



160 West Carmel Drive,# 233
Carmel, IN 46032
317-867-7688
fax 317-867-9964

Customer Information		Report#: 21520-RE	Date: 4/21/2026
File #: 850 Jerrys Lane	Customer: Austin Trust Company	Location: Residential 850 Jerrys Lane Buda TX 78610	
Attention: Tawanda Bishop	Phone: 512-478-2121 x 125		

Type of Service		
Inspection		Estimated Repair Cost
Trust Residential Property Assessment – Whole House (TREC)	<input type="checkbox"/> Clear <input checked="" type="checkbox"/> Not Clear	\$10,400.00

Service Summary

The Texas TREC report is not clear at the time of inspection. The attached report indicates corrections and repairs are recommended. Please read the entire report for details and recommendations.

Further evaluations by a qualified roofing contractor, mold specialist, and stucco specialist are needed.

The estimated repair cost does not include costs incurred by or resulting from further reviews, evaluations or repairs marked TBD (to be determined) on the summary page.

This inspection and report adhere to the Texas Real Estate Commission (TREC) standards as required.

The photos sent with this report may not reflect all defects and/or locations of needed repairs noted within the body or summary pages of the report. Please review the report in its entirety.

NOTICE: This inspection is limited to visual observations with the emphasis on looking for significant and obvious concerns. Neither testing nor detailed environmental assessment are performed as part of this inspection. ReloOlogy does not provide any warranties or guarantees in relation to this inspection and report.

Thank you for your business.

Report Reviewed by:
Barb Obert (317) 867-7768 Ext:273 Email:barb.obert@reloology.com

ALWAYS Read Entire Report for Detailed Information

Initials _____ / _____



317-867-7688
www.reloology.com

TRUST PROPERTY PRELIMINARY LIMITED VISUAL ENVIRONMENTAL SURVEY

21520-RE File # **850 Jerrys Lane** Report Date: 4/21/2026
Customer: Austin Trust Company Inspection Location: Residential
Contact: **Beth Langley** 850 Jerrys Lane
Address: **336 S. Congress Avenue** Buda TX 78610
City: **Austin** State: **TX** Zip: **78704**
Phone: **(512) 478-2121** Fax: **(512) 478-2616** Inspection Date: **4/14/2026**

ENVIRONMENTAL SITE INSPECTION CHECKLIST

- 1. Property is presently: Developed Undeveloped Commercial Industrial Residential Agricultural Timberland / Forestry Other
- 2. Describe the CURRENT USE of this property. Please include any prior or proposed uses if known.
Residential
- 3. List any ADJACENT PROPERTIES from which hazardous material contamination may have affected subject property if known.
None
- 4. A visual on-site exterior inspection revealed the following:
 Stressed or denuded vegetation or unusual barren areas Suspected storage drums / hazardous substances
 Above ground -- or underground -- storage tanks, vent or fill pipes Waste material / dumping
 Evidence of PCB's (electrical transformers, capacitors)
- 5. If there are existing structures, check any that apply below:
 Evidence of chemical spill/leaks Any source of air emission (paint booths, smoke stacks, chimneys)

EVALUATION OF KNOWN ENVIRONMENTAL FACTORS

Check any box below that may be an appropriate response to each statement based on visual inspection only.	Yes	No
This property is undeveloped land used for agricultural, landfill, waste dump or recreational purposes:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
This property is developed land used for an industrial or manufacturing purpose:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The current use of this property may involve the generation, storage, treatment or disposal of any potentially hazardous materials, oil/petroleum products, or other substances regulated by environment laws.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Occupant or property manager has revealed potential sources/causes of environmental contamination.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Likely	Unlikely
Activity at adjacent properties have the potential to have an adverse environmental impact on the subject property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
This property is suspected to be near a floodplain, wetland, or ecologically sensitive area	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CONCLUSION

- Based on the visual exterior only evaluation of known environmental factors, there is no visible evidence of suspected environmental contamination on this property and NO FURTHER ACTION is recommended.
- Based on the visual exterior only evaluation of known environmental factors, there is evidence of suspected environmental contamination on this property and FURTHER INVESTIGATION is recommended.

NOTICE OF LIMITATIONS: This inspection has been performed by an individual third party who is not licensed or trained to be a professional environmental inspector. As such, the information provided in the report is intended solely to provide observational data as part of a general evaluation of property conditions. It is recognized that this inspection is not intended to be a definitive study of environmental conditions at the site, but is only intended to assist in identifying obvious indications of potential environmental contamination. It is understood that other conditions may exist at the site which could not be identified from the limited scope of, and limited time spent on the site inspection. The inspector makes no representation or warranty as to the accuracy or reliability of the environmental information provided, and such information is not to be relied upon by any person or entity for any reason other than as observational data. Inspector further discloses that there may be environmental conditions at the property which were not observed or discovered, and not reported by the inspector. The data presented in the questionnaire may be invalidated, wholly or in part, by changes beyond the control of the inspector.



160 West Carmel Dr. Suite 233
Carmel, IN 46032
317-867-7688

PROPERTY INSPECTION REPORT

Prepared For: Austin Trust Company
(Name of Client)

Concerning: 850 Jerrys Lane Buda TX 78610 21520-RE
(Address of Inspected Property) (City, State, Zip) (Invoice/Report Number)

By: Brandon Meade 24333 4/14/2026
(Name and License Number of Inspector) (Date)

Brandon Meade 24333
(Name, Signature and License Number of Sponsoring Inspector, if applicable)

PURPOSE OF INSPECTION

TREC License # TREC License #

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- **Cosmetic Items are SPECIFICALLY EXCLUDED from this report.**
- **This report cannot and does not represent the operation or condition of any items after the date and time of this inspection.**
- **These items should not be considered a complete list of all defects with the house. This list is Limited to those items that are *Readily Accessible and the inspector(s) noted at the time of the inspection.***

Transferee Name: Austin Trust Company		Client File/Reference Number: 850 Jerrys Lane	
Occupied: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Approximate Age of Home: 31 yrs.	
Time of Inspection:		Temp: 78 °F	Weather: Clear
Dwelling Type:	<input checked="" type="checkbox"/> Detached Single Family <input type="checkbox"/> Townhouse <input type="checkbox"/> Condominium		
	<input type="checkbox"/> Modular/Mobile <input type="checkbox"/> Other		
People Present: Homeowner / Inspector			

