as intended at the time of the inspection.

K. Porches, Balconies, Decks, and Carports

Driveway: Concrete

Comments:

Performing as intended at the time of the inspection.

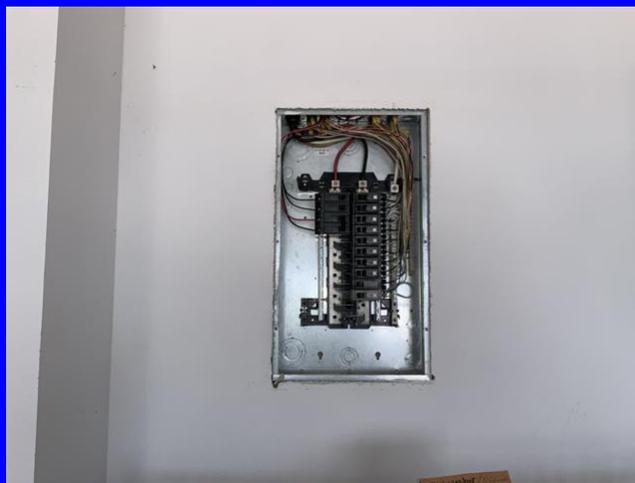
L. Other

Comments:

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

I NI NP D

II. Electrical Systems



A. Service Entrance and Panels

Electrical Service Conductors: Single Phase Overhead (Service Drop)

Panel Capacity: 200 AMP

Electric Panel Manufacturer: GENERAL ELECTRIC

Panel Type: Circuit breakers

Comments:

(1) The service entrance PVC conduit should be attached to the exterior wall with a clamp within three feet of the termination and every five feet thereafter.

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

I NI NP D



A. Item 1(Picture)

(2) Missing the dead front cover plate to the right electrical panel. This panel is located next to the main service meter.



A. Item 2(Picture)

(3) Labeling of overcurrent protective devices with generic or missing terms such as General lighting and receptacles is not specific enough to identify which currents are involved. Under current electrical standards, All circuits and circuit modifications shall be legibly identified as to their clear, evident and specific purpose. The identification must include sufficient detail to allow each circuit to be distinguished from all others and the identification must be on a circuit directory located on the face or inside of the door of a panel box. Recommend that a qualified electrician re-inspect, label and verify the appropriateness of existing over current protection for all branch circuits. The absence of labels makes repair of circuits dangerous and can result in a shock hazard for repair personnel.

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

I NI NP D



A. Item 3(Picture)



A. Item 4(Picture)

(4) AFCI's (Arc Fault Circuit Interrupter Devices) are now required in family / living rooms, dining rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. These are required to protect the property from a fire caused by sparks. These were first required in 1999 for bedrooms and then for the rooms listed above beginning in September 2008.

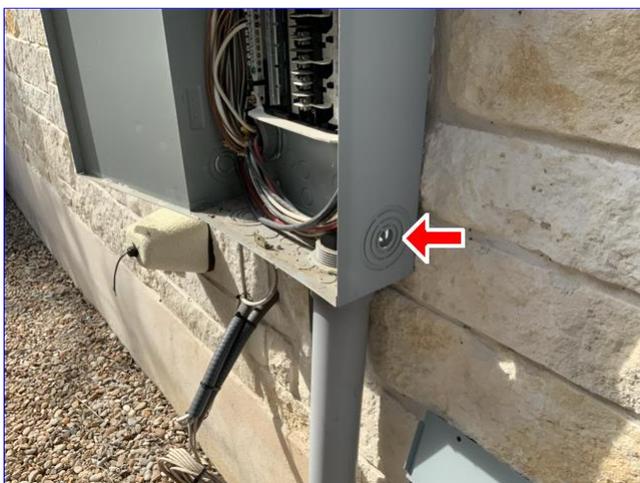
(5) There are knockouts missing on the dead front cover in the main electrical panel. This will allow moisture to enter the panel and represents a potential shock hazard.

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

I NI NP D



A. Item 5(Picture)



A. Item 6(Picture)

(6) The sub-panel(s) dead front cover is missing screws.



A. Item 7(Picture)

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

I NI NP D

B. Branch Circuits, Connected Devices, and Fixtures

Type of wiring*: Copper

Comments:

(1) The doorbell is inoperable.



B. Item 1(Picture)

(2) Wire splices observed inside the attic over the laundry room area, recommend installing the wires in an approved junction box with a cover plate.

