



- Simple Reports
- Commercial
- Residential



**Oak Home
Inspections LLC.**

INSPECTOR TREC # 25060

Property Inspection Report

103 Mahalua , Bastrop , TX 78602

CLIENT: Arturo Gallegos

AGENT:

INSPECTOR: Eleodin Gonzalez

DATE OF INSPECTION: 4/30/2024

TIME OF INSPECTION: 8:00am

PROPERTY INSPECTION REPORT FORM

Arturo Gallegos	4/30/2024
Name of Client	Date of Inspection
103 Mahalua , Bastrop , TX 78602	
Address of Inspected Property	
Eleodin Gonzalez	25060
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	TREC License #

PURPOSE OF INSPECTION

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

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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 A. foundations

Type of Foundation(s):

- Slab Foundation

Comments:

- foundation is performing as intended with minor cladding cracks



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B. Grading and Drainage

Comments:

- Visible erosion, recommendation of gutter installation throughout the house recommended.
- Drains present
- Ponding water
- Trip hazards
- Grade slopes toward structure



Grade slopes toward structure



Visible erosion, recommendation of gutter installation throughout the house recommended.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt shingles noted. working as intended

Viewed From:

- Roof

Comments:



recommend installing rain gutters to prevent
moisture at foundation



<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Roof Structure and Attics

Viewed From:

- Roof

Approximate Average Depth of Insulation:

- Insulation is 8 inches deep

Comments:

- Recommend adding support to end ridge board

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls are made of stone
- Interior walls are made of Drywall

Comments:

- Small holes were observed in several areas, recommend a full evaluation by a painting contractor for repair as needed.



valve box missing cover

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Small holes were observed in several areas, recommend a full evaluation by a painting contractor for repair as needed.



Small holes were observed in several areas, recommend a full evaluation by a painting contractor for repair as needed.



F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall.

Comments:

- Small cracks on ceiling

- floor is warped in some areas repair is recommend before closing

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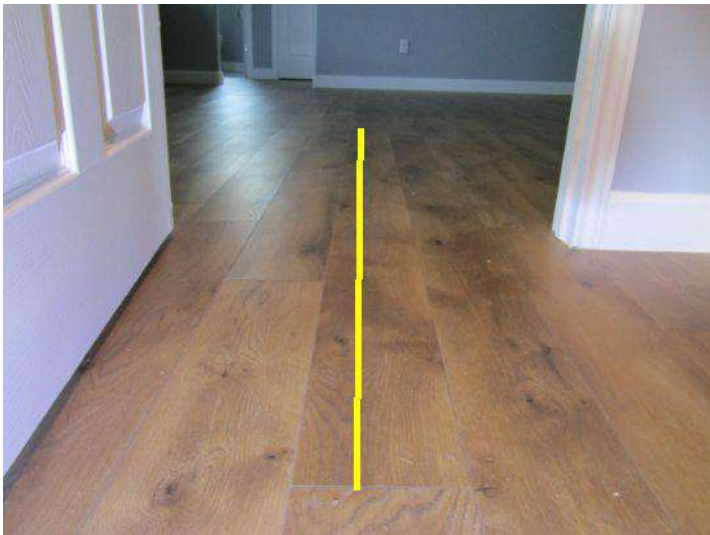
I	NI	NP	D
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flooring has fresh concrete in garage.



floor is warped in some areas repair is recommend before closing



floor is warped in some areas repair is recommend before closing



Small cracks on ceiling

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Doors (Interior and Exterior)

Comments:

- some doors did not latch, repair is recommended

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garage door did not automatically closed when tested, recommend installing proper hinges



some doors did not latch, repair is recommended



H. Windows

Window Types:

- single hung style windows/slide up

Comments:

- All windows are functional



,missing sealant



recommndn installing stopper at windows that have an exterior high fall.

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I	NI	NP	D



<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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I. Stairways (Interior and Exterior)

Comments:

- Missing washer, please install washer and stain or paint wood to protect it from the elements.



