

INSPECTION REPORT ACTIONS TAKEN

2301 RUNDRELL PLACE | AUSTIN, TX 78704

Each item identified and action taken is noted below:

FOUNDATIONS

- Identified: "Hairline cracks in the slab visible in the polished concrete floor."
- Action: None was taken since the slab is 70 years old and the cracks have not increased.
- Identified: "Exposed rebar near the front planter."
- Action: Reviewed and it was deemed that no action was needed
- Identified: "There appears to be exposed plumbing at the front of the home"
- Action: None was taken. This is near the garage door side entrance. It's not actually plumbing but is PVC pipe used as a conduit to cover the irrigation wiring connecting the ground and inside the automated system. It is only cosmetic.
- Identified: "Trees too close to the foundation can affect foundation performance and plumbing lines, removal is recommended"
- Action: Branches were trimmed on multiple trees overhanging the roof. Plantings too close to the house were removed. (Central Texas Tree Service)
- Identified: "Remove nails from the garage foundation perimeter"
- Action: Nails could not be removed but were hammered down in a safe manner

GRADING & DRAINAGE

- Identified: "Flower beds appear to hold water and direct water towards foundation. Add drainage openings to flower bed walls"
- Identified: No weepholes in flower bed walls
- Action: Flower beds were checked and they drain directly to the ground with no bottom or enclosure
- Identified: "Grade is too high in some areas."
- Action: Soil was removed to allow for greater space between the ground and wood siding
- Identified: "Siding has been installed too close to decking. Unable to determine proper drainage away from siding"
- Action: The area indicated has ample overhang from the roof and is in an enclosed area from wind and rain so no action was taken.

ROOF COVERING MATERIALS

- Identified: "Evaluate the orientation of roof vent flashing in various areas. Typically the high side of the vent flashing is installed under the roof material."
- Action: Inspection of flashings to ensure they are properly sealed and there are no leaks or breakdowns of the sealant
- Identified: "Clear debris from roof"
- Action: Roof is cleaned every 6 months of any leaves and debris
- Identified: "The tree limbs that are in contact with roof or hanging near roof should be trimmed."
- Action: Tree limbs were trimmed back and removed (Central Texas Tree Service)
- Identified: "Flashing is incorrect at rear storage area"
- Action: Sealant inspected to ensure no leaks

ROOF STRUCTURES AND ATTICS

- Identified: "Seal gaps in front soffits to prevent pest entry"
- Action: The gap identified is approximately 1 inch square offering no access to the attic so no action was taken

WALLS (INTERIOR & EXTERIOR)

- Identified: "Seal caulk at all siding/trim seams to prevent rot and possible water penetration"
- Action: Reviewed all trim areas on a regular basis
- Identified: "Wood trim at the overhead garage door sides had inadequate clearance from the ground"
- Identified: "Siding is deteriorating in some areas"
- Action: The east side of the garage was sanded, sealed, and 2 coats of paint applied. (Nain's Painting)

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- Identified: "Improper to lenth over front bathroom window"
- Action: Reviewed and no action taken since it is part of the original 1950 build
- Identified: "Seal around master shower window trim"
- Action: Inspected seal
- Identified: "Remove sharp edges from master shower area wall"
- Action: This was left as is since it was the outside wall of the original house.
- Identified: "A section of loose trim was observed in master bath"
- Action: This is intentional as it is removable trim to hide the hidden door to the suite
- Identified: "Weep holes were not visible at base of stone in one or more areas"
- Action: Discussed with the builder and no action was required

CEILINGS & FLOORS

- Identified: "Squeaking floor decking near master patio sliding door"
- Action: Tried to replicate it and did not hear the same concerns.

