

# Inspection Report

**Property Address:**  
[REDACTED] St  
Round Rock TX 78664



[REDACTED] Inc.

[REDACTED] TREC # [REDACTED]

[REDACTED] St,

[REDACTED] Kyle, TX 78640  
[REDACTED]

# PROPERTY INSPECTION REPORT

**Prepared For:** \_\_\_\_\_  
(Name of Client)

**Concerning:** \_\_\_\_\_ St, Round Rock, TX 78664  
(Address or Other Identification of Inspected Property)

**By:** \_\_\_\_\_ TREC # \_\_\_\_\_ / \_\_\_\_\_ Inc. 3/17/2020  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

## 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 standard 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.

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

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.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

<b>In Attendance:</b> Vacant (inspector only)	<b>Type of building:</b> Single Family (1 story)	<b>Approximate age of building:</b> Over 10 Years
<b>Temperature:</b> Over 65 (F) = 18 (C)	<b>Weather:</b> Cloudy	<b>Ground/Soil surface condition:</b> Damp
<b>Rain in last 3 days:</b> Yes		

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

**Type of Foundation(s):** slab

**Foundation Performance:** foundation is performing as intended, see additional comments below

**Comments:**

Cracks were observed in one or more areas. The advancement rate of hairline cracks cannot be determined from a one time visual inspection and we cannot determine when the cracks occurred or if they will progress. If the cracks advance a structural engineer or foundation specialist should be contacted. If you are concerned about the cracks, you should hire a structural engineer to evaluate.



A. Item 1(Picture)

☒ ☐ ☐ ☒ B. Grading & Drainage

**Comments:**

(1) Gutters should extending down to grade to prevent splash back. Recommend repair.



B. Item 1(Picture)

(2) One or more gutter diverters are missing.

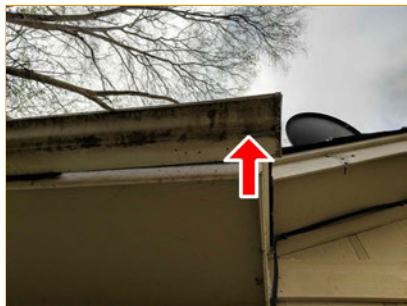


B. Item 2(Picture)

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

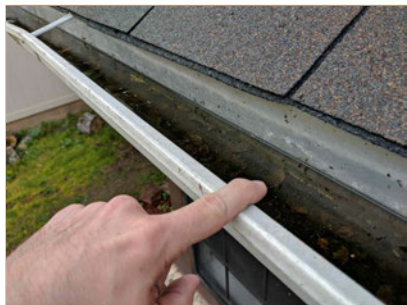
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(3) Gutters pulling away from home in some areas.



B. Item 3(Picture)

(4) Various gutters are holding water and need to be re-pitched for proper drainage.



B. Item 4(Picture)

☒ ☐ ☐ ☒ C. Roof Covering Materials

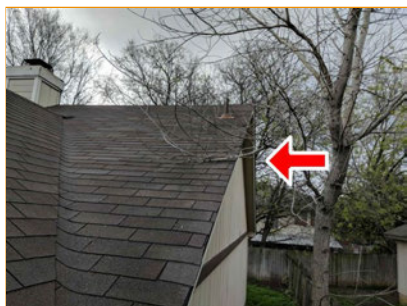
**Types of Roof Covering:** Fiberglass Shingles

**Viewed from:** Ground, Ladder, Walked roof, Walked on safely accessible areas

**Roof Ventilation:** Gable vents, Soffit Vents

**Comments:**

(1) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



C. Item 1(Picture)

(2) Shingles should have an overhang of 3/8-3/4" at the eaves to ensure proper drainage.

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C. Item 2(Picture)

(3) There was no drip edge flashing observed at the roof perimeter. R905.2.8.5 Drip Edge. A drip edge shall be provided at eaves and gables of shingle roofs. Adjacent pieces of drip edge shall be overlapped a minimum of 2 inches (51 mm). Drip edges shall extend a minimum of 0.25 inch (6.4 mm) below the roof sheathing and extend up the roof deck a minimum of 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at a maximum of 12 inches (305 mm) on center with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the drip edge on gables. Unless specified differently by the shingle manufacturer, shingles are permitted to be flush with the drip edge.



C. Item 3(Picture)

(4) Damaged shingles a gable end edges of home.



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C. Item 4(Picture)

(5) Satellite dish was present on the house. It was attached to the roof through the roofing material. If not properly sealed leaks can occur. The inspector could not determine if a leak was present. Recommend monitoring the sealant around the connection points.

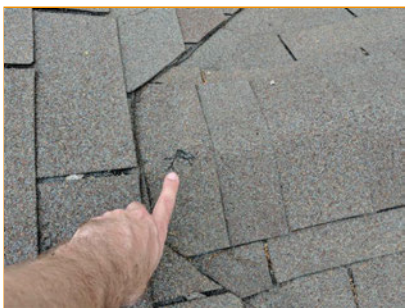


C. Item 5(Picture)



C. Item 6(Picture)

(6) The roof is missing granular material in one or more areas and should be further evaluated by a roofing contractor. Replacement of the roof or the damaged areas (if feasible) may be needed for insurability purposes. Inspector does not confirm insurability of the roof covering.



C. Item 7(Picture)



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

**Viewed from:** Attic, Ground, Ladder, Walked roof  
**Method used to observe attic:** From entry, limited access  
**Attic Insulation:** Blown  
**Approximate Average Depth of Insulation:** 12 inches  
**Attic info:** Scuttle hole, Pull Down stairs

**Comments:**  
(1) Only areas of the attic determined accessible by the inspector are inspected. Insulation, HVAC ducts/ mechanical equipment, limited headroom, risk of ceiling damage, owner's belongings and wiring (electrical, cable and alarm) are examples of factors that may inhibit access. The inspector does not disturb insulation to locate footing.  
(2) Pull down string for attic access is missing



D. Item 1(Picture)

(3) Unable to locate fire retardant stamp/sticker at garage attic ladder. Attic access ladder may not meet today's fire separation code standards to separate garage from the living area R309.2 Separation Required "The garage shall be separated from the residence and its attic area by not less than ½-inch gypsum with a 45 minute burn rating"  
(4) Attic access ladder over extends when down and may be unsafe.

