

# INSPECTION REPORT



For the Property at:  
**919 MAIN ST**  
BLANCO, TX 78606

Prepared for: CHRISTOPHER & KAYLA KOHNEN

Inspection Date: Thursday, May 20, 2021

Prepared by: Monica Baryo, PI# 24287



House Detective  
616 S. Calvin Barrett  
Blanco, TX 78606  
830-357-9884

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Inspect Before YOU Invest.

# PROPERTY INSPECTION REPORT

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**Prepared For:** Christopher & Kayla Kohnen  
(Name of Client)

**Concerning:** 919 Main St, Blanco, TX  
(Address or Other Identification of Inspected Property)

**By:** Monica Baryo, PI# 24287 Thu, May 20, 2021  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

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## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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

I NI NP D

## I. STRUCTURAL SYSTEMS

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### A. Foundations

Type of Foundation(s): Crawlspace

Foundation Performance Opinion: Satisfactory

Comments:

Crawlspace floor: No vapor barrier

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### B. Grading and Drainage

Comments:

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### C. Roof Covering Materials

Types of Roof Covering: Metal

Viewed From: Walking the roof surface

Comments:

Metal: **Vulnerable areas** Notes: **Caulking has deteriorated around the vent stacks, chimney and side wall flashings. This is a maintenance item which should be done at least every two years.**

Location(s): Throughout

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### D. Roof Structures and Attics

Viewed From: Roof framing/attic viewed from attic , No access was gained to the roof framing/attic

Approximate Average Depth of Insulation: Not determined

Comments:

Insulation: **Compressed** Notes: **Looks to be the original insulation due to the compression. It was maybe 1" in thickness.**

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### E. Walls (Interior and Exterior)

Comments:

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### F. Ceilings and Floors

Comments:

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### G. Doors (Interior and Exterior)

Comments:

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### H. Windows

Comments:

☐ ☒ ☐ ☐

### I. Stairways (Interior and Exterior)

Comments:

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### J. Fireplaces and Chimneys

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I NI NP D

Comments:

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## K. Porches, Balconies, Decks, and Carports

Comments:

☐ ☒ ☐ ☐

## L. Other

Comments:

# II. ELECTRICAL SYSTEMS

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## A. Service Entrance and Panels

Comments:

Service mast and conductors: **Insulation missing or damaged** Location(s): **Rear house**

System grounding: **Not visible**

Service box: **Obsolete service box** Notes: **Not only is the main service disconnect a Challenger brand which is considered a fire hazard since they can fail to trip causing fires, there are double taps (two circuits connected to the same breaker or main terminal) there is cloth aluminum wiring going to the range which is also a fire hazard.**

Location(s): **Front house**

Service box: **No single main disconnect** Notes: **There is no main service disconnect breaker for the front of the house to be able to turn all the power off at once. This is a safety issue for the homeowner as well as emergency workers like firefighters.**

Location(s): **Front**

Distribution panel: **Poor location** Notes: **You may not have an electrical box located in a bedroom closet. This is a fire hazard.**

Location(s): **Rear**

Service box: **Double Tap: Only way to fix this double tap is to add another breaker but this box cannot equip another breaker slot so the service box will have to be replaced.**

Location(s): **Rear House**

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

Type of Wiring: **Copper - non-metallic sheathed, Cloth copper**

Comments:

Wiring - damaged or exposed: **Damage** Notes: **Pricing will be reflected in whole house rewire recommendation.**

Location(s): **Front House Attic**

Outdoor wiring: **Wires not well secured to walls** Notes: **Outdoor lighting hanging off the wall with loose, LIVE and exposed wiring.**

Location(s): **Front House - right rear**

Outlets (receptacles): **No GFCI/GFI (Ground Fault Circuit Interrupter)** Location(s): **Throughout Exterior Wall - both houses**

Outlets (receptacles): **No GFCI/GFI (Ground Fault Circuit Interrupter)** Location(s): **Rear House Kitchen**

Smoke alarms (detectors): **Smoke and Carbon Monoxide (CO) Detectors** Smoke and

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I NI NP D

carbon monoxide detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

*Wiring - installation:* The entire house is wired with cloth, ungrounded wiring which is outdated and a safety concern.

*Location(s):* Throughout Front House

*Outlets (receptacles):* Wire needs to be weathertight to the outlet box. *Location(s):* Rear of front house

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

*Type of Systems:* Wood stove, Electric radiant heat

*Energy Sources:* Electricity, Wood

*Comments:*

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#### B. Cooling Equipment

*Type of Systems:* Air cooled

*Comments:*

*Evaporator coil:* Temperature split too low

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#### C. Duct Systems, Chases, and Vents

*Comments:*

*Ducts, registers and grilles:* Poor support *Notes:* Ductwork should be supported off the ground due to moisture implications.

*Location(s):* Front house crawlspace.

*Venting:* Combustible clearance *Notes:* Due to storage around the stove.

*Venting:* Poor connection to chimney *Notes:* Loose seam at the top of the chimney going thru the ceiling into the attic.

*Location(s):* Front house

### IV. PLUMBING SYSTEMS

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#### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter:* Front near street

*Location of main water supply valve:* Meter

*Static water pressure reading:* 45 psi, 25 psi

*Comments:*

*Water supply piping in building:* Galvanized steel *Notes:* Both homes are plumbed (including the water heaters) with galvanized steel and should be replaced as they also develop pinhole leaks as well as cause poor water pressure.

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### B. Drains, Wastes, and Vents

Comments:

Drain piping - performance: **Leak** Location(s): **Rear House Kitchen**

Drain piping - installation: **Washing machine waste not connected to sewer system and diverting water directly to the exterior which is contaminating the groundwater.**

Location(s): **Front House Rear Exterior**

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### C. Water Heating Equipment

Energy Sources: Electric

Capacity: 30 gallons, 40 gallons

Comments:

Life expectancy: **Near end of life expectancy**

Temperature/pressure relief (TPR) valve: **Discharge tube missing** Notes: **In addition, since both of the water heaters are located in the interior premises of the house, they are required to divert to the exterior.**

Location(s): **both tanks**

Wiring: **Water heater is required to have an on/off switch installed.** Location(s):

**Both tanks**

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### D. Hydro-Massage Therapy Equipment

Comments:

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### E. Other

Comments:

## V. APPLIANCES

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### A. Dishwashers

Comments:

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### B. Food Waste Disposers

Comments:

☐ ☒ ☐ ☐

### C. Range Hood and Exhaust Systems

Comments:

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### D. Ranges, Cooktops, and Ovens

Comments:

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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:

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### H. Dryer Exhaust Systems

Comments:

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### I. Other

Comments:

## VI. OPTIONAL SYSTEMS

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### A. Landscape Irrigation (Sprinkler) Systems

Comments:

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### B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

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### C. Outbuildings

Comments:

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### D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump: n/a

Type of Storage Equipment: n/a

Comments:

☐ ☐ ☒ ☐

### E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field: n/a

Comments:

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### F. Other

Comments:

## LIMITATIONS

### Roofing

- Not included as part of a building inspection: **Not readily accessible interiors of vent systems, flues, and chimneys**
- Not included as part of a building inspection: **Dish**

### Structure

- Inspection limited/prevented by: **Storage**
- Inspection limited/prevented by: **Insulation**
- Percent of foundation not visible: **80 %**



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## Electrical

- System ground: **Not found**
- System ground: **Continuity not verified**
- System ground: **Quality of ground not determined**
- Circuit labels: **The circuits are not labeled at the panel**
- Not included as part of a building inspection: **Testing of smoke and/or carbon monoxide alarms**
- Not included as part of a building inspection: **Determination of the age of smoke and carbon monoxide alarms**

## Heating

- Warm weather: **Prevented testing in heating mode**
- Data plate on equipment: **Not legible**
- Fireplace/wood stove: **Quality of chimney draw cannot be determined**
- Fireplace/wood stove: **Access restricted**
- Heat exchanger: **Not accessible**

## Cooling & Heat Pump

- System data plate: **Not legible**
- Window unit: **Window A/C excluded from inspection**

## Plumbing

- Inspection limited/prevented by: **Insulation on the water heater**
- Items excluded from a building inspection: **Isolating/relief valves & main shut-off valve**
- Items excluded from a building inspection: **Concealed plumbing**
- Items excluded from a building inspection: **Tub/sink overflows**
- Items excluded from a building inspection: **Water treatment equipment**
- Not included as part of a building inspection: **Washing machine connections**

## Interior

- Not included as part of a building inspection: **Indications are that this property was built prior 1978. Prior to this year many paint and stain products contained lead. Lead is a material that is medical harmful to human health and development, especially children. Testing for lead is outside the scope of this inspection, but only by testing can one determine the presence or absence of lead in either the interior or exterior painted or stained surfaces. Check with local authorities for any testing requirements. Have a qualified technician perform any test as desired.**

END OF TREC REPORT



## INVOICE

May 20, 2021

Client: Christopher & Kayla Kohnen

Report No. 3160, v.2

For inspection at:

919 Main St

Blanco, TX

78606

on: Thursday, May 20, 2021

Major Component Insp.

\$550.00

Total

\$550.00

PAID IN FULL - THANK YOU!

House Detective  
616 S. Calvin Barrett  
Blanco, TX 78606  
830-357-9884  
[www.house-detective.com](http://www.house-detective.com)  
[MJ@house-detective.com](mailto:MJ@house-detective.com)

# AGREEMENT

919 Main St, Blanco, TX May 20, 2021

Report No. 3160, v.2

[www.house-detective.com](http://www.house-detective.com)

## PARTIES TO THE AGREEMENT

### Company

House Detective  
616 S. Calvin Barrett  
Blanco, TX 78606

### Client

Christopher & Kayla Kohnen

**Total Fee: \$550.00**

This is an agreement between Christopher & Kayla Kohnen and House Detective.

## PRE-INSPECTION AGREEMENT

I UNDERSTAND THAT BY EXECUTING THIS AGREEMENT ELECTRONICALLY, THIS WILL BE LEGALLY BINDING JUST AS IF I HAD SIGNED AN ORIGINAL PAPER DOCUMENT. I UNDERSTAND HOUSE DETECTIVE IS RELYING ON THIS REPRESENTATION AS PROOF THAT I AGREE TO THE TERMS OF THIS AGREEMENT AND THAT I MAY NOT LATER DENY THE EXISTENCE OF A BINDING AGREEMENT. PLEASE READ IT CAREFULLY.

The address of the property to be inspected is: 919 Main St (#1) Blanco, TX 78606. THIS AGREEMENT made on May 18, 2021 by and between House Detective (Hereinafter INSPECTOR) and Christopher Kohnen (Hereinafter CLIENT), collectively referred to herein as the parties.

The fee for services is: \$300 and is limited to only the roof, plumbing, electrical, HVAC, and structure.

PLEASE READ THIS DOCUMENT AND ATTACHED ADDENDUM(S) CAREFULLY. IT CONTAINS PROVISIONS THAT LIMIT YOUR RIGHTS, INCLUDING YOUR RIGHT TO MAINTAIN A COURT ACTION. IF YOU HAVE ANY QUESTIONS REGARDING THE TERMS OF THIS PRE-INSPECTION AGREEMENT YOU SHOULD DISCUSS THEM WITH THE INSPECTOR PRIOR TO SIGNING THIS AGREEMENT.

## LIMITATIONS AND EXCLUSIONS OF THE HOME INSPECTION AND REPORT

CLIENT AND COMPANY (Company is also defined to include any and all inspectors who perform the contracted-for inspections as an employee or independent contractor of the Company) agree to the following terms and conditions:

1. Client Attendance and Permission to Access Subject Property: The Client acknowledges that Client and/or any authorized representative has been encouraged to attend and participate in the inspection and recognizes that failure to do so may result in less than a complete understanding of the findings. The Client further acknowledges that such participation is at the Clients own risk. The Client warrants that permission has been secured for the Company to enter and inspect the Subject Property.
2. Standards of Practice: The scope of this inspection is defined and limited by the standards, limitations, exceptions and exclusions as contained in The Rules of the Texas Real Estate Commission, 22 TAC 535.201, et seq., (TREC SoP) and this Pre-Inspection Agreement. A home inspection performed under the TREC SoP is not technically exhaustive It is limited visual inspection and basic performance evaluation of the systems and components of the property using normal controls and without the use of specialized equipment or procedures.