Missing washer, please install washer and stain or paint wood to protect it from the elements.

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J. Fireplaces and Chimneys

Locations:

Types:

Comments:

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K. Porches, Balconies, Decks, and Carports

Comments:

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 L. other

Observations:

II. ELECTRICAL SYSTEMS

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 A. Service Entrance and Panels

Panel Locations:

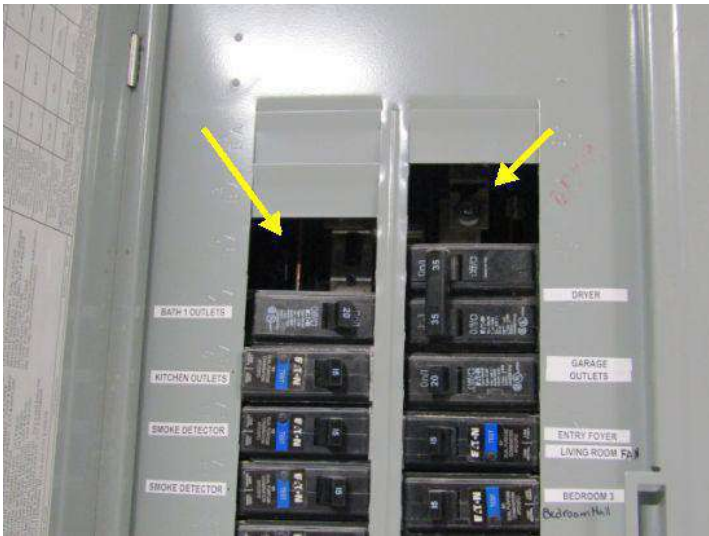
- Electrical panel is located on the west side of the building

Materials and Amp Rating:

- Copper wiring
- 15 amp
- 20 amp
- 35 amp
- 60 amp

Comments:

- Aluminum wiring present
- **GFCI** Breaker Present
- **Irregular cover**



open slots were found in panels, repair by a qualified electrician is recommended.

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I	NI	NP	D



Irregular cover



missing sealant



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Ground rod is exposed, evaluate and correction is recommended by a qualified electrician

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Aluminum wiring
- 200 Amp service panel

Comments:

- several electrical issues were found please have an electrician evaluate and repair as needed.
- There are open breaker slots in the sub panel

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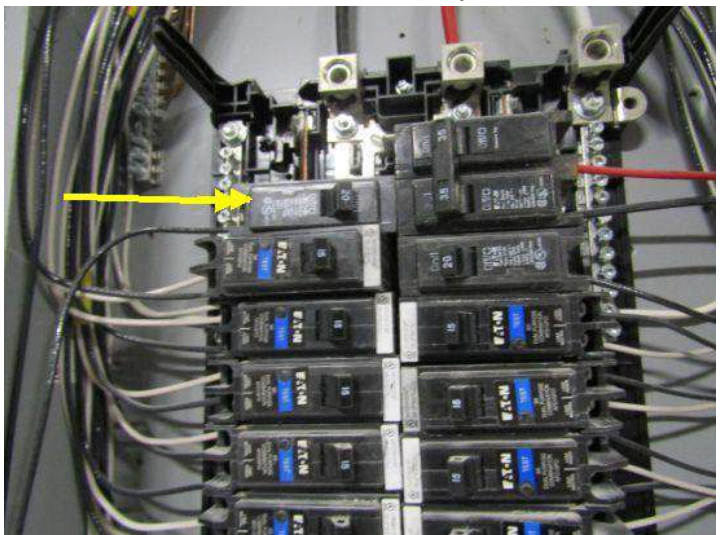
disconnect box missing interior cove.



several electrical issuers were found please have an electrician evaluate and repair as needed.



missing interior cover



lose breaker

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I	NI	NP	D



several electrical issues were found please have an electrician evaluate and repair as needed.