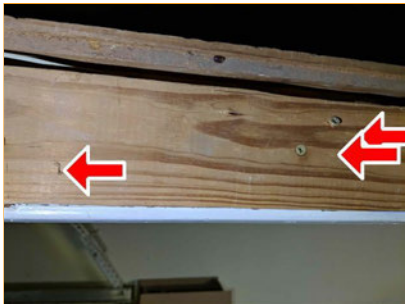


D. Item 2(Picture)

(5) Attic pull down stairs should be secured to ceiling opening per manufacturer specifications. typical instructions require sixteen 16D nails (or equivalent lag bolts) around attic stair perimeter.

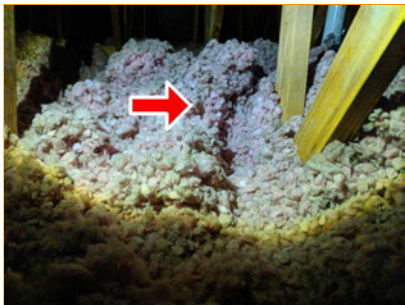
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D. Item 3(Picture)

(6) Rodent trails (compacted insulation) observed in attic area insulation, pest control recommended.



D. Item 4(Picture)

☒ ☐ ☐ ☒ **E. Walls (Interior & Exterior)**

Comments:

(1) Settlement at one or more exterior/interior wall areas. We do not know when the cracks occurred, if they will grow larger or if new cracks will appear in the future. If pictures are present, they are examples and may not represent all cracks in the home.



E. Item 1(Picture)

(2) Seal around exterior wall penetrations where needed

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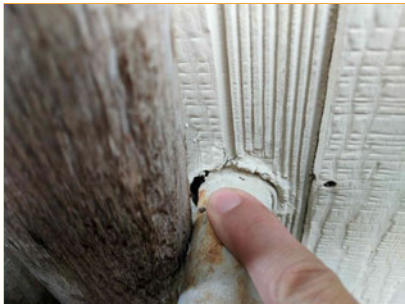
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E. Item 2(Picture)

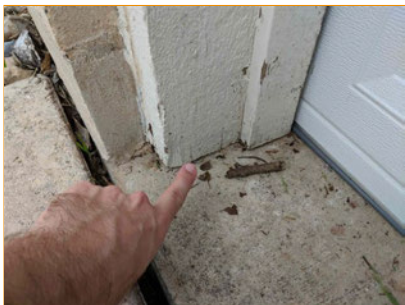


E. Item 3(Picture)

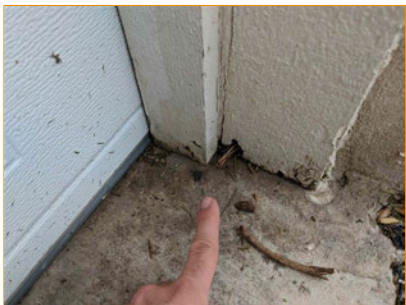


E. Item 4(Picture)

(3) Wood trim at the overhead garage door sides had inadequate clearance from the ground and will be subjected to high moisture conditions from rain water. This condition may cause early trim failure along the base. Trim and seal as needed.



E. Item 5(Picture)



E. Item 6(Picture)

(4) The paint is failing and/or worn at various areas of exterior wood. I recommend prep and paint at all exposed areas to prevent rot

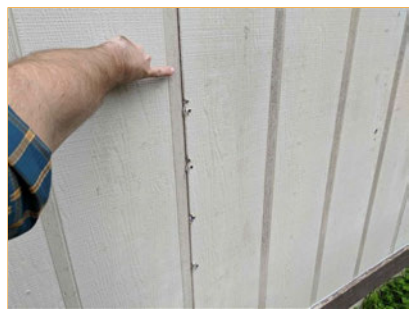


E. Item 7(Picture)

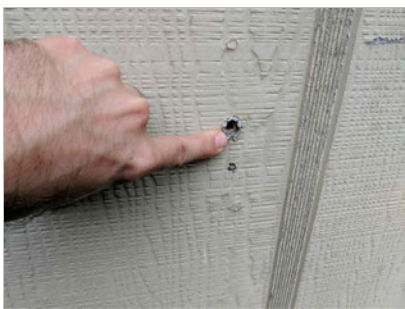
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(5) Damaged siding at multiple areas on exterior of home. Recommend replacing damage building materials. Further damage may be present behind the siding that the inspector is unable to see.



E. Item 8(Picture)



E. Item 9(Picture)



E. Item 10(Picture)

(6) Pet door has been cut in one or more walls. This diminishes is the fire rating of the walls and can leak conditioned air to exterior and can allow pest intrusion.



E. Item 11(Picture)

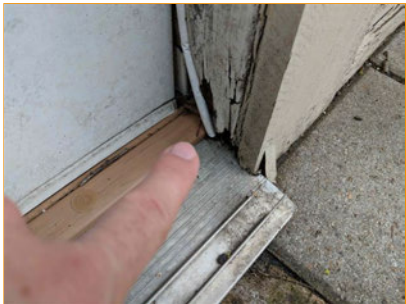
(7) Rot at wood trim and siding in various areas. Included pictures are examples and do not represent all areas needing repair

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E. Item 12(Picture)



E. Item 13(Picture)



E. Item 14(Picture)

(8) Siding in contact with ground in some areas. Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible.



E. Item 15(Picture)

(9) Damaged drywall and water heater closet. Evidence of previous moisture damage. Recommend replacing damaged building materials. There may be further damage that the inspector is unable to see.  
(10) Evidence of water penetration and damaged interior drywall. Recommend replacing all damaged building materials. Further damage may be present that the inspector is unable to see.



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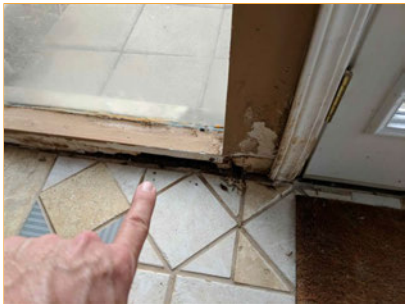
I	NI	NP	D
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E. Item 16(Picture)



E. Item 17(Picture)



E. Item 18(Picture)



E. Item 19(Picture)

(11) Signs of fungi growth is present in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



E. Item 20(Picture)

(12) Discoloration/mildew at caulk around one or more shower drain pan and/or tub perimeters may indicate a need to re-caulk these areas. Moisture may be getting behind the caulk causing the discoloration. It is important to keep all wet area corners and areas around wet area fixtures well sealed to prevent water damage. Damage can be present behind these areas that is not visible to inspector. The inspector does not perform destructive testing or investigation. Repair as needed.



