

PEDERNALES PEAK INSPECTIONS

TEXAS TREC REI 7-6 PROPERTY INSPECTION



7214 Manchaca Vista Dr Austin, TX 78745

Austin Property Inspection Report

DATE
September 28, 2026

LICENSE
24681

10 Safety Hazard	19 Major Deficiency	29 Minor Deficiency	15 Maintenance Item	1 Cosmetic	31 Items
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PROFESSIONAL INSPECTOR
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Grant Ostrowski



PROPERTY INSPECTION REPORT FORM

Ramon Delgado	September 28, 2026
<i>Name of Client</i>	<i>Date of Inspection</i>
7214 Manchaca Vista Dr, Austin, TX 78745	
<i>Address of Inspected Property</i>	
Grant Ostrowski	24681
<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 (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

Additional Information Provided by Inspector

- Present at inspection: Buyer and buyer's agent. The listing agent opened the home.
- Occupancy: Occupied and furnished. Stored items limited access in the garage and closets.
- Weather: Sunny (continued — see Additional Information, continued in the attached addendum)

I	NI	NP	D	I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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ADDITIONAL INFORMATION (CONTINUED)

- and clear, about 88 degrees F at the start.
- Soil condition: Dry, with shrinkage cracks in the clay along the rear of the house.
 - Front of house faces: North, for the directions used in this report.
 - Year built and size: Built about 1994, about 2,450 square feet, two stories, per the listing.
 - Utilities: Water, electric and gas were on. Gas pilots were lit.
 - Expansive clay soil: Austin clay swells when wet and shrinks when dry. Keep soil moisture even at the slab.
 - Option period: Get repair bids and specialist reviews before the option period ends.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Use this section for any inspector-provided preamble, methodology, scope notes, or cover-letter content that should print before the TREC verbatim sections.

Present at inspection

Buyer and buyer's agent. The listing agent opened the home.

Occupancy

Occupied and furnished. Stored items limited access in the garage and closets.

Weather

Sunny and clear, about 88 degrees F at the start.

Soil condition

Dry, with shrinkage cracks in the clay along the rear of the house.

Front of house faces

North, for the directions used in this report.

Year built and size

Built about 1994, about 2,450 square feet, two stories, per the listing.

Utilities

Water, electric and gas were on. Gas pilots were lit.

Expansive clay soil

Austin clay swells when wet and shrinks when dry. Keep soil moisture even at the slab.

Option period

Get repair bids and specialist reviews before the option period ends.

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on Grade, Post-Tensioned Slab

Comments:

Foundation performance opinion

In the inspector's opinion, the foundation shows signs of movement beyond what is normally expected for a home of this age, and further evaluation by a structural engineer licensed in Texas is recommended. The first floor was walked and felt unlevel near the rear of the living room. The visible indicators that support this opinion are listed below. No elevation survey was performed.

Foundation type and visible slab

Post-tensioned concrete slab on grade, typical of 1990s homes in this area. About 4 to 8 inches of the slab edge was visible around most of the house.

PT cables not visible

The post-tension cable ends are covered by the brick ledge and soil, so their condition could not be seen.

Post-tensioned slab cables and stressed tendons are not visible and were not inspected. Damage to PT cables is outside the scope of a visual inspection.

Interior floors obscured

Carpet, tile and furniture covered most of the slab inside the home. Cracks under floor coverings could not be seen.

Floor coverings, furnishings, and stored items limited inspection of interior floor surfaces for level and movement indicators. Only accessible interior areas were evaluated for evidence of foundation movement.

Foundation obscured (landscaping)

Dense shrubs along the front wall and a raised flower bed on the east side hid parts of the slab edge from view.

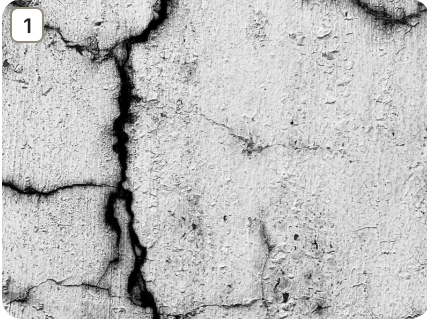
Portions of the foundation perimeter were obscured by landscaping, mulch, or stored items and could not be fully inspected. Recommend re-inspection of obscured areas if foundation conditions are a concern.

I NI NP D

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Diagonal slab crack, engineer review**MAJOR DEFICIENCY**

A hairline-to-1/8 inch diagonal crack was observed in the slab at the ground-floor living room, with some minor cosmetic drywall cracking near nearby interior door frames consistent with foundation movement. Recommend evaluation by a licensed structural engineer prior to closing to determine whether monitoring or foundation repair is warranted.

**Door frames out of square****MINOR DEFICIENCY**

The pantry door and the front coat closet door rub at the top corner of the frame, and the frame at the front hall is visibly out of square. These are common signs of slab movement and should be part of the engineer's review.

Stair-step crack in rear brick**MINOR DEFICIENCY**

A stair-step crack about 1/8 inch wide runs through the mortar joints of the brick veneer below the rear living room window, close to the area of slab movement. Seal the crack to keep water out, and include it in the engineer's review. Recommend repair by a qualified mason after any foundation work.

Corner pop at garage slab**MAINTENANCE ITEM**

The slab corner at the front left of the garage has broken off, often called a corner pop. This is common and does not usually affect how the foundation performs, but the broken area should be patched and sealed so water cannot reach the steel. Recommend a qualified concrete contractor.