# AGREEMENT

919 Main St, Blanco, TX May 20, 2021

Report No. 3160, v.2

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3. Definitions and Purpose of the Inspection: Inspect means to operate in normal ranges using ordinary controls at typical settings, look at and examine accessible systems or components and report observed deficiencies as specified by the TREC SoP. A deficiency is a condition that, in the reasonable judgment of the Company: (A) adversely and materially affects the performance of a system, or component; or (B) constitutes a hazard to life, limb, or property as specified by the TREC SoP. Technically exhaustive is a condition that, in the reasonable judgment of the Company: (A) adversely and materially affects the performance of a system, or component; or (B) constitutes a hazard to life, limb, or property as specified by the. The purpose of a home inspection is to provide the Client with information regarding the general condition of the property at the time of the inspection.

4. Inspection Report: The Company shall: (A) prepare a written inspection report noting observed deficiencies and other items required to be reported; and (B) deliver the report to the Client within three (2) days unless otherwise agreed in writing by the client. The inspection report shall include: (A) the name and license number of each inspector who participated in performing the inspection, as well as the name(s) and license number(s) of any supervising real estate inspector(s) and sponsoring professional inspector(s), if applicable; (B) the address or other unique description of the property on each page of the report; and (3) the Clients name. The inspection report will be in the form approved by the Texas Real Estate Commission, or will be written in accordance with 22 TAC 535.223.

5. Inspection Exclusions: The Company IS NOT REQUIRED TO INSPECT: (i) items other than those listed within the TREC SoP; (ii) elevators; (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment; (iv) anything buried, hidden, latent, or concealed; (v) sub-surface drainage systems; (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or (vii) concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios. The Company IS NOT REQUIRED TO REPORT: (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards; (ii) cosmetic or aesthetic conditions; or (iii) wear and tear from ordinary use. The Company IS NOT REQUIRED TO DETERMINE: (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards; (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms; (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; (iv) types of wood or preservative treatment and fastener compatibility; or (v) the cause or source of a condition. The Company IS NOT REQUIRED TO anticipate future events or conditions, including but not limited to: (i) decay, deterioration, or damage that may occur after the inspection; (ii) deficiencies from abuse, misuse or lack of use; (iii) changes in performance of any component or system due to changes in use or occupancy; (iv) the consequences of the inspection or its effects on current or future buyers and sellers, (v) common household accidents, personal injury, or death; (vi) the presence of water penetrations; or (vii) future performance of any item. The Company IS NOT REQUIRED TO: (i) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices; (ii) designate conditions as safe; (iii) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services; (iv) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports; (v) verify sizing, efficiency, or adequacy of the ground surface drainage system; (vi) verify sizing, efficiency, or adequacy of the gutter and downspout system; (vii) operate recirculation or sump pumps; (viii) remedy conditions preventing inspection of any item; (ix) apply open flame or light a pilot to operate any appliance; (x) turn on decommissioned equipment, systems or utility services; or (xi) provide repair cost estimates, recommendations, or re-inspection services. The Company IS NOT REQUIRED TO DETERMINE whether any system or component of the

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# AGREEMENT

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Subject Property has been affected by the illegal manufacture, distribution, storage, possession or sale of any illicit drugs, products or by-products, including, but not limited to, methamphetamines, and including any and all chemicals, tools, household fixtures or appliances used to facilitate such illegal activities.

**6. BINDING ARBITRATION PROVISION. PLEASE READ CAREFULLY:** Any dispute, controversy, interpretation, or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Pre-Inspection Agreement or arising out of, from or related to the inspection or the report shall be submitted to final and binding arbitration as conducted by and according to the Rules and Procedures of Construction Dispute Resolution Services, LLC. The decision of the arbitrator appointed by Construction Dispute Resolution Services, LLC shall be final and binding and judgment on the decision may be entered in any Court of competent jurisdiction. All proceedings must be held in the state where the inspection was performed. **NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH BINDING ARBITRATION.**

**7. Disclaimer of Warranty:** The Client understands that the inspection and report do not, in any way, constitute a guarantee, warranty of merchantability or fitness for a particular purpose, express or implied warranty, or an insurance policy. Additionally, neither the inspection nor inspection report is a substitute for any real estate transfer disclosures that may be required by law.

**8. Notice of Claims:** The Client agrees that any claim for failure of the Company to fulfill its obligations under this Agreement shall be made in writing to the Company upon discovery. The Client also agrees to allow the Company ten (10) days to come to the Subject Property to inspect and evaluate any condition complained of by the Client to the Company and not to make, or allow others to make, any alteration to the claimed condition until the Company has had the opportunity to inspect and evaluate the claimed condition, except in case of emergency.

**9. Choice of Law:** This Pre-Inspection Agreement shall be governed by Texas law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

**10. Systems & Components Not Inspected By Agreement:** The Client and the Company agree that the following systems and/or components of the Subject Property are specifically excluded from the inspection at the request of the Client: smoke and CO2 detectors.

**11. LIMITATION ON TIME TO BRING LEGAL ACTION. PLEASE READ CAREFULLY:** Any legal action, including claims for, but not limited to, breach of contract, negligence, fraud or misrepresentation, and/or any violation of any law, statute, ordinance, regulation or code, or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the inspection or report must be brought within one (1) year from the date of the inspection, regardless of when the Client first discovers the facts supporting such possible claims as identified herein. Failure to bring said action within one (1) year of the date of the inspection shall be a complete bar to any such action and a full and complete waiver of any rights, actions or causes of action that may have arisen from the inspection and/or inspection report. This time period may be shorter than otherwise provided by State law.

**12. Responsibility for Return Inspections:** The Client understands that if any systems and/or components of the Subject Property cannot be inspected due to unforeseen circumstances during the inspection it is the Client's duty to contact the Company should the Client desire the Company to return to the Subject Property at a later date or time to inspect those

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systems and/or components. Any systems and/or components not inspected due to unforeseen circumstances will be identified in the report. If Client desires the Company to return at a later date or time the Client hereby agrees that the Company will charge the Client an additional fee in the amount of \$ 250 and up, depending on the location to conduct the return inspection.

13. Entire Agreement: This Pre-Inspection Agreement and any subsequent report issued to the Client by the Company represent the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever. The inspection is being performed for the exclusive use and benefit of the Client. The inspection, including the written report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of the Company.

14. Clients Agreement & Understanding of Terms: By signing this Agreement, the undersigned Client agrees that he/she/they have read, understand, and agree to all of the terms and conditions on all pages of this Agreement, including the provisions for arbitration, and limitations and exclusions, and agree to pay the fee shown according to the terms above. The Client understands that the Client has a right to have an attorney of the Clients choice review this Agreement before signing it. The Client understands that if the Client does not agree with any of the terms, conditions, limitations and/or exclusions set forth in this Agreement, the Client is free to not sign it. The Client understands that the Client may retain another provider to perform the services contemplated by this Agreement. The Client further understands that, should the Client not agree to the terms and conditions set forth in this Agreement, the Client may negotiate with the Company for different terms and conditions.

15. Payment of the fee to INSPECTOR is due at the beginning of the on-site inspection or before if not planning to attend. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity. We accept cash, check, venmo, zelle and credit card. Paying via check: The amount of \$40.00 will be charged for all checks returned for insufficient funds plus the original fee and any collection/attorney fees necessary to collect the insufficient funds. This fee must be payable by credit card. Credit Card Payments only: Signing this agreement, when paying with a credit card or via phone with a credit card, confirms to your credit card company that you have authorized said charge, plus a 4% convenience fee. If a cancellation occurs within 18 hours, CLIENT will be charged 50% of the total inspection fee.

House Detective  
Monica Baryo  
MJ@house-detective.com  
830-357-9884  
[www.house-detective.com](http://www.house-detective.com)

I, **Christopher & Kayla Kohnen** (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.

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### SCOPE

While a home inspection does not address issues such as code compliance and building permits, we encourage you to have someone search the history of the home with the local building department to determine whether all appropriate permits have been applied for and signed off. Your legal advisers may be able to help with this.

A home inspection analyzes hundreds of features from all systems of a home. Our focus is on functional items, and we pay particular attention to those components that are expensive to correct, or may create a significant safety problem in the home. As we look for these major items, we will come across some lesser items as well. As a courtesy, those are documented for you. However, please do not misinterpret this as an exhaustive list of all minor defects in the home. That is not the intent of the home inspection.

### OUR PHILOSOPHY

Our inspection philosophy separates components that are functional from those that are not. Where components are found to be functional, no recommendations will be offered. Where defects are noted, we will recommend improvements with a time frame. In some cases, components may be functional but clearly near the end of their life cycle. Those circumstances are included in the report as well.

[Priority Maintenance Items](#)

## Roofing

### SLOPED ROOFING \ Metal

**Condition:** • Vulnerable areas

Caulking has deteriorated around the vent stacks, chimney and side wall flashings. This is a maintenance item which should be done at least every two years.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Throughout

**Task:** Service

**Time:** Upon Possession



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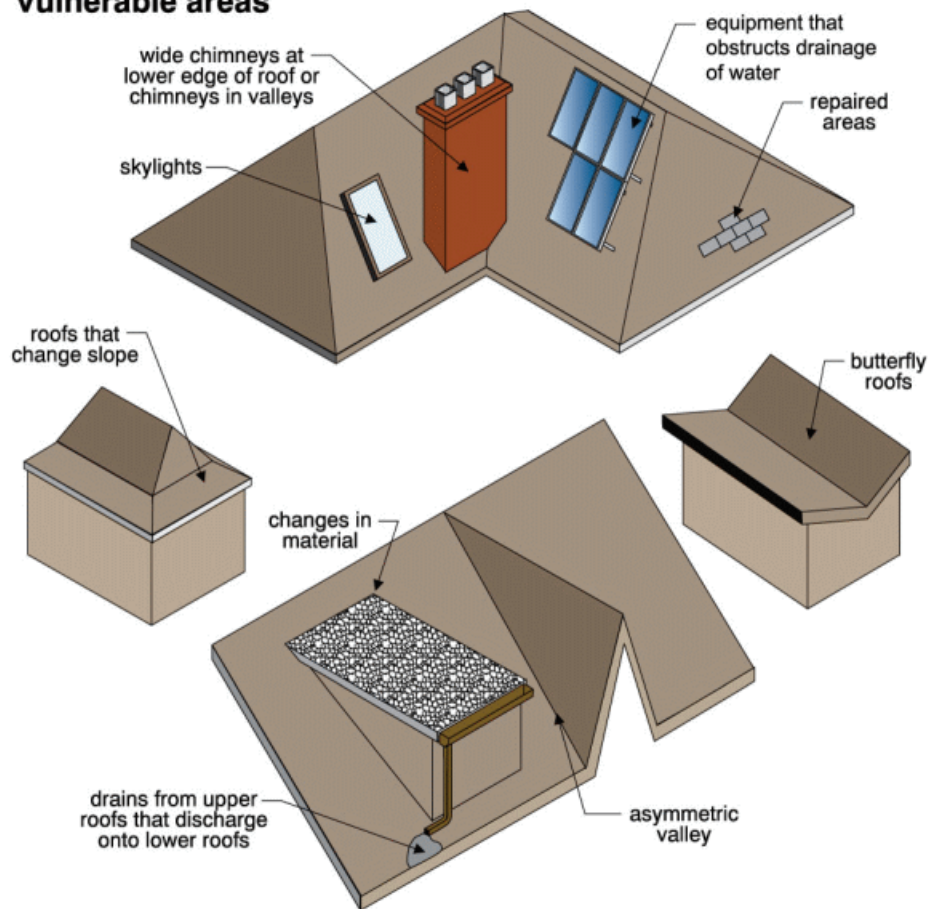
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## Vulnerable areas



1. deteriorated caulking around flashing



2. deteriorated caulking around flashing



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3. deteriorated caulking around flashing



4. deteriorated caulking around flashing

## Electrical

### SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

**Condition:** • Insulation missing or damaged

**Implication(s):** Fire hazard

**Location:** Rear house

**Task:** Repair

**Time:** Immediate

**Cost:** Get bid from PEC



5. Insulation missing or damaged

### SERVICE BOX, GROUNDING AND PANEL \ Service box

**Condition:** • Double Tap: Only way to fix this double tap is to add another breaker but this box cannot equip another

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breaker slot so the service box will have to be replaced.

**Location:** Rear House

**Task:** Correct

**Time:** Immediate

**Cost:** \$1,200 - \$1,500



6. Double Tap

**Condition:** • Obsolete service box

Not only is the main service disconnect a Challenger brand which is considered a fire hazard since they can fail to trip causing fires, there are double taps (two circuits connected to the same breaker or main terminal) there is cloth aluminum wiring going to the range which is also a fire hazard.

