# PROPERTY INSPECTION REPORT FORM

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| Ethan and Claire Carter | 09/12/2026 |
| *Name of Client* | *Date of Inspection* |
| 4107 Avenue F, Austin, TX 78751 | |
| *Address of Inspected Property* | |
| Megan Albright | 24517 |
| *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).

**RESPONSIBILTY 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

This inspection was done by Hill Country Home Inspections, LLC under the inspection agreement the clients signed on 09/10/2026.

Present: the buyers and their agent, Natalie Reyes. The house was occupied and furnished, and all utilities were on. Weather: sunny and dry, about 91°F.

The house is a one-story wood-frame bungalow built in the 1940s. The front door faces west, and left and right in this report are as you face it.

Wood-destroying insects are outside the scope of this inspection. See the separate T-5 report noted under Foundations.

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

| I | NI | NP | D |
|---|---|---|---|

## I. STRUCTURAL SYSTEMS

☑ ☑ ☐ ☑ **A. Foundations**

*Type of Foundation(s):* Pier and beam, on concrete block piers, with a crawl space
*Comments:*
The crawl space was entered at the access door on the left side. The part under the front porch was not inspected, since it is less than 12 inches high. Several wood shims between the piers and the beams under the kitchen are split or have slipped, and the kitchen floor slopes about 1 inch toward the back wall. Have a foundation contractor evaluate and re-shim as needed.

Mud tubes were seen on the sill and piers under the hall bath, with damaged wood at the sill. Wood-destroying insects are outside the scope of this inspection (22 TAC §535.227). See the T-5 report from Live Oak Termite & Pest dated 09/11/2026.

☑ ☐ ☐ ☑ **B. Grading and Drainage**

*Comments:*
The soil slopes toward the house along the left wall, and the downspout at the front left corner empties right at the foundation. Regrade so water drains away, and extend the downspout at least 5 feet from the house.

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

*Types of Roof Covering:* Composition (asphalt) shingles
*Viewed From:* Walked the roof
*Comments:*
Several shingle tabs on the back slope are lifted and creased from wind. The rubber boot around the plumbing vent over the hall bath is cracked and can let water in. Have a roofing contractor repair.

☑ ☐ ☐ ☐ **D. Roof Structures and Attics**

*Viewed From:* Attic interior, entered at the hall ceiling hatch
*Approximate Average Depth of Insulation:* 6 to 8 inches of loose-fill cellulose
*Comments:*
Stored boxes near the hatch blocked the view of some roof decking.

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

*Comments:*
Small settling cracks at the corners of the living room doorway. The painted wood siding is in fair shape.

☑ ☐ ☐ ☐ **F. Ceilings and Floors**

*Comments:*
The kitchen floor slope is reported under Foundations.

☑ ☐ ☐ ☐ **G. Doors (Interior and Exterior)**

*Comments:*

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| I | NI | NP | D | |
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| ☑ | ☐ | ☐ | ☑ | **H. Windows** |

*Comments:*
Both wood sash windows in the front bedroom are painted shut. They are that room's emergency escape openings. Have them freed so they open.

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **I. Stairways (Interior and Exterior)** |

*Comments:*
Outside steps only. The house has no interior stairs.

| I | NI | NP | D | |
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| ☑ | ☑ | ☐ | ☐ | **J. Fireplaces and Chimneys** |

*Comments:*
The firebox and the brick chimney were inspected. The gas logs were not lit, since the gas valve was off and the inspector is not required to light a pilot.

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **K. Porches, Balconies, Decks, and Carports** |

*Comments:*

| I | NI | NP | D | |
|---|---|---|---|---|
| ☐ | ☐ | ☑ | ☐ | **L. Other** |

*Comments:*

## II. ELECTRICAL SYSTEMS

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☑ | **A. Service Entrance and Panels** |

*Comments:*
Overhead service to a 100-amp Federal Pacific Electric Stab-Lok panel on the back wall. Breakers of this brand have a history of not tripping when overloaded. Two neutral wires share one screw on the neutral bar. Have a licensed electrician evaluate the panel and correct as needed.

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☑ | **B. Branch Circuits, Connected Devices, and Fixtures** |

*Type of Wiring:* Copper, with some older two-wire cable that has no ground
*Comments:*
No GFCI protection at the kitchen counter or the outdoor outlets. Several two-prong bedroom outlets have no ground. No smoke alarm in the back bedroom. Have a licensed electrician correct.

| I | NI | NP | D | |
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| ☐ | ☐ | ☑ | ☐ | **C. Other** |

*Comments:*

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

| I | NI | NP | D | |
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| ☑ | ☐ | ☐ | ☐ | **A. Heating Equipment** |

*Type of Systems:* Gas furnace in the attic
*Energy Sources:* Natural gas
*Comments:*

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|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **B. Cooling Equipment** |