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☒☐☐☒ **B. Grading and Drainage**

Comments:

Grading and gutters

The lot slopes gently from front to rear. Gutters run along the front and rear eaves with downspouts at the corners. No underground drain system was found.



Dry conditions at inspection

The soil was dry and there had been no rain for several days, so how water moves across the lot in a heavy rain could not be seen.

Heavy rainfall was not present at time of inspection. Drainage performance under storm conditions could not be evaluated.

Flat or negative grade at rear

MINOR DEFICIENCY

Grade along the rear elevation, near the area of slab movement noted in I.A, is flat to slightly negative rather than sloping away from the structure. Recommend re-grading and extending downspouts to direct water away from the foundation.



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Gutters full of debris

MAINTENANCE ITEM

Leaves and shingle granules have built up in the rear gutters, and water was standing in the run above the patio. Clogged gutters overflow at the foundation, which adds to movement in clay soil. Clean the gutters and check that they slope toward the downspouts.



Soil too high at the slab

MINOR DEFICIENCY

In the front and east flower beds, soil and mulch are built up to the bottom of the brick, so no slab shows. At least 4 inches of slab should show below brick veneer to keep water and wood-destroying insects out of the wall. Lower the beds and slope them away from the house.

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C. Roof Covering Materials

Types of Roof Covering: Composition Shingles (3-Tab)

Viewed From: On Roof, Eaves with Ladder

Comments:

Roof covering

Three-tab composition shingles, believed original to the home per the seller's disclosure. The lower garage roof and the rear slopes were walked. The steep upper front slopes were viewed from a ladder at the eaves.



I NI NP D

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Roof penetrations

Plumbing vents, static roof vents, a ridge vent and the metal flues for the furnace and water heater pass through the roof.

**Underlayment not visible**

The underlayment and roof decking under the shingles could not be seen from the roof surface.

Underlayment, decking, and flashing concealed by the roof covering were not inspected. Hidden defects below the covering surface are outside the scope of a visual inspection.

Roof age/warranty not verified

No receipts or warranty were provided, so the roof age is an estimate. The inspector cannot say whether the roof has leaked in the past or will leak in the future. Have your insurer review the roof before the option period ends.

Roof covering age and remaining service life are visual estimates. Manufacturer, installation date, and any transferable wind/hail warranty — significant for Texas storm claims — were not verified from documentation.

Shingles at end of service life**MAJOR DEFICIENCY**

Composition shingles show significant granule loss, curling, and several cracked tabs consistent with a roof at or near the end of its serviceable life (the home's original 1990s roof, per the seller's disclosure). No active leaks were observed at the time of inspection, but recommend budgeting for roof replacement in the near term and monitoring the attic decking for water staining in the meantime.



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Cracked plumbing vent boot**MAJOR DEFICIENCY**

The rubber boot around a plumbing vent on the rear slope is cracked and split open. Water can run down the pipe into the attic, and staining was found below it (see I.D). Recommend a qualified roofing contractor replace the boot now, even if the roof will be replaced later.

**Missing kick-out flashing****MAJOR DEFICIENCY**

There is no kick-out flashing where the garage roof edge meets the second-story side wall, and the siding below shows water staining. Without it, roof water runs behind the siding and into the wall. Recommend a qualified roofing contractor add kick-out flashing and check the wall behind for damage.

**Lifted and creased shingles****MINOR DEFICIENCY**

Several tabs along the west eave are lifted and creased from wind, and one tab is missing near the rake edge. Loose tabs let wind-driven rain under the roof. Recommend repair by a qualified roofing contractor, or include it in the roof replacement.



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Exposed nails at ridge caps

MAINTENANCE ITEM

Nail heads are exposed and unsealed on several ridge cap shingles, and a few are backing out. Seal the nail heads or reset the caps to keep water out.



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D. Roof Structures and Attics

Viewed From: Entered Attic

Approximate Average Depth of Insulation: Less than 3 inches

Comments:

Attic access and framing

The attic was entered through the hatch in the upstairs hall closet. The roof is framed with 2x6 rafters, purlins and braces, with plywood roof decking.



Insulation and ventilation

Loose-fill fiberglass insulation on the attic floor, with no radiant barrier. Air enters at soffit vents along the eaves and leaves through the ridge vent.



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Attic partial access

There is no walkway in most of the attic and clearance is low at the eaves. The far bays over the garage and along the front eaves were viewed from the framing only.

Portions of the attic were not entered due to low clearance, insulation depth, lack of decking, or safety concerns. Only accessible areas were inspected.

Insulation not disturbed

Insulation was not moved, so the ceiling framing and wiring under it could not be fully seen.

Areas concealed by insulation were not inspected. Insulation was not moved or disturbed during inspection.

Thin attic insulation and hatch**MINOR DEFICIENCY**

Attic insulation measured less than 3 inches in depth across most of the attic floor, well below the depth recommended for this climate zone, and the attic access hatch itself is uninsulated with no weatherstripping. Recommend adding blown insulation and an insulated, weatherstripped hatch cover to improve energy efficiency.

**Stained roof decking****MAJOR DEFICIENCY**

Dark water staining was found on the roof decking and one rafter below the cracked vent boot noted in I.C. The stain read dry today, but the leak path is still open. Staining like this may indicate moisture. Recommend repair by a qualified roofing contractor and evaluation by a licensed professional if further concern exists.



Soffit vents blocked

MINOR DEFICIENCY

Insulation is pushed tight against the soffit vents along the front eaves, so outside air cannot enter the attic there. Poor airflow traps heat and moisture and shortens shingle life. Install vent baffles when insulation is added. Recommend a qualified insulation contractor.