**Implication(s):** Electric shock | Fire hazard

**Location:** Front house

**Task:** Replace

**Time:** Immediate

**Cost:** \$1,500

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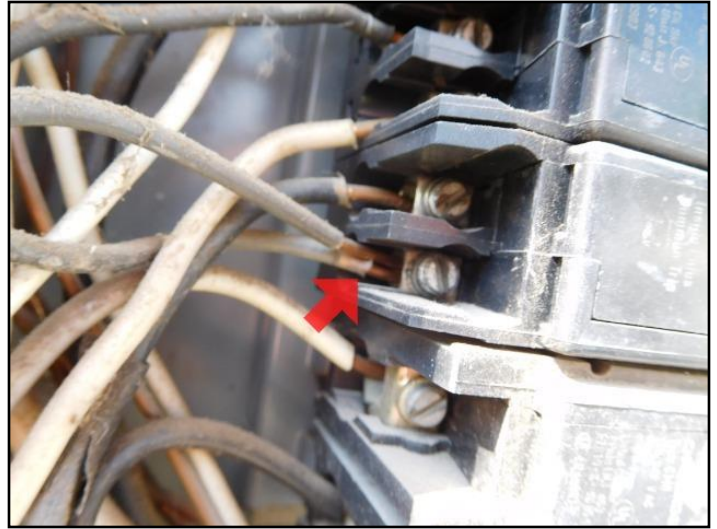
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7. Double taps



8. Double taps



9. cloth aluminum wiring

**Condition:** • No single main disconnect

There is no main service disconnect breaker for the front of the house to be able to turn all the power off at once. This is a safety issue for the homeowner as well as emergency workers like firefighters.

**Implication(s):** Electric shock

**Location:** Front

**Task:** Correct

**Time:** Immediate

### SERVICE BOX, GROUNDING AND PANEL \ System grounding

**Condition:** • Not visible

**Task:** Correct

**Time:** Immediate

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## SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**Condition:** • Poor location

You may not have an electrical box located in a bedroom closet. This is a fire hazard.

**Implication(s):** Difficult to service

**Location:** Rear

**Task:** Correct

**Time:** Immediate

**Cost:** \$1,200 - \$1,500



10. Poor location

## DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • The entire house is wired with cloth, ungrounded wiring which is outdated and a safety concern.

**Implication(s):** Fire Hazard

**Location:** Throughout Front House

**Task:** Replace

**Time:** Immediate

**Cost:** \$15,000



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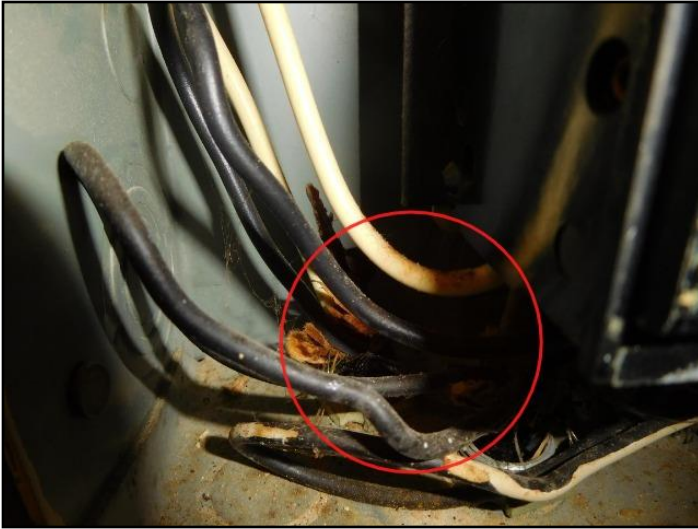
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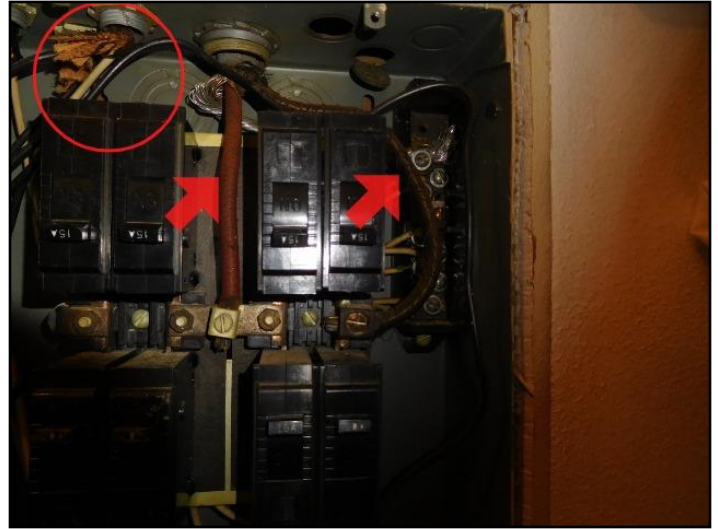
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11. Ungrounded wiring - cloth



12. cloth wiring



13. cloth wiring



14. cloth wiring

### DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

**Condition:** • Damage

Pricing will be reflected in whole house rewire recommendation.

**Implication(s):** Electric shock | Fire hazard

**Location:** Front House Attic

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15. Damage

## DISTRIBUTION SYSTEM \ Outdoor wiring

**Condition:** • Wires not well secured to walls

Outdoor lighting hanging off the wall with loose, LIVE and exposed wiring.

**Implication(s):** Damage to wire | Electric shock

**Location:** Front House - right rear

**Task:** Repair

**Time:** Immediate

**Cost:** Less than \$100



16. Wires not well secured to walls

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • Wire needs to be weathertight to the outlet box.

**Implication(s):** Electrical shock

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**Location:** Rear of front house

**Task:** Correct

**Time:** Immediate

**Cost:** Less than \$100



17. Wires not well secured to outlet box

**Condition:** • No GFCI/GFI (Ground Fault Circuit Interrupter)

**Implication(s):** Electric shock

**Location:** Throughout Exterior Wall - both houses

**Task:** Provide GFCI Protection

**Time:** Immediate

**Cost:** \$300 - \$400



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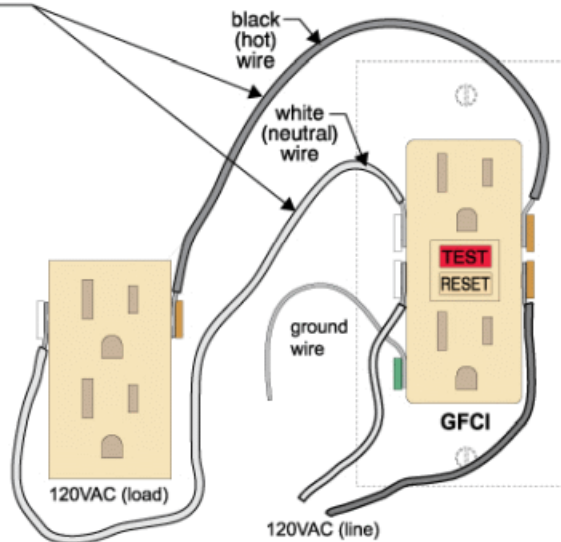
## Ground fault circuit interrupter also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

### note:

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



18. No GFCI/GFI (Ground Fault Circuit...

**Condition:** • No GFCI/GFI (Ground Fault Circuit Interrupter)

**Implication(s):** Electric shock

**Location:** Rear House Kitchen

**Task:** Provide GFCI Protection

**Time:** Immediate

**Cost:** \$100



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19. No GFCI/GFI (Ground Fault Circuit...

## **DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

**Condition:** • Smoke and Carbon Monoxide (CO) Detectors Smoke and carbon monoxide detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

## Heating

### **WOOD STOVE \ Venting**

**Condition:** • Combustible clearance

Due to storage around the stove.

**Implication(s):** Increased fire hazard

**Condition:** • Poor connection to chimney

Loose seam at the top of the chimney going thru the ceiling into the attic.

**Implication(s):** Equipment not operating properly | Hazardous combustion products entering home | Increased fire hazard

**Location:** Front house

**Task:** Correct

**Time:** Immediate

**Cost:** Minor

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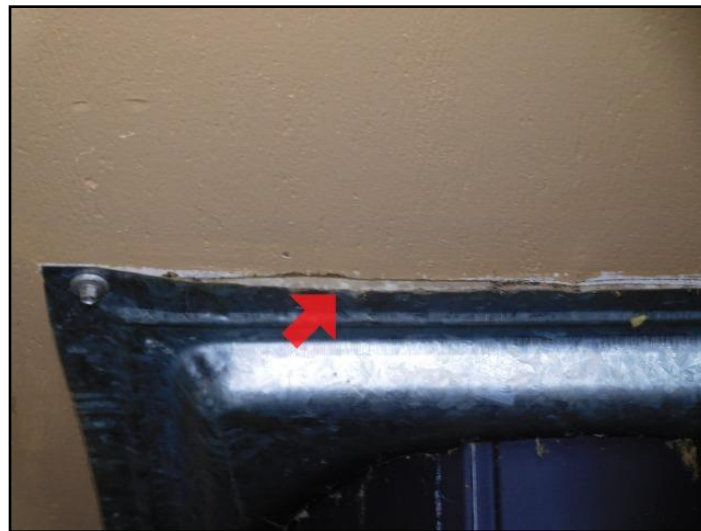
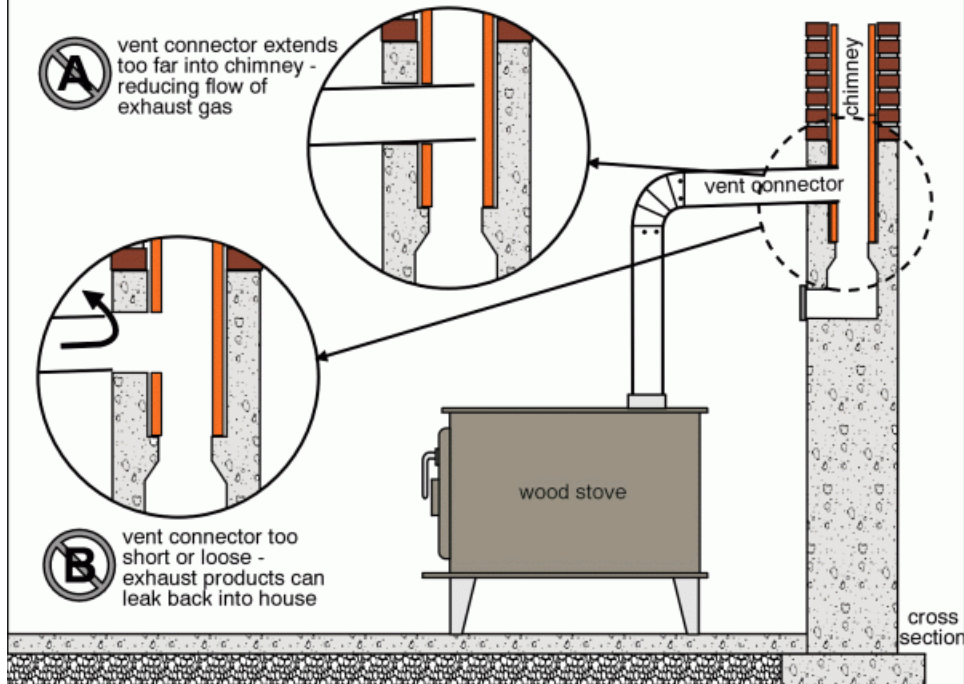
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## Poor vent connection at chimney