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

I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations <i>(An opinion on performance is mandatory)</i>
				<i>Type of Foundation: Slab</i> <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s). Visible evidence of ongoing water penetration? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Vantage point used to inspect the crawlspace: <input type="checkbox"/> Entered <input type="checkbox"/> Viewed from opening <input type="checkbox"/> No Access <input checked="" type="checkbox"/> Not Applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Grading and Drainage
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s). Does sump pump appear to be functioning properly? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Present Visible evidence of negative grade towards foundation of home? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Do gutters/downspouts effectively direct water away from foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Present NOTES: PROPER DRAINAGE AND SOIL MOISTURE CONTENTS SHOULD BE MAINTAINED AROUND THE FOUNDATION TO HELP MINIMIZE FUTURE FOUNDATION PROBLEMS. WE MAKE NO STATEMENT CONCERNING SITE STABILITY.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
				<i>Type of Roof Covering (1): Asphalt Shingle</i> <i>Viewed From:</i> <input checked="" type="checkbox"/> Walked <input type="checkbox"/> From eaves <input type="checkbox"/> From ground with binoculars <i>Type of Roof Covering (2): Metal</i> <i>Viewed From:</i> <input checked="" type="checkbox"/> Walked <input type="checkbox"/> From eaves <input type="checkbox"/> From ground with binoculars <i>Type of Roof Covering (3): Not Present</i> <i>Viewed From:</i> <input type="checkbox"/> Walked <input type="checkbox"/> From eaves <input type="checkbox"/> From ground with binoculars <i>Describe and explain any levels of roof not accessed:</i> <i>Evidence of previous repairs to roofing material?</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Evidence of water penetration?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s). Approximate age of roof (1): Unk yrs. Location (1): Whole house Design Life (1): 15-20 yrs. Approximate age of roof (2): Unk yrs. Location (2): Front Design Life (2): 20-25 yrs. Approximate age of roof (3): yrs. Location (3): Design Life (3): yrs.

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I	NI	NP	D			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports		
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s).		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other		
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s).		
				Walks: Visible trip hazards or defects noted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Present		
				Driveway: Visible trip hazards or defects noted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Present		
				Retaining Walls: Visible defects noted? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Present		
II. ELECTRICAL SYSTEMS						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels		
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Electrical section of the Summary page(s).		
				Amps: 225 Volts: 120/240		
				Is incoming electrical service adequate to meet the needs of the dwelling? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures		
				<i>Type of wiring:</i> Copper		
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Electrical section of the Summary page(s).		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Other		
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Electrical section of the Summary page(s).		
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment		
				<i>Type of System (Unit 1):</i> Heat Pump		
				<i>Energy Source (Unit 1):</i> <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Other		
				<i>Type of System (Unit 2):</i> Heat Pump (2 units)		
				<i>Energy Source (Unit 2):</i> <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Other		
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Heating / AC section of the Summary page(s).		
				Number of heating units present: 3		
				Approximate Age (Unit 1): 13 yrs Design Life (Unit 1): 10-15 yrs		
				Location (Unit 1): Attic		
				Approximate Age (Unit 2): 13 / 13 yrs Design Life (Unit 2): 10-15 yrs		
				Location (Unit 2): Attic		
				Evidence of fuel storage tank? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No In use? <input type="checkbox"/> Yes <input type="checkbox"/> No		
				<input type="checkbox"/> Above Ground <input type="checkbox"/> Below Ground Location:		
NOTES: FULL EVALUATION OF THE INTEGRITY OF A HEAT EXCHANGER REQUIRES DISMANTLING OF THE FURNACE AND IS BEYOND THE SCOPE OF THIS INSPECTION.						

I = Inspected				NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Cooling Equipment		
				<i>Type of System (Unit 1): Split System (3 units)</i> <i>Type of System (Unit 2): Mini Split</i> <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Heating / AC section of the Summary page(s).		
				Number of cooling units present: 3		
				Approximate Age (Unit 1): 16/14/ yrs Design Life (Unit 1): 10-15 yrs Location (Unit 1): Right exterior		
				Approximate Age (Unit 2): 14 yrs Design Life (Unit 2): 10-15 yrs Location (Unit 2): Right exterior		
				NOTES: UNITS ARE NOT INSPECTED FOR PROPER SIZE OR EFFICIENCY. UNITS ARE NOT OPENED FOR INSPECTION. WINDOW A/C UNITS ARE NOT INSPECTED.		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Duct System, Chases, and Vents		
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Heating AC section of the Summary page(s). NOTE: INSPECTION OF FLUES IS LIMITED.		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Other		
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Heating AC section of the Summary page(s).		
IV. PLUMBING SYSTEMS						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution Systems and Fixtures		
				<i>Location of water meter: NA</i> <i>Location of main water supply valve: At Well</i> <i>Static water pressure reading: Unk psi</i> <i>Type of supply piping material: Copper</i> <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s). Water Source: <input type="checkbox"/> Public <input type="checkbox"/> Private (See Optional Systems) How verified: Visual		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Drains, Wastes, and Vents		
				<i>Type of drain piping material: PVC</i> <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s). Sewage Service: <input type="checkbox"/> Public <input type="checkbox"/> Private (See Optional Systems) How verified: Not Verified		

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I	NI	NP	D				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Water Heating Equipment
<p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s). <i>Energy Source (Unit 1):</i> Electric <i>Capacity (Unit 1):</i> 80 gal <i>Energy Source (Unit 2):</i> Electric <i>Capacity (Unit 2):</i> 40 gal <i>Approximate Age (Unit 1):</i> 4 yrs <i>Design Life (Unit 1):</i> 10-15 yrs <i>Location (Unit 1):</i> Hall closet <i>Approximate Age (Unit 2):</i> 4 yrs <i>Design Life (Unit 2):</i> 10-15 yrs <i>Location (Unit 2):</i> Garage Closet</p>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Hydro-Massage Therapy Equipment
<p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s).</p>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Gas Distribution Systems and Gas Appliances
<p><i>Location of gas meter:</i> <i>Type of gas distribution piping material:</i> <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s).</p>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
<p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s).</p>				
V. APPLIANCES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
<p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s). NOTE: LOWER PANEL NOT REMOVED FOR INSPECTION.</p>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
<p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s).</p>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
<p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s). NOTE: RANGE VENT NOT CHECKED FOR CLEANLINESS.</p>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Ranges, Cooktops, and Ovens
<p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s). Range: Oven: Cooktop: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Gas NOTES: IF PRESENT, DELAY TIMER AND SELF-CLEAN MODE ARE NOT TESTED.</p>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
<p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s). NOTE: MICROWAVE OVEN NOT INSPECTED FOR RADIATION LEAKS.</p>				