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

I NI NP D



B. Item 2(Picture)



B. Item 3(Picture)

(3) Electrical cover plate(s) observed to be loose, cracked, damaged and/or missing and should be repaired to avoid the risk of shock and/or fire.

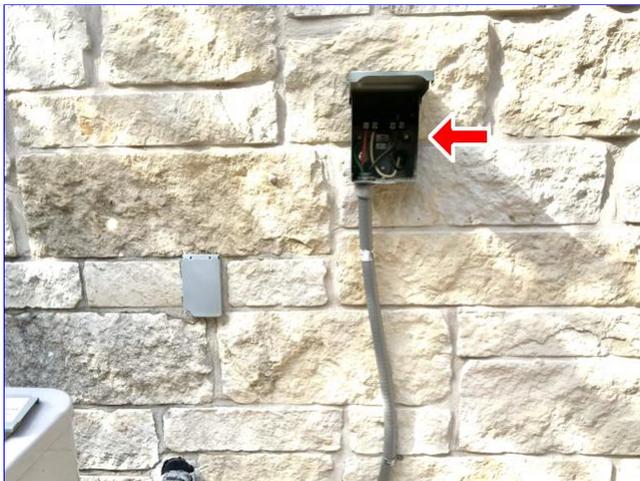


B. Item 4(Picture)

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

I NI NP D

(4) The load and line wires inside the AC compressor's emergency disconnect box are reversed, recommend a licensed electrician for further evaluations.



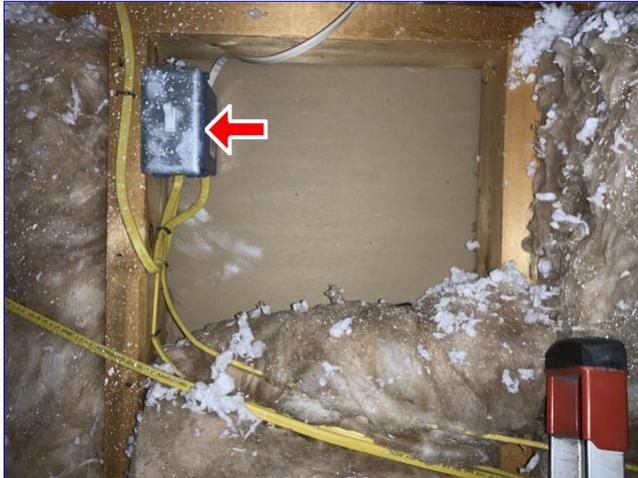
B. Item 5(Picture)

(5) There are no carbon monoxide detectors found in the home. It is recommended that one be installed according to the manufacturer's instructions or outside each sleeping area in the immediate vicinity of the sleeping rooms when a fuel fired appliance are installed in a dwelling and/or an attached garage with an opening into the dwelling unit. For more information on life safety, smoke and carbon monoxide detectors. Please visit NFPA.org

(6) Missing the bonding wire/clips to the metal cover plates located in the attic, recommend swapping with plastic cover plates.

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

I NI NP D



B. Item 6(Picture)



B. Item 7(Picture)

(7) Light bulbs are missing and/or did not illuminate at various fixtures throughout the house and could not be evaluated. Check bulbs first.

(8) The remote to the living room ceiling fan is inoperable, recommend changing the batteries first.

(9) Exposed electrical wires, recommend installing wire nuts over the wires and placing wires inside the box with a cover plate. This is located in the hall way above the the thermostat.

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

I NI NP D



B. Item 8(Picture)

(10) Receptacles that are less than five and a half feet above the floor are not tamper resistant. The use of tamper-resistant (TR) receptacles is aimed at keeping kids safe. Year after year there have been reports of children being injured, shocked or burned after inserting objects into receptacles.

(11) There are several loose receptacles noted at various locations throughout the house. This represents a potential shock hazard. Recommend tightening hardware first and/or contact a licensed electrician for further evaluations.

(12) Loose light fixture located at the front porch, recommend repair.



B. Item 9(Picture)

C. Other

[Comments:](#)

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

I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of Systems (Heating)*: Heat Pump Forced Air (also provides cool air)

Energy Sources*: Electric

Number of Heat Systems (excluding wood): One

Heat System Brand: CARRIER

Heater Mfg. Date: 2016

Comments:

Performing as intended at the time of the inspection.