20. Poor connection to chimney

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### Cooling & Heat Pump

#### AIR CONDITIONING \ Evaporator coil

**Condition:** • Temperature split too low

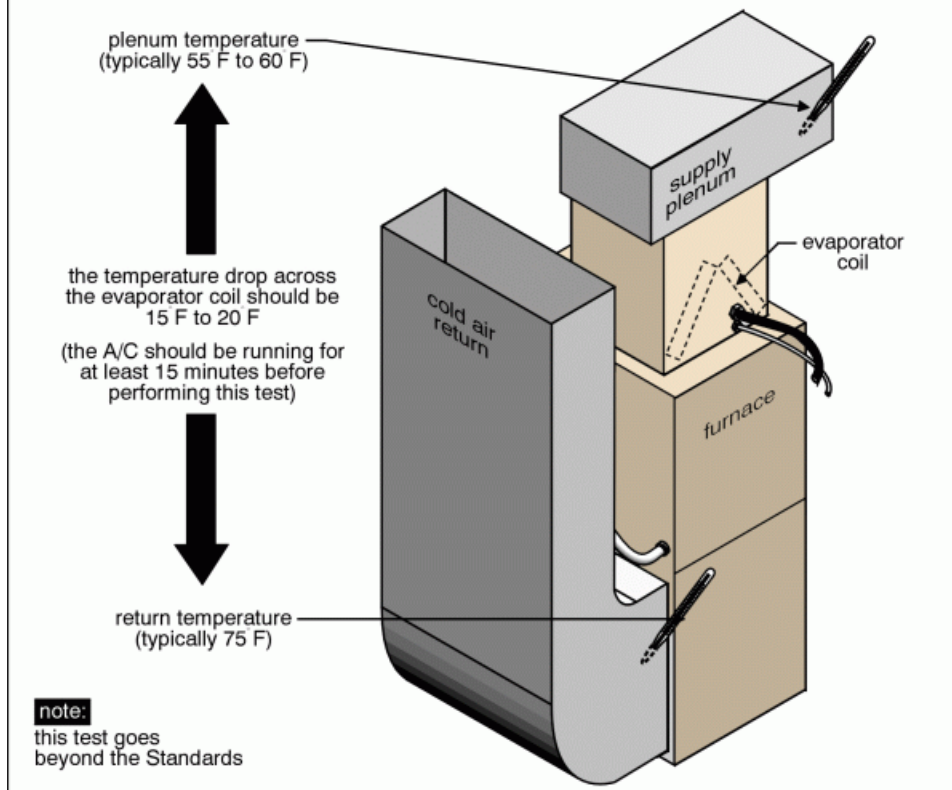
**Implication(s):** Equipment not operating properly | Increased cooling costs | Reduced comfort

**Task:** Service

**Time:** Immediate

**Cost:** Depends on work needed

#### Measure temperature drop across inside coil



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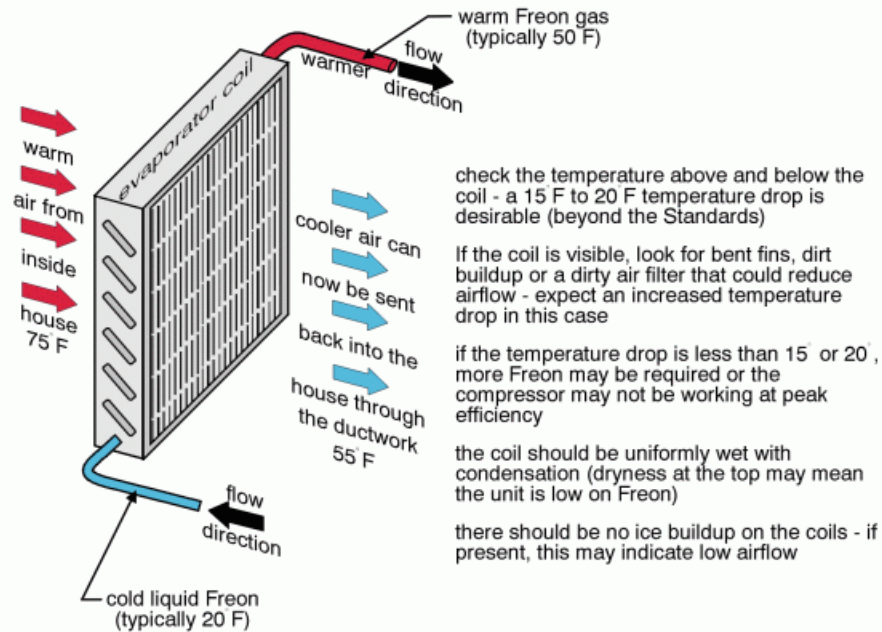
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## Evaporator coil - inspection procedures



### AIR CONDITIONING \ Ducts, registers and grilles

**Condition:** • Poor support

Ductwork should be supported off the ground due to moisture implications.

**Implication(s):** Increased cooling costs | Reduced comfort

**Location:** Front house crawlspace.

**Task:** Correct

**Time:** Immediate

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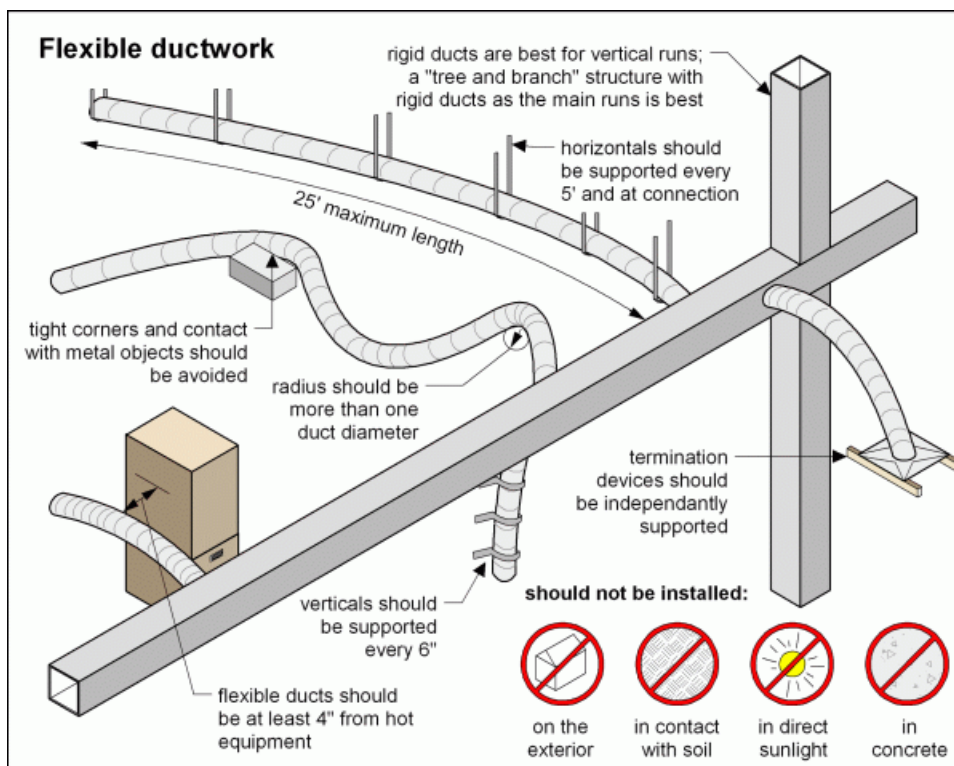
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21. ductwork laying on the ground



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### Insulation and Ventilation

#### ATTIC/ROOF \ Insulation

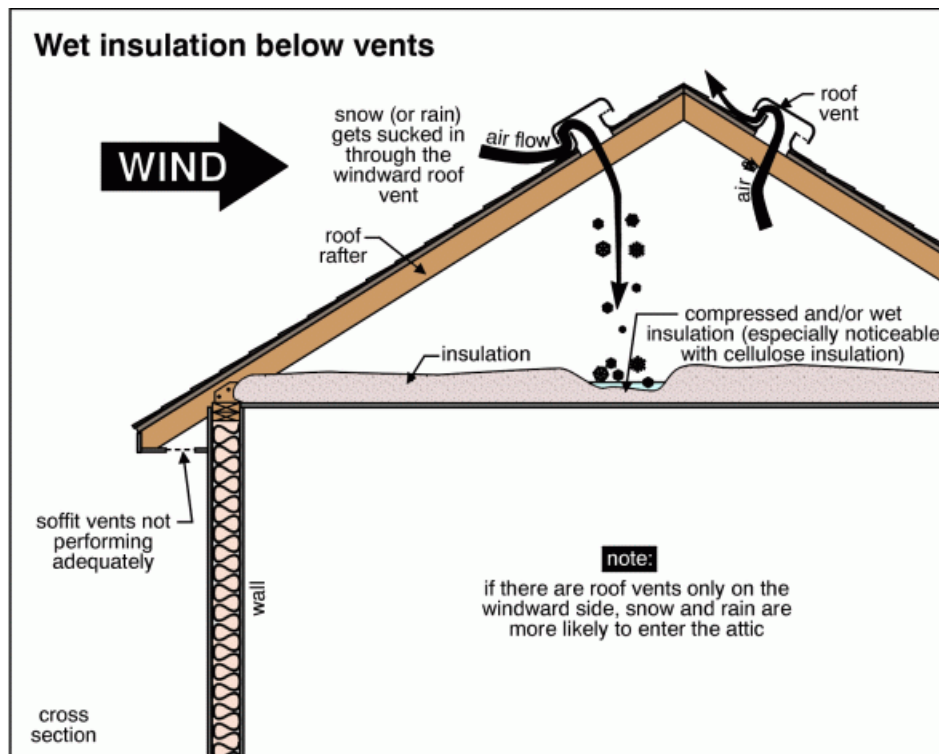
**Condition:** • Compressed

Looks to be the original insulation due to the compression. It was maybe 1" in thickness.

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Task:** Correct

**Time:** When remodelling



22. Compressed

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### FOUNDATION \ Crawlspace floor

**Condition:** • No vapor barrier

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Task:** Correct

**Time:** Upon Possession

**Cost:** Get Bids



*23. No vapor barrier*

## Plumbing

### SUPPLY PLUMBING \ Water supply piping in building

**Condition:** • Galvanized steel

Both homes are plumbed (including the water heaters) with galvanized steel and should be replaced as they also develop pinhole leaks as well as cause poor water pressure.

**Implication(s):** Reduced water pressure and volume

**Task:** Replace

**Time:** Immediate

**Cost:** \$20,000 Get bids

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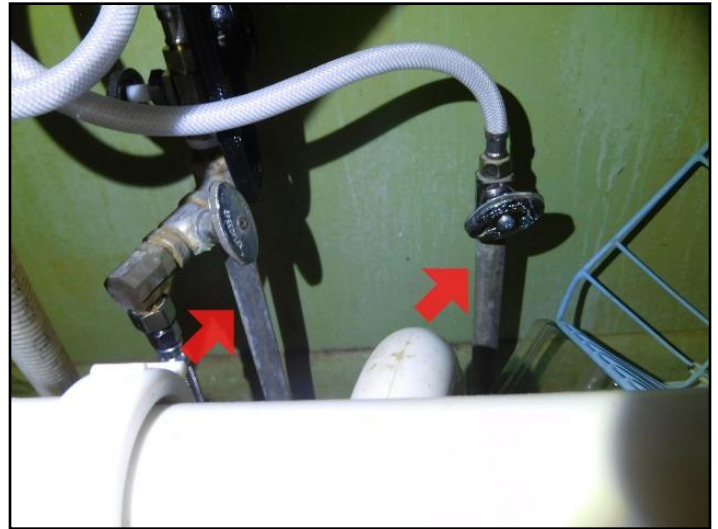
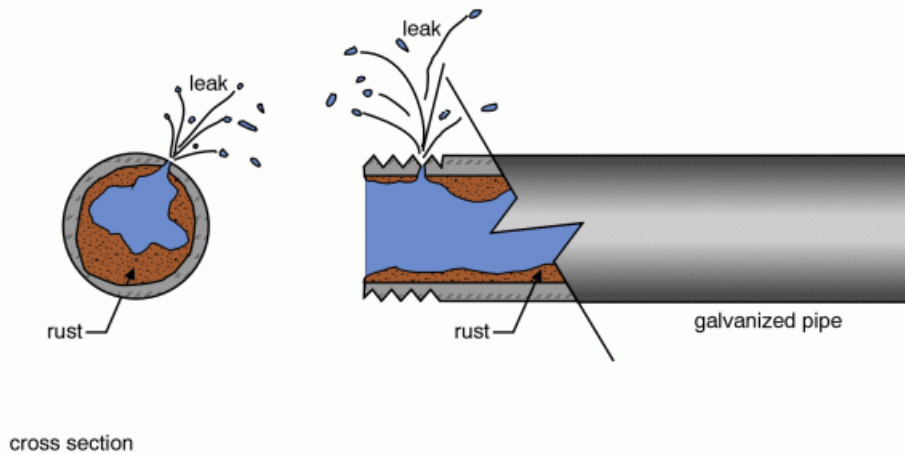
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### Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections





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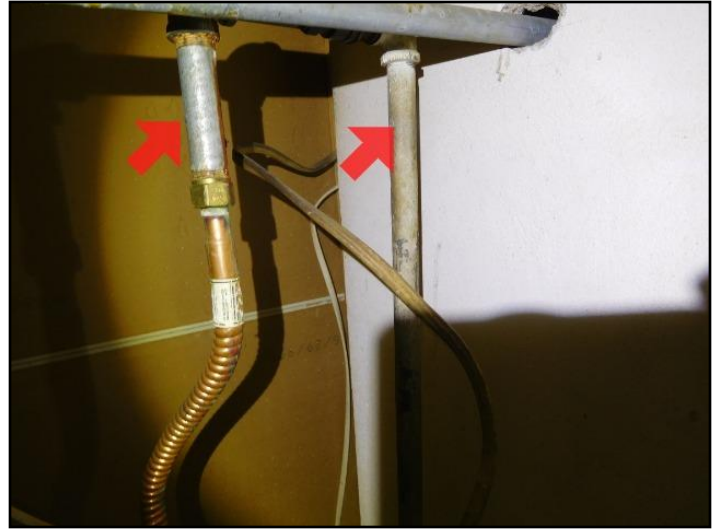
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26. Galvanized steel



27. Galvanized steel

## WATER HEATER \ Life expectancy

**Condition:** • Near end of life expectancy

**Implication(s):** No hot water

**Task:** Budget for replacement

**Time:** Upon Possession

**Cost:** \$2,000

## WATER HEATER \ Temperature/pressure relief (TPR) valve

**Condition:** • Discharge tube missing

In addition, since both of the water heaters are located in the interior premises of the house, they are required to divert to the exterior.

