AUSTIN
REAL ESTATE
INSPECTIONS

Prepared For:

1706

Cedar Park , TX, 78613

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PROPERTY INSPECTION REPORT FORM

	January 29, 2025
Name of Client	*Date of Inspection*
1706 TX 78613	
Address of Inspected Property	
Eaton Bates	26867
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) 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 (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up 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

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

[X] [ ] [ ] [ ] **A. Foundations**

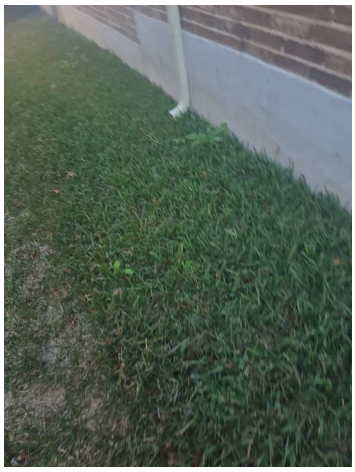
Type of Foundation(s): Slab on grade



Comments:
Foundation had minor cracking that is typical for a house of this age. Recommend a qualified handyman to seal the cracks and deterioration

[X] [ ] [ ] [X] **B. Grading and Drainage**





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

I	NI	NP	D

Comments:
A downspout terminated underground, the end was not visible. Recommend a qualified landscaping contractor to evaluate and correct to prevent water pooling near the foundation.

Splash blocks are recommended at gutter downspouts to ensure water quickly flows at least 5ft away from the foundation, this will help mitigate the risk of foundation movement due to excessive water

X			

C. Roof Covering Materials
Viewed From Ladder at eaves
Types of Roof Covering Asphalt
Comments:
Roofing appeared to be performing as intended at the time of the inspection

X			

D. Roof Structures and Attics
Approximate Average Depth of Insulation: 14 Inches
Viewed From: Attic service platform

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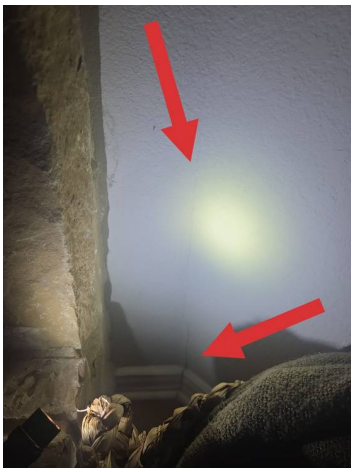
I	NI	NP	D

Comments:
Average depth of 14 inches blown in fiberglass insulation observed at the time of the inspection

Attic structure appeared to be performing as intended at the time of the inspection

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






Comments:
Interior and Exterior cracks at multiple locations. Many of them at joints where this cracking is typical. Recommend mason to seal exterior cracks to prevent moisture intrusion

☒ ☐ ☐ ☐ **F. Ceilings & Floors**

Comments:
Ceilings and flooring appeared to be performing as intended at the time of the inspection

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

I	NI	NP	D
X			X

G. Doors (Interior and Exterior)

Comments:
Gap at front door, recommend to improve weather stripping to prevent air leakage and pests

I	NI	NP	D
X			X

H. Windows

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

I	NI	NP	D

Comments:
Crack in window at back side of the house

Windows didn't properly latch/lock shut at many of the windows. This is necessary for security, recommend correction by a qualified contractor

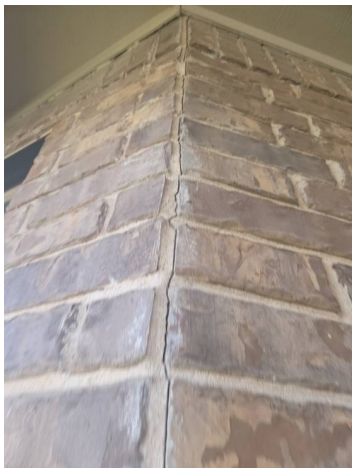
Missing screens at multiple windows. Recommend replacement to prevent pests entering the home with windows opened