gorun and neutral reversed, please repair as needed.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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☒ A. Heating Equipment

Type of Systems:

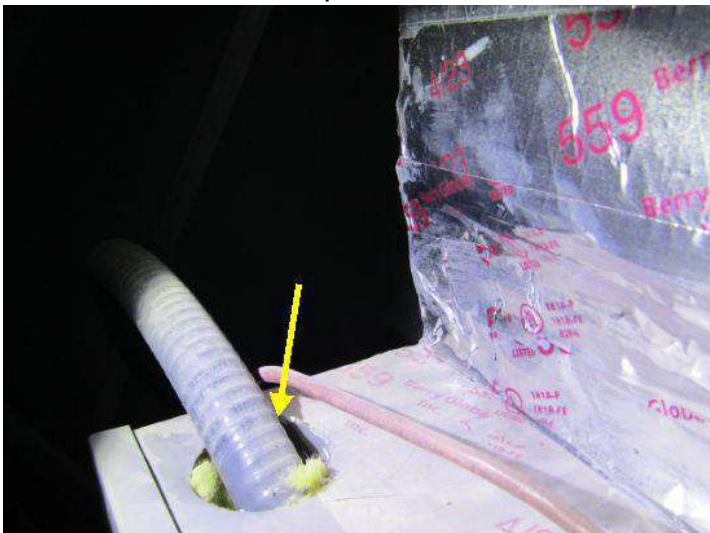
- Electric forced hot air.

Energy Sources:

- The furnace is electrically powered

Comments:

- Exposed wires at unit



air handles is improperly sealed around cabinet, repair is recommended

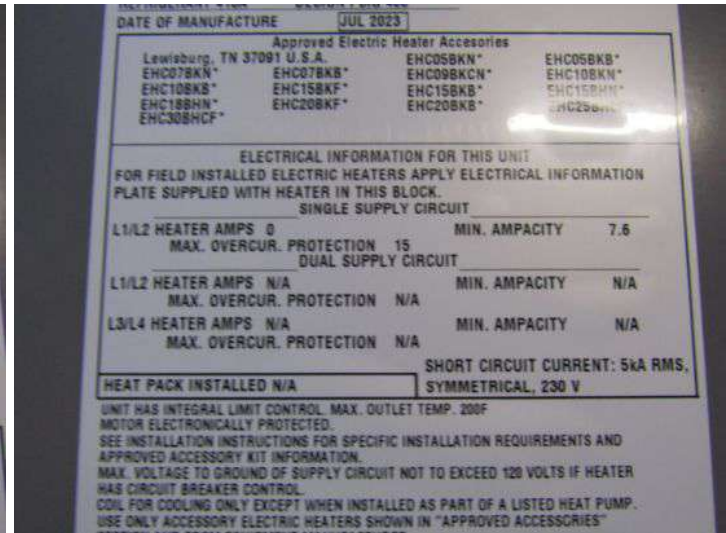
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I NI NP D


☐ ☐ ☐ ☒ B. Cooling Equipment

Type of Systems:

- Electric

Comments:

- functional
- Air draws from the attic
- Duct tape present
- Refrigerant lines are missing insulation at the A/C unit



thermostat is loose at wall, recommend securing it to wall.



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I NI NP D



improper connection to cabinet, correct as needed.



Refrigerant lines are missing insulation at the A/C unit

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C. Duct Systems, Chases, and Vents

Comments:

- Filter is inside heater
- Filter is located in the hall area wall
- Filter is dirty

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recommend using duct paste at joints



obstructed duct pipe, repair as needed by a qualified hvac technician



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I NI NP D



loose ceiling vent



thermostat is loose on wall, repair is recommended

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- West side

Location of Main Water Supply Valve:

- West side

Comments:

- Static Water Pressure Reading: 40 psi
- Type of Supply Piping Material: Pex
- Recommend plumber to evaluate all areas
- supply lines missing insulation, installation of pipe insulation is recommended.