Deteriorated fascia and soffit

MAJOR DEFICIENCY

The fascia board is soft and the paint has failed at the rear eave above the deck, and a soffit panel next to it is loose. Water from the clogged gutter is soaking the wood. Recommend a qualified carpenter replace the damaged wood and paint it.



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

Comments:

Wall materials
Exterior walls are stone veneer at the front, brick veneer on the lower side and rear walls, and painted lap siding on the upper walls and gables. Interior walls are painted drywall.

General condition
The veneer and siding were generally in serviceable condition for a home of this age, apart from the items listed below.

Interior walls partially obscured
The home was occupied. Furniture, wall hangings and stored items covered parts of the walls, and areas behind them could not be seen.

Interior wall finishes covered by furniture, wall hangings, or stored items were not fully inspected.

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Fresh paint may conceal prior repairs

Several interior walls have fresh paint and patching, which can hide past cracks or water stains.

Freshly painted, skim-coated, or recently patched interior wall surfaces may conceal prior cracking, water staining, or repairs. Only conditions visible at the finished surface were observed.

Settlement cracks at interior walls

MINOR DEFICIENCY

Cosmetic settling-related hairline cracking was noted at a few interior wall and ceiling junctions consistent with normal movement of a home this age, most visibly near an upstairs hallway doorway. Not structural; recommend routine drywall touch-up and repaint.

Weep holes covered by mulch

MINOR DEFICIENCY

Mulch covers the weep holes at the bottom of the brick veneer along the front bed. Weep holes let water that gets behind the brick drain out. Pull the mulch back and keep them open.



Peeling paint, swollen siding

MINOR DEFICIENCY

Paint is peeling and the bottom edges of the lap siding and trim are swollen on the west wall and at the garage door trim. Exposed wood takes on water and rots. Recommend a qualified siding or painting contractor replace soft sections, seal and paint.

Unsealed wall penetrations

MAINTENANCE ITEM

Gaps are open around the electrical service conduit, the hose bibs, exterior lights and the refrigerant lines where they pass through the walls. Seal them with an exterior sealant to keep water and pests out.



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Comments:**Ceiling and floor finishes**

Ceilings are textured drywall. Floors are carpet in the bedrooms and on the stair, wood flooring in the living areas, and ceramic tile in the kitchen and baths.

**Garage floor and ceiling**

The garage has a concrete floor and a taped drywall ceiling below the living space.

**Areas obscured by furnishings**

Rugs, furniture and stored items covered parts of the floors.

Floor and ceiling areas covered by furniture, rugs, stored items, or wall hangings were not inspected.

Carpet concealed slab/subfloor

Carpet and pad hide the slab downstairs and the subfloor upstairs, so cracks or damage under them could not be seen.

Wall-to-wall carpet and pad concealed the slab or subfloor surface beneath. Cracking, staining, prior moisture damage, or transition conditions under the carpet were not inspected.

Water stain below upstairs bath**MAJOR DEFICIENCY**

A dry water stain is on the dining room ceiling below the upstairs hall bath. The moisture meter read dry today, but the source should be found (the loose toilet noted in IV.A is one likely cause). Staining like this may indicate moisture. Recommend evaluation by a licensed plumber, and by a licensed professional if further concern exists.

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Ceiling joint crack upstairs

MINOR DEFICIENCY

A long crack runs along a drywall joint in the upstairs game room ceiling, and nail heads have pushed through the texture nearby. This is likely seasonal movement of the framing, but include it in the engineer's review and repair it after any foundation work.



Garage floor cracks

COSMETIC

Hairline shrinkage cracks run across the garage floor. These are common in concrete and are not a structural concern at this width. Monitor them and seal them if they widen.



☒☐☐☒ G. Doors (Interior and Exterior)

Comments:

Door types
A painted front entry door, a steel door from the garage to the house, a hinged glass patio door at the rear, and hollow-core interior doors. The garage has two overhead doors on torsion springs.

Operation
Most doors opened, closed and latched as intended, apart from the items listed below.

Weatherseal performance not measured
Air leaks at the door seals were judged by eye and daylight only. No blower-door test was done.

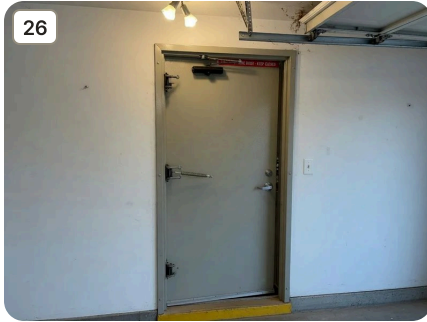
Weatherstripping, thresholds, and door sweeps at exterior doors were observed for presence and visible condition only. Air-infiltration and seal performance were not measured.

I NI NP D

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Garage entry door does not self-latch**SAFETY HAZARD**

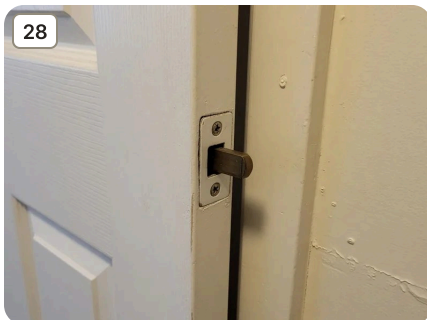
The steel door between the garage and the house has a closer and spring hinges, but when released it stopped short and did not latch, and there is a gap under the door. This door is meant to close on its own every time to slow fire and car exhaust from reaching the living space. Adjust the closer and add a bottom seal. Recommend a qualified door contractor.