**Implication(s):** Scalding

**Location:** both tanks

**Task:** Correct

**Time:** Immediate

**Cost:** Get bids

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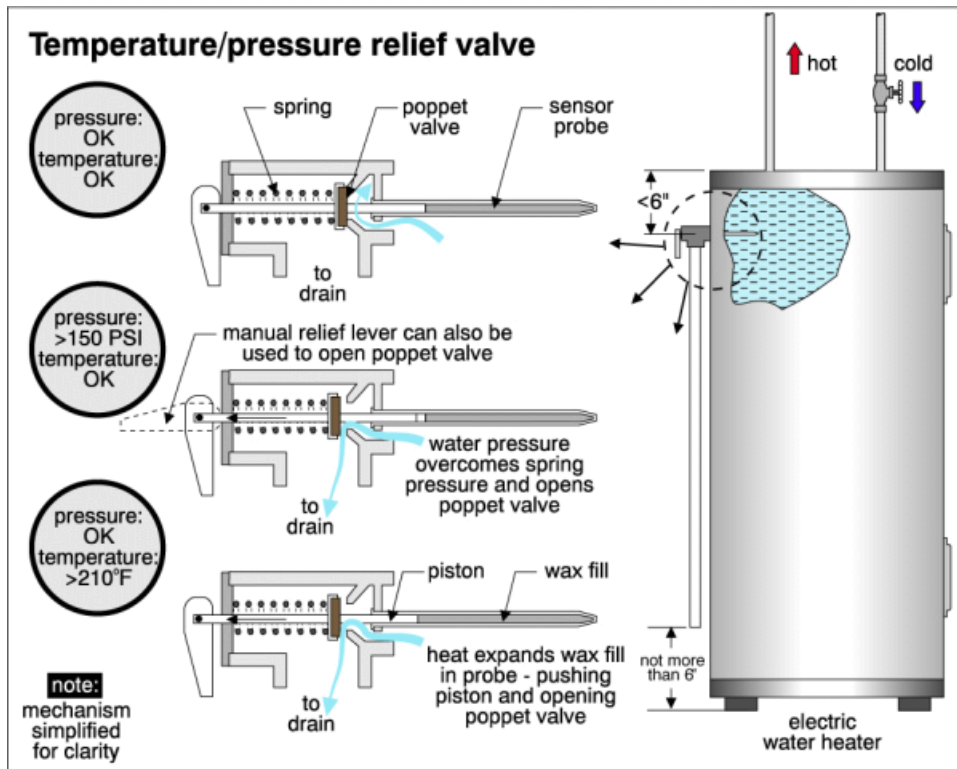
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28. Discharge tube missing



29. Discharge tube missing

### WATER HEATER - ELECTRIC \ Wiring

**Condition:** • Water heater is required to have an on/off switch installed.

**Location:** Both tanks

**Task:** Correct

**Time:** Immediate

**Cost:** \$500

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30. missing on/off switch

## WASTE PLUMBING \ Drain piping - installation

**Condition:** • Washing machine waste not connected to sewer system and diverting water directly to the exterior which is contaminating the groundwater.

**Location:** Front House Rear Exterior

**Task:** Correct

**Time:** Immediate

**Cost:** Get Bids



31. Washing machine waste pipe

## WASTE PLUMBING \ Drain piping - performance

**Condition:** • Leak

**Implication(s):** Sewage entering the building

**Location:** Rear House Kitchen



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**Task:** Repair

**Time:** Immediate

**Cost:** \$100 - \$200



32. Leak



33. Leak

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

If a list of building permits is included, the inspector does not interpret the information, it is only intended to provide you with additional information that may or may not need investigation. Check with the municipal building department for status.

[Home Improvement - ballpark costs](#)

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## Description

**General:** • NOTE: All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. Any estimate of remaining life expectancy must be based on the assumption that the roof will be conscientiously maintained. Flat roofs have a higher potential for leaks. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior. Some roofers will insist on re-roofing rather than patching flat roofs.

In our examination of the roof, we noted one or more areas where flashing was not visible. The function of flashing is to seal the joints that occur between roofing materials, roof penetrations, walls or other structural features. Because flashing is installed under roof and siding materials, it is common for it to be not visible. We cannot verify its presence. Any joint that has missing, damaged or improperly installed flashing can be a leak source. If the home has no history of leaks in this area, the client should simply monitor the location(s) for any sign of leakage. Have a qualified roofing contractor repair any flashing, visible or not, if leaks are present or develop in the area(s).

Due to the tightness between roof coverings and finished surfaces, the flashings at most of the roof penetrations and sidewall connections are not visible for inspection. Any mastic used to seal penetrations or joints can prevent observation of the flashing. We can offer no opinion as to the condition or presence of these flashings. Monitor all flashing areas for leaks and repair as needed.

**The home is considered to face:** • West

### Types of Roof Covering:

- Metal



34. Metal - main house



35. Metal - main house

# ROOFING

919 Main St, Blanco, TX May 20, 2021

Report No. 3160, v.2

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36. Metal - back house



37. Metal - back house

**Viewed From:** • Walking the roof surface

**Probability of leakage:** • Low

**Approximate age:**

• Unknown

Based on the fact that the rivets are not rusting, I would estimate about 10 years.

**Typical life expectancy:** • 30-40 years

**Roof Shape:** • Gable

## Limitations

**Not included as part of a building inspection:** • Not readily accessible interiors of vent systems, flues, and chimneys • Dish

## Deficiencies/Recommendations

### SLOPED ROOFING \ Metal

**1. Condition:** • Vulnerable areas

Caulking has deteriorated around the vent stacks, chimney and side wall flashings. This is a maintenance item which should be done at least every two years.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Throughout

**Task:** Service

**Time:** Upon Possession



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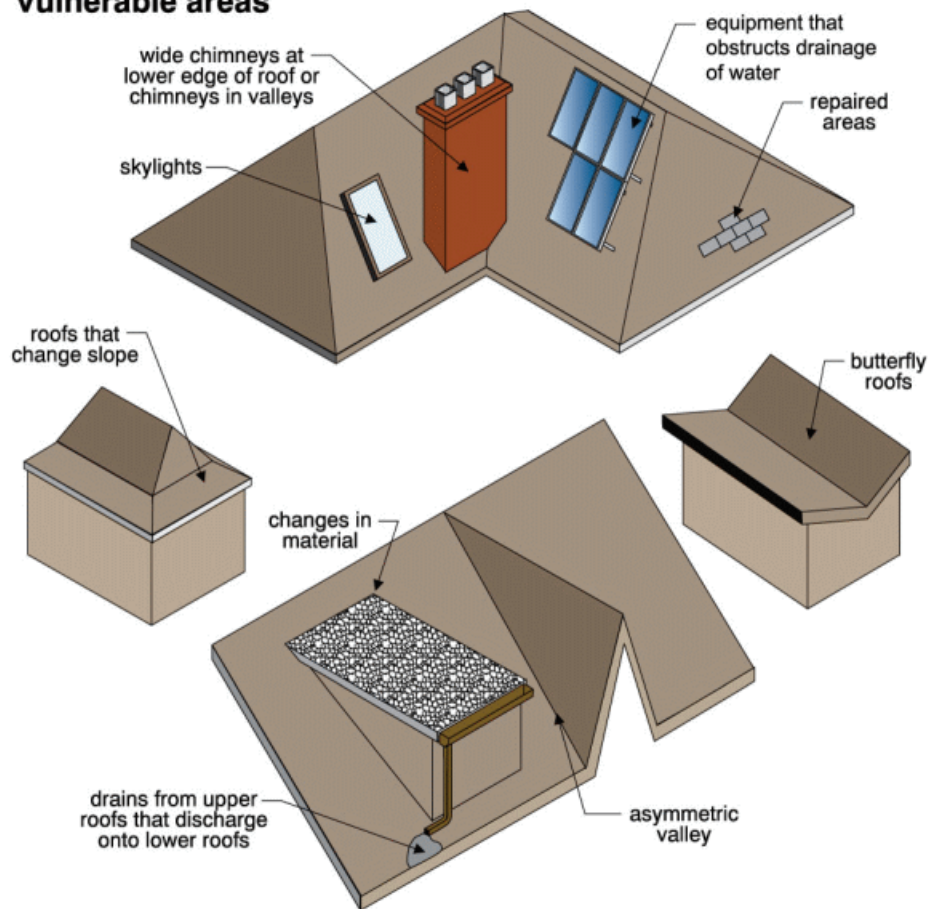
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## Vulnerable areas



38. deteriorated caulking around flashing



39. deteriorated caulking around flashing

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40. deteriorated caulking around flashing



41. deteriorated caulking around flashing



# EXTERIOR

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## Description

**General:** • Back house



42. Back house

## Description

**Type of Foundation(s):** • Crawlspace

**Foundation Performance Opinion:** • Satisfactory

**Roof Structures and Attics Viewed From:**

- Roof framing/attic viewed from attic
- No access was gained to the roof framing/attic Back house due to size of scuttle and storage blocking the access.



**43.** No access

## Limitations

**Inspection limited/prevented by:** • Storage • Insulation

**Percent of foundation not visible:** • 80 %

## Description

**General:** • Meter Location - Left Exterior Wall

**Type of Wiring:** • Copper - non-metallic sheathed

**Type of Wiring:** • Cloth copper

**Service entrance cable and location:** • Overhead

**Service size:**

• 100 Amps (240 Volts)

Back house

**Service size:** • Main house - unable to determine as there was no main breaker.

**Main disconnect/service box rating:** • 100 Amps • 200 Amps

**Main disconnect/service box type and location:** • Breakers - exterior wall

**System grounding material and type:** • Not visible

**Distribution panel type and location:**

• Breakers - exterior wall

• GE

• Square D

Back house

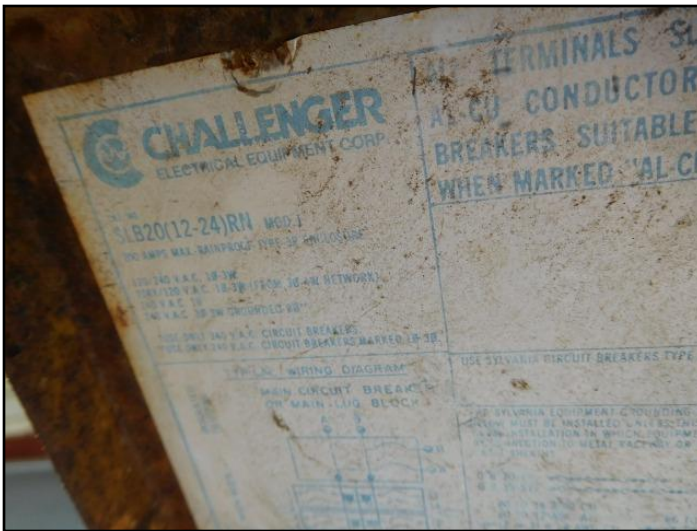


44. Square D

• Challenger



45. Square D



46. Challenger



47. Challenger

**Distribution panel type and location:** • Breakers bedroom closet - back house.

**Distribution panel rating:** • 200 Amps

**Distribution panel rating:** • Unknown in rear house since I couldn't gain again to the panel

**Distribution wire (conductor) material and type:** • Copper - non-metallic sheathed • Cloth

**Type and number of outlets (receptacles):**

• Grounded - typical

Back house

• Ungrounded - not typical

Front house

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):**

• GFCI - bathroom

Back house only

• GFCI - kitchen

**Smoke alarms (detectors):** • Present

## Limitations

**System ground:** • Not found • Continuity not verified • Quality of ground not determined

**Circuit labels:** • The circuits are not labeled at the panel

**Not included as part of a building inspection:** • Testing of smoke and/or carbon monoxide alarms • Determination of the age of smoke and carbon monoxide alarms

## Deficiencies/Recommendations

### SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

**2. Condition:** • Insulation missing or damaged

**Implication(s):** Fire hazard

**Location:** Rear house

**Task:** Repair

**Time:** Immediate

**Cost:** Get bid from PEC



**48.** *Insulation missing or damaged*

### SERVICE BOX, GROUNDING AND PANEL \ Service box

**3. Condition:** • Obsolete service box

Not only is the main service disconnect a Challenger brand which is considered a fire hazard since they can fail to trip causing fires, there are double taps (two circuits connected to the same breaker or main terminal) there is cloth aluminum wiring going to the range which is also a fire hazard.