B. Cooling Equipment

Type of Systems (Cooling)*: Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: One

Central Air Brand: CARRIER

AC Compressor Info: (Date/Tonnage/Refrig Type): 2017, 5 tons, R-410A (Puron)

Comments:

(1) The interior ambient air test was performed to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees (rule of thumb parameters) which indicates that the unit is cooling as intended. The supply air temperature on your system read 55 degrees, and the return air temperature was 75 degrees. This indicates **that the HVAC is performing as intended.**

(2) The auxiliary/secondary condensate pan for the A/C unit in the attic has debris in it and needs to be cleaned to prevent clogging of the drain in case of an emergency.



B. Item 1(Picture)

(3) Insulation is missing/damaged on the large refrigerant line located in the attic, this may allow condensation to drip on to the ceiling below and/or affect the performance of the HVAC unit.

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

I NI NP D



B. Item 2(Picture)

(4) Insulation is needed on the first 8 feet of the exposed primary condensate drain line to the evaporator coil. Uninsulated lines will permit condensate to form and introduce moisture to the ceiling structure.



B. Item 3(Picture)

(5) Air was observed to be escaping from the HVAC system and into the unconditioned space, recommend sealing.

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

I NI NP D



B. Item 4(Picture)

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Comments:

(1) Two separate air filter were observed in the hall ceiling return vent, this gap allows dirt/debris to bypass the filters and collect on the evaporator coils. Recommend installing the correct size filter.



C. Item 1(Picture)

(2) Missing a supply register located in the kitchen pantry closet.

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

I NI NP D



C. Item 2(Picture)

D. Other

[Comments:](#)

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

I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Location of water meter*: Well water system, No water meter

Location of main water supply valve*: Pump house

Static water pressure reading*: 55 psi

Type of supply piping material*: PEX

Water Source: Well

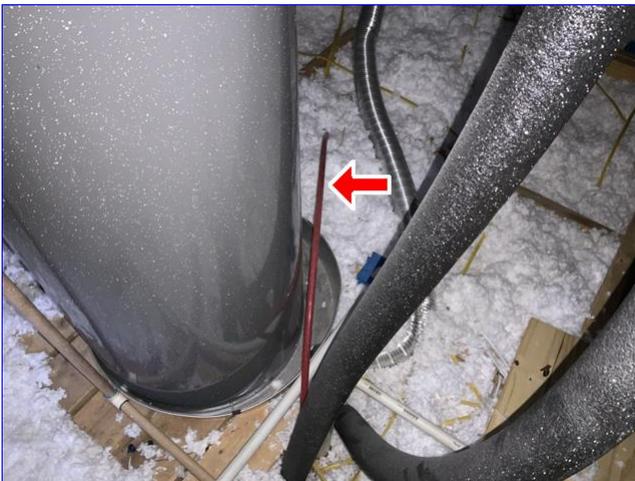
Comments:

(1) Back-flow devices, anti-siphon devices, or air gaps are missing at the flow end of fixtures, i.e. exterior hose bibs



A. Item 1(Picture)

(2) The water pipes in the attic are not protected against freezing. Unprotected water pipes can freeze, burst and cause damage to the structure. Extended freezes are rare in this area but when they do happen serious damage can result to the ceiling below.



A. Item 2(Picture)

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

I NI NP D

(3) The shower/bathtub located in the primary bathroom and hall bathroom has missing / loose caulk / grout. Recommend repairing to prevent water from entering the wall cavity.



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

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

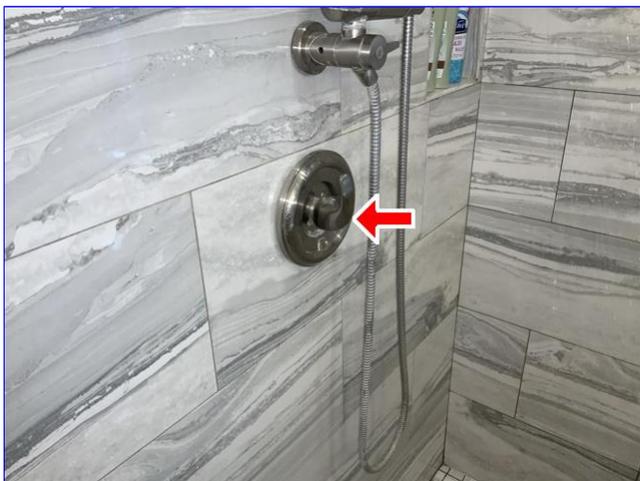
I	NI	NP	D
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(4) Water leak detected at the primary shower head (hand wand), recommend repair.