DOORS (INTERIOR & EXTERIOR)

- Identified: "Garage entry door threshold does not seem properly supported"
- Action: Discussed with the builder and no action was required
- Identified: "Front door threshold is not properly supported"
- Action: Support added
- Identified: "No door at Master shower"
- Action: It is designed to be a walk-in shower so no door is needed
- Identified: "Evidence of leaking at Casita shower glass"
- Action: The water pooling was only around the sliding glass shower doors. The Area was cleaned and has not reoccurred so no action was required.
- Identified: "Evidence of water penetration at Casita entry door from patio"
- Action: Door seals were improved
- Identified: "Ridge in master shower window will hold water"
- Action: The shower is used daily and does not retain water since the window is elevated so no action was required
- Identified: "Crack in casita window frame"
- Action: Noted and inspected but no action taken

FIREPLACES AND CHIMNEYS

- Identified: "There is no elevated hearth at fireplace"
- Action: No action was taken as this is by design
- Identified: "Repair metal chimney cap"
- Action: The item was inspected but no action was deemed necessary

PORCHES, BALCONIES, DECKS AND CARPORTS

- Identified: "Cracks observed at various areas of flat work, seal these areas to prevent settlement of flat work Decking is beginning to rot in some areas. Some flat work was holding water"
- Action: 2 coats of stain were applied to all wood balconies, wood decks as well as all wood fences and gates. (Nain's Painting)

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OTHER

- Identified: "previous ant infestation in attic"
- Action: The area was cleaned up with no reinfestations
- Identified: "Water staining at cabinet/cabinet decking under one or more sinks"
- Action: Any previous leaks were corrected and there have been no leaks detected by the owners during their ownership
- Identified: "Stone fencing needs repair in some areas"
- Action: The original stone fence around the casita and office pod was inspected by the owners but no action was taken

ELECTRICAL SYSTEMS

- Identified: "No visible antioxidant at aluminum wiring in panel, have an electrician repair. Wiring is bundled in electrical panel. Wiring is too close to screws in some areas of panel. Dead front cover was not secured upon arrival and could not be secured properly."
- Action: Serviced by an electrician(Mend Electrical)

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- Identified: "Garage bud shield is damaged"
- Action: Repaired
- Identified: "Unable to locate remote for master bedroom fan"
- Action: remote located
- Identified: "Reverse polarity at hidden master bath outlets in right drawer"
- Action: Fixed (Mend Electrical)
- Identified: "All capped wiring should be contained in a secured, covered junction box."
- Action: All capped wiring has now been contained within a secured, covered junction box.
- Identified: "Wiring is not secured to framing in some areas"
- Action: Wiring organized and secured to framing (Mend Electrical)
- Identified: "Electrical wiring should be secured away from attic access to prevent access"
- Action: Serviced by an electrician(Mend Electrical)
- Identified: "Unable to determine use for extension cord and attic. Extension cords should not be used for permanent wiring"
- Action: The extension cord is used for external video security monitoring
- Identified: "One bulb in Casita bathroom not lighting"
- Action: Bulb replaced
- Identified: "one living room light not lighting"
- Action: Light replaced Reviewed by (Mend Electrical)
- Identified: "Two lights in media room not lighting"
- Action: One light was replaced and the switch was located for the other

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- Identified: "HVAC systems should be serviced two times a year by a licensed professional"
- Action: All HVAC systems have been serviced every 6 months by a licensed Professional(Radiant). A new motor as well as other parts have now been replaced on the large(main)HVAC system by a professional(Radiant). Also, part of the HVAC system in the spare upstairs bedroom was recently replaced.(Radiant Heating & Cooling)
- Identified: "Clear debris from attic area secondary condensate pans to prevent clogging of lines."
- Action: All debris cleared from the secondary condensate pans and lines tested to make sure of no clogging by a licensed HVAC professional(Radiant Heating & Cooling)