**Worn patio door weatherstrip****MAINTENANCE ITEM**

The weatherstrip on the rear patio door is torn and flattened, and daylight shows at the latch side. Replace it to stop air and water leaks.

**Bedroom door does not latch****MINOR DEFICIENCY**

The upstairs front bedroom door latch does not line up with the strike plate, so the door will not stay shut. Adjust the strike plate. Doors going out of line can also follow slab movement (see I.A).

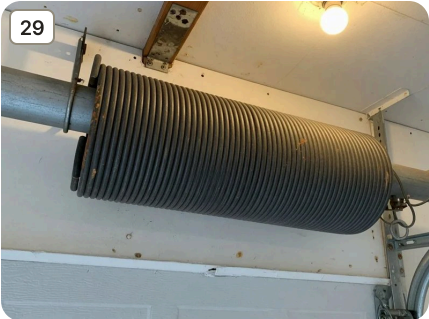


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Overhead doors need service

MAINTENANCE ITEM

The torsion springs and rollers on both overhead garage doors are dry, and the doors are stiff to lift by hand. Have a qualified garage door technician lubricate, balance and adjust them. Do not adjust torsion springs yourself; they are under high tension.



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Comments:

Window types

Vinyl-frame single-hung windows with insulated double-pane glass. Screens are installed on most windows. A representative number of windows were opened and locked.

IGU seal performance variable

Failed seals can come and go with temperature and humidity. Windows were checked only for visible fogging on the day of the inspection, so others may also have failed.

Insulated glass unit (IGU) seal performance can vary by temperature and lighting conditions. Failed seals not visible at time of inspection may exist.

Windows blocked / not operated

Windows behind heavy furniture in the primary bedroom and the game room could not be reached or opened.

Windows blocked by stored items, furniture, or window treatments were not operated.

Fogged double-pane windows

MINOR DEFICIENCY

Several insulated windows (living room, and one upstairs bedroom) show fogging/condensation between panes, indicating failed seals on the insulated glass units. Cosmetic and an efficiency issue, not a safety concern. Recommend replacing the affected sash or glass units.



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Bedroom window will not stay open

MAJOR DEFICIENCY

The upstairs rear bedroom window is very hard to lift and will not stay open because its balance has failed. Bedroom windows are an emergency way out and should open easily. Recommend repair by a qualified window contractor.

Dried caulk at window frames

MINOR DEFICIENCY

Caulk between the window frames and the brick and siding is cracked and pulling away on the west and rear walls. Reseal the frames to keep water out of the walls.

No safety glass at stair landing

SAFETY HAZARD

The large window at the stair landing sits less than 18 inches above the landing floor, and no safety glass mark was found on it. Glass in this spot should be tempered so it does not break into sharp pieces if someone falls against it. This may be how the home was built, but it is reported for safety. Recommend a qualified glass contractor.



I. Stairways (Interior and Exterior)

Comments:

Stairway

Carpeted interior stair between the floors, with a wood handrail on the wall side and painted wood balusters along the open side and the upstairs landing.



Code-era variance note

The stair was built to the standards of its time. Some items below are reported because the current Texas standards of practice require it, even though they may have been allowed when the home was built.

Conditions evaluated against current IRC requirements. Existing stairways constructed to older codes may not meet current standards.

Wide baluster gaps at landing

SAFETY HAZARD

The gaps between balusters at the upstairs landing guard measured about 5 inches. A small child can slip through a gap wider than 4 inches. This may be how the home was built, but it is reported for safety. Recommend a qualified carpenter add balusters.

I NI NP D

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Loose stair handrail**MAJOR DEFICIENCY**

The stair handrail moves when pulled at the lower brackets. A handrail must hold a person's full weight in a fall. Secure the brackets into the wall framing. Recommend a qualified carpenter.

☐ ☐ ☒ ☐**J. Fireplaces and Chimneys****Comments:****No fireplace**

No fireplace or chimney is present in this home.

☒ ☐ ☐ ☒**K. Porches, Balconies, Decks, and Carports****Comments:****Porch, deck and flatwork**

Covered front entry porch on a concrete slab, a concrete driveway and front walk, and a wood deck at the rear about 2 feet above the ground with a wood guard rail.

**Deck underside partial**

The deck sits low to the ground, so only the outer joists and hangers could be seen from the edges. How the ledger is fastened to the house could not be seen.

Underside of deck was inspected only where accessible. Areas with low clearance or obstructions were not inspected.

Joist hangers missing nails**MAJOR DEFICIENCY**

Several joist hangers at the deck ledger are missing nails, and one has only half of its holes filled. A hanger needs every nail hole filled to carry its load. Recommend a qualified deck contractor fasten them with the nails the hanger maker lists and check the ledger bolts.



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Weathered deck boards

MINOR DEFICIENCY

Deck boards are gray, cupped and split, with no sealer left on the surface, and a few boards near the house are soft. Replace the soft boards, then clean and seal the deck.



Trip hazard at front walk

MINOR DEFICIENCY

One section of the front walk has settled about 1 inch below the next section, leaving a raised edge. This is a trip hazard. Grind or level the joint. Recommend a qualified concrete contractor.