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I	NI	NP	D	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s).				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Garage Door Operators
<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s).				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s). NOTE: DRYER VENT NOT CHECKED FOR CLEANLINESS.				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s).				
VI. OPTIONAL SYSTEMS				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Optional Systems section of the Summary page(s). Control Panel Location: _____ Number of Zones used: _____ Valve Box Location: _____ Coverage: <input type="checkbox"/> Front Yard <input type="checkbox"/> Back Yard <input type="checkbox"/> Side Yard(s) <input type="checkbox"/> Other NOTE: SPRINKLER CONTROLS ARE OPERATED IN MANUAL MODE ONLY.				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Optional Systems section of the Summary page(s). <i>Type of Construction (pool):</i> <i>Type of Construction (hot tub/spa):</i> Is pool winterized? <input type="checkbox"/> Yes <input type="checkbox"/> No Type of pool: <input type="checkbox"/> In ground <input type="checkbox"/> Above ground <input type="checkbox"/> Other Type of pool filter: <input type="checkbox"/> Sand <input type="checkbox"/> Cartridge <input type="checkbox"/> D.E. <input type="checkbox"/> Other Is hot tub/spa winterized? <input type="checkbox"/> Yes <input type="checkbox"/> No Type of hot tub/spa: <input type="checkbox"/> In ground <input type="checkbox"/> Above ground <input type="checkbox"/> Other Type of hot tub/spa filter: <input type="checkbox"/> Sand <input type="checkbox"/> Cartridge <input type="checkbox"/> D.E. <input type="checkbox"/> Other NOTE: NOT CHECKED FOR POOL SHELL LEAKAGE OR IN BACKWASH MODE. THE POOL COATING IS CONSIDERED COSMETIC AND NOT PART OF THIS INSPECTION. ALL CONTROLS ARE OPERATED IN THE MANUAL MODE ONLY. ANCILLARY EQUIPMENT SUCH AS COMPUTER CONTROLS, CHLORINATORS OR OTHER CHEMICAL DISPENSERS, WATER IONIZATION DEVICES OR CONDITIONERS ARE NOT INSPECTED.				

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I	NI	NP	D	

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other Built-in Appliances
				<i>Comments:</i> <input checked="" type="checkbox"/> <i>See the note(s) under the Optional Systems section of the Summary page(s).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Other
				<i>Comments:</i> <input checked="" type="checkbox"/> <i>See the note(s) under the Optional Systems section of the Summary page(s).</i>

SUMMARY

Record on this page the corrective action required for all items determined to be defective including the estimated cost of repairs and explain any items that were reported as "Not Inspected." These estimates are not bids, nor are they intended to be used as such. Other information may also be listed on this page as "NOTES" or "FYI".

ReloOlogy recommends that at least one qualified repair contractor provide a detailed bid for these repairs prior to closing.

This inspection report was solely intended for use by ReloOlogy's specific relocation client who may decide to provide to other interested parties for disclosure purposes only. The information contained within this report is NOT intended to be used or relied upon by any other interested party. All interested parties should obtain their own independent inspections.

This inspection does not determine, guarantee, or imply the insurability of the property or any of its components. The inspector makes no representation as to whether the property will qualify for insurance coverage, the cost of such coverage, or the availability of coverage.

I. STRUCTURAL SYSTEMS

Estimated
Cost to Cure

I.A. FOUNDATIONS

1. No visible defects noted at the time of the inspection.

I.B. GRADING & DRAINAGE

1. Qualified contractor to correct as determined necessary, but not limited to, the conditions below:

- a. Vegetation is in contact with the structure.
- b. Uneven grading at the right front.
- c. Grade is too high at the front left.
- d. Gutters are filled with debris.
- e. Damaged gutters observed.
- f. Downspouts terminate too close to the foundation.
- g. Damaged downspouts observed.

I.C. ROOF COVERING MATERIALS #1

1. Further evaluation of the roof system by a qualified roofing contractor is needed due to, but not limited to, the conditions below: TBD

- a. Previous repairs observed at the roof.
- b. Missing kickout and drip edge flashing at the front/right.
- c. Raised flashing at the front left.
- d. Cupped plumbing vent boot at the roof.

I.D. ROOF STRUCTURES & ATTICS

1. Qualified contractor to correct as determined necessary, but not limited to, the conditions below:

- a. Separation/crack observed at the attic rafter.
- b. Missing insulation in the attic above the master closet.
- c. Damaged insulation and soffit vent in the attic above the master closet.

2. Suspected mold/organic growth in the attic above the master closet. Recommend further evaluation by a qualified contractor and/or mold specialist to determine source/cause, scope of repairs and clean-up, and make all corrections as determined necessary. TBD

NOTE: Limited inspection of attic due to design, ductwork, and insulation. FYI

I.E. WALLS (INTERIOR & EXTERIOR)

1. Qualified contractor to correct as determined necessary, but not limited to, the conditions below:

- a. Missing weep holes above the windows and doors.
- b. Stained adhered masonry veneer at multiple areas.

SUMMARY

2. Qualified contractor to correct as determined necessary, but not limited to, the rotted fascia at the rear left.

3. Qualified contractor to determine cause and correct as determined necessary, but not limited to, the evidence of previous moisture at the kitchen wall.

4. Further evaluation of the EIFS by a qualified stucco specialist is needed due to, but not limited to, the following noted concerns: Stucco is in contact/too close to the roof surface, is stained, and stucco appears moisture damaged at the roof line. This type of siding has a potential for hidden damage. Performance of EIFS and the underlying conditions are unknown and cannot be determined without a more detailed evaluation including invasive testing measures, which fall outside the scope of this general inspection. TBD

I.F. CEILINGS & FLOORS

1. Qualified contractor to correct as determined necessary, but not limited to, the conditions below:

- a. Damaged/missing ceiling at the garage utility closet.
- b. Missing floor covering at the master bathroom closet.
- c. Evidence of previous moisture at the upstairs right side bathroom floor and at the master bedroom closet ceiling.