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- Identified: "The condition and cleanliness inside the duct work is not visible or assessable."
- Action: The inside of all of the ducting was thoroughly examined and cleaned by a professional and a UV lightening system has been added(Radiant Heating & Cooling)
- Identified: "Ducting is compressed in some areas."
- Action: All ductwork was inspected and repaired as needed by a Licensed HVAC professional.(Radiant Heating & Cooling)
- Identified: "Current standards would require ducting to be suspended above insulation."
- Action: Inspection by a licensed HVAC professional(Radiant Heating and Cooling)

PLUMBING SUPPLY DISTRIBUTION SYSTEMS AND FIXTURES

- Identified: "I could not locate the exterior owners shut-off for water. Please ask the current owners for the location. There is a valve in the garage."
- Action: There is a shut off valve in the garage, there is also a shut off valve located at the point that the city water supply ties in with our water system.
- Identified: "Water pressure is over 80 psi. Water pressure over 80 can damage water lines and fixtures. Pressure regulation recommended."
- Action: Was tested by plumber and water pressure was over 80 psi. The licensed plumber added a pressure regulator onto the line, and the psi is now below 80.(Mend Plumbing)
- Identified: "Rear Coutyard hose bibb was dripping."
- Action: It was fixed by a plumber.(Mend Plumbing)
- Identified: "Missing backflow prevention devices at one or more exterior water hose bibs."
- Action: It was fixed by a plumber.(Mend Plumbing)
- Identified: "Rust was observed at exterior hose bibb water flow"
- Action: This was fixed by a plumber(Mend Plumbing)
- Identified: "Master bathtub fixtures are not ideally placed"
- Action: The bath is run on a regular basis and does not splash onto the floor, therefore, no movement was required
- Identified: "Rust at upstairs tub finish"
- Action: Noted, but no action taken

RANGES:

- Identified: "No stove top vent over casita oven"
- Action: Noted, a new vent was purchased and is in the garage but since it is not used often no final action was taken
- Identified: "Ovens performed as intended and were returned to off after testing"

APPLIANCES

- Identified: "Master bath exhaust fan is excessively noisy. Repair as needed"
- Action: The exhaust fan was reviewed and we learned it tuns on two lower fans and a booster fan higher in the attic to ensure humidity is removed, repair is not needed and is actually an added feature
- Identified: "several vents are crushed in attic, replace damaged vent material"
- Action: The damaged vent was fixed by an HVAC repair person.
- Identified: "There was a air assist fan located in the attic. Use undetermined"
- Action: It is used to boost bathroom the exhaust

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OPTIONAL SYSTEMS

• **Landscape Irrigation Systems**

- Identified: "Unable to locate shut off valve between sprinkler back flow prevention device and water meter"
- Action: Irrigation was reviewed by Sulivans Landscaping. Boosted backyard capacity with a new line.
- Identified: "Cover exposed sprinkler lines where needed to prevent damage."
- Action: Most lines are now covered
- Identified: "unable to locate heads and zones one through three. Possibly soaker hoses in rear courtyard area."
- Action: All zones indicated by the automated watering system

• **Outbuilding**

- Identified: "Outbuilding roof holds debris and appears to hold water"
- Action: The rooftop was cleaned of debris
- Identified: "Grading is too high around outbuilding"
- Action: The office pod outbuilding is not on a separate foundation
- Identified: "Evaluate gaps in roof edges of outbuilding"
- Action: Reviewed, no actions taken
- Identified: "Seal around windows and siding seems of outbuilding"
- Action: Reviewed, no actions taken
- Identified: "Evidence of water penetration at door"
- Action: Reviewed, sanded, stained, and a tight seal around the door
- Identified: "No power at two electrical outlets in office"
- Action: Power fixed access fixed
- Identified: Vertical style window has been installed horizontally
- Action: None was taken. Done by design to add maximum visibility as an office in this location
- Identified: "Seal openings into crawl space"
- Action: Reviewed, left since gap is approximately 1 ince
- Identified: "Wood to ground contact is conducive to right and termite activity"
- Action: Left as is
- Identified: "Repair Roof edges"
- Action: No action deemed necessary