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I	NI	NP	D
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E. Item 21(Picture)

☒ ☐ ☐ ☒ **F. Ceilings & Floors**

Comments:

- (1) Floor coverings/furniture/rugs can conceal floor defects. The inspector does not pull back large rugs or move furniture.
- (2) Water stain observed at one or more ceiling areas. We do not know when the stain occurred or if it will continue. Repair the source of moisture if needed. Replace damaged building materials. Damage may be present that is not visible to inspector.



F. Item 1(Picture)

☒ ☐ ☐ ☒ **G. Doors (Interior & Exterior)**

Comments:

- (1) One or more door thresholds are loose and needs repair

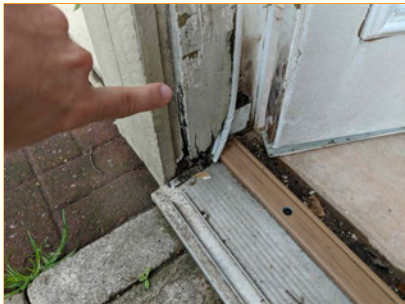


G. Item 1(Picture)

- (2) Door jamb around rear entry door is rotten at the base. Further damage may be present behind door jamb that the inspector is unable to see. Recommend replacing damaged building materials

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I	NI	NP	D
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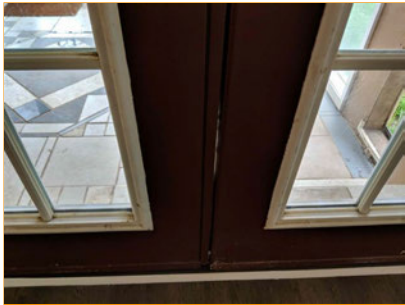
G. Item 2(Picture)

(3) Rear entry door does not latch



G. Item 3(Picture)

(4) Daylight is present around one or more doors to exterior, weather stripping and or adjustment needed. Moisture may enter these areas during wet weather.



G. Item 4(Picture)

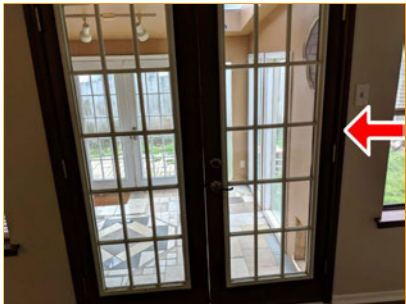
(5) French doors can be problematic and leak water to the interior. A roof or porch covering is recommended over all doors. Monitor these doors in wet weather. French doors are rear of home are difficult to open.

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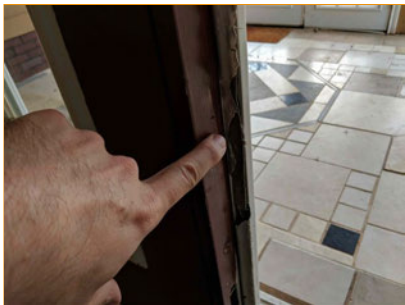


G. Item 5(Picture)



G. Item 6(Picture)

(6) Replace damaged weather stripping around doors.



G. Item 7(Picture)

(7) The garage door openers are in place but are not operational.

☒ ☐ ☐ ☒ **H. Windows**

Comments:

- (1) One or more windows were obstructed and could not be inspected/opened/closed. The inspector does not climb on or move furniture to test or inspect windows.
- (2) Missing one or more window screens.



H. Item 1(Picture)

(3) One or more windows appear fogged. (ie moisture between panes or signs of previous moisture between panes). Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and/or rain at time of inspection. Consult a glass installer for further evaluation of windows in the event of any insulated glass failure prior to closing. If the house is occupied some windows may be inaccessible due to owner's belongings.

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H. Item 2(Picture)

(4) Mildew noted under various windows due to condensation. Clean as needed. If further evaluation is desired, a mold inspection is recommended. Damage may be present that is not visible to inspector.



H. Item 3(Picture)

☐ ☐ ☒ ☐ I. Stairways (Interior & Exterior)

Comments:

☒ ☐ ☐ ☒ J. Fireplaces and Chimneys

Comments:

(1) This inspection of the fireplace was a visual inspection only and is not a warranty or guarantee that this fireplace, chimney or termination cap has been properly or safely built. The fireplace chimney could not be observed above the damper at the throat of the flue and should not be considered to have been inspected. Performance of the flue under in use conditions could not be evaluated. If further evaluation is desired, we recommend a complete fireplace inspection by a qualified fireplace inspector before operating this fireplace with gas or solid fuel.

(2) Rust at chimney cap. Repair or replace to prevent leaks

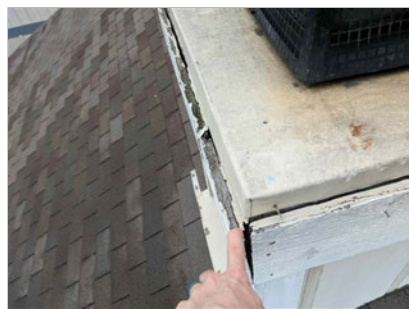


J. Item 1(Picture)

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I	NI	NP	D
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(3) Rot around chimney cap. Recommend replacing all damage building materials. Further damage may be present that the inspector is unable to see.



J. Item 2(Picture)



J. Item 3(Picture)

(4) The damper for fireplace at the same location is rusted tight or "seized" (non-operational). Repairs should be made so unit works properly. I recommend a qualified contractor inspect and repair as needed.  
(5) The liner was partially visible and appeared good, but due to creosote build-up we could not inspect for cracks. I recommend a licensed chimney sweep clean and inspect for safety.

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks and Carports**

**Comments:**

(1) Missing and deteriorated wood expansion joint material at various areas of driveway and front walkway. Seal these areas to prevent settlement of flatwork



K. Item 1(Picture)

(2) Cracks noted at various areas of driveway, seal these areas to prevent settlement of flatwork



K. Item 2(Picture)



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(3) Trip hazard near front door.

