

I	NI	NP	R	Inspection Item
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- Window hardware was missing and inoperable in at least two locations.
- Some replacement window panes the wrong size allowing air into property.
- Wood rot and decay noted on exterior of several windows during inspection.
- Inadequate caulking and weatherization noted around front windows

#### Fireplace/Chimney

- **A crack in the firebox was observed. Safety concern.**
- No hearth extension was present in front of the fireplace. Charring has already occurred on the wood floor.

### ELECTRICAL SYSTEMS

- In the sub-panel the ground and neutral appear not separated. **This is a recognized safety hazard.** This item needs to be corrected.
- Refrigerator not on dedicated circuit.
- Disposal is hardwired and should have a plug in type connection.
- There is an inoperable light in the right master closet.
- Both heating lamp bulbs in the upper bathrooms were inoperable at the time of this inspection.
- Light switch outside master bedroom is wired upside down (reverse polarity).

### HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

*The air conditioning system is very old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire*

- No secondary/ auxiliary condensate disposal method was found at the time of this inspection for either cooling unit.
- The temperature differential upstairs between the supply and return air is below average. This is indicative of a failing unit. Given the age of the compressor, it would be wise to budget for a new unit.

### PLUMBING SYSTEM

- Leaky hot faucet handle observed in master and half bath
- Leak under kitchen sink
- Leak under both sinks in double master sink.
- Inoperable bath drain observed in tub.
- Water stains noted in 2<sup>nd</sup> bath
- Moisture reading around shower pan indicates a water leak under the adjacent floor. *This item should be remedied and/or budgeted for.*
- Crack in sink bowl in master bath.

#### Water Heating Equipment

*Water heater is 23 year old. This is far past the average expected serviceable life of water heaters. It is recommended that this unit be replaced. Buyer should plan on budgeting for replacement or negotiating for replacement.*

#### Dishwasher

- No anti-siphon device was found on dishwasher at the time of this inspection.

#### Food Waste Disposer

- Excessive noise was noted from the disposal when operated. Possible leak at the disposal connection.

#### Dryer Vents

- Dryer vent would not close to the outside. Grass and debris was noted coming out of the opening.

I	NI	NP	R	Inspection Item
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## ADDENDUM: REPORT SUMMARY

*The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.*

### MAJOR CONCERNS

After walking the exterior and the first floor level, it is the opinion of this inspector that the floors are unlevel and ***in need of a professional opinion from a structural engineer prior to closing***. Further evidence can be seen in the out of square window frames and bowing walls in various places throughout the property. The foundation is not performing as intended.

### Other Concerns and Repair Items (Safety Issues emboldened):

#### Walls (Interior & Exterior)

- Diagonal cracks noted extending from front door and various places in front wall.
- Window frame openings observed throughout the property were noted to be out of square.
- Bowing walls observed on first floor level from inside and out.
- Cracks observed along the tile in master shower ceiling.
- A large crack noted on the floor of water heater closet.

#### Ceilings & Floors

- Ceilings on first floor were observed to be out of level.
- Water damage was noted on wood floors on first floor below some windows.
- Wood floor observed peeling up in one location.
- Wood floors not adhering to subfloor in living area in some areas.
- Floors noted to deflect downwards at exterior wall across from main entry. Another possible indication of foundation failure.
- Char marks observed on floors in front of fireplace.
- Low spot or possible hole observed in floor in master bedroom at exterior wall across from balcony door.

#### Doors (Interior & Exterior)

- Front door bows and latch does not function.
- Front door has excessive cracking and shows signs of deterioration.
- Plexiglass in the front door is not caulked effectively and is not air tight.
- Door to master balcony is in needs paint, caulk, and weatherization. This door is also out of square and needs possible replacement.
- A number of interior doors are out of square. *This is further indication of foundation problems.*

#### Windows

- A number of the windows were observed to be painted shut and rendered inoperable throughout the property.
- Many windows are excessively out of square especially on the first floor.
- Excessive caulking around out of square windows on the back exterior wall noted.

Report Identification:

I	NI	NP	R	Inspection Item
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*Comments:* Fire alarms were noted in various places, but not tested. It is recommended that homeowner check these devices prior to move in.