**Implication(s):** Electric shock | Fire hazard

**Location:** Front house

**Task:** Replace

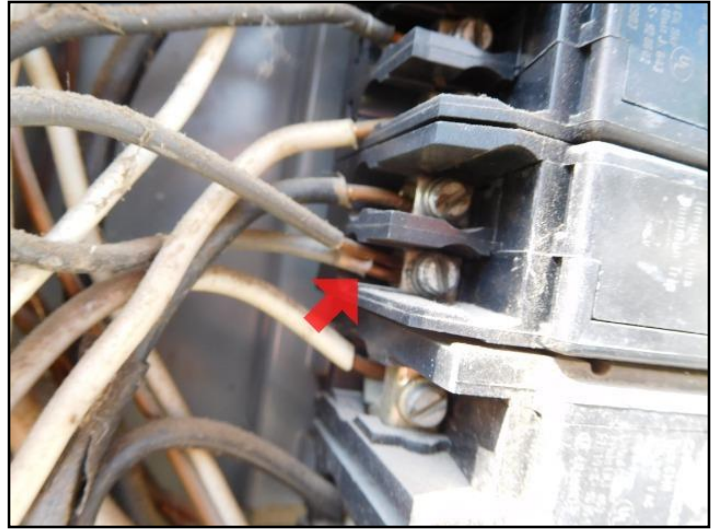
**Time:** Immediate

**Cost:** \$1,500





49. Double taps



50. Double taps



51. cloth aluminum wiring

**4. Condition:** • No single main disconnect

There is no main service disconnect breaker for the front of the house to be able to turn all the power off at once. This is a safety issue for the homeowner as well as emergency workers like firefighters.

**Implication(s):** Electric shock

**Location:** Front

**Task:** Correct

**Time:** Immediate

**5. Condition:** • Double Tap: Only way to fix this double tap is to add another breaker but this box cannot equip another breaker slot so the service box will have to be replaced.

**Location:** Rear House

**Task:** Correct

**Time:** Immediate

**Cost:** \$1,200 - \$1,500



52. Double Tap

## SERVICE BOX, GROUNDING AND PANEL \ System grounding

**6. Condition:** • Not visible

**Task:** Correct

**Time:** Immediate

## SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**7. Condition:** • Poor location

You may not have an electrical box located in a bedroom closet. This is a fire hazard.

**Implication(s):** Difficult to service

**Location:** Rear

**Task:** Correct

**Time:** Immediate

**Cost:** \$1,200 - \$1,500



53. Poor location

## DISTRIBUTION SYSTEM \ Wiring - installation

**8. Condition:** • The entire house is wired with cloth, ungrounded wiring which is outdated and a safety concern.

**Implication(s):** Fire Hazard

**Location:** Throughout Front House

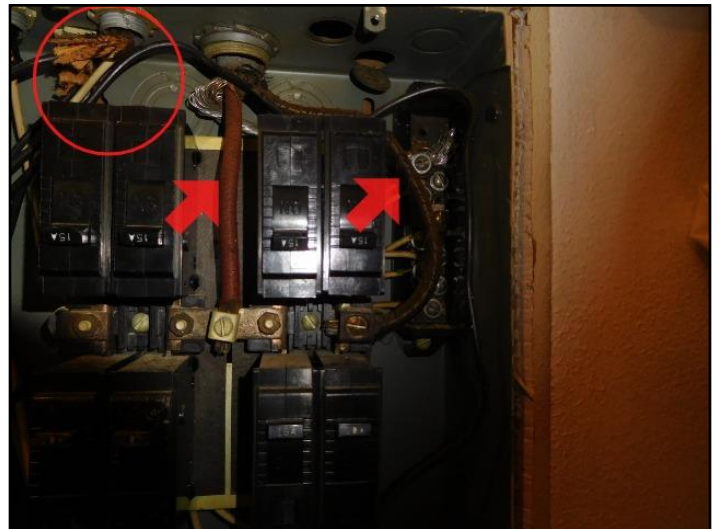
**Task:** Replace

**Time:** Immediate

**Cost:** \$15,000



54. Ungrounded wiring - cloth



55. cloth wiring





56. cloth wiring



57. cloth wiring

## DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

### 9. Condition: • Damage

Pricing will be reflected in whole house rewire recommendation.

**Implication(s):** Electric shock | Fire hazard

**Location:** Front House Attic



58. Damage

## DISTRIBUTION SYSTEM \ Outdoor wiring

### 10. Condition: • Wires not well secured to walls

Outdoor lighting hanging off the wall with loose, LIVE and exposed wiring.

**Implication(s):** Damage to wire | Electric shock

**Location:** Front House - right rear

**Task:** Repair

**Time:** Immediate

**Cost:** Less than \$100



59. Wires not well secured to walls

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**11. Condition:** • No GFCI/GFI (Ground Fault Circuit Interrupter)

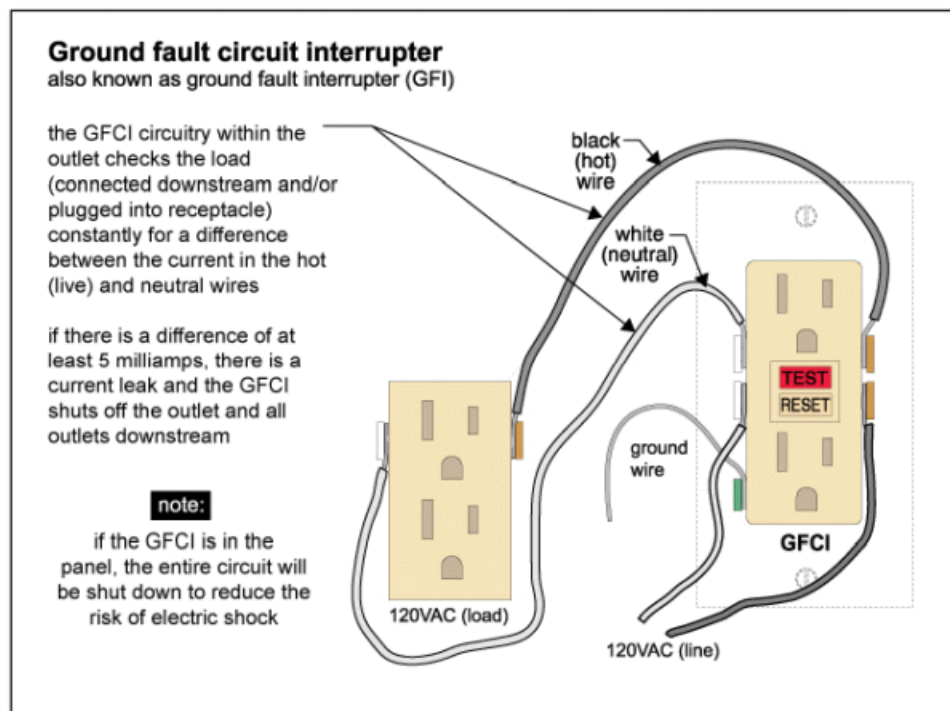
**Implication(s):** Electric shock

**Location:** Throughout Exterior Wall - both houses

**Task:** Provide GFCI Protection

**Time:** Immediate

**Cost:** \$300 - \$400





60. No GFCI/GFI (Ground Fault Circuit...

**12. Condition:** • No GFCI/GFI (Ground Fault Circuit Interrupter)

**Implication(s):** Electric shock

**Location:** Rear House Kitchen

**Task:** Provide GFCI Protection

**Time:** Immediate

**Cost:** \$100



61. No GFCI/GFI (Ground Fault Circuit...

**13. Condition:** • Wire needs to be weathertight to the outlet box.

**Implication(s):** Electrical shock

**Location:** Rear of front house

**Task:** Correct

**Time:** Immediate

**Cost:** Less than \$100



**62.** Wires not well secured to outlet box

## **DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

**14. Condition:** • Smoke and Carbon Monoxide (CO) Detectors Smoke and carbon monoxide detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.



# HEATING

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Report No. 3160, v.2

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## Description

**Type of Systems:** • Wood stove • Electric radiant heat

**Energy Sources:** • Electricity • Wood

**Heat distribution:** • Ducts and registers

## Limitations

**Warm weather:** • Prevented testing in heating mode

**Data plate on equipment:** • Not legible

**Fireplace/wood stove:** • Quality of chimney draw cannot be determined • Access restricted

**Heat exchanger:** • Not accessible

## Deficiencies/Recommendations

### WOOD STOVE \ Venting

**15. Condition:** • Combustible clearance

Due to storage around the stove.

**Implication(s):** Increased fire hazard

**16. Condition:** • Poor connection to chimney

Loose seam at the top of the chimney going thru the ceiling into the attic.

**Implication(s):** Equipment not operating properly | Hazardous combustion products entering home | Increased fire hazard

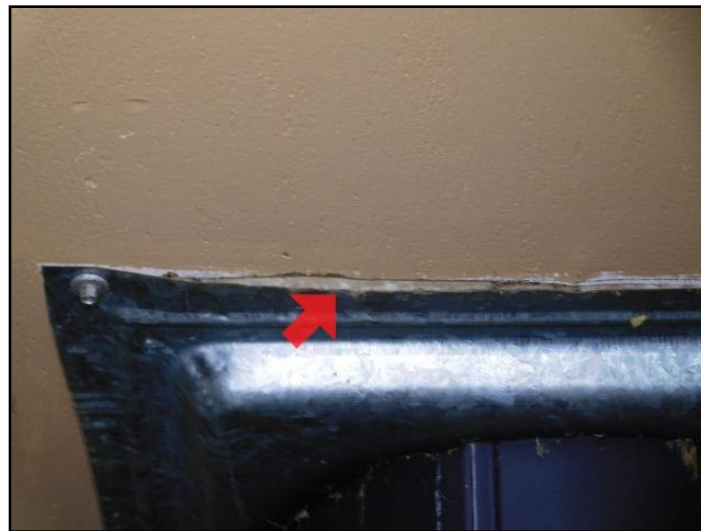
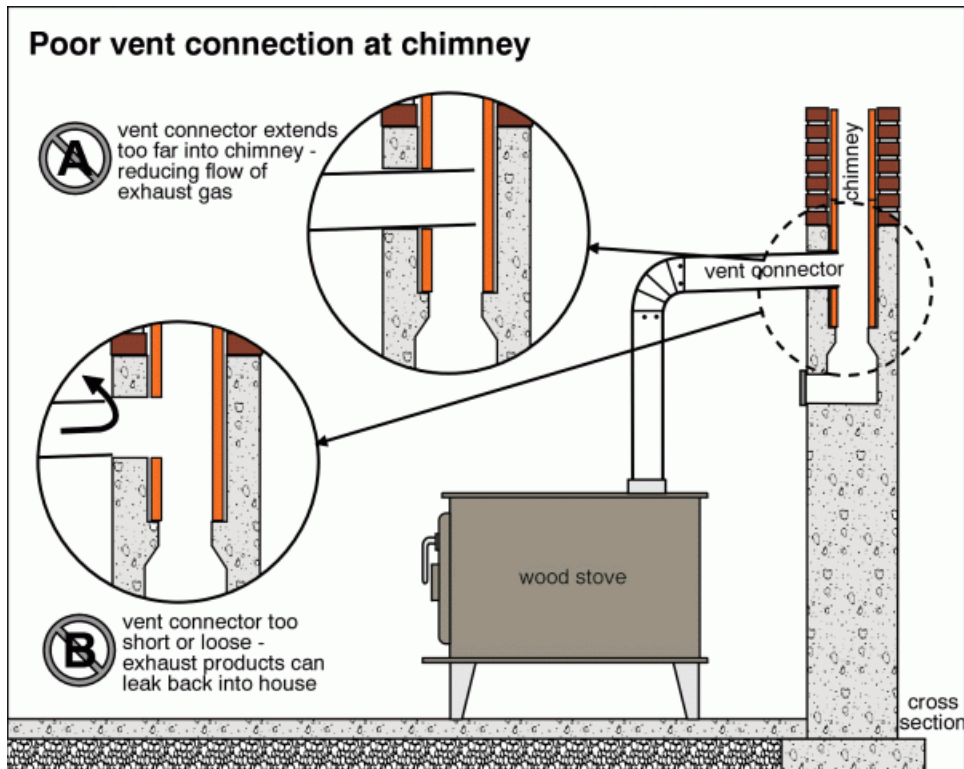
**Location:** Front house