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L. Other

I NI NP D

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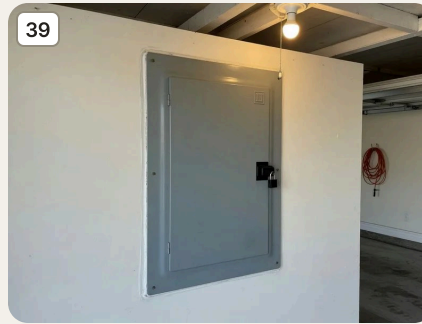
II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Comments:

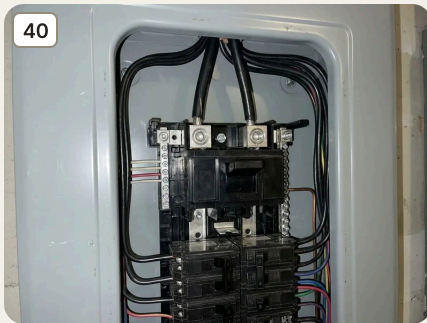
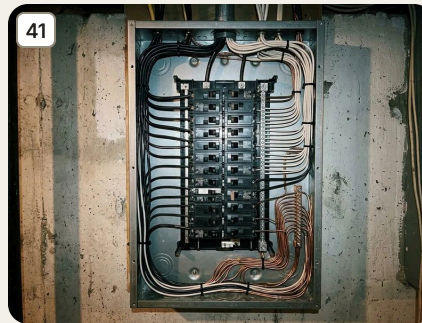
Service and main panel

Underground service to a meter on the east brick wall. The main panel is on the garage wall, rated 150 amps, with copper service conductors and original breakers.



Inside the panel

The dead front was removed. The main breaker and service conductors showed no signs of heat damage. Branch wiring is copper.



No thermal scan of panel

No thermal imaging or load test was done. The panel was inspected visually with the dead front removed.

Infrared/thermal scanning of breakers and bus connections under load was not performed. Latent loose or overheating connections that are not visually evident may therefore go undetected.

Buried service not inspected

The underground service lines from the street to the meter could not be seen and were not inspected.

Buried / concealed service entrance conductors and underground utilities were not inspected.

I NI NP D

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

Double-tapped breakers**SAFETY HAZARD**

Double-tapped conductors were observed in the main panel (two conductors landed on a single terminal not rated for double connections), and the panel shows signs of age consistent with an original-to-the-home installation. Recommend evaluation and correction by a licensed electrician.

**No arc-fault protection****MAJOR DEFICIENCY**

The bedroom and living area circuits are on standard breakers with no arc-fault (AFCI) protection. AFCI breakers were not required when this home was built, but current standards call for them because they lower the risk of wiring fires. Recommend a licensed electrician add AFCI protection.

Breaker labels incomplete**MINOR DEFICIENCY**

Many breakers are unlabeled or labeled in faded pencil. Each circuit should be clearly marked so power can be shut off fast in an emergency. Recommend a licensed electrician trace and label the circuits.



I	NI	NP	D	I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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Missing dead front screws

MINOR DEFICIENCY

Two screws are missing from the panel's dead front cover, so it does not sit tight. Replace them with the blunt-tip screws made for the panel, not pointed screws that can pierce the wires behind.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper, Non-Metallic Sheathed Cable (Romex)

Comments:

Wiring and devices

Copper non-metallic sheathed (Romex) branch wiring. Outlets are the grounded three-prong type. A representative number of outlets, switches and lights were tested.

GFCI locations

GFCI outlets were found in the garage, at the exterior outlets and in the primary bath. None were found at the kitchen counters (see below).

Representative sample only

Outlets behind furniture and stored items in the garage and bedrooms could not be reached and were not tested.

A representative sample of receptacles, switches, and fixtures was tested. Not every device was operated.

Concealed wiring not inspected

Wiring inside walls and ceilings and under attic insulation could not be seen.

Concealed wiring in walls and ceilings was not inspected. Wiring is inspected only at visible / accessible locations.

I NI NP D

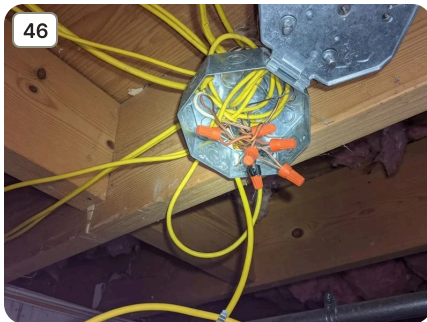
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

No GFCI at kitchen counters**SAFETY HAZARD**

GFCI protection was not present at the kitchen counter receptacles. A "GFCI Protected Outlet" label was found on the hall bathroom receptacle, but the upstream GFCI device it references could not be located or tested during the inspection. Recommend a licensed electrician add GFCI protection at the kitchen counter and verify/repair the labeled protection at the bathroom receptacle.

**Open junction box in attic****SAFETY HAZARD**

A junction box in the attic above the upstairs hall has no cover, leaving wire splices exposed where they can be touched or damaged. Install a cover. Recommend a licensed electrician.

**Outlets not tamper-resistant****MINOR DEFICIENCY**

The outlets in the home are the older type without tamper-resistant shutters. This is how the home was built, but Texas standards of practice require it to be reported. Tamper-resistant outlets help keep children from pushing objects into the slots.

Cracked exterior outlet cover**MINOR DEFICIENCY**

The weather cover on the rear patio outlet is cracked and will not close. Replace it with an in-use (bubble) cover so the outlet stays dry with a cord plugged in.

Lights did not come on**MAINTENANCE ITEM**

The rear patio light and one upstairs hall ceiling light did not come on. This may only be a bulb. If a new bulb does not fix it, have a licensed electrician check the fixture.