2. Suspected mold/organic growth at the master bedroom closet ceiling. Recommend further evaluation by a qualified contractor and/or mold specialist to determine source/cause, scope of repairs and clean-up, and make all corrections as determined necessary. TBD

I.G. DOORS (INTERIOR AND EXTERIOR)

1. Qualified contractor to correct as determined necessary, but not limited to, the conditions below:

- a. Interior keyed deadbolt locks at the living room door (safety).
- b. Door is not square in the frame and rubs the jamb at the upstairs front left bedroom.
- c. Rotted door at the side porch.
- d. Garage door to house is not fire rated and is not self-closing.

I.H. WINDOWS

1. Qualified window contractor to correct as determined necessary, but not limited to, the conditions below:

- a. Failed thermal seal windows at the family room window, front right, and front left.
- b. Missing window stop at the upstairs front left bedroom.
- c. Missing screen at the rear porch window.

I.I. STAIRWAYS (INTERIOR AND EXTERIOR)

1. Qualified contractor to correct as determined necessary, but not limited to, the missing handrail/guardrail system at the rear porch and/or steps.

I.J. FIREPLACES AND CHIMNEYS

1. Qualified chimney/fireplace contractor to correct as determined necessary, the cracks visible in the firebrick and creosote buildup observed, and to verify in writing that the fireplace, flue, and chimney are safe to operate after repairs are completed. Scope and cost are to be determined by the qualified contractor. TBD

NOTE: The inspection of exterior chimney components and/or interior components of fireplaces, chimneys and flues can be limited by design or accessibility with areas that are beyond the scope of this visual inspection. FYI

SUMMARY

I.K. PORCHES, BALCONIES, DECKS AND CARPORTS

1. No visible defects noted at the time of the inspection.

I.L. OTHER

1. No visible defects noted at the time of the inspection.

II. ELECTRICAL SYSTEMS

Estimated
Cost to Cure

II.A. SERVICE ENTRANCE AND PANELS

1. Qualified electrical contractor to correct as determined necessary, but not limited to, the open knockouts and missing fasteners at both sub panel covers.

NOTE: Both sub panels are not labeled.

FYI

II.B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

1. Qualified electrical contractor to correct as determined necessary, but not limited to, the conditions below:

- a. Missing smoke and/or carbon monoxide detectors in all bedrooms and outside of sleeping areas.
- b. Missing cover at attic outlet.

II.C OTHER

1. Not Present.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

Estimated
Cost to Cure

III.A. HEATING EQUIPMENT (UNIT #1)

NOTE: Ambient temperature was too high to safely test the heating mode of the heat pump system.

FYI

III.A. HEATING EQUIPMENT (UNIT #2)

NOTE: Ambient temperature was too high to safely test the heating mode of the heat pump systems.

FYI

III.B. COOLING EQUIPMENT (UNIT #1)

1. Qualified contractor to correct as determined necessary, but not limited to, the deteriorated/damaged refrigerant line insulation at all heat pump units.

III.B. COOLING EQUIPMENT (UNIT #2)

1. No visible defects noted at the time of the inspection.

III.C. DUCT SYSTEMS, CHASES, AND VENTS

1. Qualified contractor to correct as determined necessary, but not limited to, the conditions below:

- a. Damage observed to the return plenum in the attic.
- b. Rust and corrosion observed at the formal dining room HVAC register.
- c. Suspected mold/organic growth on the living room HVAC register.

III.D OTHER

1. Not Present.

IV. PLUMBING SYSTEM

Estimated
Cost to Cure

SUMMARY

IV.A. PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

1. Qualified plumbing contractor to correct as determined necessary, but not limited to, the conditions below:

- a. Loose exterior faucet at the right of the garage and loose master bathroom shower head.
- b. Leak at the garage utility closet sink.

IV.B. DRAINS, WASTES, AND VENTS

1. Qualified plumbing contractor to determine cause and correct as determined necessary, but not limited to, the slow drain at the upstairs rear right bathroom sink.

IV.C. WATER HEATING EQUIPMENT (UNIT #1)

1. No visible defects noted at the time of the inspection.

IV.C. WATER HEATING EQUIPMENT (UNIT #2)

1. No visible defects noted at the time of the inspection.

IV.D. HYDRO-MASSAGE THERAPY EQUIPMENT

1. Qualified plumbing contractor to correct as determined necessary, but not limited to, the missing jet head at the master bathtub.

NOTE: Master bathtub was unable to be tested due to missing jet head.

FYI

IV.E. GAS DISTRIBUTION SYSTEMS AND GAS APPLIANCES

1. Not Present.

IV.F. OTHER

1. Not Present.

V. APPLIANCES

Estimated
Cost to Cure

V.A. DISHWASHERS

1. No visible defects noted at the time of the inspection.

V.B. FOOD WASTE DISPOSERS

1. No visible defects noted at the time of the inspection.

V.C. RANGE HOOD AND EXHAUST SYSTEMS

1. No visible defects noted at the time of the inspection.

V.D. RANGES, COOKTOPS, AND OVENS

1. Qualified appliance technician to correct as determined necessary, but not limited to, the rear left burner trips the breaker when operating and missing hardware at the control.

V.E. MICROWAVE OVENS

1. No visible defects noted at the time of the inspection.

SUMMARY

V.F. MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

1. No visible defects noted at the time of the inspection.

V.G. GARAGE DOOR OPERATORS

1. Qualified contractor to correct as determined necessary, but not limited to, the manual door locks have not been disabled at the overhead door.

NOTE: Limited inspection of garage due to excessive storage.

FYI

V.H. DRYER EXHAUST SYSTEMS

1. No visible defects noted at the time of the inspection.

V.I. OTHER

1. Not Present.

VI. OPTIONAL SYSTEMS

Estimated
Cost to Cure

VI.A. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

NOTE: Sprinkler system is nonfunctional per the owner.

VI.B. SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT

1. NOTE: Pool was not inspected. Inspection was not requested.

FYI

VI.C. OUTBUILDINGS

1. Not Present.

VI.D. PRIVATE WATER WELLS

1. Not Present.

VI.E. PRIVATE SEWAGE DISPOSAL SYSTEMS

NOTE: Undetermined if this property is on a septic system.

FYI

VI.F. OTHER BUILT-IN APPLIANCES

1. Not Present.

VI.G OTHER

1. Not Present.

Line Item #: 1

Description:
Front view



Line Item #: 1

Description:
Front view



Line Item #: 1

Description:
Rear view



Line Item #: 1

Description:
Left side view



Line Item #: **I.B.**

Description:
Vegetation is in contact with the structure.



Line Item #: **I.B.**

Description:
Vegetation is in contact with the structure.