**Task:** Correct

**Time:** Immediate

**Cost:** Minor





63. Poor connection to chimney

# COOLING & HEAT PUMP

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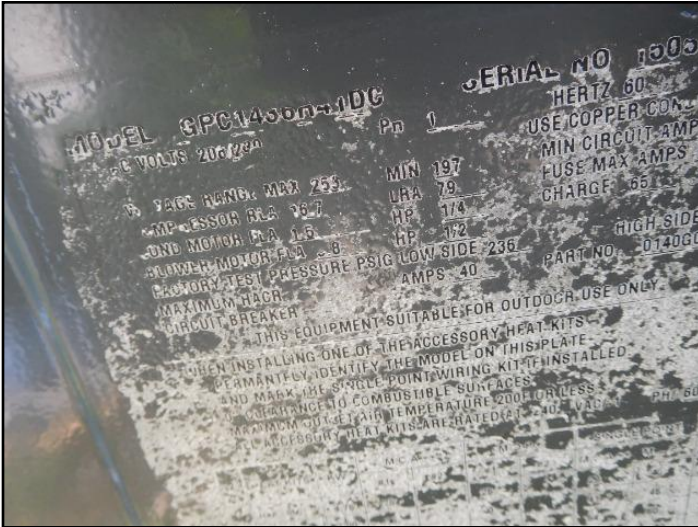
## Description

**Type of Systems:** • Air cooled

**Air conditioning type:** • Package Unit

**Manufacturer:**

• Goodman



64. Goodman

65. Goodman

**Cooling capacity:** • 3 Tons

**Compressor approximate age:**

• Not determined

Data plate not legible.

**Typical life expectancy:** • 12 to 15 years

**Supply temperature:** • 43 degrees



66. 43 degrees

# COOLING & HEAT PUMP

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**Return temperature:** • 55 degrees



67.55°

**Temperature difference:** • This suggests performance issues. Service may be needed.

**Temperature difference:** • 10 to 12 degrees,

**Refrigerant type:** • R-410A

**Location of the thermostat for the cooling system:** • Hallway

**Condensate system:** • Discharges to exterior

## Limitations

**System data plate:** • Not legible

**Window unit:** • Window A/C excluded from inspection

## Deficiencies/Recommendations

### AIR CONDITIONING \ Evaporator coil

**17. Condition:** • Temperature split too low

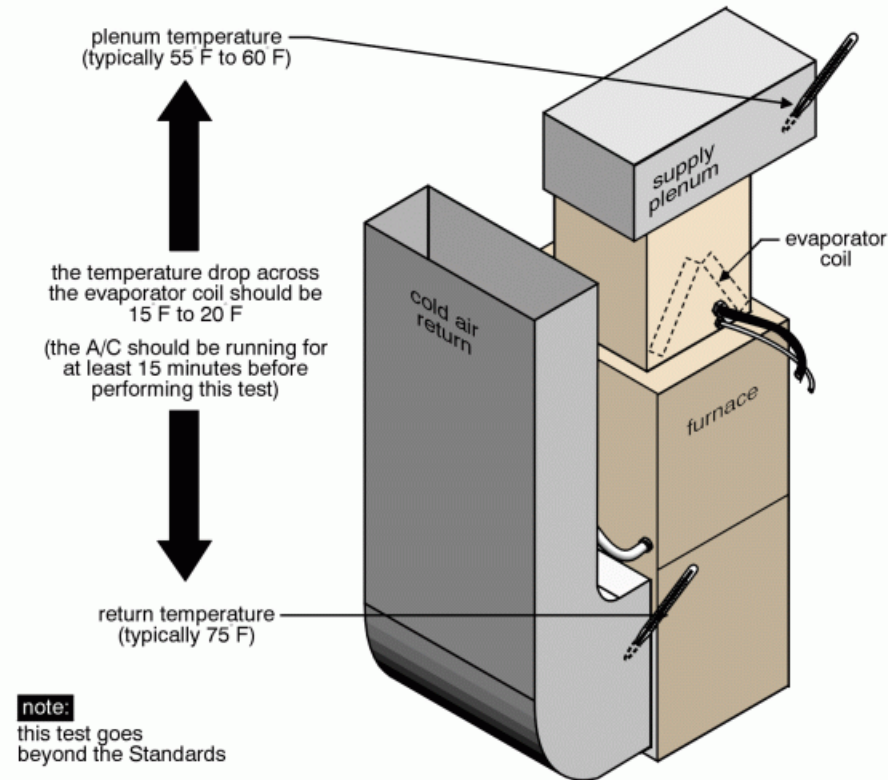
**Implication(s):** Equipment not operating properly | Increased cooling costs | Reduced comfort

**Task:** Service

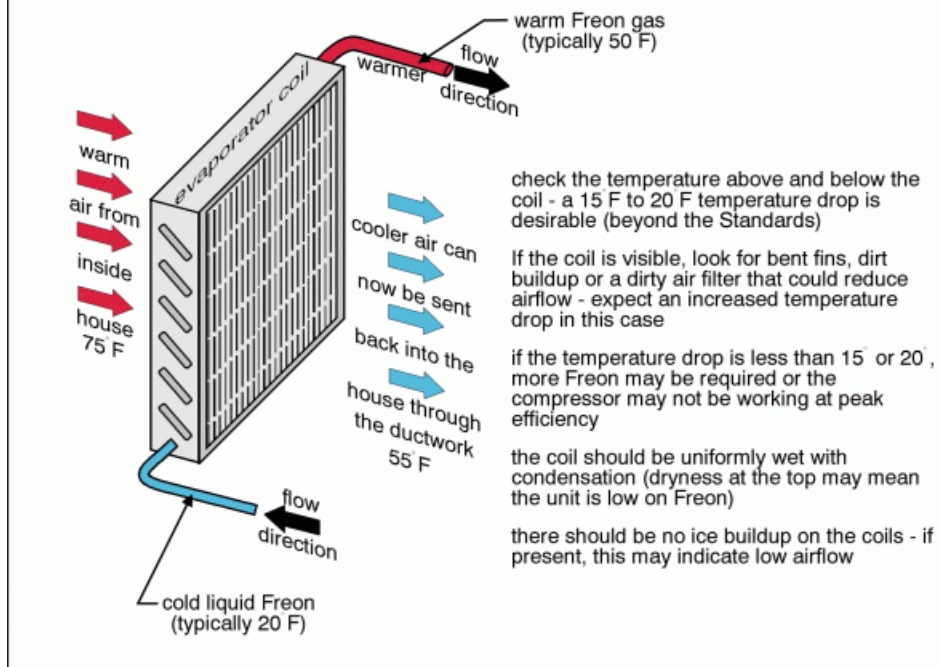
**Time:** Immediate

**Cost:** Depends on work needed

## Measure temperature drop across inside coil



## Evaporator coil - inspection procedures





## AIR CONDITIONING \ Ducts, registers and grilles

**18. Condition:** • Poor support

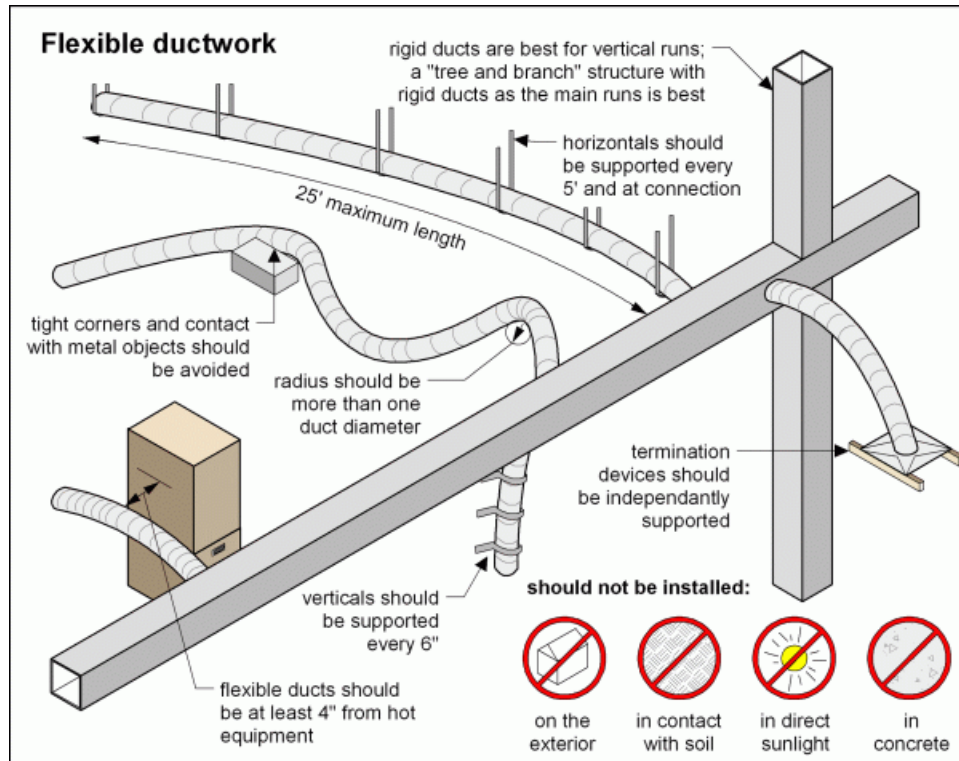
Ductwork should be supported off the ground due to moisture implications.

**Implication(s):** Increased cooling costs | Reduced comfort

**Location:** Front house crawlspace.

**Task:** Correct

**Time:** Immediate



68. ductwork laying on the ground



# INSULATION AND VENTILATION

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## Description

### Approximate Average Depth of Insulation:

- Not determined  
Due to it being compressed.

**Attic/roof insulation material:** • Batt insulation

## Deficiencies/Recommendations

### ATTIC/ROOF \ Insulation

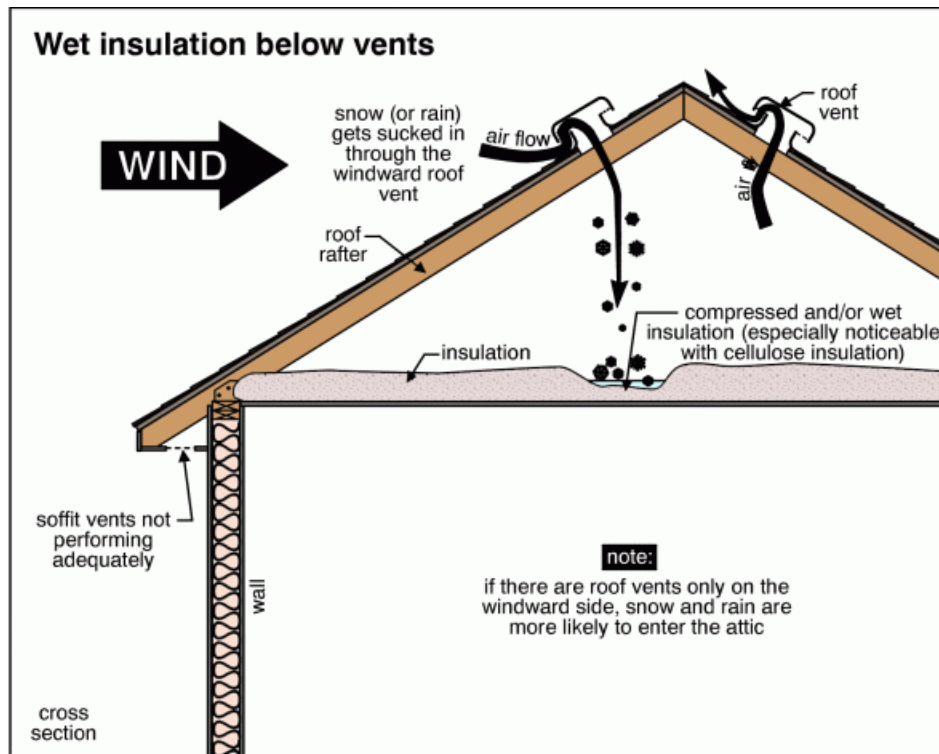
**19. Condition:** • Compressed

Looks to be the original insulation due to the compression. It was maybe 1" in thickness.

