

# *Nunnallee Inspections*



*Inspector: Kyle Nunnallee TREC #6371*

Nunnallee Inspections, LLC  
17050 Trail of the Woods  
Austin, TX. 78734  
Office: 512-415-5474  
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# Invoice

INSPECTION DATE:

SOLD TO:

PROPERTY INSPECTED:

| Description         |          |
|---------------------|----------|
| Standard Inspection |          |
| Termite             |          |
|                     |          |
|                     |          |
|                     |          |
|                     |          |
|                     |          |
|                     |          |
|                     | \$280.00 |

**Thank you for your business**

Payment of this invoice is due upon receipt. The late payment charge rate of interest is 1.5% monthly  
(18.0% per annum), after 30 days

# PROPERTY INSPECTION REPORT

*Nunnallee Inspections*

17050 Trail of the Woods, Austin TX 78734

(512) 415-5474

[www.NunnalleeInspections.com](http://www.NunnalleeInspections.com) [Kyle@NunnalleeInspections.net](mailto:Kyle@NunnalleeInspections.net)

**Prepared For:** Client First Name  
(Name of Client)

**Concerning:** Austin, TX 78705  
(Address or Other Identification of Inspected Property)

**By:** Kyle Nunnallee TREC #6371  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us](http://www.trec.state.tx.us).

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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.

This property inspection is not an 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 action, 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. 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.

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

Cost of inspection services: \$280.00 paid at: the time of inspection

(Continues at the end of this inspection report)

[Additional attachments provided by Nunnallee Inspections that make this inspection report complete are listed but not limited to the following: Service Contract, Outside the Scope of inspection and Home Maintenance & Care Guide.](#)

The Client, by accepting the Property Inspection Report, or relying upon it in any way, expressly agrees to the Limitations, Departures and Disclaimers attached at the end of this inspection report.

Please read the report in its entirety. Remember this is a cursory limited visual inspection and does not warrant or guarantee all defects to be found. If you have questions or are unclear regarding our findings, please feel free to call before you buy the property.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a verbal consultation with your Inspector. So you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property. This report is not intended to be used for determining insurability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

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

I   NI   NP   D

**I. STRUCTURAL SYSTEMS**

**A. Foundations**

Type of Foundation(s): Slab on Ground  
 Comments:

**B. Grading & Drainage - Comments:**

**C. Roof Covering Materials**

Type(s) of Roof Covering: Tile Roofing Material  
 Viewed From: N/A  
 Comments:

**D. Roof Structure & Attic**

Viewed From:  
 Approximate Average Depth of Insulation:  
 Approximate Average Thickness of Vertical Insulation:  
 Comments:

**E. Walls (Interior & Exterior) - Comments:**

**Interior Walls & Surfaces only**

Wall sheetrock stress cracks were observed in various locations. This is a common observation and does not appear to be a structural concern.

**F. Ceilings & Floors - Comments:**

All components were found to be in satisfactory condition on the day of the inspection.

**FLOORS:**

All components were found to be in satisfactory condition on the day of the inspection.

**G. Doors (Interior & Exterior) - Comments:**

All components were found to be in satisfactory condition on the day of the inspection.

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   **H. Windows - Comments:**

The window sash guide is damaged in the living room.



The sash for the window in the guest bedroom is damaged and will need repair.



Cracked and/or broken window glass was observed in the hall bathroom.

   **I. Stairways (Interior & Exterior) - Comments:**

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I NI NP D

    **J. Fireplace / Chimney - Comments:**

The fireplace was not accessible during this inspection. The seller shall provide conformation that the damper is operable and the flue is not in need of cleaning. Creosote build in the chimney flue up is a natural occurrence and will need to be swept as necessary.

    **K. Porches, Decks, and Carports - Comments:**

All components were found to be in satisfactory condition on the day of the inspection.

