

Property Inspection Report



Curtis West 25466
Axis Professional Inspections PLLC

41 Pecan Shadows Dr
Inspection Prepared For: Willis Perryman
Agent: Stephanie Sieckenius - Lantana Realty

Date of Inspection: 12/13/2022
Year Built: 1993 Size: 1680
Weather: 68 F

PROPERTY INSPECTION REPORT FORM

<u>Willis Perryman</u> <i>Name of Client</i>	<u>12/13/2022</u> <i>Date of Inspection</i>
<u>41 Pecan Shadows Dr, Leakey, Texas 78873</u> <i>Address of Inspected Property</i>	
<u>Curtis West</u> <i>Name of Inspector</i>	<u>25466</u> <i>TREC License #</i>
<u></u> <i>Name of Sponsor (if applicable)</i>	<u></u> <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

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations
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Type of Foundation(s):

- Crawlspace Foundation manufactured home pier/ beam

Comments:

- Tie downs/Anchoring system are loose and need adjusting



Loose Tie down/Anchoring system



loose Tie down/anchoring system

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading and Drainage
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Comments:

- Out structures and sheds are excluded from this report

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:

- Composition shingles noted.

Viewed From:

- Roof
- Ladder

Comments:

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I	NI	NP	D
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roof



roof

X			
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D. Roof Structure and Attics

Viewed From:

- Roof
- Ladder

Approximate Average Depth of Insulation:

- No access on Manufactured home

Comments:

X			
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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls are made of wood
- Interior walls are made of vinyl-on-gypsum

Comments:

- Buyer Not Present During Inspection
- Exterior skirting is damaged in some areas
- Some areas were not accessible due to personal items

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holes in skirting



more damaged skirting

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
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Ceiling and Floor Materials:

- Ceiling is made of gypsum

Comments:

- Smoke Detector and Co Detector located in family room. Recommend that smoke detectors be added to each sleeping room and hall adjacent these rooms.
- **Crack in ceiling in hall near furnace**



lots of items blocking access to areas



crack in ceiling

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Doors (Interior and Exterior)
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Comments:
 • All doors are functional

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
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Window Types:
 • Sliding glass door present
 • Windows are made of alluminum

Comments:
 • All window that were inspected were functional some could not be inspected due to personal Items blocking access
 • Could not access some of the windows
 • **Some exterior window trim shows deterioration recommend replacing rotten trim**



exterior window trim



exterior window trim

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I	NI	NP	D
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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the family room

Types:

- Fireplace is prefabricated

Comments:

- Wood burning fireplace



chimney appears to need the caulking redone

K. Porches, Balconies, Decks, and Carports

Comments:

- Deck is weathered
- Back (detached Deck) seems to be falling away from the home and appears to be unsafe
- Aluminum Carport is in good shape
- **Back (detached Deck) seems to be falling away from the home and appears to be unsafe**

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trip hazard on deck



rusted through gutter on the deck area
recommend removing and replacing



Tree limbs should be trimmed away from touching
the roof



Railing should be installed for these steps

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Hand rail not attached



stand-alone deck appears to be falling away from the home



Recommend removing or completely overhauling this detached deck at the sliding door exit



Deck appears to be toe-nailed to the home

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L. Other

Materials:
Comments:

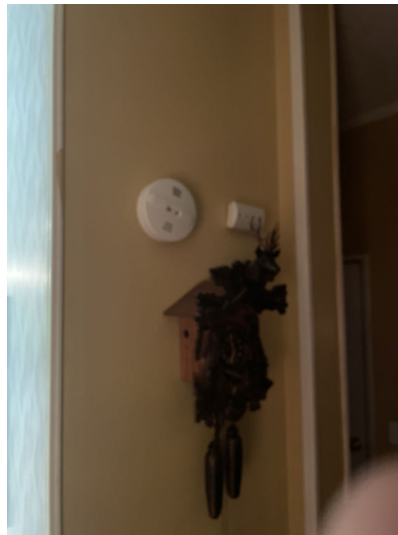
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smoke detector and CO detector located in family room

II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations:

- Electrical panel is located on the north side of the building in the back corner of the property

Materials and Amp Rating:

- Copper wiring
- 100 AMP service

Comments:

- **Multi wires to one fuse/breaker recommend repair by licensed electrician**



main service panel



multiple wires lugged in one breaker

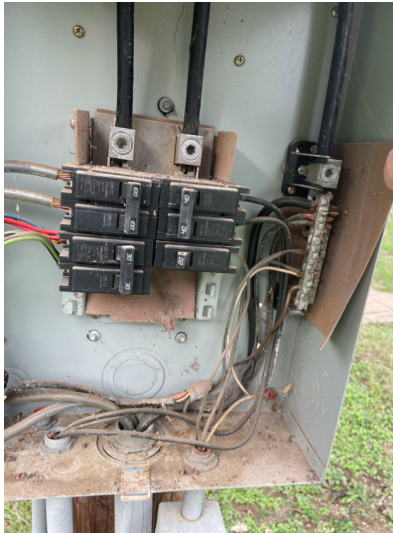
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X			X
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring
- 100 Amp service panel

Comments:

- Functional
- **GFCI** Breaker Present GFCI reset for both bathrooms located in guest bath
- There are no **AFCI** (Arch Fault Circuit Interrupter) breakers This is common for homes of this age. It is recommended to upgrade, a licensed electrician should do this work.
- There were no GFCI at the exterior, kitchen and laundry room outlets. Common for older homes. Upgrade is recommended by a licensed electrician.
- It appears that some extension cords are being used as permanent wiring on the deck. It is recommended that it be removed or replaced with properly protected wiring circuits.
- Main light in family room did not operate properly (would not stay on). Recommend a licensed electrician check it over.