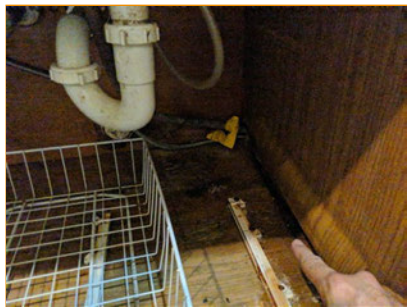


K. Item 3(Picture)

☒ ☐ ☐ ☒ L. Other

Comments:

- (1) As contractors complete work requested by the home inspector, there is a possibility that additional work will be found by said professional.
- (2) There is the possibility that conditions may exist which were hidden from view, which could affect some of the conclusions and recommendations in this report. This investigation did not include a detailed analytical study of the structural elements of the superstructure. No guarantee, expressed or implied, is intended by this report and no examination was made to determine compliance with any governmental code or regulation.
- (3) Cabinets and countertops are not inspected. Damage will be reported on at the inspectors discretion. Per the TREC standards cabinets and countertops are not required to be inspected.
- (4) Water staining at cabinet/cabinet decking under one or more sinks. No active leaks at the time of inspection. Replace all damaged building materials as needed. Damage can be hidden from view. Some damage may be present that is not visible to inspector.



L. Item 1(Picture)



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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

**Electrical Service Conductors:** Below ground

Comments:

(1) Unable to locate gas line bond wire per today's code standards. Current code requires all exterior meters and interior unions to be bonded. This may have not been code when this home was built



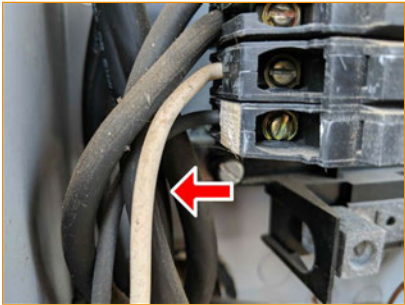
A. Item 1(Picture)

(2) Grounding wire blocks opening of exterior electrical panel. Recommend relocating grounding wire to new location.



A. Item 2(Picture)

(3) Neutral wiring being used in the hot position should be wrapped in red or black tape

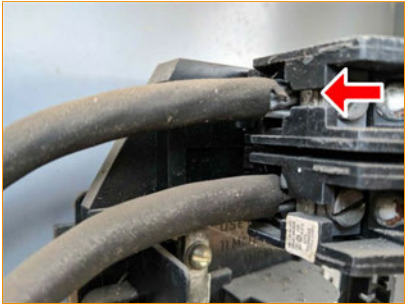


A. Item 3(Picture)

(4) No visible antioxidant at aluminum wiring connections in panel, have an electrician repair

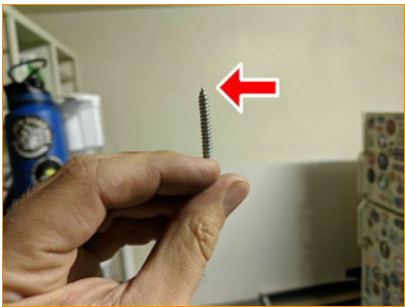
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A. Item 4(Picture)

(5) Screws securing dead front covers should be dull end type, sheet metal screws are present



A. Item 5(Picture)

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

**Type of Wiring:** Romex  
**Branch wire 15 and 20 AMP:** Copper  
**Comments:**

(1) Secure fixture to wall. Capped wiring should be secured inside of fixture. Ensure fixture is sealed to wall.



B. Item 1(Picture)

- (2) All garage electrical outlets should be GFCI protected by today's code standards
- (3) The smoke detector should be tested in bedrooms and at common hallway to bedrooms upon moving in to home.
- (4) Missing smoke detectors in one or more required areas. Today's fire safety standards call for smoke detectors in and outside of all sleeping rooms. A minimum of one detector is required for each level. All detectors should be linked in a way that when one detector sounds they all sound. Test and maintain detectors per manufacturer specifications and replace batteries yearly or as needed.

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

I	NI	NP	D
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- (5) I did not locate a carbon monoxide detector in the home. It is recommended that one be installed according to the manufacturer's instructions. **R315.1 Carbon monoxide alarms.** An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in *dwelling units* within which fuel-fired *appliances* are installed and in all dwelling units that have attached garages.
- (6) Smoke detectors do not function at the time of inspection.
- (7) Unsecured junction box in master bath closet. Recommend licensed electrician evaluate and repair.



B. Item 2(Picture)

- (8) Missing bulb shields at various lights. Bulb shields recommended at all exposed bulbs.




B. Item 3(Picture)

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

I   NI   NP   D

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

Outdoor compressor was manufactured in 2000. Inspector is unable to determine the tonnage of the unit. Delta T of 18 on heat mode. AC did not function at the time of inspection.



- ☒ ☐ ☐ ☒


A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

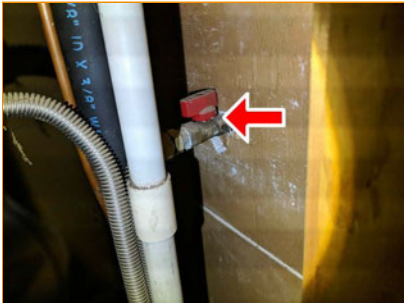
Number of Heat Systems (excluding wood): One

Comments:  
(1) Fully enclose ceiling of HVAC closet as a fire stop and introduce combustion and draft air vents from attic area.



A. Item 1(Picture)

(2) Missing sediment trap(s) at furnace gas supply line(s) per today's code standards



A. Item 2(Picture)

(3) Gas appliances should have proper clearance from walls and other combustibile materials. Check manufacturer specifications for allowable clearance.