    **L. Other - Comments:**

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I NI NP D

## II. ELECTRICAL SYSTEMS

   

### A. Service Entrance & Panels - *Comments:*

#### Panel Box

*Box Rating and/or Main Disconnect Rating: N/A*

*Box Location: Master Bedroom*

Arc-Fault Protection (AFCI)

This home does not meet current arc-fault circuit-interrupter (AFCI) requirements.

***This is an "as-built" condition***, but *Per TREC standards of practice we are required to report this condition as a deficiency.* Some items reported as Deficient may be considered upgrades to the property.

   

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

*Type of Wiring: Copper*

*Comments:*

The kitchen counter top receptades do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptades should have GFCI protection.

One or more of the receptades were observed to be loose at the wall mount in various locations.

One or more of the light fixture globes and/or covers are missing in the closets.

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I NI NP D

**III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS**   **A. Heating Equipment**

Type of System:

Comments:

**Normal  $\Delta$  range 30° - 50°**

I was unable to locate or observe a service disconnect at or around the heating unit.

The wires to the furnace are not properly secured or protected from the sharp edges.

   **B. Cooling Equipment**

Type of System: Central Forced Air System

Comments:

***The condenser was not accessible at the time of this inspection. It is recommended to determine the age of the condenser. When was it replaced or is it the original equipment. It is strongly recommended to have the HVAC equipment serviced by an HVAC technician prior to closing.***

**Normal  $\Delta$  range 15° - 21°****Main Central Cooling System – Energy Source: Electric***Today's Temperature Differential (Delta-T): 21 Degrees**Approximate System Size: **Unknown****Location: Interior Ceiling Mounted**Manufacturing Date: **Not Accessible***

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It is recommended to insulate the condensate drain line. This will help prevent staining to the ceiling.



**C. Duct Systems, Chases and Vents - Comments:**

All components were found to be in satisfactory condition on the day of the inspection.

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

I NI NP D

**IV. PLUMBING**

**A. Water Supply System and Fixtures**

*Location of water meter:* Unknown

*Location of main water supply valve:* N/A

*Static water pressure reading:* N/A

*Comments:*

**Hall Bathroom**

The commode is loose at the floor mount.

**Master Bathroom**

The comers of the shower enclosure need to be re-caulked.

**B. Drain, Wastes and Vents - *Comments:***

All components were found to be in satisfactory condition on the day of the inspection.

**C. Water Heating Equipment**

**Water Heater – *Energy Source:* Electric**

***Location:*** Interior Closet

***Approximate Capacity:*** 40 Gallons

***Approximate Age:*** 2005

There is no pan installed under the water heater.

I was unable to locate or observe a service disconnect at or around the water heating unit(s).

The temperature and pressure relief (TPR) valve discharge pipe was not re-connected to the pressure relief valve at the time the current water heater was installed or repaired. For safety reasons, it is recommended that the discharge pipe be reconnected to the relief valve.



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Some corrosion was observed at the water supply connections which should be repaired.



The romex type branch circuit wiring to the water heater is exposed and should be enclosed in conduit.

**D. Hydro-Massage Therapy Equipment - Comments:**

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

I NI NP D

**V. APPLIANCES**

**A. Dishwasher - Comments:**

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

**B. Food Waste Disposer - Comments:**

The romex type branch circuit wiring to the disposal is exposed and should be enclosed in conduit.

**C. Range Exhaust Vent - Comments:**

The light at the range hood is inoperative.

**D. Ranges, Cooktops, and Ovens - Comments:**

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

**E. Microwave Oven - Comments:**

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

**F. Trash Compactor- Comments:**

**G. Mechanical Exhaust Vents and Bathroom Heaters - Comments:**

One or more of the bathrooms are not equipment with a mechanical exhaust vent. Under current building standards, all bathrooms are required to have mechanical exhaust ventilation. This is an **“as-built”** condition but Per TREC standards of practice we are required to report this condition as a deficiency.

**H. Garage Door Operators - Comments:**

**I. Doorbell and Chimes - Comments:**

All components were found to be in satisfactory condition on the day of the inspection.

I=Inspected

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NP=Not Present

D=Deficiency

I NI NP D

**J. Dryer Vents** - *Comments:*

All components were found to be in satisfactory condition on the day of the inspection.

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I   NI   NP   D

**VI. OPTIONAL SYSTEMS**

     **A. Lawn and Garden Sprinkler Systems - Comments:**

     **B. Whole-House Vacuum Systems - Comments:**

     **C. Other Built-in Appliances - Comments:**

## ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

### STRUCTURAL SYSTEMS

#### 1. Interior Walls & Surfaces only

2. Wall sheetrock stress cracks were observed in various locations. This is a common observation and does not appear to be a structural concern.
3. The window sash guide is damaged in the living room.
4. The sash for the window in the guest bedroom is damaged and will need repair.
5. Cracked and/or broken window glass was observed in the hall bathroom.
6. The fireplace was not accessible during this inspection. The seller shall provide conformation that the damper is operable and the flue is not in need of cleaning. Creosote build in the chimney flue up is a natural occurrence and will need to be swept as necessary.

### ELECTRICAL SYSTEMS

7. This home does not meet current arc-fault circuit interrupter (AFCI) requirements.
8. ***This is an "as-built" condition, but Per TREC standards of practice we are required to report this condition as a deficiency.*** Some items reported as Deficient may be considered upgrades to the property.
9. The kitchen counter top receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles should have GFCI protection.
10. One or more of the receptacles were observed to be loose at the wall mount in various locations.
11. One or more of the light fixture globes and/or covers are missing in the closets.

### HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

12. I was unable to locate or observe a service disconnect at or around the heating unit.
13. The wires to the furnace are not properly secured or protected from the sharp edges.
14. ***The condenser was not accessible at the time of this inspection. It is recommended to determine the age of the condenser. When was it replaced or is it the original equipment. It is strongly recommended to have the HVAC equipment serviced by an HVAC technician prior to closing.***
15. It is recommended to insulate the condensate drain line. This will help prevent staining to the ceiling.

### PLUMBING

#### 16. Hall Bathroom

17. The commode is loose at the floor mount.

#### 18. Master Bathroom

19. The corners of the shower enclosure need to be re-caulked.
20. There is no pan installed under the water heater.
21. I was unable to locate or observe a service disconnect at or around the water heating unit(s).
22. The temperature and pressure relief (TPR) valve discharge pipe was not re-connected to the pressure relief valve at the time the current water heater was installed or repaired. For safety reasons, it is recommended that the discharge pipe be reconnected to the relief valve.
23. Some corrosion was observed at the water supply connections which should be repaired.
24. The romex type branch circuit wiring to the water heater is exposed and should be enclosed in conduit.

## APPLIANCES

25. The romex type branch circuit wiring to the disposal is exposed and should be enclosed in conduit.
26. The light at the range hood is inoperative.
27. One or more of the bathrooms are not equipped with a mechanical exhaust vent.  
Under current building standards, all bathrooms are required to have mechanical exhaust ventilation. This is an **"as-built"** condition but Per TREC standards of practice we are required to report this condition as a deficiency

## INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

### I. Scope of Services

A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.

B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.

C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:

1. The item is performing its intended function at the time of the inspection;
2. The item is in need of replacement or repair; or
3. Further evaluation by an expert is recommended.

### II. Inspection Report

A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.

C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report.

### III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
  2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
  3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection;
- and

4. That any of the items inspected are merchantable or fit for any particular purpose.

#### IV. LIMITATION OF LIABILITY

By signing this Agreement, Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. Client acknowledges being given the opportunity to have this Agreement reviewed by counsel of his or her own choosing and further acknowledges the opportunity of hiring a different Inspector to perform the Inspection. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

#### V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

#### VI. Attorney's Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

#### VII. Exclusivity

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THE ATTACHED DOCUMENTS, IF ANY; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Day: \_\_\_\_\_

Inspector: William Kyle Nunnallee Date: Error! Reference source not found.