

Architectural Inspections

Texas Real Estate Commission Professional License #623

Quality Inspections Since 1986

Kenneth Altes

2204 South 3rd Street

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Structural and Mechanical Inspection Report

Prepared for Codie & Will Crenshaw
Concerning 2606 Tip Cove
Austin, Texas



Architectural Inspections

2204 South 3rd Street, Austin, TX 78704

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PROPERTY INSPECTION REPORT

Prepared For: Codie & Will Crenshaw
(Name of Client)

Concerning: 2606 Tip Cove, Austin, TX -
(Address of Inspected Property)

By: Kenneth L Altes, #Professional #623 03/14/2007
(Name and License Number of Inspector) (Date)

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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
I	NI	NP	R	Inspection Item		

I. STRUCTURAL SYSTEMS

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

Comments (An opinion on performance is mandatory.):

Slab-on-grade type.

No signs of movement, but the rear edges of the foundation do not go into the soil. Recommend that a structural engineer be consulted.



I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair	Inspection Item
I	NI	NP	R				
þ	þ				B. Grading & Drainage <i>Comments:</i> 1. Erosion at rear.
þ				C. Roof Covering (If the roof is inaccessible, report the method used to inspect.) <i>Comments:</i> Composition Shingle. Good condition.
þ	þ				D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.) <i>Comments:</i> 1. No access to small attics above and in front of master bedroom. Note: Approximately 6 inches of attic insulation.
þ	þ				E. Walls (Interior and Exterior) <i>Comments:</i> 1. Exterior siding deteriorated at bottoms at several places, patched at seams at left, and touches soil at left.
þ				F. Ceilings and Floors <i>Comments:</i>
þ	þ				G. Doors (Interior and Exterior) <i>Comments:</i> 1. Left patio door difficult to slide closed.
þ	þ				H. Windows <i>Comments:</i> 1. Front bedroom window did not open.
þ				I. Fireplace/Chimney <i>Comments:</i>
þ	þ				J. Porches, Decks and Carports (Attached) <i>Comments:</i> 1. Deck very worn.

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I	NI	NP	R	Inspection Item		

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K. Other

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Neutrals and grounds under one screw.



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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.)

Comments:

1. GFCI (ground fault circuit interrupter) protection needed at all outlets:
 - within six feet of kitchen sink
 - bathrooms
 - one in garage
2. One outlet needed on each wall of water heater room.

Copper branch circuits.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type and Energy Source: Upflow, Gas

Comments:

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I	NI	NP	R				

p				B. Cooling Equipment: <i>Type and Energy Source:</i> Central, split, Electric <i>Comments:</i> Note: Temperature differential: 19 degrees.
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p	p				C. Ducts and Vents <i>Comments:</i> Water heater room has two weatherstripped doors, and no duct. Add duct for air supply, and remove weatherstripping at door to kitchen.
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IV. PLUMBING SYSTEM

p	p				A. Water Supply System and Fixtures <i>Comments:</i> 1. Hand sprayer did not work.
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p	p				B. Drains, Wastes, Vents <i>Comments:</i> 1. Slow drain at master lavatory. 2. Shared tub drain stopper did not work.
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p				C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized by TREC rules.) <i>Energy Source:</i> Gas <i>Comments:</i>
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..	..	p	..				D. Hydro-Therapy Equipment <i>Comments:</i>
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V. APPLIANCES

p				A. Dishwasher <i>Comments:</i>
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p				B. Food Waste Disposer <i>Comments:</i>
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I	NI	NP	R				
p				C. Range Hood <i>Comments:</i>
p	p				D. Ranges/Ovens/Cooktops <i>Comments:</i> No anti-tip device.
..	..	p	..				E. Microwave Cooking Equipment <i>Comments:</i>
..	..	p	..				F. Trash Compactor <i>Comments:</i>
..	p				G. Bathroom Exhaust Fans and/or Heaters <i>Comments:</i>
..	..	p	..				H. Whole House Vacuum Systems <i>Comments:</i>
p	p				I. Garage Door Operators <i>Comments:</i> 1. Safety electric eyes are too high - lower to about 12 inches from floor.
p				J. Door Bell and Chimes <i>Comments:</i>
p				K. Dryer Vents <i>Comments:</i>
..	..	p	..				L. Other Built-in Appliances <i>Comments:</i>
VI. OPTIONAL SYSTEMS							
p				A. Gas Lines <i>Comments:</i>

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B. Fire Protection Equipment

Comments:

Repair Summary:

Foundations

Slab-on-grade type.

No signs of movement, but the rear edges of the foundation do not go into the soil. Recommend that a structural engineer be consulted.



Grading and Drainage

1. Erosion at rear.

Roof Structure and Attic

1. No access to small attics above and in front of master bedroom.

Note: Approximately 6 inches of attic insulation.

Walls (Interior and Exterior)

1. Exterior siding deteriorated at bottoms at several places, patched at seams at left, and touches soil at left.

Doors (Interior and Exterior)

1. Left patio door difficult to slide closed.

Windows

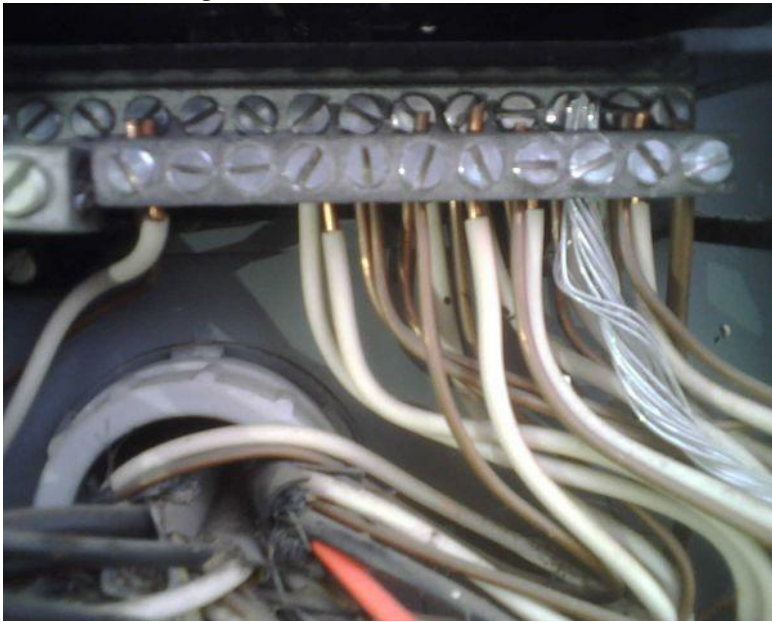
1. Front bedroom window did not open.

Porches, Decks and Carports (Attached)

1. Deck very worn.

Electrical Service Entrance and Panels

Neutrals and grounds under one screw.



Electrical Branch Circuits

1. GFCI (ground fault circuit interrupter) protection needed at all outlets:
 - within six feet of kitchen sink
 - bathrooms
 - one in garage
2. One outlet needed on each wall of water heater room.

Copper branch circuits.

Ducts and Vents

Water heater room has two weatherstripped doors, and no duct. Add duct for air supply, and remove weatherstripping at door to kitchen.

Water Supply System and Fixtures

1. Hand sprayer did not work.

Plumbing Drains, Wastes, Vents

1. Slow drain at master lavatory.
2. Shared tub drain stopper did not work.

Ranges/Ovens/Cooktops

No anti-tip device.

Garage Door Operators

1. Safety electric eyes are too high - lower to about 12 inches from floor.