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

I	NI	NP	D
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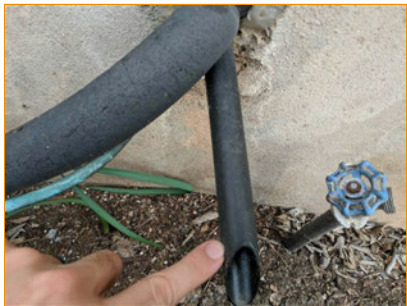
A. Item 3(Picture)

☒ ☐ ☐ ☒ B. Cooling Equipment

**Type of Systems:** Air conditioner unit

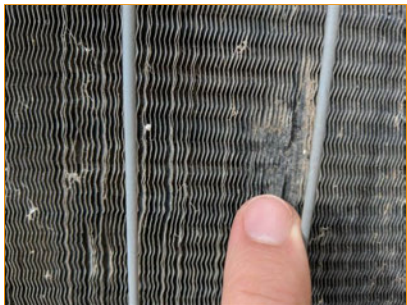
**Comments:**

- (1) Cooling system did not function at the time of inspection. I recommend a licensed HVAC inspect and repair as needed.
- (2) HVAC systems should be serviced two times a year by a licensed professional. We cannot determine if or when your system was last serviced.
- (3) Extend condensate drain line at least 3' from foundation.



B. Item 1(Picture)

- (4) Dents are present at condenser coolant fins in some areas, recommend having an HVAC contactor comb these areas.



B. Item 2(Picture)

- (5) Clean coolant fins at AC condenser, cleaning coolant fins can increase efficiency.

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

I	NI	NP	D
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B. Item 3(Picture)

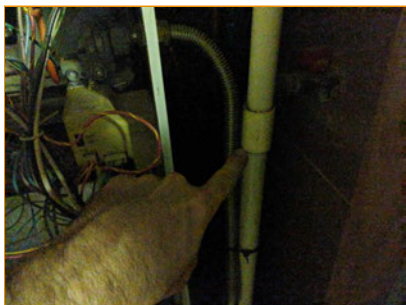
(6) The average life of an HVAC system is 15 years. The system(s) on the inspected home is/are over 15 years old. We cannot determine how long your systems will last, only how it performs at the time of the inspection.

(7) Missing safety float sensor at condensate drain line in HVAC closet. Have a licensed HVAC contractor install to prevent water damage.



B. Item 4(Picture)

(8) Insulate condensate drain line at HVAC unit and in return area to prevent condensation from dripping in these areas.



B. Item 5(Picture)

☒ ☐ ☐ ☒ C. Duct Systems, Chases, and Vents

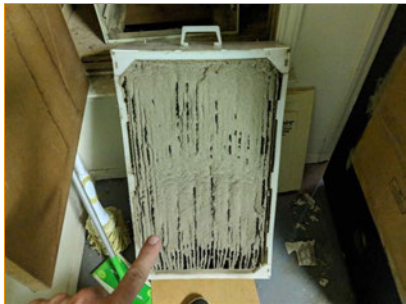
Comments:

- (1) The condition and cleanliness inside the duct work is not visible or accessible. Disassembly of the HVAC or removal of the registers is beyond the scope of this inspection. If you are concerned about air quality, cleaning of the ducting is recommended.
- (2) The disposable filters are clogged and dirty. The filters need to be replaced. Filters should be replaced regularly.



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

I	NI	NP	D
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C. Item 1(Picture)

(3) Current standards would require ducting to be suspended above insulation



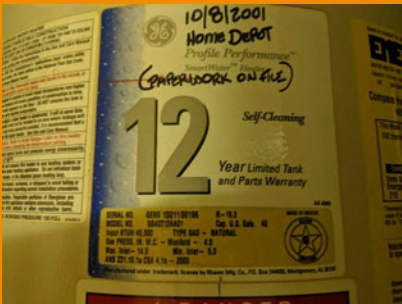
C. Item 2(Picture)

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

I	NI	NP	D
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IV. PLUMBING SYSTEM

Water heater manufactured in 2001, 40 gallon gas fueled unit.



☒ ☐ ☐ ☒ A. Plumbing Supply Distribution Systems and Fixtures

**Location of water meter:** Front, Right Side  
**Location of main water supply valve:** Front, Right Side  
**Static water pressure reading:** 70 psi  
**Water Source:** Public

**Comments:**  
(1) Active leak under master bath sink. Recommend a licensed plumber evaluate and repair.  
(2) Faucet loose at hallway bathroom.



A. Item 1(Picture)

(3) Tub has cracks in hallway bathroom.



A. Item 2(Picture)

(4) Diverter does not fully divert water to shower head in hallway bath.

☒ ☐ ☐ ☒ B. Drains, Waste, and Vents

**Comments:**

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

I	NI	NP	D
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(1) The end of the exterior drain line has been deformed. Recommend returning opening to the original shape.



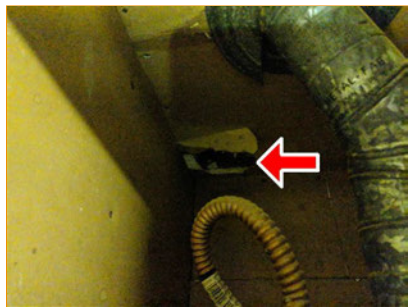
B. Item 1(Picture)

(2) Shower pans are not flooded or filled with water to test pan integrity as this could cause damage. Inspector cannot verify proper sealing and building practices by a visual inspection. On older homes damage can be present behind the tile or under the pan or pan tile that is not visible to inspector. Showers are tested in a normal operating manner.

☒ ☐ ☐ ☒ C. Water Heating Equipment

**Energy Sources:** Gas (quick recovery)  
**Capacity (Water Heater):** 40 Gallon (1-2 people)  
**Comments:**

(1) Fully enclose ceiling of water heater closet as a fire stop and introduce combustion and draft air vents from attic area.



C. Item 1(Picture)

(2) Missing sediment trap at water heater gas supply line per today's code standards.

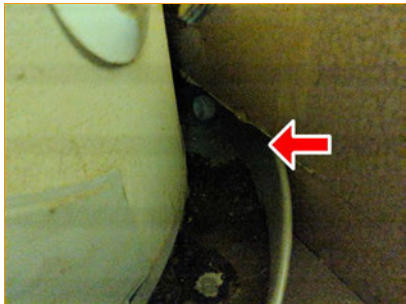


C. Item 2(Picture)

(3) Water heater drain pans should terminate to the exterior.

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

I	NI	NP	D
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C. Item 3(Picture)

(4) Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed water heaters such as yours. There were no leaks or drips at the T&P valve during the inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed.

(5) Inadequate combustion or draft air vents for water heater closet.