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I	NI	NP	D



supply lines missing insulation, installation of pipe insulation is recommended.



low water pressure was observed in some faucets, repair is recommended.



service valves are too far for servicing



missing sealant at spout

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Roman tub faucet base is loose



low water pressure at shower



hot and cold reversed



low water flow when cold water is turned on

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I NI NP D



perspective photo of water meter

☐ ☐ ☐ ☒

B. Drains, Wastes, Vents

Type of Drain Piping Material:

- PVC

Observations:

- Vent cap is damaged by hail, please monitor for leaks in the future and repair if necessary
- Drains has temporary parts, please replace pipe with proper materials.



Drains has temporary parts, please replace pipe with proper materials.



missing drain stopper

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I NI NP D


☐ ☐ ☐ ☒

C. Water Heating Equipment

Energy Source:

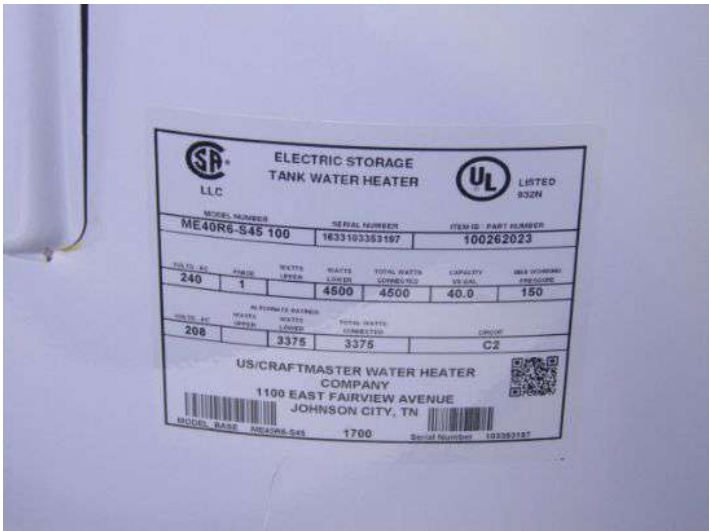
- Water heater is electric powered

Capacity:

- Unit is 40 gallons

Comments:

- Base is not properly sealed from garage to dwelling areas, recommend sealing base with wall to prevent fumes from entering dwelling area.



Base is not properly sealed from garage to dwelling areas, recommend sealing base with wall to prevent fumes from entering dwelling area.

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water heater is missing pressure Release piping, this safety feature must be pipes to exterior and to 6" above ground

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Gas Distribution Systems and Gas Appliances
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Location of Gas Meter:

Type of Gas Distribution Piping Material:

Comments:

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:

- Operated.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
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Comments:

- Operated - appeared functional at time of inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
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Comments:

- Hood with fan

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I	NI	NP	D
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X			
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D. Ranges, Cooktops, and Ovens

Comments:

- Oven: Electric radiant heating coils or infrared halogen.
- All heating elements operated when tested.



		X	
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E. Microwave Ovens

Comments:

			X
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan did not operate when tested.

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The bath fan did not operate when tested. Master bathroom

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Garage Door Operators

Door Type:

- Two - single 7', steel panel, sectional roll-up doors.

Comments:

- Eye beam system present and too high from the floor, must adjust at 6-8" from floor as recommended.



Eye beam system present and too high from the floor, must adjust at 6-8" from floor as recommended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS

Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Trip hazards • Grade slopes toward structure
Page 8 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • floor is warped in some areas repair is recommend before closing
Page 9 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • some doors did not latch, repair is recommended

ELECTRICAL SYSTEMS

Page 12 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • Irregular cover
Page 14 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • There are open breaker slots in the sub panel

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 18 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • Filter is dirty
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PLUMBING SYSTEMS

Page 20 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • Recommend plumber to evaluate all areas • supply lines missing insulation, installation of pipe insulation is recommended.
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APPLIANCES

Page 26 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> • The bath fan did not operate when tested.
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