Report Identification:

I	NI	NP	R	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Door Bell and Chimes</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>K. Dryer Vents</b>  <b>Deficiency:</b>
				<ul style="list-style-type: none"> <li>• Dryer vent would not close to the outside. Grass and debris was noted coming out of the opening.</li> </ul>
<b>VI. OPTIONAL SYSTEMS</b>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>A. Lawn Sprinklers</b> <i>Comments:</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. Swimming Pools and Equipment</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>C. Outbuildings</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>D. Outdoor Cooking Equipment</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E. Gas Lines</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>F. Water Wells</b> (A coliform analysis is recommended.) <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>G. Septic Systems</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>H. Security Systems</b> <i>Comments:</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>I. Fire Protection Equipment</b>

Report Identification:

I	NI	NP	R	Inspection Item
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>D. Hydro-Therapy Equipment</b> <i>Comments:</i>
				<b>V. APPLIANCES</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A Dishwasher</b> <b>Deficiency:</b> <ul style="list-style-type: none"><li>No anti-siphon device was found on dishwasher at the time of this inspection.</li></ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Food Waste Disposer</b> <b>Deficiency:</b> <ul style="list-style-type: none"><li>Excessive noise was noted from the disposal when operated. Possible leak at the disposal connection.</li></ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C. Range Hood</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D. Ranges/Ovens/Cooktops</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>E. Microwave Cooking Equipment</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>F. Trash Compactor</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>G. Bathroom Exhaust Fans and/or Heaters</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>H. Whole House Vacuum Systems</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>I. Garage Door Operators</b> <i>Comments:</i>

I	NI	NP	R	Inspection Item
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Comments:

Items listed below were deficiencies found on the property at the time of this inspection. It is not meant to be an exhaustive list. The following deficiencies listed were observed, but may not be limited to:

**Deficiencies:**

- Leaky hot faucet handle observed in master and half bath
- Leak under kitchen sink
- Leak under both sinks in double master sink. (see **photo below**).
- Inoperable bath drain observed in tub.
- Water stains noted in 2<sup>nd</sup> bath
- Moisture reading around shower pan indicates a water leak under the adjacent floor. *This item should be remedied and/or budgeted for.*(see **photo below**.)
- Crack in sink bowl in master bath.



Please note visible leaking water to the left.

Please note high moisture reading in front of shower to the left. The meter does not read surface moisture. Rather it reads sub-surface moisture.



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**B. Drains, Wastes, Vents**

*Comments:* Because of the lack of roof and attic access, none of the DWV piping was inspected.

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**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy source: Electricity

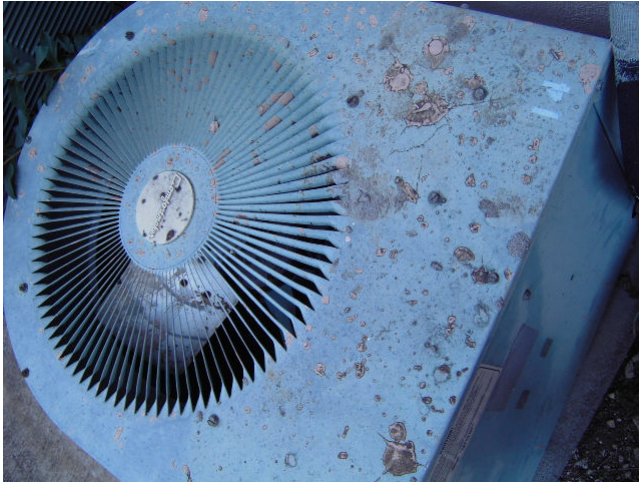
*Comments:*

*Water heater is 23 year old. This is far past the average expected serviceable life of water heaters. It is recommended that this unit be replaced. Buyer should plan on budgeting for replacement or negotiating for replacement.*

I	NI	NP	R	<b>Inspection Item</b>
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Type of cooling system: Central Forced Air System  
 Energy source: Electricity  
 Brand: ComfortMaker

*The air conditioning system is very old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs. The unit is so old that the model and serial number on the label have faded away. (Please see attached photo below).*



Please note photo of very old compressor unit. This unit is very near the end of its serviceable life.



Please note photo of label. The model and serial numbers are faded beyond recognition.

*Comments:* Both units were found to be lacking an emergency overflow cut-off switch.

**Deficiencies:**

- No secondary/ auxiliary condensate disposal method was found at the time of this inspection for either cooling unit.
- The temperature differential upstairs between the supply and return air is below average. This is indicative of a failing unit. Given the age of the compressor, it would be wise to budget for a new unit.

**C. Ducts and Vents**

*Comments:*

**IV. PLUMBING SYSTEM**

**A. Water Supply System and Fixtures**

Report Identification:

I	NI	NP	R	Inspection Item
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**B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.):

Type of branch circuit wiring: Aluminum to sub-panel with copper branch wiring.

Comments:

Items listed below were deficiencies found on the property at the time of this inspection. It is not meant to be an exhaustive list. The following deficiencies listed were observed, but may not be limited to:

**Deficiencies:**

*According to modern electrical codes all kitchen receptacles should be GFCI (Ground Fault Circuit Interrupter) protected to reduce the risk of electrical shock.*

*The installation of a ground fault circuit interrupter (GFCI) in the kitchen is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock.*

- Refrigerator not on dedicated circuit.
- Disposal is hardwired and should have a plug in type connection.
- There is an inoperable light in the right master closet.
- Both heating lamp bulbs in the upper bathrooms were inoperable at the time of this inspection.
- Light switch outside master bedroom is wired upside down (reverse polarity).

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

**A. Heating Equipment**

Type:

Type of heating system: 2 Central Forced Air Furnaces – upstairs and downstairs

Downstairs: Model# 24HX6-240

Serial# C06 FC733912 209193

Upstairs: Model# 24HX6-240

Serial# M03 FC068316 240806

**Notice:**

A full evaluation of heat exchangers requires dismantling of unit and is beyond the scope of this report. If there are concerns it is recommended to consult with a qualified licensed HVAC contractor to determine the condition of this equipment. This company cannot guarantee that the heat exchanger is free from defects.

Comments:

Due to high ambient temperature outside, the heating equipment was not operated.

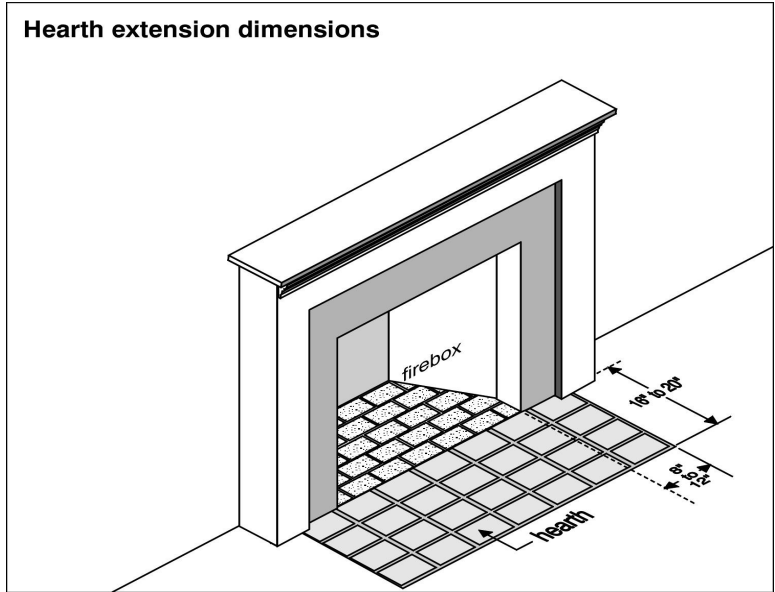
**B. Cooling Equipment**

Type And Energy Source:

I	NI	NP	R	Inspection Item
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Please note cracked firebox above and approved hearth dimensions at right.



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**J. Porches, Decks and Carports (Attached)**

Comments:

**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

Type of Service: Overhead aluminum

**Arc-Fault Circuit Interrupters:**

An arc is defined as a sustained luminous discharge of electricity between two electrodes. An unintentional discharge is called an arc fault which can cause a fire. Residential fires caused by arc faults are caused for many reasons such as loose or corroded connections, poorly wired fixtures, pierced wire insulation and improper use of extension cords. Arc fault interrupters are relatively new devices intended to provide fire protection by opening the circuit if an arcing fault is discovered. Though they look similar to GFCI breakers, though they do not provide protection against shock hazards, they protect against fires.