☒ ☐ ☐ ☐ **I. Stairways (Interior and Exterior)**
Comments:
Stairway appeared to function as intended with no notable defects at the time of the inspection

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**
Comments:
Fireplace appeared to be wood burning with a gas start

Inspector did not start a fire or test the full functionality of the fireplace

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



Comments:
Back porch wall covering had cracks at the mortar joints. Recommend repair to prevent moisture intrusion and further deterioration

☐ ☐ ☒ ☐ **L. Other**

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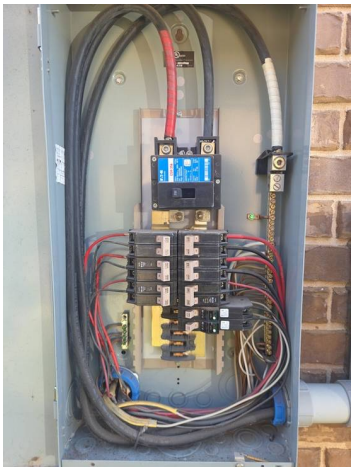
I	NI	NP	D

II. ELECTRICAL SYSTEMS

[X] [ ] [ ] [ ] **A. Service Entrance and Panels**



Comments:
Service panel appeared to be performing as intended at the time of the inspection.

[X] [ ] [ ] [X] **B. Branch Circuits, Connected Devices, and Fixtures**

Type of wiring: Copper

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

I	NI	NP	D

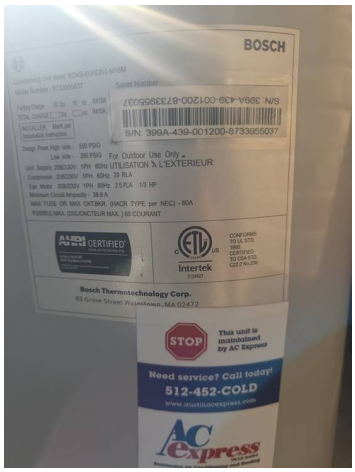
Comments:
240v circuit missing junction box and cover plate. Recommend qualified electrician to correct to prevent damage to electrical wiring

☐ ☐ ☒ ☐ **C. Other**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**
Energy Sources: Natural Gas
Type of Systems: Split
Comments:
Heating system performed as intended at the time of the inspection. Average register temperature 118F

☒ ☐ ☐ ☐ **B. Cooling Equipment**
Type of System: Split



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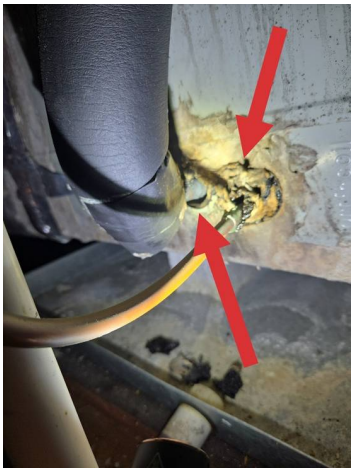
I	NI	NP	D

Comments:
Cooling temperature differential between the return air and multiple supply registers averaged approximately 12°F when measured with an infrared thermometer. Typical expected temperature differential under normal operating conditions is approximately 15–22°F. Outdoor temperature at the time of inspection was approximately 65°F, which can limit the accuracy of cooling performance testing. System performance may be further evaluated by a qualified HVAC contractor if desired.