Line Item #: **I.B.**

Description:
Uneven grading at the right front.



Line Item #: **I.B.**

Description:
Grade is too high at the front left.



Line Item #: **I.B.**

Description:
Gutters are filled with debris.



Line Item #: **I.B.**

Description:
Damaged gutters observed.



Line Item #: **I.B.**

Description:
Downspouts terminate too close to the foundation.



Line Item #: **I.B.**

Description:
Damaged downspouts observed.



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



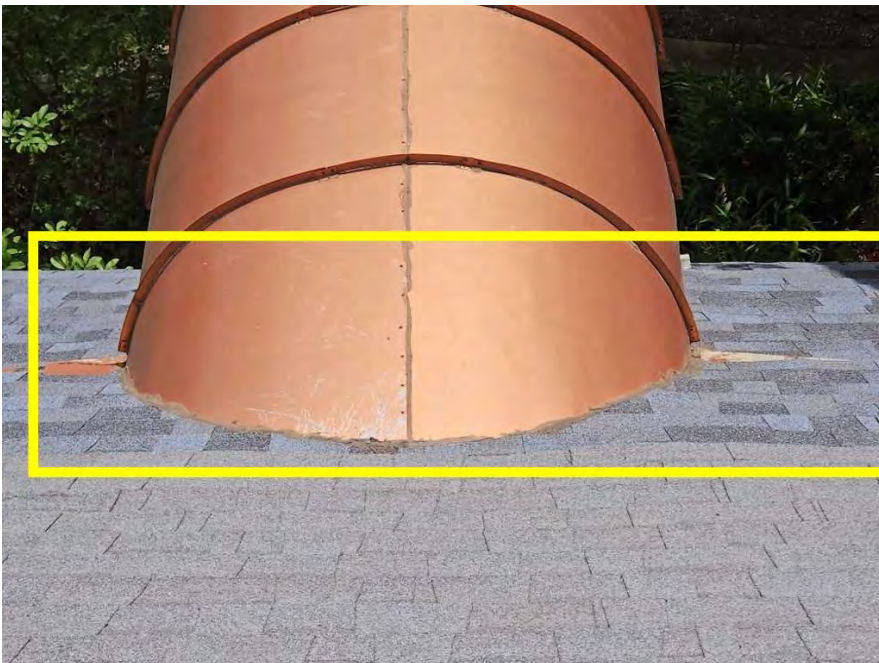
Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Previous repairs observed at the roof.



Line Item #: **I.C.**

Description:
Previous repairs observed at the roof.



Line Item #: **I.C.**

Description:
Previous repairs observed at the roof.
Stucco appears moisture damaged at the
roof line.



Line Item #: **I.C.**

Description:
Previous repairs observed at the roof.



Line Item #: **I.C.**

Description:
Missing kickout flashing at the front right. Stucco is in contact/too close to the roof surface and is stained.



Line Item #: **I.C.**

Description:
Raised flashing at the front left.



Line Item #: **I.C.**

Description:
Missing drip edge flashing at the front/right.



Line Item #: **I.C.**

Description:
Cupped plumbing vent boot at the roof.



Line Item #: **I.D.**

Description:
Separation/crack observed at the attic rafter.



Line Item #: **I.D.**

Description:
Missing insulation in the attic above the master closet.



Line Item #: **I.D.**

Description:
Damaged insulation and soffit vent in the attic above the master closet.



Line Item #: **I.D.**

Description:
Suspected mold/organic growth in the attic above the master closet.



Line Item #: **I.D.**

Description:
General view of attic.



Line Item #: **I.D.**

Description:

NOTE: Limited inspection of attic due to design, ductwork, and insulation.



Line Item #: **I.D.**

Description:

NOTE: Limited inspection of attic due to design, ductwork, and insulation.



Line Item #: **I.D.**

Description:

NOTE: Limited inspection of attic due to design, ductwork, and insulation.



Line Item #: **I.D.**

Description:

NOTE: Limited inspection of attic due to design, ductwork, and insulation.



Line Item #: **I.E.**

Description:

Example of: Missing weep holes above the windows and doors.



Line Item #: **I.E.**

Description:

Example of: Missing weep holes above the windows and doors.



Line Item #: **I.E.**

Description:

Stucco is in contact/too close to the roof surface and is stained.



Line Item #: **I.E.**

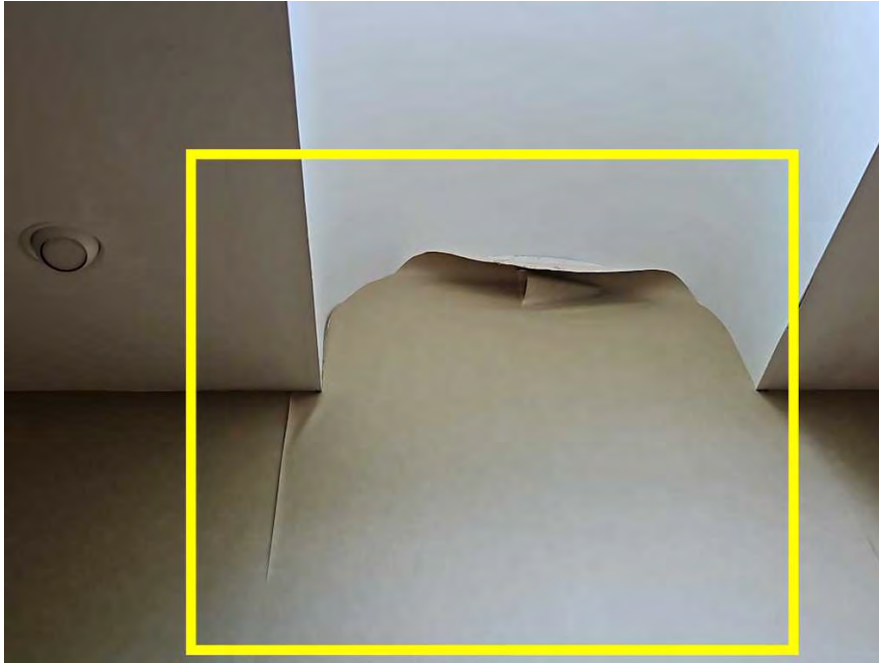
Description:

Rotted fascia at the rear left.



Line Item #: **I.E.**

Description:
Evidence of previous moisture at the kitchen wall.



Line Item #: **I.F.**

Description:
Damaged/missing ceiling at the garage utility closet.