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Task:** Correct

**Time:** When remodelling



# INSULATION AND VENTILATION

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69. *Compressed*

## FOUNDATION \ Crawlspace floor

**20. Condition:** • No vapor barrier

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Task:** Correct

**Time:** Upon Possession

**Cost:** Get Bids



70. *No vapor barrier*

## Description

**Location of water meter:** • Front near street

**Location of Main water supply valve:** • Meter

**Static water pressure reading:**

• 45 psi



71. 45 psi

**Static water pressure reading:** • 25 psi



72.

**Water Heating Energy Source:** • Electric

**Water Heating Capacity:** • 30 gallons • 40 gallons

**Private Water Wells Type of Pump:** • n/a

**Private Water Wells Type of Storage Equipment:** • n/a

**Private Sewage Disposal Location of Drain Field:** • n/a

**Water supply source (based on observed evidence):** • Public

**Service piping into building:** • Galvanized steel

**Supply piping in building:** • Galvanized steel

**Water flow and pressure:** • Below average

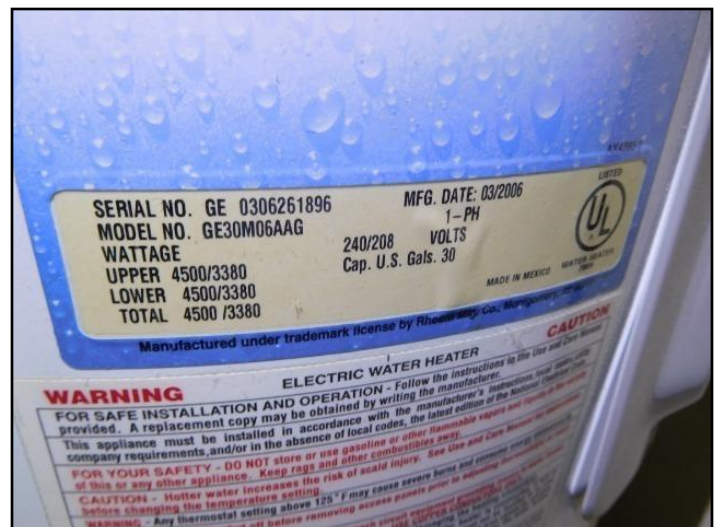
**Water heater manufacturer:**

• General Electric (GE)

2009 front house and 2006 rear house



73. General Electric (GE)



74. General Electric (GE)





75. General Electric (GE)

**Water heater failure probability:**

- High

Due to age. No signs of rust.

**Waste disposal system:** • Public

**Waste and vent piping in building:** • PVC plastic • Cast iron

**Exterior hose bibb (outdoor faucet):** • Present

## Limitations

**Inspection limited/prevented by:** • Insulation on the water heater

**Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment

**Not included as part of a building inspection:** • Washing machine connections



## Deficiencies/Recommendations

### SUPPLY PLUMBING \ Water supply piping in building

#### 21. Condition: • Galvanized steel

Both homes are plumbed (including the water heaters) with galvanized steel and should be replaced as they also develop pinhole leaks as well as cause poor water pressure.

**Implication(s):** Reduced water pressure and volume

**Task:** Replace

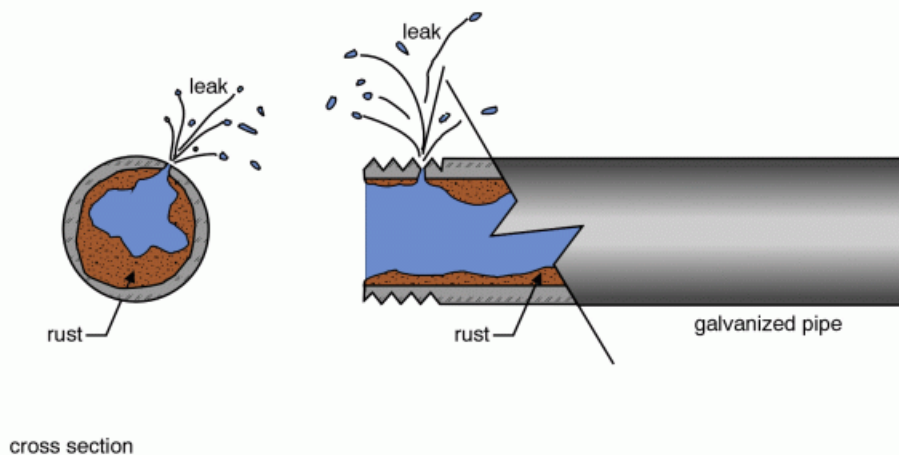
**Time:** Immediate

**Cost:** \$20,000 Get bids

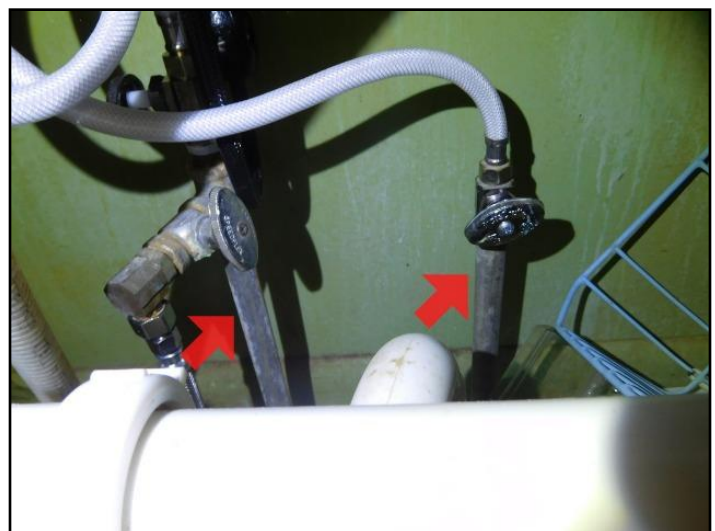
#### Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



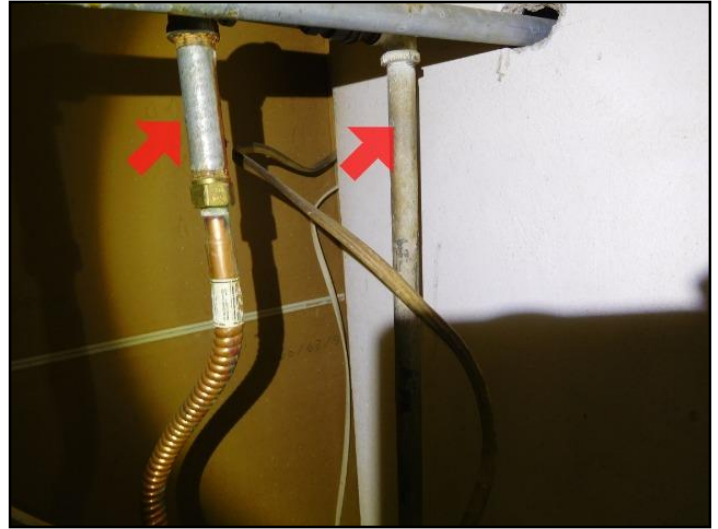
76. Galvanized steel



77. Galvanized steel



78. Galvanized steel



79. Galvanized steel

## WATER HEATER \ Life expectancy

**22. Condition:** • Near end of life expectancy

**Implication(s):** No hot water

**Task:** Budget for replacement

**Time:** Upon Possession

**Cost:** \$2,000

## WATER HEATER \ Temperature/pressure relief (TPR) valve

**23. Condition:** • Discharge tube missing

In addition, since both of the water heaters are located in the interior premises of the house, they are required to divert to the exterior.

**Implication(s):** Scalding

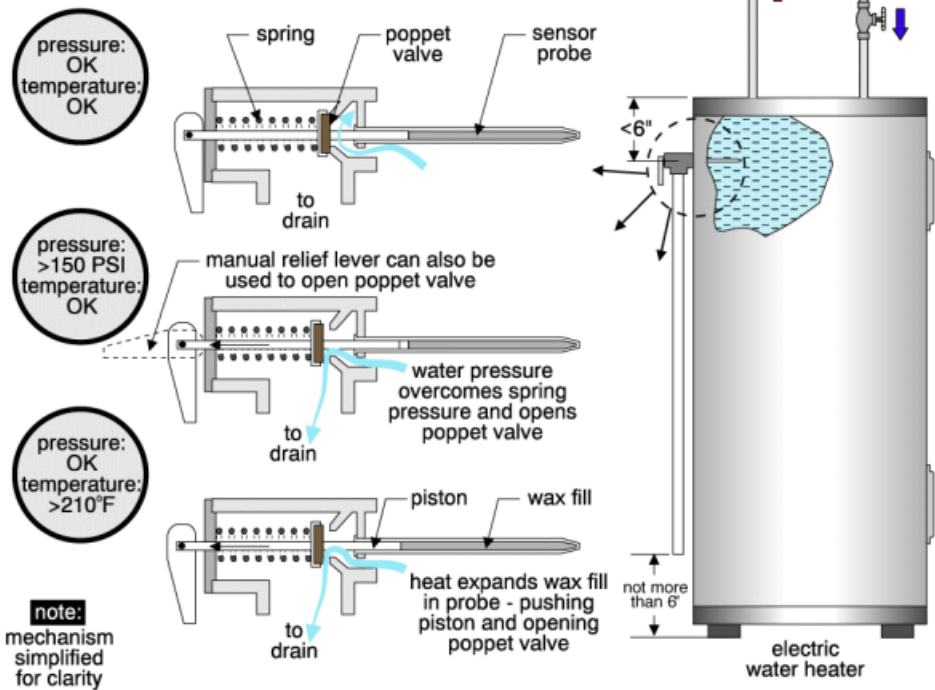
**Location:** both tanks

**Task:** Correct

**Time:** Immediate

**Cost:** Get bids

## Temperature/pressure relief valve



80. Discharge tube missing



81. Discharge tube missing

### WATER HEATER - ELECTRIC \ Wiring

**24. Condition:** • Water heater is required to have an on/off switch installed.

**Location:** Both tanks

**Task:** Correct

**Time:** Immediate

**Cost:** \$500





82. missing on/off switch

## WASTE PLUMBING \ Drain piping - installation

**25. Condition:** • Washing machine waste not connected to sewer system and diverting water directly to the exterior which is contaminating the groundwater.

**Location:** Front House Rear Exterior

**Task:** Correct

**Time:** Immediate

**Cost:** Get Bids



83. Washing machine waste pipe

## WASTE PLUMBING \ Drain piping - performance

**26. Condition:** • Leak

**Implication(s):** Sewage entering the building

**Location:** Rear House Kitchen

# PLUMBING

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**Task:** Repair

**Time:** Immediate

**Cost:** \$100 - \$200



84. Leak



85. Leak



# INTERIOR

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## Description

## Limitations

**Not included as part of a building inspection:** • Indications are that this property was built prior 1978. Prior to this year many paint and stain products contained lead. Lead is a material that is medical harmful to human health and development, especially children. Testing for lead is outside the scope of this inspection, but only by testing can one determine the presence or absence of lead in either the interior or exterior painted or stained surfaces. Check with local authorities for any testing requirements. Have a qualified technician perform any test as desired.

**END OF REPORT**

# APPENDIX

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MONICA J BARYO  
616 S CALVIN BARRETT  
BLANCO, TX 78606



**Monica J Baryo**  
**616 S Calvin Barrett**  
**BLANCO, TX 78606**

## Professional Inspector License

PI License #: **24287**

License Expires: **10/31/2022**

Having provided satisfactory evidence of the qualifications required by the Texas Real Estate License Act, Occupations Code, Chapter 1102, authorization is granted to use this title: Professional Inspector

For additional information or to file a complaint please contact TREC at [www.trec.texas.gov](http://www.trec.texas.gov).

**Chelsea Buchholtz**  
Executive Director