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☐☐☒☐ C. Other

☒☐☐☒ D. Smoke and Carbon Monoxide Detectors

Comments:

Alarm locations

Hard-wired smoke alarms with battery backup are in the downstairs and upstairs hallways. No alarms were found inside the bedrooms, and no carbon monoxide alarm was found.

Test-button only

Alarms were tested with the test button only. Smoke was not used, and whether the alarms are linked to each other was not fully confirmed.

Detector functionality was verified using the test button only. Sensor sensitivity to actual smoke / CO was not tested.

Aged smoke alarms, no CO alarm

SAFETY HAZARD

Several smoke detectors in the home appear original to construction and exceed the roughly ten-year service life smoke-alarm manufacturers specify; manufacture dates were no longer legible on the units checked. No carbon monoxide detector was found near the sleeping areas despite the presence of gas appliances. Recommend replacing every smoke detector older than ten years and installing a carbon monoxide detector near the sleeping areas.

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No smoke alarms in bedrooms

SAFETY HAZARD

No smoke alarm was found inside any of the four bedrooms. Current standards call for an alarm in each sleeping room, outside each sleeping area and on each floor. Alarms in bedrooms give sleeping people the earliest warning. Install alarms, ideally linked to each other.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒☐☐☒

A. Heating Equipment
Type of Systems: Central — Forced Air (Furnace)
Energy Sources: Natural Gas
Comments:

Furnace
Gas forced-air furnace in the attic, made in 2008 per the data plate. It vents through the roof in a metal flue.

Operation
The furnace was run from the hall thermostat. The burners lit with a steady flame, and warm air reached the registers.



Combustion not analyzed (no CO test)
The furnace was not taken apart, so the heat exchanger could not be fully seen. No combustion or carbon monoxide test was done.

Combustion analysis was not performed on gas heating equipment. Carbon monoxide in the supply air and combustion efficiency were not measured.

Dirty return air filter

MAINTENANCE ITEM

The return air filter is clogged with dust. A dirty filter cuts airflow, makes the system work harder and lets dust coat the coil. Replace the filter now and every 1 to 3 months.



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Older furnace

MAINTENANCE ITEM

The furnace is about 18 years old, near the end of the usual 15 to 20 year life. It heated normally today, but its future life cannot be predicted. Have a licensed HVAC technician service it before winter and plan for replacement.

☒☐☐☒

B. Cooling Equipment

Type of Systems: Central — AC (Split Refrigerant)

Comments:

Cooling system

Central split system. The 3.5 ton condenser sits on a pad in the east side yard, with the coil on top of the attic furnace. Both were made in 2008 and use R-22 refrigerant.



Temperature differential

The air temperature dropped about 14 degrees F between the return and the supply, just below the normal range of 15 to 20 degrees.

Refrigerant charge not measured

Refrigerant pressure and charge were not measured. That needs gauges and is beyond a visual inspection.

Refrigerant charge, line pressures, and the system's SEER rating were not measured. A supply/return temperature differential, where taken, is the only performance indicator reported.

Soiled, bent condenser coil

MINOR DEFICIENCY

The condenser's exterior coil fins are heavily soiled and bent on the north face, restricting airflow and reducing cooling efficiency. Recommend a professional coil cleaning and fin comb service.



I NI NP D

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- Low temperature drop

MAJOR DEFICIENCY

The temperature drop across the coil was about 14 degrees F on a hot afternoon, below the normal 15 to 20 degree range. The dirty filter and condenser coil can cause this, as can a low refrigerant charge. Recommend a licensed HVAC technician service the system.
- Rusted drain pan under coil

MAJOR DEFICIENCY

The secondary drain pan under the attic coil is rusted and has held water before, which means the main drain line has backed up at some point. An overflow here can soak the ceiling below. Recommend a licensed HVAC technician clear the drain line, add a float shutoff switch, and replace the pan.
- Missing line insulation

MINOR DEFICIENCY

Foam insulation on the large refrigerant line is missing for about 3 feet at the condenser and is cracked where the line enters the wall. Bare line wastes energy and drips condensation. Replace the insulation.
- R-22 refrigerant system

MAJOR DEFICIENCY

The system uses R-22 refrigerant, which is no longer made in the United States. Any repair that needs refrigerant will be costly. Plan for replacement of the condenser and coil, and get a bid from a licensed HVAC contractor.

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C. Duct Systems, Chases, and Vents

Comments:

- Duct system

Insulated flexible ducts in the attic run from a sheet-metal supply plenum at the furnace. Return air grilles are in the downstairs hall and the upstairs hall.
- Concealed ducts not inspected

Ducts inside walls and between floors could not be seen. No duct leakage test was done.

Concealed ductwork in walls, ceilings, and floor structures was not inspected.

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Tape peeling at plenum

MINOR DEFICIENCY

Tape at the supply plenum seams is peeling loose, and air could be felt leaking at the seams. Leaks send cooled air into the hot attic. Reseal the seams with mastic or listed foil tape. Recommend a licensed HVAC technician.



Ducts resting on each other

MAINTENANCE ITEM

Several flex ducts lie on top of each other and on the attic insulation. Ducts touching each other can sweat and drip onto the ceiling. Separate them and hang them with straps.