Line Item #: **I.F.**

Description:
Missing floor covering at the master bathroom closet.



Line Item #: **I.F.**

Description:
Evidence of previous moisture at the upstairs right side bathroom floor.



Line Item #: **I.F.**

Description:
Evidence of previous moisture and suspected mold/organic growth at the master bedroom closet ceiling.



Line Item #: **I.G.**

Description:
Interior keyed deadbolt locks at the living room door (safety).



Line Item #: **I.G.**

Description:

Door is not square in the frame and rubs the jamb at the upstairs front left bedroom.



Line Item #: **I.G.**

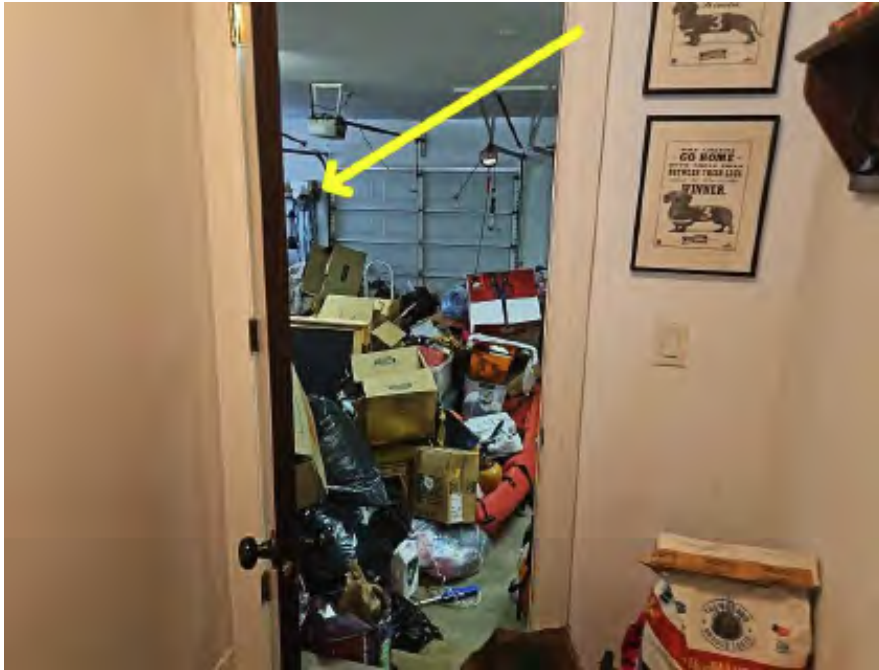
Description:

Rotted door at the side porch.



Line Item #: **I.G.**

Description:
Garage door to house is not fire rated and is not self-closing.



Line Item #: **I.H.**

Description:
Failed thermal seal window at the family room.



Line Item #: **I.H.**

Description:
Failed thermal seal window at the front right.



Line Item #: **I.H.**

Description:
Failed thermal seal window at the front left.



Line Item #: **I.H.**

Description:
Missing window stop at the upstairs front left bedroom.



Line Item #: **I.H.**

Description:
Missing screen at the rear porch window.



Line Item #: **I.I.**

Description:
Missing handrail/guardrail system at the rear porch and/or steps.



Line Item #: **I.I.**

Description:
Missing handrail/guardrail system at the rear porch and/or steps.



Line Item #: **I.J.**

Description:
Living room fireplace



Line Item #: **I.J.**

Description:
Chimney view



Line Item #: **I.J.**

Description:
Cracks visible in the firebrick.



Line Item #: **I.J.**

Description:
Cracks visible in the firebrick and creosote buildup observed.



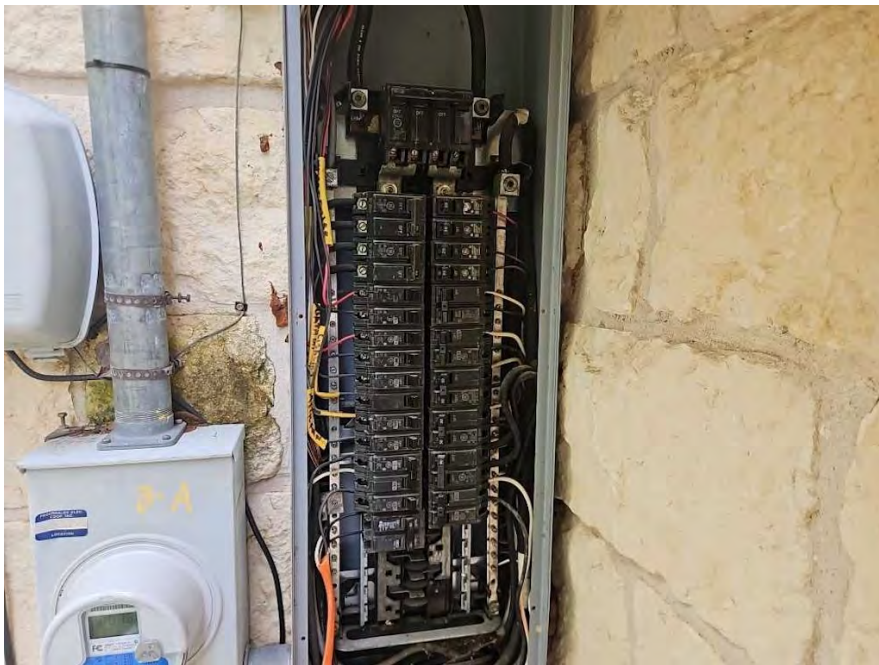
Line Item #: **II.A.**

Description:
Main electric panel with cover on.



