

FIELD REPORT

Date May 5, 1988 Project Visual Inspection/Residence
Time 9:30 A.M. Street Address 12006 W. Cow Path
Weather Clear City/State Austin, Texas
Present at Site R.C. Penrose Owner _____
Contractor _____

The following was noted:

A sixteen year old residence, four bedroom two and one half bath, stone veneer exterior slab on grade foundation, asphalt shingle roof, Cut in rafter type roof rafters with FHA bracing.

Noted:

1. Slight drop on n.e. (front rhs of den).

Normal land movement for this area.

2. Stone veneer crack at HVAC unit on south side - due to minor foundation movement.

The stone veneer is just an exterior veneer, and to the best of my knowledge the interior sheet rock shows no structural problem in the area.

3. The mortar around the fireplace and most of the windows should be refilled - at the den bookcase to wall joint - it is hard to match stone to paneling without a bedding board which they did not do.

4. Some patio and driveway concrete has cracked only due to this type of moderately expansive soil.

5. The entire house will need paint, caulk and a new roof with the fireplace flashing and door being repainted.

Summary:

To the best of my knowledge the house is basically sound and would pass any "HOW" type inspection - with a new roof added.

Most of the carpeted floors have a V/A tile underlay and stress cracks unless massive don't show through the tile topping.

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The fireplace stove should be removed and cleaned with a check of the firebrick fire box area. Also the ash door outside replaced.

The area may have a slight drainage problem - some sills and door jambs show a little dry rot.

Repair all stone veneer - south side - eave area n.w. corner - column at front door.

Opinions and comments stated in this report are based solely on observations of apparent condition. Opinions related to compliance with specifications, legal, and/or code requirements of any kind are specifically excluded as being covered by our agreement to perform this observation. No guarantee or warranty as to future life, performance, and/or need for repair of any item observed is intended, nor should same be assumed. The intent of this report is to better apprise you of the condition of the structure.

Signed