*Type of Systems:* Central split system, 3-ton condenser made in 2017
*Comments:*
Air at the registers was 18°F cooler than the return air, which is normal.

| I | NI | NP | D | |
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| ☑ | ☐ | ☐ | ☐ | **C. Duct Systems, Chases, and Vents** |

*Comments:*

| I | NI | NP | D | |
|---|---|---|---|---|
| ☐ | ☐ | ☑ | ☐ | **D. Other** |

*Comments:*

## IV. PLUMBING SYSTEMS

| I | NI | NP | D | |
|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **A. Plumbing Supply, Distribution Systems and Fixtures** |

*Location of water meter:* Front yard, near the curb
*Location of main water supply valve:* At the hose bib on the front porch
*Static water pressure reading:* 62 psi
*Type of supply piping material:* Copper, with PEX in the kitchen and some galvanized steel
*Comments:*
Galvanized steel pipe rusts inside over time, which slows the flow. Consider having a plumber replace it.

| I | NI | NP | D | |
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| ☑ | ☐ | ☐ | ☑ | **B. Drains, Wastes, and Vents** |

*Type of drain piping material:* Cast iron, with PVC under the kitchen
*Comments:*
The tub drain at the hall bath leaks into the crawl space, and the wood below it is wet. Have a licensed plumber repair it. The sewer line camera scope was a separate service, reported apart from this form.

| I | NI | NP | D | |
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| ☑ | ☐ | ☐ | ☑ | **C. Water Heating Equipment** |

*Energy Sources:* Natural gas
*Capacity:* 40 gallons
*Comments:*
The water heater in the hall closet was made in 2009. The relief valve has no drain line, and the vent connector is loose at the draft hood. Have a licensed plumber correct both.

| I | NI | NP | D | |
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| ☐ | ☐ | ☑ | ☐ | **D. Hydro-Massage Therapy Equipment** |

*Comments:*

| I | NI | NP | D | |
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| ☑ | ☐ | ☐ | ☑ | **E. Gas Distribution Systems and Gas Appliances** |

*Location of gas meter:* Left side of the house
*Type of gas distribution piping material:* Black steel, with yellow CSST to the water heater
*Comments:*
No bonding was seen on the CSST. Have a licensed electrician or plumber bond it.

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| I | NI | NP | D | |
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| ☐ | ☐ | ☑ | ☐ | **F. Other** |

*Comments:*

## V. APPLIANCES

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|---|---|---|---|---|
| ☑ | ☐ | ☐ | ☐ | **A. Dishwashers** |

*Comments:*

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| ☑ | ☐ | ☐ | ☐ | **B. Food Waste Disposers** |

*Comments:*

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| ☑ | ☐ | ☐ | ☐ | **C. Range Hood and Exhaust Systems** |

*Comments:*
Recirculating hood. The fan and light worked.

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| ☑ | ☐ | ☐ | ☑ | **D. Ranges, Cooktops, and Ovens** |

*Comments:*
Gas range. All burners and the oven lit. The anti-tip bracket is missing, so the range can tip forward. Install one.

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| ☐ | ☐ | ☑ | ☐ | **E. Microwave Ovens** |

*Comments:*

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| ☑ | ☐ | ☐ | ☐ | **F. Mechanical Exhaust Vents and Bathroom Heaters** |

*Comments:*

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| ☐ | ☐ | ☑ | ☐ | **G. Garage Door Operators** |

*Comments:*
No garage.

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| ☑ | ☐ | ☐ | ☐ | **H. Dryer Exhaust Systems** |

*Comments:*
Lint has built up at the outside vent hood. Clean it.

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| ☐ | ☐ | ☑ | ☐ | **I. Other** |

*Comments:*

## VI. OPTIONAL SYSTEMS

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| ☑ | ☐ | ☐ | ☐ | **A. Landscape Irrigation (Sprinkler) Systems** |

*Comments:*
Five zones run from the controller in the utility room. All zones worked. One head in zone 3 sprays onto the front walk. Adjust it.

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| I | NI | NP | D | |
|---|---|---|---|---|
| ☐ | ☐ | ☑ | ☐ | **B. Swimming Pools, Spas, Hot Tubs, and Equipment**<br>*Type of Construction:*<br>*Comments:* |
| ☐ | ☐ | ☑ | ☐ | **C. Outbuildings**<br>*Comments:* |
| ☐ | ☐ | ☑ | ☐ | **D. Private Water Wells** (A coliform analysis is recommended.)<br>*Type of Pump:*<br>*Type of Storage Equipment:*<br>*Comments:* |
| ☐ | ☐ | ☑ | ☐ | **E. Private Sewage Disposal Systems**<br>*Type of System:*<br>*Location of Drain Field:*<br>*Comments:* |
| ☐ | ☐ | ☑ | ☐ | **F. Other Built-in Appliances**<br>*Comments:* |
| ☐ | ☐ | ☑ | ☐ | **G. Other**<br>*Comments:* |