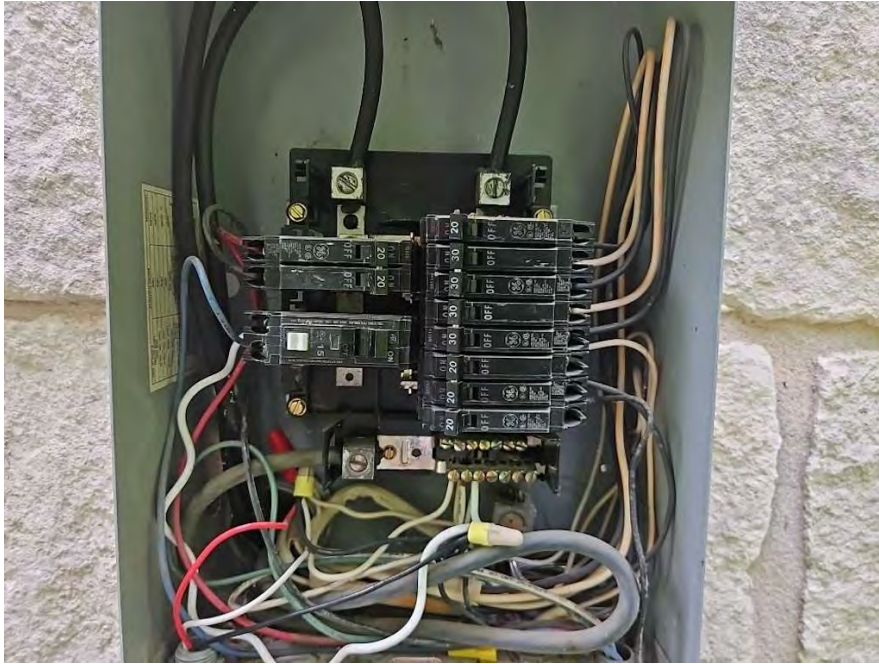
Line Item #: **II.A.**

Description:
Main electric panel with cover off.



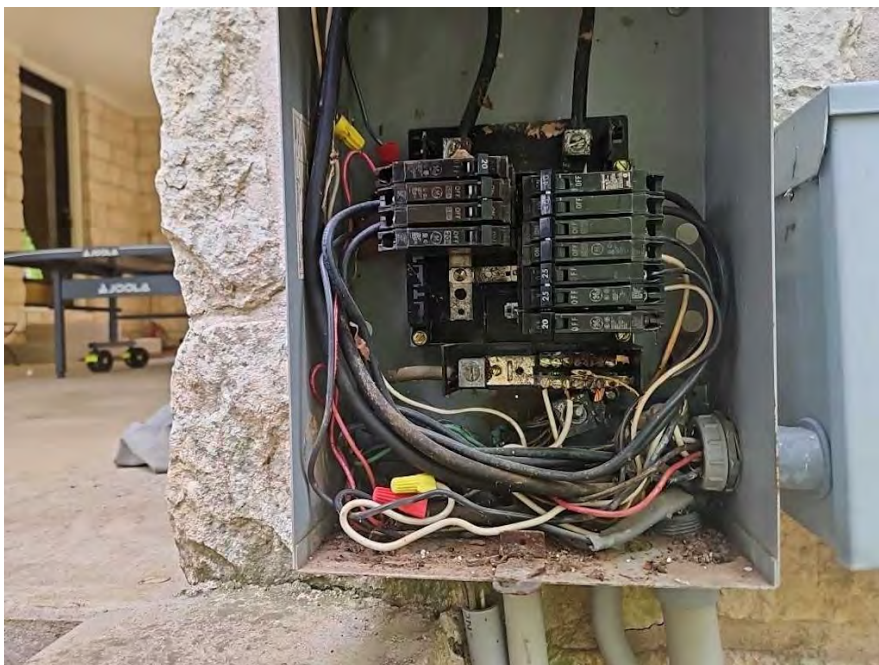
Line Item #: **II.A.**

Description:
Electric sub panel #1 with cover off.



Line Item #: **II.A.**

Description:
Electric sub panel #2 with cover off.



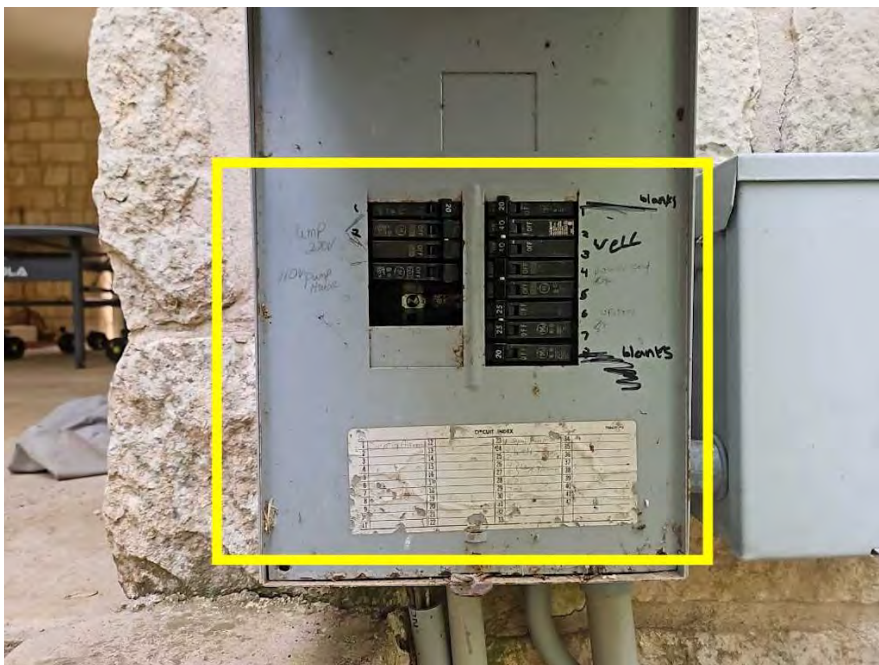
Line Item #: **II.A.**

Description:
Open knockouts and missing fasteners at sub panel #1 cover. NOTE: Sub panel #1 is not labeled.



Line Item #: **II.A.**

Description:
Open knockouts and missing fasteners at sub panel #2 cover. NOTE: Sub panel #2 is not labeled.



Line Item #: **II.B.**

Description:

Missing smoke and/or carbon monoxide detectors in all bedrooms and outside of sleeping areas.