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appears to be some extension cords used as permanent wiring and some conduit that has come apart

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Other
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Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
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Type of Systems:

- Gas fired forced hot air.

Energy Sources:

- The furnace is gas powered

Comments:

- The heater operated as it should

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furnace

X			
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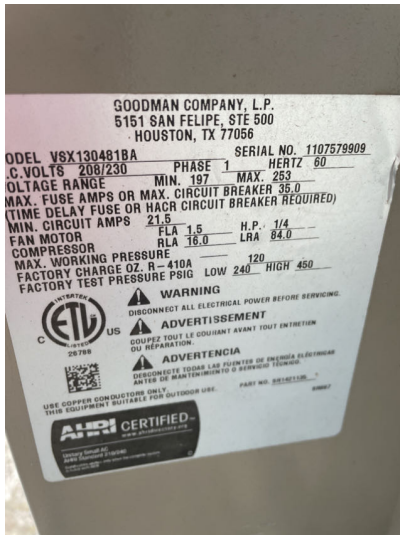
B. Cooling Equipment

Type of Systems:

- Electric

Comments:

- functional
- 19 degree differential from return air grill and the room registers. (acceptable)



AVC is 11 years old



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recommend removing the stumps around A/C they would be conducive for insect habitation

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct Systems, Chases, and Vents
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Comments:

- Filter is located in the hall area wall
- Registers are functional
- Recommend changing filter and cleaning grill

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Other
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Comments:

IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter:

- Back corner of property near utility pole

Location of Main Water Supply Valve:

- North side near utility pole

Comments:

- None of the exterior spigots we operational at the time of the inspection

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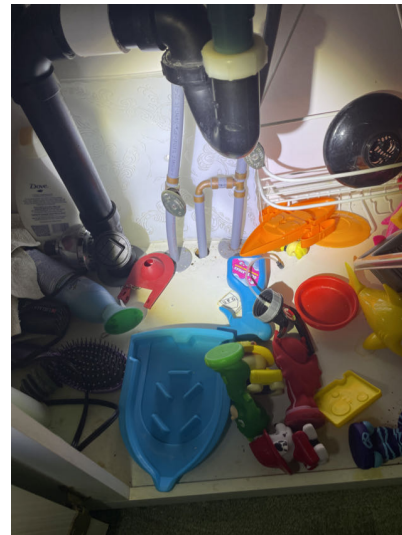
NP=Not Present

D=Deficient

I	NI	NP	D
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main water shutoff valve next to meter



recommend caulking around the water pipe in the middle

B. Drains, Wastes, Vents

Type of Drain Piping Material:

- PVC

Observations:

C. Water Heating Equipment

Energy Source:

- Water heater is gas powered
- Water heater is located in the exterior cabinet

Capacity:

- Unit is 60 gallons

Comments:

- Heater is sitting on wood deck with cabinet built around it. Recommend removing old hot water heater and putting existing heater being used back in the proper spot and putting door back on
- Insulation blanket is loose
- **Vent is loose and off center recommend a licensed plumber repair**

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Water heater on deck



TP&R valve not piped down properly



loose vent



water pressure aprox 45 psi

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Gas valve for water heater

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Gas Distribution Systems and Gas Appliances
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Location of Gas Meter:
 Type of Gas Distribution Piping Material:
 Comments:



propane tank

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Other
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Materials:
 Comments:

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I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:
 • Operated as intended.

B. Food Waste Disposers

Comments:
 • Operated - appeared functional at time of inspection.

C. Range Hood and Exhaust Systems

Comments:
 • Hood with fan
 • Self filtering with vent to the exterior

D. Ranges, Cooktops, and Ovens

Comments:
 • Oven: Propane gas burners
 • Recommend installing anti-tip bracket
 • **Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.**
 • **Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.**
 • **SAFETY CONCERN: Free standing range missing anti-tip bracket/device. Should be installed.**



within acceptable range

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:

- The bath fan was operated and no issues were found.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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Door Type:

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

- Dryer vent located at south end of house under deck area



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
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Comments:

Photos



Items blocking access to areas



items blocking access to areas

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS

Page 4 Item: A	Foundations	• Tie downs/Anchoring system are loose and need adjusting
Page 6 Item: F	Ceilings and Floors	• Crack in ceiling in hall near furnace



Page 7 Item: H	Windows	• Some exterior window trim shows deterioration recommend replacing rotten trim
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Page 8 Item: K	Porches, Balconies, Decks, and Carports	• Back (detached Deck) seems to be falling away from the home and appears to be unsafe
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ELECTRICAL SYSTEMS

Page 11 Item: A	Service Entrance and Panels	• Multi wires to one fuse/breaker recommend repair by licensed electrician
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multiple wires lugged in one breaker

PLUMBING SYSTEMS

Page 16 Item: C	Water Heating Equipment	• Vent is loose and off center recommend a licensed plumber repair
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APPLIANCES

Page 19 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none">• Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.• Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.• SAFETY CONCERN: Free standing range missing anti-tip bracket/device. Should be installed.
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