A. Item 6(Picture)

(5) The mechanical stop to the primary shower faucet handle is damaged/broken. This damaged stop allows the handle to spin in a 360 degrees. Recommend a licensed plumber for further evaluations and repairs.



A. Item 7(Picture)

(6) Several faucets throughout the house (i.e. kitchen, bathroom sinks and bathtub/shower...) have the hot and cold orientation reversed, recommend a licensed plumber for further evaluations.

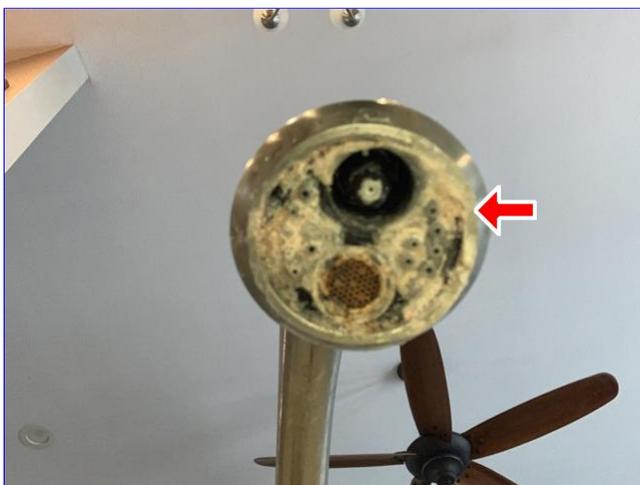
(7) Several aerators at the faucets are partially clogged/ has an erratic spray pattern, recommend cleaning.

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

I NI NP D



A. Item 8(Picture)



A. Item 9(Picture) Kitchen faucet

(8) Low water pressure was observed at the primary bathtub, this takes a long time to fill the bathtub with water. Recommend a licensed plumber for further evaluations.



A. Item 10(Picture)

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

I NI NP D

(9) Little to no water flow observed to the left hall bathroom sink, recommend a licensed plumber for further evaluations.



A. Item 11(Picture)

(10) The kitchen faucet is loosely mounted to the countertop, recommend repair.



A. Item 12(Picture)

B. Drains, Waste, and Vents

Type of drain piping material*: PVC

Comments:

(1) Slow drain observed in the primary bathtub. A properly constructed and properly functioning bathtub/shower and/or sink(s) should drain virtually all water (with the exception of minimal amounts that remain due to the surface tension of the water).

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

I NI NP D



B. Item 1(Picture)

(2) The sewer clean out does not have a removable cap, recommend a licensed plumber for further evaluations. This is located on the front right corner of the house.



B. Item 2(Picture)

(3) The plumbing vent pipes located on the roof top are not painted. Painting helps protect them against ultra violet/sun damage.

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

I NI NP D



B. Item 3(Picture)

C. Water Heating Equipment

Energy Sources*: Electric

Capacity*: 50 Gallon

Water Heater Location: Attic

WH Manufacturer: RHEEM

WH Mfg. Date: 2016

Comments:

(1) The drain lines for the temperature pressure relief line and the water heater drain pan that are located on the right side of the house are not fully trimmed out and need to have CPVC 90 degrees elbows installed.



C. Item 1(Picture)

(2) Inadequate access to the water heater system that would allow access for equipment inspection, service, repair or replacement, it must have a 24-inch-wide solid floor from the entrance to the appliance, and must have a 30 X 30-inch level platform for service access.

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

I NI NP D



C. Item 2(Picture)

D. Hydro-Massage Therapy Equipment

[Comments:](#)

- (1) Jets needs cleaning prior to first use.
- (2) There is an absence of an opening that allows access to the equipment for inspections, service, repair or replacement without the removing permanent construction or building finish.
- (3) The ground-fault circuit interrupter protection device was not visible and/or accessible.

E. Gas Distribution Systems and Gas Appliances

[Location of gas meter*:](#) Not applicable

[Type of gas distribution piping material*:](#) Not applicable

[Comments:](#)

F. Other

[Comments:](#)

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

I NI NP D

V. Appliances

A. Dishwashers

Dishwasher Brand: WHIRLPOOL

Comments:

A visible backflow device was not found while inspecting the dishwasher. It is possible that the dishwasher may have an internal device but a second device either a High Loop or a mechanical backflow device should be installed. These devices lessen the chance of non-potable water backing up from the sink and entering the dishwasher and the water supply or contaminating the clean items in the washer. The high loop should attach to the underside of the countertop.



A. Item 1(Picture)

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Exhaust/Range hood: RE-CIRCULATES TO KITCHEN, BUILT IN MICROWAVE

Comments:

The exhaust filter on the range hood is missing. This allows particles to collect in the flue and presents a potential fire hazard.

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

I NI NP D



C. Item 1(Picture)

D. Ranges, Cooktops, and Ovens

Range/Oven: WHIRLPOOL

Comments:

The freestanding range does not have an anti-tip device installed. The absence of an anti-tip device allows the oven to tip over when a weight is placed on an open door.

E. Microwave Ovens

Built in Microwave: WHIRLPOOL

Comments:

Performing as intended at the time of the inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

(1) The bath exhaust vents terminate to the attic soffit. Exhaust to the soffit can cause moisture from the vents to be pulled back into the attic. All bath vents should terminate through the roof structure.

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

I NI NP D



F. Item 1(Picture)



F. Item 2(Picture)

(2) Flex duct located in the attic has separated into two pieces, recommend repair.



F. Item 3(Picture)

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

I NI NP D

(3) The mechanical exhaust system located in the hall bathroom is loud during the start up, recommend cleaning the system first.



F. Item 4(Picture)

G. Garage Door Operators

Auto-opener Manufacturer: LIFT-MASTER

Garage Door Type: One manual, One automatic

Garage Door Material: Insulated, Metal

Comments:

Performing as intended at the time of the inspection.

H. Dryer Exhaust Systems

Comments:

Lint was observed in the dryer vent system, this is a fire hazard and causes the dryer to operate inefficiently, recommend cleaning prior to use.



H. Item 1(Picture)

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

I	NI	NP	D
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I. Other

[Comments:](#)

General Summary



**555 Veterans Dr. #743
Kyle, TX 78640
(512) 710-6425**

Customer
Edward Blocker

Address
3033 McGregor Ln
Dripping Springs TX 78620

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. Structural Systems

D. Roof Structures and Attics

Inspected, Deficient

- (1) Some of the bat insulation on the vertical faces in the attic has fallen down and needs to be reattached.
- (2) The insulation in the attic has been disturbed/moved, it should be re-distributed in some areas to achieve a uniform depth.
 - Depths of fiberglass insulation that will maintain an R value of 30 (depending on % glazing and manufacturer) will improve heating and cooling characteristics and reduce utility costs. For reference, this is equivalent to a depth of loose or bat fiberglass insulation of 10 to 12 inches depending on the manufacturer. Inadequate insulation will result in greater heat and cooling losses in my opinion. Energy companies are now recommending 18 inches of insulation to reach R-38.
- (3) Attic scuttle access door is uninsulated, this can allow conditioned air to escape into the attic and/or allow radiant heat from the attic to enter the living space below.

E. Walls (Interior and Exterior)

Inspected, Deficient

- (1) There are some areas of the exterior trim and/or siding that needs repair, painting and/or staining to prevent moisture damage. This is located on the primary bathroom window.
- (2) Caulk and seal all gaps, cracks, and openings. There are various areas around the house that need sealing. Seal all trim boards along the vehicle garage doors.

(3) Wall mounted boxes / fixtures on exterior cladding should be sealed at the top and half way down each side. The bottom of the boxes shall not be sealed. This will allow water to run down the sides and out the bottom.

(4) Missing a small section of the drywall, located in the primary bathroom between the bathtub and the sink cabinets, recommend repair.

(5) Missing glass wall that separates the shower from the bathtub, recommend asking the seller for more information.

(6) There are no weep holes present on the exterior wall(s). Weep holes permit moisture to drain from behind the brick/stone and should be spaced no more than 33 inches on center and above windows and doors. The trapping of moisture in the walls can cause structural damage.

(7) There are no weep holes above the windows and doors in the brick veneer wall. Weep holes permit moisture to drain from behind the brick. The trapping of moisture in the walls can cause structural damage.

G. Doors (Interior and Exterior)

Inspected, Deficient

(1) Weather stripping on the front entry and side pedestrian garage door are not sealed, daylight can be seen in several places. Weather stripping that does not seal can lead to moisture intrusion, a lack of energy efficiency and provides access for insect intrusion.