☐ ☐ ☒ ☐ D. Other

I NI NP D

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IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: At street / curb

Location of main water supply valve: Garage

Static water pressure reading: 68 PSI

Type of supply piping material: Copper

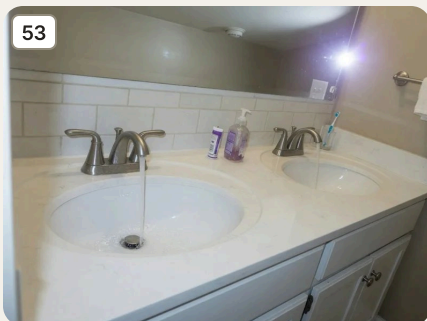
Comments:

Water service

The meter is at the curb and the main shutoff valve is on the garage front wall. Static water pressure was 68 PSI at the front hose bib. Supply piping is copper where visible.

Fixtures

Sinks, tubs, showers and toilets were run. Flow was adequate with two fixtures running at once.



Concealed piping not inspected

Pipes inside walls, under the slab and in the attic could not be seen. Leaks that only show up with long use may not be found.

Concealed supply piping in walls / floors / slab was not inspected. Inspection is limited to visible / accessible piping.

Shutoff valves not exercised

The main valve and the fixture shutoff valves were not turned, since older valves can leak when moved.

Fixture and main shutoff valves were not exercised, to avoid disturbing the seals on older valves that may not reseal. Valve function under operation was not confirmed.

I NI NP D

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Loose toilet in upstairs bath**MAJOR DEFICIENCY**

The upstairs hall bath toilet rocks at the base and the caulk around it is worn. A loose toilet can break its wax seal and leak into the floor, and it may be the source of the ceiling stain below (see I.F). Recommend a licensed plumber reset the toilet on a new seal.

**No backflow devices at hose bibs****MAINTENANCE ITEM**

The front and rear hose bibs have no vacuum breakers. These stop dirty water in a hose from being pulled back into the home's water. Install screw-on vacuum breakers.

**Sink stopper disconnected****MAINTENANCE ITEM**

The pop-up stopper rod under the primary bath left sink is disconnected, so the stopper does not close. Reconnect or replace the linkage.



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Failed caulk at kitchen backsplash**MAINTENANCE ITEM**

Caulk has cracked and pulled away where the kitchen counter meets the backsplash behind the sink. Water can run into the wall and the sink cabinet. Clean out the old caulk and reseal.

**Cracked grout at tub and shower****MINOR DEFICIENCY**

Grout and caulk are cracked and missing where the hall bath tub meets the tile wall and at the primary shower corners. Water can get into the wall behind the tile. RegROUT and recaulk.

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

Type of drain piping material: PVC

Comments:

Drain piping

PVC drain, waste and vent piping where visible. Each fixture was run and drained with no visible leaks.

Main cleanout

The main cleanout is in the front flower bed near the garage.

Underground drains not inspected

Drain lines under the slab and in the yard could not be seen or tested.

Underground / concealed drain lines were not inspected. Inspector does not perform sewer scope / camera inspections as part of standard TREC inspection.

Scope drains under slab**MAJOR DEFICIENCY**

Because of the slab movement noted in I.A and the home's age, recommend a camera scope of the main drain and, if advised, a pressure test of the drains under the slab by a licensed plumber. A leaking drain under a slab can wet the clay and add to foundation movement.

I NI NP D

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**C. Water Heating Equipment****Energy Sources:** Natural Gas**Capacity:** 40 gallons**Comments:****Water heater**

40 gallon gas water heater in the utility closet off the laundry room, made in 2011 per the data plate. It vents through the roof in a metal flue.

Operation

The burner lit and hot water reached the fixtures.

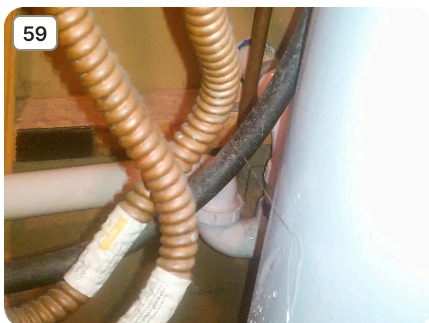
T&P not operated

The temperature and pressure relief valve was not opened, since older valves may not reseal and can keep leaking.

T&P valves are NOT operated during inspection due to risk of valve failure to reseal.

Leaking water heater, no pan**SAFETY HAZARD**

An active water leak was observed at the base of the gas water heater's fittings at the time of inspection, and there is no drain pan beneath the unit to contain drainage; its temperature-and-pressure relief valve discharge line also terminates inside the closet rather than to the exterior. Recommend prompt evaluation and repair by a licensed plumber, including a properly routed drain pan and correcting the TPR discharge line to terminate outside within 6 inches of the ground.

**Water heater near end of life****MAJOR DEFICIENCY**

The water heater is about 15 years old, at the end of its expected life, and it is already leaking at the fittings. Plan to replace it rather than repair it. Recommend a licensed plumber.

No combustion air to closet**MAJOR DEFICIENCY**

The water heater closet has a solid door and no vents or air openings were found. A gas water heater needs outside or room air to burn cleanly; without it, it can make carbon monoxide. Recommend a licensed plumber evaluate and add combustion air openings.

**D. Hydro-Massage Therapy Equipment****Comments:**

I	NI	NP	D	I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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No hydro-massage tub

No hydro-massage (jetted) tub is present in this home.

☒ ☐ ☐ ☒

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Side of house

Type of gas distribution piping material: Black Iron / Steel

Comments:

Gas service

The gas meter is on the east side of the house. Piping is black steel, with flexible connectors at the appliances.



Gas appliances

Gas serves the furnace, the water heater and the kitchen range. No gas odor was noted.

No gas leak testing

Visible joints were checked with an electronic gas detector only. No pressure test was done, and pipes inside walls and under the slab could not be seen.

Gas leak detection / pressure testing was not performed.

No sediment traps

MINOR DEFICIENCY

There is no sediment trap on the gas line just before the furnace and water heater connectors. A trap catches dirt and water before they reach the gas valve. Recommend a licensed plumber add them.

Gas pipe bond not found

MINOR DEFICIENCY

No bonding wire from the gas piping to the electrical grounding system was found. Bonding helps prevent shock and arcing if the pipe becomes energized. Recommend a licensed electrician confirm or add the bond.

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F. Other

I	NI	NP	D	I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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V. APPLIANCES

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A. Dishwashers

Comments:

Dishwasher

Built-in dishwasher, run through a normal cycle. It filled, washed and drained with no leaks seen.



Single cycle test

One cycle was run. How well it cleans dishes was not judged.

Dishwasher operated through one normal cycle; not all cycle programs were tested.

No high loop at drain hose

MINOR DEFICIENCY

The dishwasher drain hose runs flat under the sink with no high loop or air gap. Dirty sink water can flow back into the dishwasher. Raise the hose and fasten it to the underside of the counter.



I NI NP D

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☒ ☐ ☐ ☒**B. Food Waste Disposers**

Comments:

Disposer

The disposer ran and ground normally with no leaks. It is loud, which is common in older units.

**Internal not inspected**

The inside of the disposer was not taken apart.

Internal components were not inspected.

No cord clamp at disposer**MINOR DEFICIENCY**

The disposer's power cord enters the unit with no strain-relief clamp, so the cord can pull loose from its connections. Recommend a licensed electrician install a proper cord connector.

☒ ☐ ☐ ☒**C. Range Hood and Exhaust Systems**

Comments:

Range hood

Under-cabinet range hood above the range. The fan ran on both speeds and the light worked.

CFM not measured

Airflow was not measured.

CFM and pressure performance was not measured.

Hood does not vent outside**MAINTENANCE ITEM**

The range hood recirculates air through a filter and does not vent outside, and the filter is greasy. This is allowed, but a hood vented outside removes gas range fumes and moisture much better. At least replace the filter.

I NI NP D

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

Comments:

Range and oven

Free-standing gas range with four burners and a gas oven. All burners lit, and the oven reached about 350 degrees F when set to 350.

**Advanced functions not tested**

Self-clean, timers and other special settings were not tested.

Self-clean cycles, timers, probe inputs, and other advanced functions were not tested.

No anti-tip bracket**SAFETY HAZARD**

No anti-tip bracket was found, and the range lifted at the back with light pressure on the open oven door. A child standing on the door can pull the range and hot pots over. Install the anti-tip bracket.

☐ ☐ ☒ ☐ **E. Microwave Ovens**

Comments:

No built-in microwave

No built-in microwave is installed. A countertop microwave is personal property and was not inspected.

☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Exhaust fans

Exhaust fans in the primary bath, the upstairs hall bath and the downstairs half bath all ran when switched on.

Exterior termination not confirmed

Fan ducts under attic insulation could not all be traced to where they end.

Whether bath exhaust fans terminate at the building exterior, rather than discharging into the attic, was confirmed only where attic ducting was visible.

I NI NP D

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

Hall bath fan vents into attic**MINOR DEFICIENCY**

The hall bathroom exhaust fan was found to vent into the attic space rather than to the exterior, which can contribute to moisture and mold issues in the attic over time. Recommend rerouting the vent duct to terminate outside through a roof or soffit vent cap.

**Dusty fan grille****MAINTENANCE ITEM**

The primary bath fan grille is caked with dust, which cuts airflow. Clean the grille and the fan.

☐ ☐ ☒ ☐**G. Garage Door Operators****Comments:****No garage door openers**

The overhead garage doors are opened by hand. No garage door openers are installed.

☒ ☐ ☐ ☒**H. Dryer Exhaust Systems****Comments:****Dryer vent**

The laundry room has a 240 volt dryer outlet and a metal dryer duct that runs through the wall to a cap on the rear wall.

**Concealed sections not inspected**

The dryer was in place and was not moved, and the duct inside the wall could not be seen.

Concealed sections of dryer ducting in wall / ceiling were not inspected.

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Lint-packed dryer duct

MAJOR DEFICIENCY

Lint has packed the dryer duct behind the dryer, and the flap on the rear wall cap is held open by lint. Lint in a dryer duct is a fire hazard and makes the dryer run hot. Clean the whole duct run and the wall cap, and clean it once a year.



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I. Other

I	NI	NP	D	I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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VI. OPTIONAL SYSTEMS

☐☐☒☐ A. Landscape Irrigation (Sprinkler) Systems

☐☐☒☐ B. Swimming Pools, Spas, Hot Tubs, and Equipment
Type of Construction: Other — Not present — no swimming pool, spa, or hot tub on the property

☐☐☒☐ C. Outbuildings

☐☐☒☐ D. Private Water Wells (A coliform analysis is recommended.)
Type of Pump: Not Visible
Type of Storage Equipment: Not Visible

☐☐☒☐ E. Private Sewage Disposal Systems
Type of System: Other — Not present — property is on city sewer service
Location of Drain Field: Not determined

☐☐☒☐ F. Other Built-in Appliances

☐☐☒☐ G. Other

INSPECTOR ACKNOWLEDGMENT

INSPECTOR SIGNATURE

DATE SIGNED

September 28, 2026

Grant Ostrowski

PRINTED NAME

TREC LICENSE #

Grant Ostrowski

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