C. Item 4(Picture)

(6) Churning sound present at water heater. This sound typically indicates excess sediment in tank. Recommend plumbers evaluation.

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

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

I	NI	NP	D
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V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwashers

Comments:

(1) Rust is present at various areas of dish baskets, replace as needed.



A. Item 1(Picture)

(2) The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.

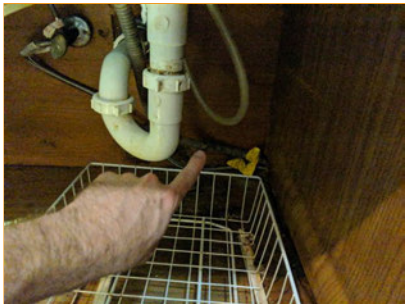


A. Item 2(Picture)

(3) It is recommended that the dishwasher drain line be kept strapped/looped upward (forming a sanitary drain loop) preventing debris from sink drain lines and garbage disposal from entering the dish washer drain line.

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

I	NI	NP	D
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A. Item 3(Picture)

☒ ☐ ☐ ☒ B. Food Waste Disposers

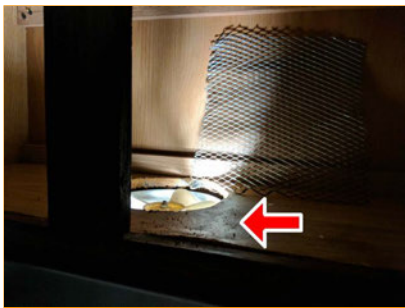
Comments:  
The food disposer wiring is missing a romex connector (anti-strain device). Repair as needed.



B. Item 1(Picture)

☒ ☐ ☐ ☒ C. Range Hood and Exhaust Systems

Exhaust/Range hood: Re-circulate  
Comments:  
Range hood is not designed to be a re-circulating venting system. Recommend replacing or install an exterior vent.



C. Item 1(Picture)

☒ ☐ ☐ ☒ D. Ranges, Cooktops and Ovens

Comments:  
(1) Missing anti tip device at rear base of oven, child safety hazard.  
(2) When oven is set at 350 degrees, the internal temperature of the oven reaches over 400 degrees.  
Recommend adjusting oven.



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

I	NI	NP	D
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☐ ☐ ☒ ☐ E. Microwave Ovens

Comments:

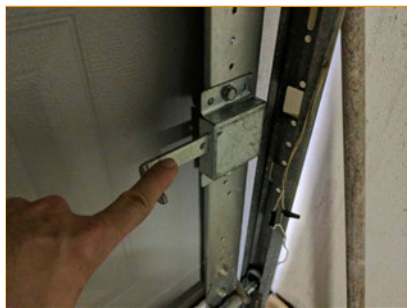
☒ ☐ ☐ ☐ F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

☒ ☐ ☐ ☒ G. Garage Door Operator(s)

Comments:

- (1) The garage door openers are in place but are not operational.
- (2) Remove or disable lock at garage overhead door with opener installed to prevent accidental damage to door.



G. Item 1(Picture)

- (3) Daylight is present around over head door(s). Seal these areas to prevent pest intrusion



G. Item 2(Picture)

☒ ☐ ☐ ☒ H. Dryer Exhaust Systems

Comments:

- (1) The inspector cannot inspect concealed dryer vents. The inspector cannot report on the cleanliness or integrity of the inside of the vent. In some case the termination point of dryer vents is not visible or accessible. Cleaning of the dryer vent on a regular basis is recommended. The transition point between the dryer and wall vent is not inspected in homes with dryers installed.
- (2) Dryer vent is in need of cleaning. Dryer vents should be cleaned every 6 months.

## General Summary



Inc.

St,

Kyle, TX 78640

Customer

Address

St

Round Rock TX 78664

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### I. STRUCTURAL SYSTEMS

#### B. Grading & Drainage

##### Inspected, Deficient

- (1) Gutters should extending down to grade to prevent splash back. Recommend repair.
- (2) One or more gutter diverters are missing.
- (3) Gutters pulling away from home in some areas.
- (4) Various gutters are holding water and need to be re-pitched for proper drainage.

#### C. Roof Covering Materials

##### Inspected, Deficient

- (1) The tree limbs that are in contact with roof or hanging near roof should be trimmed.
- (2) Shingles should have an overhang of 3/8-3/4" at the eaves to ensure proper drainage.
- (3) There was no drip edge flashing observed at the roof perimeter. R905.2.8.5 Drip Edge. A drip edge shall be provided at eaves and gables of shingle roofs. Adjacent pieces of drip edge shall be overlapped a minimum of 2 inches (51 mm). Drip edges shall extend a minimum of 0.25 inch (6.4 mm) below the roof sheathing and extend up the roof deck a minimum of 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at a maximum of 12 inches (305 mm) on center with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the drip edge on gables. Unless specified differently by the shingle manufacturer, shingles are permitted to be flush with the drip edge.
- (4) Damaged shingles a gable end edges of home.

(5) Satellite dish was present on the house. It was attached to the roof through the roofing material. If not properly sealed leaks can occur. The inspector could not determine if a leak was present. Recommend monitoring the sealant around the connection points.

(6) The roof is missing granular material in one or more areas and should be further evaluated by a roofing contractor. Replacement of the roof or the damaged areas (if feasible) may be needed for insurability purposes. Inspector does not confirm insurability of the roof covering.

#### **D. Roof Structures and Attics**

##### **Inspected, Deficient**

(1) Only areas of the attic determined accessible by the inspector are inspected. Insulation, HVAC ducts/mechanical equipment, limited headroom, risk of ceiling damage, owner's belongings and wiring (electrical, cable and alarm) are examples of factors that may inhibit access. The inspector does not disturb insulation to locate footing.

(2) Pull down string for attic access is missing

(3) Unable to locate fire retardant stamp/sticker at garage attic ladder. Attic access ladder may not meet today's fire separation code standards to separate garage from the living area R309.2 Separation Required "The garage shall be separated from the residence and its attic area by not less than ½-inch gypsum with a 45 minute burn rating"

(4) Attic access ladder over extends when down and may be unsafe.

(5) Attic pull down stairs should be secured to ceiling opening per manufacturer specifications. typical instructions require sixteen 16D nails (or equivalent lag bolts) around attic stair perimeter.