(2) The primary bedroom door makes contact with the frame, recommend adjusting the door as needed for a smooth operation.

(3) There are some door stops that are missing or ineffective. Recommend installation to avoid wall damage. This was observed in various locations throughout the house.

(4) Missing the strike plate to the rear patio deadbolt.

H. Windows

Inspected, Deficient

A visual inspection of the windows indicates that some of the screens are missing/not installed.

II. Electrical Systems

A. Service Entrance and Panels

Inspected, Deficient

(1) The service entrance PVC conduit should be attached to the exterior wall with a clamp within three feet of the termination and every five feet thereafter.

(2) Missing the dead front cover plate to the right electrical panel. This panel is located next to the main service meter.

(3) Labeling of overcurrent protective devices with generic or missing terms such as General lighting and receptacles is not specific enough to identify which currents are involved. Under current electrical standards, All circuits and circuit modifications shall be legibly identified as to their clear, evident and specific purpose. The identification must include sufficient detail to allow each circuit to be distinguished from all others and the identification must be on a circuit directory located on the face or inside of the door of a panel box. Recommend that a qualified electrician re-inspect, label and verify the appropriateness of existing over current protection for all branch circuits. The absence of labels makes repair of circuits dangerous and can result in a shock hazard for repair personnel.

(4) AFCI's (Arc Fault Circuit Interrupter Devices) are now required in family / living rooms, dining rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. These are required to protect the property from a fire caused by sparks. These were first required in 1999 for bedrooms and then for the rooms listed above beginning in September 2008.

(5) There are knockouts missing on the dead front cover in the main electrical panel. This will allow moisture to enter the panel and represents a potential shock hazard.

(6) The sub-panel(s) dead front cover is missing screws.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Not Inspected, Deficient

(1) The doorbell is inoperable.

- (2) Wire splices observed inside the attic over the laundry room area, recommend installing the wires in an approved junction box with a cover plate.
- (3) Electrical cover plate(s) observed to be loose, cracked, damaged and/or missing and should be repaired to avoid the risk of shock and/or fire.
- (4) The load and line wires inside the AC compressor's emergency disconnect box are reversed, recommend a licensed electrician for further evaluations.
- (5) There are no carbon monoxide detectors found in the home. It is recommended that one be installed according to the manufacturer's instructions or outside each sleeping area in the immediate vicinity of the sleeping rooms when a fuel fired appliance are installed in a dwelling and/or an attached garage with an opening into the dwelling unit. For more information on life safety, smoke and carbon monoxide detectors. Please visit NFPA.org
- (6) Missing the bonding wire/clips to the metal cover plates located in the attic, recommend swapping with plastic cover plates.
- (7) Light bulbs are missing and/or did not illuminate at various fixtures throughout the house and could not be evaluated. Check bulbs first.
- (8) The remote to the living room ceiling fan is inoperable, recommend changing the batteries first.
- (9) Exposed electrical wires, recommend installing wire nuts over the wires and placing wires inside the box with a cover plate. This is located in the hall way above the thermostat.
- (10) Receptacles that are less than five and a half feet above the floor are not tamper resistant. The use of tamper-resistant (TR) receptacles is aimed at keeping kids safe. Year after year there have been reports of children being injured, shocked or burned after inserting objects into receptacles.
- (11) There are several loose receptacles noted at various locations throughout the house. This represents a potential shock hazard. Recommend tightening hardware first and/or contact a licensed electrician for further evaluations.
- (12) Loose light fixture located at the front porch, recommend repair.

III. Heating, Ventilation and Air Conditioning Systems

B. Cooling Equipment

Inspected, Deficient

- (1) The interior ambient air test was performed to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees (rule of thumb parameters) which indicates that the unit is cooling as intended. The supply air temperature on your system read 55 degrees, and the return air temperature was 75 degrees. This indicates **that the HVAC is performing as intended.**
- (2) The auxiliary/secondary condensate pan for the A/C unit in the attic has debris in it and needs to be cleaned to prevent clogging of the drain in case of an emergency.
- (3) Insulation is missing/damaged on the large refrigerant line located in the attic, this may allow condensation to drip on to the ceiling below and/or affect the performance of the HVAC unit.
- (4) Insulation is needed on the first 8 feet of the exposed primary condensate drain line to the evaporator coil. Uninsulated lines will permit condensate to form and introduce moisture to the ceiling structure.
- (5) Air was observed to be escaping from the HVAC system and into the unconditioned space, recommend sealing.