Line Item #: **II.B.**

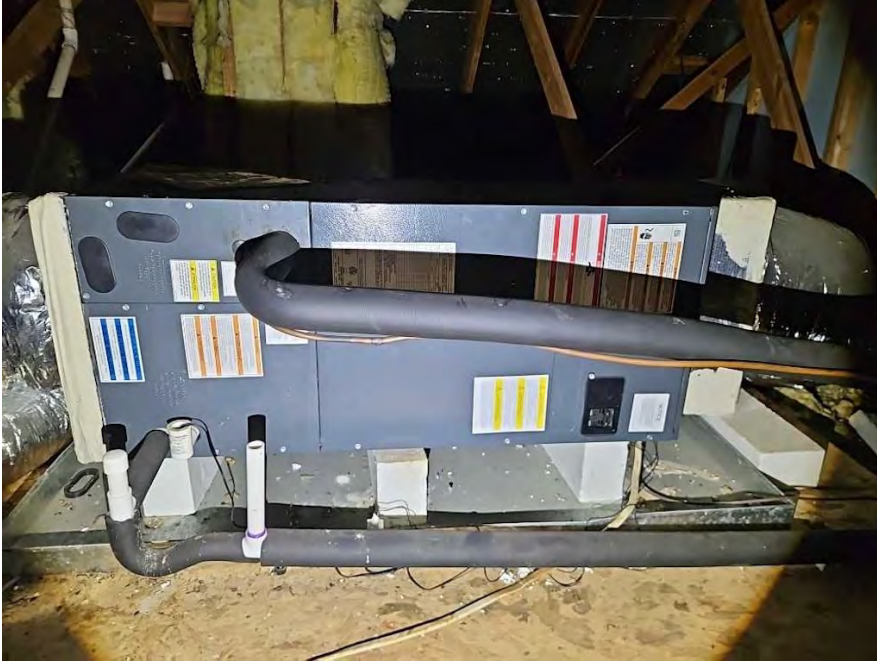
Description:

Missing cover at attic outlet.



Line Item #: **III.A**

Description:
HVAC unit #1



Line Item #: **III.A**

Description:
HVAC unit #2



Line Item #: **III.A**

Description:
HVAC unit #3



Line Item #: **III.B.**

Description:
A/C unit



Line Item #: **III.B.**

Description:
A/C units



Line Item #: **III.B.**

Description:
Example of: Deteriorated/damaged
refrigerant line insulation at all heat
pump units.



Line Item #: **III.B.**

Description:
Mini Split system



Line Item #: **III.C.**

Description:
Damage observed to the return plenum in the attic.



Line Item #: **III.C.**

Description:
Rust and corrosion observed at the formal dining room HVAC register.



Line Item #: **III.C.**

Description:
Suspected mold/organic growth on the living room HVAC register.





Line Item #: **IV.A.**

Description:
Loose exterior faucet at the right of the garage.

Line Item #: **IV.A.**

Description:
Loose master bathroom shower head.



Line Item #: **IV.A.**

Description:

Leak at the garage utility closet sink.



Line Item #: **IV.B.**

Description:

Slow drain at the upstairs rear right bathroom sink.



Line Item #: **IV.C.**

Description:
Water heater #1



Line Item #: **IV.C.**

Description:
Water heater #2



Line Item #: **IV.D.**

Description:
Missing jet head at the master bathtub.



Line Item #: **V.C.**

Description:
Range vent hood



Line Item #: **V.D.**

Description:
Rear left burner trips the breaker when operating and missing hardware at the control.



Line Item #: **V.D.**

Description:
138 range - missing hardware.jpg



Line Item #: **V.G.**

Description:
Manual door locks have not been disabled at the overhead door.



Line Item #: **V.G.**

Description:
NOTE: Limited inspection of garage due to excessive storage.



Line Item #: **V.G.**

Description:
NOTE: Limited inspection of garage due to excessive storage.



Line Item #: **VI.A.**

Description:
NOTE: Sprinkler system is nonfunctional per the owner.



Line Item #: **VI.B.**

Description:
NOTE: Pool was not inspected.
Inspection was not requested.



Line Item #: **AP**

Description:
Front entry



Line Item #: **AP**

Description:
Foyer



Line Item #: **AP**

Description:
Living room



Line Item #: **AP**

Description:
Family room



Line Item #: **AP**

Description:
Family room



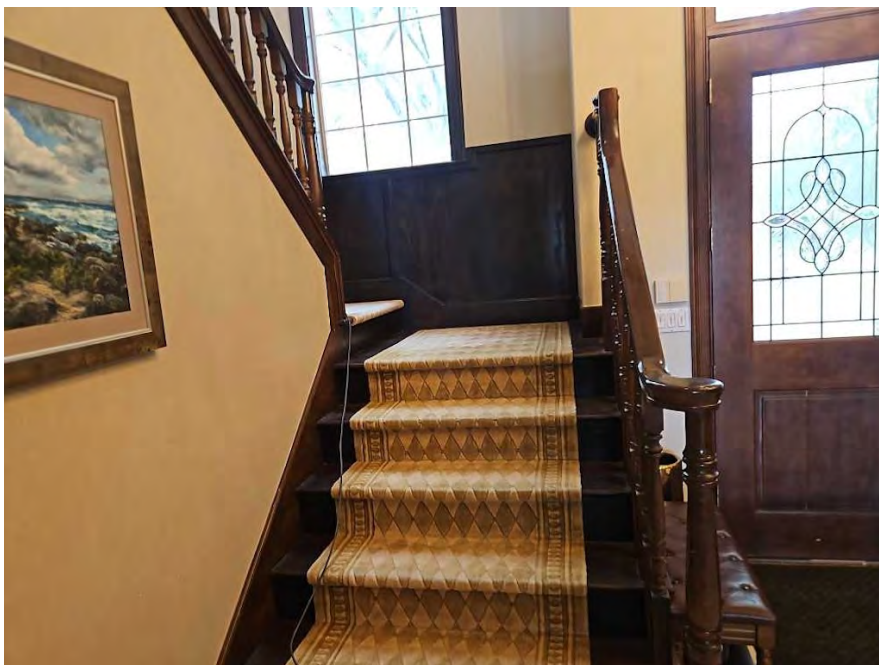
Line Item #: **AP**

Description:
Family room



Line Item #: **AP**

Description:
Interior stairs



Line Item #: **AP**

Description:
Office



Line Item #: **AP**

Description:
Kitchen



Line Item #: **AP**

Description:
Dining room



Line Item #: **AP**

Description:
Formal dining room



Line Item #: **AP**

Description:
Master bedroom



Line Item #: **AP**

Description:
Bedroom #1



Line Item #: **AP**

Description:
Bedroom #1



Line Item #: **AP**

Description:
Bedroom #2



Line Item #: **AP**

Description:
Bedroom #2



Line Item #: **AP**

Description:
Bedroom #3



Line Item #: **AP**

Description:
Bedroom #3



Line Item #: **AP**

Description:
Master bathroom



Line Item #: **AP**

Description:
Master bathroom



Line Item #: **AP**

Description:
Bathroom



Line Item #: **AP**

Description:
Bathroom



Line Item #: **AP**

Description:
Laundry room



Line Item #: **AP**

Description:
Balcony view