(6) Rodent trails (compacted insulation) observed in attic area insulation, pest control recommended.

#### **E. Walls (Interior & Exterior)**

##### **Inspected, Deficient**

(1) Settlement at one or more exterior/interior wall areas. We do not know when the cracks occurred, if they will grow larger or if new cracks will appear in the future. If pictures are present, they are examples and may not represent all cracks in the home.

(2) Seal around exterior wall penetrations where needed

(3) Wood trim at the overhead garage door sides had inadequate clearance from the ground and will be subjected to high moisture conditions from rain water. This condition may cause early trim failure along the base. Trim and seal as needed.

(4) The paint is failing and/or worn at various areas of exterior wood. I recommend prep and paint at all exposed areas to prevent rot

(5) Damaged siding at multiple areas on exterior of home. Recommend replacing damage building materials. Further damage may be present behind the siding that the inspector is unable to see.

(6) Pet door has been cut in one or more walls. This diminishes is the fire rating of the walls and can leak conditioned air to exterior and can allow pest intrusion.

(7) Rot at wood trim and siding in various areas. Included pictures are examples and do not represent all areas needing repair

(8) Siding in contact with ground in some areas. Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible.

(9) Damaged drywall and water heater closet. Evidence of previous moisture damage. Recommend replacing damaged building materials. There may be further damage that the inspector is unable to see.

(10) Evidence of water penetration and damaged interior drywall. Recommend replacing all damaged building materials. Further damage may be present that the inspector is unable to see.

(11) Signs of fungi growth is present in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

(12) Discoloration/mildew at caulk around one or more shower drain pan and/or tub perimeters may indicate a need to re-caulk these areas. Moisture may be getting behind the caulk causing the discoloration. It is important to keep all wet area corners and areas around wet area fixtures well sealed to prevent water damage. Damage can be present behind these areas that is not visible to inspector. The inspector does not perform destructive testing or investigation. Repair as needed.

#### **F. Ceilings & Floors**

##### **Inspected, Deficient**

(1) Floor coverings/furniture/rugs can conceal floor defects. The inspector does not pull back large rugs or move furniture.

(2) Water stain observed at one or more ceiling areas. We do not know when the stain occurred or if it will continue. Repair the source of moisture if needed. Replace damaged building materials. Damage may be present that is not visible to inspector.

#### **G. Doors (Interior & Exterior)**

##### **Inspected, Deficient**

(1) One or more door thresholds are loose and needs repair

(2) Door jamb around rear entry door is rotten at the base. Further damage may be present behind door jamb that the inspector is unable to see. Recommend replacing damaged building materials

(3) Rear entry door does not latch

(4) Daylight is present around one or more doors to exterior, weather stripping and or adjustment needed. Moisture may enter these areas during wet weather.

(5) French doors can be problematic and leak water to the interior. A roof or porch covering is recommended over all doors. Monitor these doors in wet weather. French doors are rear of home are difficult to open.

(6) Replace damaged weather stripping around doors.

(7) The garage door openers are in place but are not operational.

#### **H. Windows**

##### **Inspected, Deficient**

(1) One or more windows were obstructed and could not be inspected/opened/closed. The inspector does not climb on or move furniture to test or inspect windows.

(2) Missing one or more window screens.

(3) One or more windows appear fogged. (ie moisture between panes or signs of previous moisture between panes). Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and/or rain at time of inspection. Consult a glass installer for further evaluation of windows in the event of any insulated glass failure prior to closing. If the house is occupied some windows may be inaccessible due to owner's belongings.

(4) Mildew noted under various windows due to condensation. Clean as needed. If further evaluation is desired, a mold inspection is recommended. Damage may be present that is not visible to inspector.

#### **J. Fireplaces and Chimneys**

##### **Inspected, Deficient**

(1) This inspection of the fireplace was a visual inspection only and is not a warranty or guarantee that this fireplace, chimney or termination cap has been properly or safely built. The fireplace chimney could not be observed above the damper at the throat of the flue and should not be considered to have been inspected. Performance of the flue under in use conditions could not be evaluated. If further evaluation is desired, we recommend a complete fireplace inspection by a qualified fireplace inspector before operating this fireplace with gas or solid fuel.

(2) Rust at chimney cap. Repair or replace to prevent leaks

(3) Rot around chimney cap. Recommend replacing all damage building materials. Further damage may be present that the inspector is unable to see.

(4) The damper for fireplace at the same location is rusted tight or "seized" (non-operational). Repairs should be made so unit works properly. I recommend a qualified contractor inspect and repair as needed.

(5) The liner was partially visible and appeared good, but due to creosote build-up we could not inspect for cracks. I recommend a licensed chimney sweep clean and inspect for safety.

#### **L. Other**

##### **Inspected, Deficient**

(1) As contractors complete work requested by the home inspector, there is a possibility that additional work will be found by said professional.

(2) There is the possibility that conditions may exist which were hidden from view, which could affect some of the conclusions and recommendations in this report. This investigation did not include a detailed analytical study of the structural elements of the superstructure. No guarantee, expressed or implied, is intended by this report and no examination was made to determine compliance with any governmental code or regulation.

(3) Cabinets and countertops are not inspected. Damage will be reported on at the inspectors discretion. Per the TREC standards cabinets and countertops are not required to be inspected.

(4) Water staining at cabinet/cabinet decking under one or more sinks. No active leaks at the time of inspection. Replace all damaged building materials as needed. Damage can be hidden from view. Some damage may be present that is not visible to inspector.