Comments:

Items listed below were deficiencies found on the property at the time of this inspection. It is not meant to be an exhaustive list. The following deficiencies listed were observed, but may not be limited to:

**Deficiency:**

- In the sub-panel the ground and neutral appear not separated. This is a recognized safety hazard. This item needs to be corrected.

I	NI	NP	R	Inspection Item
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- Many windows are excessively out of square especially on the first floor.
- Excessive caulking around out of square windows on the back exterior wall noted.
- Window hardware was missing and inoperable in at least two locations. (Please see **photo below**).
- Some replacement window panes the wrong size allowing air into property. (Please see **photo below**).
- Wood rot and decay noted on exterior of several windows during inspection. (Please see **photo below**).
- Inadequate caulking and weatherization noted around front windows. (Please see **photo below**).



Photo of missing and inoperable hardware.



Photo of wood rot on outside of windows.

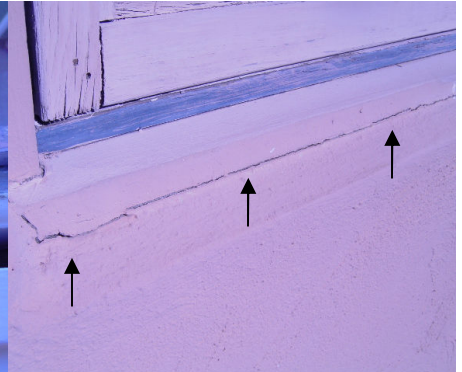


Photo of inadequate caulking and weatherproofing.

Photo of undersized window panes allowing air gap.



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**I. Fireplace/Chimney**

Comments:

Items listed below were deficiencies found on the property at the time of this inspection. It is not meant to be an exhaustive list. The following deficiencies listed were observed, but may not be limited to:

**Deficiencies:**

- **A crack in the firebox was observed. Please see attached photo.**
- No hearth extension was present in front of the fireplace. Charring has already occurred on the wood floor.

Report Identification:

I	NI	NP	R	Inspection Item
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- Char marks observed on floors in front of fireplace. (Please see **photo below**).
- Low spot or possible hole observed in floor in master bedroom at exterior wall across from balcony door. (Please refer to **photo below**).



Peeling floor right of fireplace.

Char marks in floor.

Low soft spot in floor in master bedroom.

- 

**G. Doors (Interior & Exterior)**

Comments:

Items listed below were deficiencies found on the property at the time of this inspection. It is not meant to be an exhaustive list. The following deficiencies listed were observed, but may not be limited to:

**Deficiencies:**

- Front door bows and latch does not function.
- Front door has excessive cracking and shows signs of deterioration.
- Plexiglass in the front door is not caulked effectively and is not air tight.
- Door to master balcony is in needs paint, caulk, and weatherization. This door is also out of square and needs possible replacement.
- A number of interior doors are out of square. *This is further indication of foundation problems.*

- 

**H. Windows**

Comments:

Items listed below were deficiencies found on the property at the time of this inspection. It is not meant to be an exhaustive list. The following deficiencies listed were observed, but may not be limited to:

**Deficiencies:**

- A number of the windows were observed to be painted shut and rendered inoperable throughout the property.

I	NI	NP	R	Inspection Item
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A 3-6 inch deflection noted in exterior wall. *This deflection seems to have more broad reaching implications. If recent foundation work has been done it seems to have taken a heavier toll on the exterior walls of unit #14. More so than most of the other units. No other wall units have as much deflection as the outside wall in of unit #14. Please refer to photo below. (picture below.)*

The following items were noted at the time of the inspection are usually associated with poor foundation performance. The items mentioned are not an exhaustive list.

- Diagonal cracks noted extending from front door and various places in front wall.
- Window frame openings observed throughout the property were noted to be out of square.
- Bowing walls observed on first floor level from inside and out.
- Cracks observed along the tile in master shower ceiling.
- A large crack noted on the floor of water heater closet.



Though harder to see from this photo than in person this photo shows a vertical line that has been covered with plaster. The foundation problem seems to be most severe at this part of the units.

Please also note the out of square window frame relative to the window. There is a wider separation of frame to window from bottom to top. This is a common situation in the windows throughout the property.

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**F. Ceilings & Floors**

Comments:

Items listed below were deficiencies found on the property at the time of this inspection. It is not meant to be an exhaustive list. The following deficiencies listed were observed, but may not be limited to:

**Deficiencies:**

- Ceilings on first floor were observed to be out of level.
- Water damage was noted on wood floors on first floor below some windows.
- Wood floor observed peeling up in one location. (Please refer to **photo below**).
- Wood floors not adhering to subfloor in living area in some areas.
- Floors noted to deflect downwards at exterior wall across from main entry. Another possible indication of foundation failure.

Report Identification:

I	NI	NP	R	Inspection Item
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Cracks were observed on the interior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.  
 Door frames were found to be out-of-square within house. This implies that some structural movement of the building has occurred, as is typical of most houses.  
 Sloping floors were observed within house. This implies that some structural movement of the building has occurred, as is typical of most houses.

**B. Grading & Drainage**

**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)

*Comments:* Rooftop was inaccessible at the time of this inspection.

**D. Roof Structure & Attic** (If the attic is inaccessible, report the method used to inspect.)

Method of inspection: None - no access hatch found

*Comments:*

**E. Walls (Interior & Exterior)**

**Notice:** A visual inspection of the accessible portions of the walls, ceilings, and floors for visible evidence of water penetration damage attributable to normal rainfall, condensation or plumbing leaks was conducted. This inspection is neither intended nor implied to verify that the roofing, walls and ceilings are free of leaks. This inspection is intended to identify any water penetration stains, evidence of moisture or damage visible on the walls, ceilings, and in the roof structure in the area of readily accessible chimney and vent penetrations.

**Notice:** The condition of the hidden wood or wood structural members and other components in the wall cavities is unknown to this inspector. No opinion as to the condition of the wood or wood members or other components in hidden areas is either intended or implied by this inspection and written report.

Walls were observed for significant cracks, fractures, separation, deflection, signs of compression, and other discernible indicators which may indicate structural problems

*Comments:*

Items listed below were deficiencies found on the property at the time of this inspection. It is not meant to be an exhaustive list. The following deficiencies listed were observed, but may not be limited to:

**Deficiencies:**

Report Identification:

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected	NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need of Repair	Inspection Item
I	NI	NP	R	

## I. STRUCTURAL SYSTEMS

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

Type of foundation: Slab-on grade

Method of inspection: Visual inspection of exterior

**Notice:** The inspection of the foundation may show it to be functioning as intended or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation, but is a visual and cursory observation of the conditions and circumstances at the time of the inspection. The Inspector is not a structural engineer. This inspection is not an engineering report, and should not be considered one. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer.

**Notice:** The visible portions of the "raised pier and beam" foundation were observed and examined for indications of excessive differential movement. Some of the structural characteristics were judged indirectly by the visible condition of the interior and exterior surfaces of the home and/or components open to view. This visual method assumes that refurbishing repairs have not been performed that would mask distress patterns normally produced by structural problems.

This company has no information as to whether the foundation of this home was constructed according to an engineered plan based on an engineering analysis of the underlying soils. Typically the foundation should be designed by a Registered Structural Engineer so that it is stiff enough to prevent structural damage and excessive differential movement.

It should be understood that some cracks and movement that may develop can also be caused by thermal stress, loading of the structural and loss and gain of the moisture content of the framing lumber. Usually, some movement can be tolerated before any structural damage occurs.

This opinion would not be applicable to changing conditions since no accurate prediction can be made of future thermal, moisture and other conditions that may affect foundation movement.

**Notice:** (An opinion on performance is mandatory.): The foundation is not performing as intended. See additional comments below. After walking the exterior and the first floor level, it is the opinion of this inspector that the floors are unlevel and **in need of a professional opinion from a structural engineer prior to closing**. Further evidence can be seen in the out of square window frames and bowing walls in various places throughout the property.

Cracks were observed on the exterior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.

**Aardvark Home Inspections**  
**2714 E 3<sup>rd</sup> Street**  
**Austin, Texas 78702**  
**512-228-9861**

## **PROPERTY INSPECTION REPORT**

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**Prepared For:** Client O. Mine  
(Name of Client)

**Concerning:** \_\_\_\_\_  
(Address or Other Identification of Inspected Property)

**By:** Brian Evans TREC Lic# 9029 2006  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number and Signature of Sponsoring Inspector, if required)

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The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(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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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**