C. Duct Systems, Chases, and Vents

Inspected, Deficient

- (1) Two separate air filter were observed in the hall ceiling return vent, this gap allows dirt/debris to bypass the filters and collect on the evaporator coils. Recommend installing the correct size filter.
- (2) Missing a supply register located in the kitchen pantry closet.

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient

- (1) Back-flow devices, anti-siphon devices, or air gaps are missing at the flow end of fixtures, i.e. exterior hose bibs

(2) The water pipes in the attic are not protected against freezing. Unprotected water pipes can freeze, burst and cause damage to the structure. Extended freezes are rare in this area but when they do happen serious damage can result to the ceiling below.

(3) The shower/bathtub located in the primary bathroom and hall bathroom has missing / loose caulk / grout. Recommend repairing to prevent water from entering the wall cavity.

(4) Water leak detected at the primary shower head (hand wand), recommend repair.

(5) The mechanical stop to the primary shower faucet handle is damaged/broken. This damaged stop allows the handle to spin in a 360 degrees. Recommend a licensed plumber for further evaluations and repairs.

(6) Several faucets throughout the house (i.e. kitchen, bathroom sinks and bathtub/shower...) have the hot and cold orientation reversed, recommend a licensed plumber for further evaluations.

(7) Several aerators at the faucets are partially clogged/ has an erratic spray pattern, recommend cleaning.

(8) Low water pressure was observed at the primary bathtub, this takes a long time to fill the bathtub with water. Recommend a licensed plumber for further evaluations.

(9) Little to no water flow observed to the left hall bathroom sink, recommend a licensed plumber for further evaluations.

(10) The kitchen faucet is loosely mounted to the countertop, recommend repair.

B. Drains, Waste, and Vents

Inspected, Deficient

(1) Slow drain observed in the primary bathtub. A properly constructed and properly functioning bathtub/shower and/or sink(s) should drain virtually all water (with the exception of minimal amounts that remain due to the surface tension of the water).

(2) The sewer clean out does not have a removable cap, recommend a licensed plumber for further evaluations. This is located on the front right corner of the house.

(3) The plumbing vent pipes located on the roof top are not painted. Painting helps protect them against ultra violet/sun damage.

C. Water Heating Equipment

Inspected, Deficient

(1) The drain lines for the temperature pressure relief line and the water heater drain pan that are located on the right side of the house are not fully trimmed out and need to have CPVC 90 degrees elbows installed.

(2) Inadequate access to the water heater system that would allow access for equipment inspection, service, repair or replacement, it must have a 24-inch-wide solid floor from the entrance to the appliance, and must have a 30 X 30-inch level platform for service access.

D. Hydro-Massage Therapy Equipment

Inspected, Not Inspected, Deficient

(1) Jets needs cleaning prior to first use.

(2) There is an absence of an opening that allows access to the equipment for inspections, service, repair or replacement without the removing permanent construction or building finish.

(3) The ground-fault circuit interrupter protection device was not visible and/or accessible.

V. Appliances

A. Dishwashers

Inspected, Deficient

A visible backflow device was not found while inspecting the dishwasher. It is possible that the dishwasher may have an internal device but a second device either a High Loop or a mechanical backflow device should be installed. These devices lessen the chance of non-potable water backing up from the sink and entering the dishwasher and the water supply or contaminating the clean items in the washer. The high loop should attach to the underside of the countertop.

C. Range Hood and Exhaust Systems

Inspected, Deficient

The exhaust filter on the range hood is missing. This allows particles to collect in the flue and presents a potential fire hazard.

D. Ranges, Cooktops, and Ovens

Inspected, Deficient

The freestanding range does not have an anti-tip device installed. The absence of an anti-tip device allows the oven to tip over when a weight is placed on an open door.

F. Mechanical Exhaust Vents and Bathroom Heaters

Inspected, Deficient

- (1) The bath exhaust vents terminate to the attic soffit. Exhaust to the soffit can cause moisture from the vents to be pulled back into the attic. All bath vents should terminate through the roof structure.
- (2) Flex duct located in the attic has separated into two pieces, recommend repair.
- (3) The mechanical exhaust system located in the hall bathroom is loud during the start up, recommend cleaning the system first.

H. Dryer Exhaust Systems

Inspected, Deficient

Lint was observed in the dryer vent system, this is a fire hazard and causes the dryer to operate inefficiently, recommend cleaning prior to use.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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