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



Comments:
Ducting at the air handler appeared to be not well sealed. Recommend qualified HVAC professional to evaluate and correct to prevent energy loss.

unsealed ductwork was present and can decrease the system's efficiency

☐ ☐ X ☐ **D. Other**

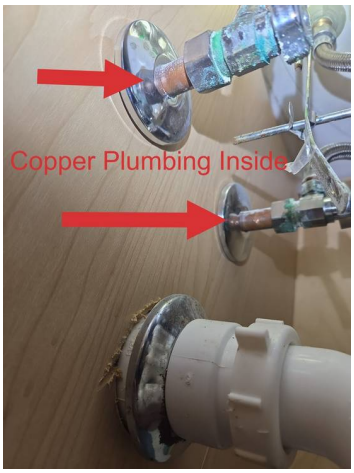
IV. PLUMBING SYSTEMS

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

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

I	NI	NP	D

Location of main water supply valve: Front yard right side
Location of water meter: Front yard right side
Static Water Pressure Reading: 135 psi
Type of supply piping material: Copper, PEX



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I	NI	NP	D	

Comments:
Copper supply plumbing observed inside at multiple fixtures

Blue pex observed after the pressure reducing valve near the main water shut off

135 psi reading observed at the outside spigots. 60 psi at the water heater. Recommend qualified plumber to evaluate further. High pressure can be a risk for plumbing leaks

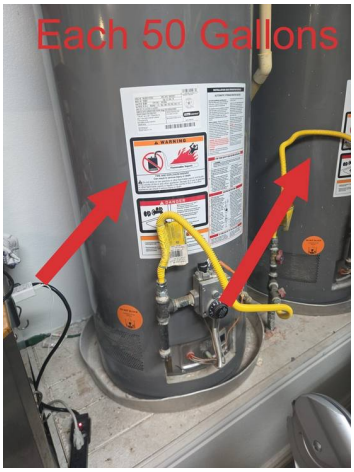
Water pressure was too high

X				**B. Drains, Wastes, and Vents**

Comments:
Drains performed as intended at the time of the inspection.

X			X	**C. Water Heating Equipment**

Capacity: 100 gal
Energy Sources: Natural Gas



Comments:
Two 50 gallon natural gas water heaters observed for a total of 100 gallon capacity

Water was dangerously hot (135f)at multiple sinks and tubs indoors. Recommend correction to prevent scalding water.

		X		**D. Hydro-Massage Therapy Equipment**

X				**E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: Left side of the house near the electrical panel

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

I	NI	NP	D

Type of gas distribution piping material: Black steel

Comments:
Gas functioned as intended at the time of the inspection. No notable smell of leaking gas noted

☐ ☐ ☒ ☐ **F. Other**

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**
Comments:
Dishwasher run on quick cycle appeared to perform as intended at the time of the inspection

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**
Comments:
Range hood and exhaust performed as intended at the time of the inspection

☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

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

I	NI	NP	D

Comments:
Anti tip device on oven missing. Recommend handyman to install to prevent accidental tipping over

Oven 360f when set to 350f. This is typical and within a good range of accuracy

☒ ☐ ☐ ☐ **E. Microwave Ovens**
Comments:
Microwave was tested and performed as intended at the time of the inspection

☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:
Vents performed as intended at the time of the inspection

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

I	NI	NP	D	
X				**G. Garage Door Operators**

Comments:
Garage door performed as intended at the time of the inspection

I	NI	NP	D	
X				**H. Dryer Exhaust Systems**

Comments:
Dryer exhaust was inspected visually and no defects were observed

I	NI	NP	D	
		X		**I. Other**

VI. OPTIONAL SYSTEMS

I	NI	NP	D	
X			X	**A. Landscape Irrigation (Sprinkler) Systems**

Comments:
All irrigation heads need to be adjusted to ensure no water is spraying against the home's exterior or foundation. Recommend a qualified irrigation contractor to evaluate and correct

Zone 8 was not tested but appeared to be not functional. Zones 1-7 performed as intended at the time of the inspection (5 was skipped automatically on the controller)

I	NI	NP	D	
		X		**B. Swimming Pools, Spas, Hot Tubs, and Equipment**
		X		**C. Outbuildings**
		X		**D. Private Water Wells (A coliform analysis is recommended.)**

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

I	NI	NP	D	
☐	☐	☒	☐	**E. Private Sewage Disposal Systems**
☐	☐	☒	☐	**F. Other Built-in Appliances**
☐	☐	☒	☐	**G. Other**