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

#### Inspected, Deficient

- (1) Unable to locate gas line bond wire per today's code standards. Current code requires all exterior meters and interior unions to be bonded. This may have not been code when this home was built
- (2) Grounding wire blocks opening of exterior electrical panel. Recommend relocating grounding wire to new location.
- (3) Neutral wiring being used in the hot position should be wrapped in red or black tape
- (4) No visible antioxidant at aluminum wiring connections in panel, have an electrician repair
- (5) Screws securing dead front covers should be dull end type, sheet metal screws are present

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

#### Inspected, Deficient

- (1) Secure fixture to wall. Capped wiring should be secured inside of fixture. Ensure fixture is sealed to wall.
- (2) All garage electrical outlets should be GFCI protected by today's code standards
- (3) The smoke detector should be tested in bedrooms and at common hallway to bedrooms upon moving in to home.
- (4) Missing smoke detectors in one or more required areas. Today's fire safety standards call for smoke detectors in and outside of all sleeping rooms. A minimum of one detector is required for each level. All detectors should be linked in a way that when one detector sounds they all sound. Test and maintain detectors per manufacturer specifications and replace batteries yearly or as needed.
- (5) I did not locate a carbon monoxide detector in the home. It is recommended that one be installed according to the manufacturer's instructions. **R315.1 Carbon monoxide alarms.** An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in *dwelling units* within which fuel-fired *appliances* are installed and in all dwelling units that have attached garages.
- (6) Smoke detectors do not function at the time of inspection.
- (7) Unsecured junction box in master bath closet. Recommend licensed electrician evaluate and repair.
- (8) Missing bulb shields at various lights. Bulb shields recommended at all exposed bulbs.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A. Heating Equipment

#### Inspected, Deficient

- (1) Fully enclose ceiling of HVAC closet as a fire stop and introduce combustion and draft air vents from attic area.
- (2) Missing sediment trap(s) at furnace gas supply line(s) per today's code standards
- (3) Gas appliances should have proper clearance from walls and other combustible materials. Check manufacturer specifications for allowable clearance.

### B. Cooling Equipment

#### Inspected, Deficient

- (1) Cooling system did not function at the time of inspection. I recommend a licensed HVAC inspect and repair as needed.
- (2) HVAC systems should be serviced two times a year by a licensed professional. We cannot determine if or when your system was last serviced.
- (3) Extend condensate drain line at least 3' from foundation.



- (4) Dents are present at condenser coolant fins in some areas, recommend having an HVAC contractor comb these areas.
- (5) Clean coolant fins at AC condenser, cleaning coolant fins can increase efficiency.
- (6) The average life of an HVAC system is 15 years. The system(s) on the inspected home is/are over 15 years old. We cannot determine how long your systems will last, only how it performs at the time of the inspection.
- (7) Missing safety float sensor at condensate drain line in HVAC closet. Have a licensed HVAC contractor install to prevent water damage.
- (8) Insulate condensate drain line at HVAC unit and in return area to prevent condensation from dripping in these areas.

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

**Inspected, Deficient**

- (1) The condition and cleanliness inside the duct work is not visible or accessible. Disassembly of the HVAC or removal of the registers is beyond the scope of this inspection. If you are concerned about air quality, cleaning of the ducting is recommended.
- (2) The disposable filters are clogged and dirty. The filters need to be replaced. Filters should be replaced regularly.
- (3) Current standards would require ducting to be suspended above insulation

## IV. PLUMBING SYSTEM

**A. Plumbing Supply Distribution Systems and Fixtures**

**Inspected, Deficient**

- (1) Active leak under master bath sink. Recommend a licensed plumber evaluate and repair.
- (2) Faucet loose at hallway bathroom.
- (3) Tub has cracks in hallway bathroom.
- (4) Diverter does not fully divert water to shower head in hallway bath.

**B. Drains, Waste, and Vents**

**Inspected, Deficient**

- (1) The end of the exterior drain line has been deformed. Recommend returning opening to the original shape.
- (2) Shower pans are not flooded or filled with water to test pan integrity as this could cause damage. Inspector cannot verify proper sealing and building practices by a visual inspection. On older homes damage can be present behind the tile or under the pan or pan tile that is not visible to inspector. Showers are tested in a normal operating manner.

**C. Water Heating Equipment**

**Inspected, Deficient**

- (1) Fully enclose ceiling of water heater closet as a fire stop and introduce combustion and draft air vents from attic area.
- (2) Missing sediment trap at water heater gas supply line per today's code standards.
- (3) Water heater drain pans should terminate to the exterior.
- (4) Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed water heaters such as yours. There were no leaks or drips at the T&P valve during the inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed.
- (5) Inadequate combustion or draft air vents for water heater closet.
- (6) Churning sound present at water heater. This sound typically indicates excess sediment in tank. Recommend plumbers evaluation.

## V. APPLIANCES

**A. Dishwashers**

**Inspected, Deficient**

- (1) Rust is present at various areas of dish baskets, replace as needed.
- (2) The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.
- (3) It is recommended that the dishwasher drain line be kept strapped/looped upward (forming a sanitary drain loop) preventing debris from sink drain lines and garbage disposal from entering the dish washer drain line.

**B. Food Waste Disposers**

**Inspected, Deficient**

The food disposer wiring is missing a romex connector (anti-strain device). Repair as needed.

**C. Range Hood and Exhaust Systems**

**Inspected, Deficient**

Range hood is not designed to be a re-circulating venting system. Recommend replacing or install an exterior vent.

**D. Ranges, Cooktops and Ovens**

**Inspected, Deficient**

- (1) Missing anti tip device at rear base of oven, child safety hazard.
- (2) When oven is set at 350 degrees, the internal temperature of the oven reaches over 400 degrees. Recommend adjusting oven.

**G. Garage Door Operator(s)**

**Inspected, Deficient**

- (1) The garage door openers are in place but are not operational.
- (2) Remove or disable lock at garage overhead door with opener installed to prevent accidental damage to door.
- (3) Daylight is present around over head door(s). Seal these areas to prevent pest intrusion

**H. Dryer Exhaust Systems**

**Inspected, Deficient**

- (1) The inspector cannot inspect concealed dryer vents. The inspector cannot report on the cleanliness or integrity of the inside of the vent. In some case the termination point of dryer vents is not visible or accessible. Cleaning of the dryer vent on a regular basis is recommended. The transition point between the dryer and wall vent is not inspected in homes with dryers installed.
- (2) Dryer vent is in need of cleaning. Dryer vents should be cleaned every 6 months.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Report Identification: [redacted] St



INVOICE

[redacted] Inc.  
[redacted] St,  
Kyle, TX 78640

Inspection Date: 3/17/2020  
Report ID: 20200317-[redacted] St

Inspected By: [redacted]

Customer Info:	Inspection Property:
<div>[redacted]</div>  <b>Customer's Real Estate Professional:</b> <div>[redacted]</div>	<div>[redacted] St</div> <div>Round Rock TX 78664</div>

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 1499	325.00	1	325.00
			Tax \$0.00
			Total Price \$325.00

Payment Method:  
Payment Status:  
Note: