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**805 High Mesa,
Wimberley, TX**



PROPERTY INSPECTION REPORT FORM

Martin Morey <i>Name of Client</i>	03/19/2025 <i>Date of Inspection</i>
805 High Mesa., Wimberley, TX <i>Address of Inspected Property</i>	
Mark Jungers <i>Name of Inspector</i>	#4613 <i>TREC License #</i>
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 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

Notice: This inspection report is subject to the attached contract.

It is not uncommon for cracks to develop in concrete slabs, exterior walls and interior walls. Cracks maybe caused by the curing of building materials, temperature variations and soil movement. While cracks may not necessarily affect the structural integrity of a building, they should be noted and monitored so appropriate measures can be taken if movement continues at an abnormal rate.

A watering program is recommended in the Central Texas Region to maintain moisture content in the soils around foundations. Foundation movement may not be visible at the time of inspection.

Special Note: All directions noted are given from the perspective of facing the front of the house at the exterior left to right.

Legal Notice: This firm is licensed and regulated by the Texas Real Estate Commission (TREC).

TREC administers two recovery funds which may be used to satisfy judgments against inspectors and real estate licensees involving a violation of the law. Complaints or inquiries should be directed to:

Texas Real Estate Commission, P.O. Box 12188, Austin, Texas 78711 (512) 465-3960.

If visible wood rot areas are noted on inspection report, it is possible hidden damages may be present at affected areas.

Glass: Dirty glass and/or solar screens may conceal broken seals at double paned glass. Not all windows are accessible in occupied buildings.

Roof: Low slope on any portion of structure is prone to leakage, and leakage may not be detectable at time of inspection.

Bathrooms: Windows and/or shelves at shower or tub enclosures are prone to leakage and leakage may not be verified at time of inspection.

Shower pans: Shower pans can leak at anytime, leaks may not be verified at the time

Gas fired furnaces: Heat exchanger is not inspected.

Fireplace / Chimney: Draft is not checked.

Ceiling Fans: Speeds not checked.

Intercoms: Not inspected. **Laundry Equipment:** Not inspected. **Clothes Washer Drain:** Not inspected.

Clothes Dryer vents are inspected visually only unless an operative clothes dryer is present.

Private water wells & Private sewage systems are not inspected.

Inspection scope Full Limited - Reason_____

Property Inspected was Occupied Vacant

Parties present at inspection Buyer Seller Listing Agent Buyers Agent

Documents provided to inspector Sellers Disclosure Engineers Report Previous Inspection

Weather conditions during inspection Sunny Overcast Raining Snowing

Time of inspection 9AM Outside air temperature during inspection 73F

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace

Comments:

Pier & beam crawl space vantage point: from under house.

Crawl space visibility: limited.

Limited visibility under: kitchen & bathrooms.

Type of ventilation: screened vents

Crawl space vapor barrier & insulation present: Under subfloor.

Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. This opinion does not replace a professional engineer's opinion & a more comprehensive investigation.

- Note: the piers were concrete block on pad and screw jacks. The beams were iron. The foundation was anchored with metal straps.
- The particular screw jacks used for adjustable piers are the wrong type for this application. I would recommend further evaluation and repair by a qualified foundation company.
- Several of the concrete block piers are leaning and no longer supporting the structure. I would recommend further evaluation and repair by a qualified foundation company.
- Subfloor insulation was damaged and hanging down in several locations. The vapor barrier holding the insulation in place was also damaged. I would recommend further evaluation and repair by a qualified contractor.
- In my opinion the foundation has settled some as evidenced by some of the piers no longer supporting the beams, out of square interior door margins, sloping interior floors, and is no longer performing adequately. I would recommend further evaluation and repair by a qualified foundation company.

This will not be addressed.



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- Note: I would recommend the installation of rain gutters with down spout extensions draining the rain water 4-5 ft. away from the foundation walls to help preserve the integrity of the foundation.
- All components appeared to be functioning adequately at the time of inspection.

 C. Roof Covering Materials*Types of Roof Covering:* Asphalt Shingles*Viewed From:* Roof surface*Comments:*Roof Condition Good/New Average Aged Evidence of previous repairs to flashing's / skylights / other penetrations. Unable to make a close observation due to

- Note: the roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof

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structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

- Note: much of the roof surface was concealed from view by tree limbs and leaf debris covering the surface. All debris needs to be removed from the roof surface for proper drainage.
- All tree branches need to be trimmed away from the roof surface by at least five feet. I would recommend further evaluation and repair by a licensed arborist.
- One of the exhaust vents near the ridge of the roof was damaged restricting the air flow. I would recommend further evaluation and repair by a qualified roofing company.
- Damaged shingle edges and damaged flashing were observed at the back edge of the house. Other damaged shingles may be present, but were concealed from view. I would recommend further evaluation and repair by a qualified roofing company.



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 D. Roof Structures and Attics*Viewed From:* Roof Structure Viewed From*Approximate Average Depth of Insulation:**Comments:* Visible evidence of moisture penetration evident inType of insulation: Roof Structure Viewed FromAttic ventilation Roof Structure Viewed From

Note: Attics & all related components are inspected visually from an area that does not put either the inspector or the home at risk. The method of inspection is at the sole discretion of the inspector & depends on a number of factors including, but not limited to, accessibility, clearances, insulation levels, stored items, temperature, etc. Inspectors will access the attic if possible, but most attics are unfinished & outside the living space of the home. Many attics are too dangerous to fully enter or are not accessible due to house structure. Hidden attic damage is always possible, & no attic can be fully evaluated at the time of inspection.

- Note: no attic space by design. I could not observe the roof framing, insulation thickness, or check for leaks.

 E. Walls (Interior and Exterior)*Comments:*

Exterior cladding type: Masonite.

- All gaps, cracks, & exterior fixtures need to be kept sealed to prevent moisture/pests from entering the wall cavities. I would recommend further evaluation & repair by a qualified contractor.
- The fascia boards and some of the roof framing that could be observed through gaps was deteriorated and or patched at all four corners. The front right corner appeared to be held together with some type of tape. Further damage will likely be discovered as repairs are being made. I would recommend further evaluation & repair by a qualified contractor.

- This will not be addressed.
- No Z flashing installed above the exterior wood trim at the tops of the windows & doors as required by modern building practices.
 - The wall under the kitchen sink was deteriorated and had a 50% moisture reading as detected with a non-invasive digital moisture meter. Microbial growth is likely present in the area. This is likely an active leak. I would recommend further evaluation & repair by a qualified contractor.
 - Blistered paint was observed at the right front corner of the master bedroom wall/ceiling junction. A 41% moisture reading was taken in this area with a non-invasive digital moisture meter. Microbial growth is likely present behind the wall and ceiling. This area is likely an active leak. I would recommend further evaluation & repair by a qualified contractor.

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F. Ceilings and Floors

Comments:

- Note: patches were observed at the master bathroom and master bedroom ceiling. The areas were discolored. a 0% moisture reading was taken in several areas with a non-invasive digital moisture meter. The patches were likely from a previous leak.
- Note: the interior floor sloped in several areas throughout the interior. This is likely from the foundation settlement.



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 NI NP D **G. Doors (Interior and Exterior)***Comments:*

- The front exterior door had no striker plate installed for the deadbolt lock and the door frame was cut out so the deadbolt lock was ineffective. I would recommend further evaluation & repair by a qualified contractor.
- The back exterior door has been patched at the exterior and would not lock or latch. I would recommend further evaluation & repair by a qualified contractor.
- The master bathroom door rubbed the door frame.
- The master bedroom door hit the door frame and would not close.
- The front left bedroom door would not close and the closet door was missing.

Will be addressed for the exception of the missing closet door.

 **H. Windows***Comments:*

Note: Signs of lost seals in double pane windows may appear & disappear as temperature & humidity changes. Some windows with lost seals may not be evident at the time of inspection.

Note: Not all windows are tested due to accessibility in occupied buildings.

- Single pane Double pane Single / double pane
 Safety glass installed in hazardous locations

- Most of the interior bottom window panes were missing. The outer window panes were present. I would recommend further evaluation & repair by a qualified contractor.

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This will not be addressed.

I. Stairways (Interior and Exterior)

Comments:

- Open face risers observed at the back exterior stairs; this is a child safety hazard. The space between the steps should not allow the passage of a 4 inch sphere.
- No proper graspable handrail installed at the front stairs with four or more risers; this is a hazard. I would recommend further evaluation & repair by a qualified contractor.



J. Fireplaces and Chimneys

Comments:

Type of fireplace: Type of fireplace

Type of chimney: Type of fireplace

Chimney observed from: Type of fireplace

Attic Fire stop Area Accessible Not Accessible

Gas Valve / Logs Present Not present

Exterior combustion air vent Present Not present

- Note: accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.
-

K. Porches, Balconies, Decks, and Carports

Comments:

- The back deck roof covering had a hole in it and the flashing to the house roof was damaged and improperly installed. I would recommend further evaluation & repair by a qualified contractor.
- The deck beams are improperly attached to the deck support posts; they need to be

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This will not be addressed.

- resting on top of the posts or in a notch on the posts with a through bolt.
- Improper baluster spacing at the guard rail on both decks. The balusters should be spaced so that a 4 inch sphere cannot fit through the balusters. This is a child safety hazard. I would recommend further evaluation & repair by a qualified contractor.



L. Other

Comments:

Sidewalks, driveways, cabinets.

- All components appeared to be functioning adequately at the time of inspection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Location of panels: Interior laundry area.

Service amperage: 200 amps.

Wire Type(s) observed in Main & Sub Panels: Copper Aluminum

Nominal Voltage 125/250.

Note: arc fault breakers are not tested in occupied buildings due to damage that may occur to appliances plugged into the circuit outlets.

All electrical items were addressed at the recommendation of electrician. Refer to Halestorm Electric Invoice.

- I did not locate the electrical meter or an exterior breaker panel with a main disconnect. I would recommend further evaluation by a licensed electrician. I could not inspect the electrical mast, meter, or exterior breaker panel.
- No anti oxidant paste was observed applied to the aluminum service conductors. The Texas Real Estate Commission requires inspectors to note this as a deficiency if it is not observed. This is required to protect the stranded aluminum electrical wires from corrosion.
- A ground wire was observed attached to the neutral buss at the interior panel. The ground and neutral buss need to be isolated from each other at all sub-panels. The neutral buss carries electricity back to the source. No isolation between ground & neutral will allow multiple pathways back to the source making it possible for chassis

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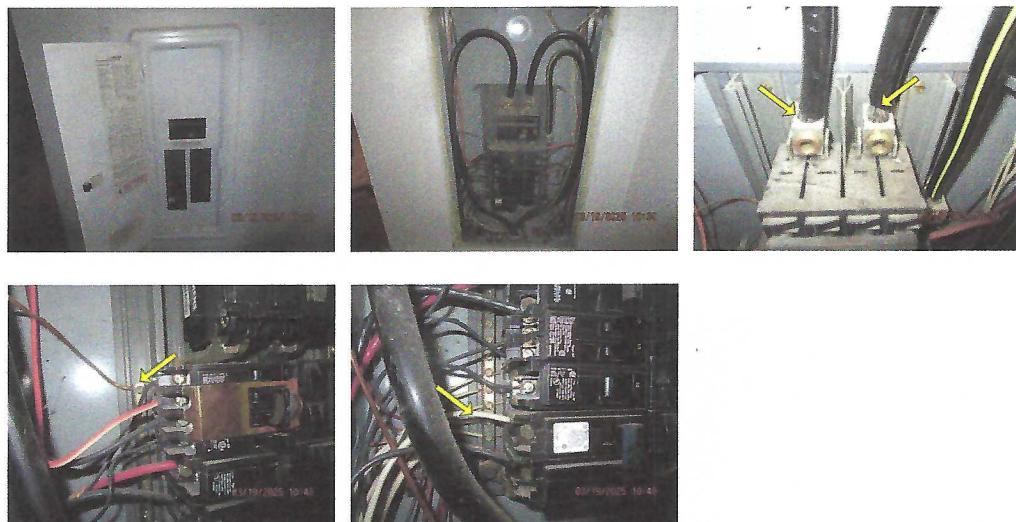
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to become energized & possible electrical shock and hazards. I would recommend further evaluation & repair by a licensed electrician.

- Observed improper use of normal wire conductor colors. Observed white wire used for other than grounded / neutral. When a white insulated conductor is used for other than a grounded conductor it should be permanently re-identified (i.e., marked) with the appropriate color at both ends.
- Arc fault circuit interrupters are now required for kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunroom's, recreational rooms, closets, hallways, & laundry rooms. The arc fault circuit interrupter (AFCI) is designed to provide fire protection by shutting off current flow should sensors detect arcing at fixtures on the protected circuits. AFCI protected circuits may not have been required at the time of construction, but the Texas Real Estate Commission requires inspectors to note them as a deficiency if they are not present. I would recommend further evaluation & repair by a licensed electrician.
- 250V branch circuits are now required to have GFCI protected breakers, & a 4 wire circuit with a 4 prong outlet. The Texas Real Estate Commission requires inspectors to note 250V branch circuits as deficient if they are not GFCI protected. These circuits can include car chargers, clothes dryers, ranges, ovens, water heaters, HVAC equipment, garage & exterior outlets. The purpose of the GFCI circuits is to protect from electrocution. I would recommend further evaluation & repair by a licensed electrician.



B. Branch Circuits, Connected Devices, and Fixtures

1. *Type of Wiring:* the visible type of wiring was: copper
Comments:

- Tamper Resistant outlets not present

Note: Not all outlets are tested due to accessibility in occupied buildings.

Branch circuit wiring is Grounded 3 wire Ungrounded 2 wire

Smoke detectors Present Not present

Carbon Monoxide Alarms Present Not present

- 250V branch circuits are now required to have GFCI protection & a 4 wire circuit with

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a 4 prong outlet. The clothes dryer outlet was a 3 prong outlet and was secured to the wall with tape. This is a hazardous condition. I would recommend further evaluation & repair by a licensed electrician.

- The front exterior outlet was not GFCI protected and the hot & neutral wires were reversed. This is a hazardous condition. I would recommend further evaluation & repair by a licensed electrician.
- All of the exterior yard lights were improperly wired with no junction boxes and exposed wiring not protected by conduit. This is a hazardous condition. I would recommend further evaluation & repair by a licensed electrician.
- The outlets at the laundry room, under the kitchen sink, and kitchen counter tops were not GFCI protected. GFCI outlets are required in these areas to help protect against electrical hazards & electrocution. I would recommend further evaluation & repair by a licensed electrician.
- The outlet under the kitchen sink was missing the cover.
- I could not locate a wall switch for the kitchen light and ceiling fan. When the home was built, I'm sure there was a wall switch installed. Also the kitchen ceiling fan was inoperative at the time of inspection. I would recommend further evaluation & repair by a licensed electrician.
- The master bedroom overhead closet light was hanging from the electrical wires. I would recommend further evaluation & repair by a licensed electrician.
- No proper in use (bubble) weatherproof covers installed at the exterior outlets in wet locations.
- The outlet at the left wall in the back left bedroom was loose in the wall. This is a fire hazard. I would recommend further evaluation & repair by a licensed electrician.
- Note: Smoke detector batteries are not tested & need to be replaced annually. Smoke detectors need to be replaced every 10 years.
- Smoke detectors are now required in all bedrooms as well as in the hallways outside of the bedrooms.



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I NI NP D **C. Other***Comments:***III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS** **A. Heating Equipment***Type of Systems:* central forced air split system*Energy Sources:* Electric Vertical*Comments:*

Brand & age: Nordyn new in 1998.

Furnace is Fully accessible Partially accessible Not accessibleGas shut off valve Present Not present Not present and/or observableBranch gas line Iron / appliance connector Copper Other

- Note: the heating system has aged & maybe near the end of its useful lifespan. Central heaters typically last about 15-30 years. This heater was 27 years old.
- The heating system did not appear to be heating adequately. With the thermostat set for heating, the highest temperature that was coming from the floor registers was about 79F. Typically, I would expect to see the heater producing over 100F. It may be that a heating element was inoperative. I would recommend further evaluation & possible repair by a licensed HVAC technician.

 **B. Cooling Equipment***Type of Systems:* Central split system*Comments:*

Brand & age: Unknown

Primary condensation drain line termination point(s): Crawl space.

Location:Living room.	Return: 68	Supply: 53	Delta Temperature: 15F.
Location:	Return:	Supply:	Delta Temperature:

Window Air Conditioners Present Not Present

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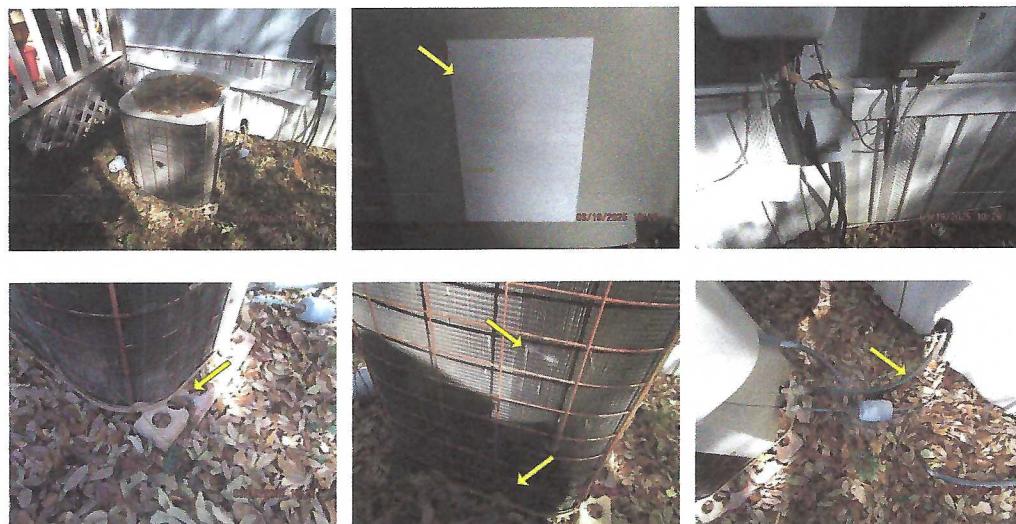
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- Note: the data plate was faded and wore off of the condenser unit. I could not determine the exact age. In my opinion the condenser was original equipment and likely new in 1998.
- Note: the exterior condenser unit has aged & maybe near the end of its useful lifespan. Condensers typically last 12-17 years. This unit is likely 27 years old.
- Damaged and dirty fins were observed at the exterior condenser unit. This condition may restrict the air flow and heat dissipation of the equipment. The fins maybe able to be straightened out. I would recommend further evaluation and possible repair by a licensed HVAC technician.
- The condenser unit pad was not 3 inches above grade.
- Incomplete insulation on the suction line at the exterior near the condenser reduces the efficiency of the system.
- I did not locate the primary condensation drain line at the exterior of the crawl space skirting. It was likely draining to the crawl space. This can damage the foundation as well as attracted vermin and insects. Also, the condensation drain pan under the evaporator coils at the interior was not draining the condensation properly and was excessively rusted, water was observed in the drain pan. I would recommend further evaluation & repair by a licensed HVAC technician.
- The HVAC equipment has no safety shut off float switch installed in the secondary drain line outlet, & no safety drain pan with a secondary drain line installed terminating to the exterior. I would recommend the addition of a safety float shut off switch be installed by a licensed HVAC technician. This would prevent water damage to the interior in case the primary condensation drain line gets clogged. I would recommend further evaluation & repair by a licensed HVAC technician.



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 I NI NP D **C. Duct Systems, Chases, and Vents***Comments:*

Filter Type: Pleated

This will not be addressed
due to limited space
to elevate air ducts.

- Note: unless houses are built with special mechanical means of ventilation, houses that are designed and constructed to minimize the amount of outdoor air that can "leak" into and out of the home may have higher pollutant levels than other houses. This may pose health and comfort issues. This inspection does not test the air exchange rate (from outdoor to indoor) or test for a balanced duct system (temperatures may vary from room to room).
- The air duct in the crawl space was lying on the ground. Ducts are required to be elevated and supported at least 4 inches above the earth. I would recommend further evaluation & repair by a licensed HVAC technician.

 **D. Other***Comments:*

All items in this section
will be addressed at the
licensed plumber's
recommendation

 A. Plumbing Supply, Distribution Systems and Fixtures*Location of water meter:* Front yard.*Location of main water supply valve:* Front yard.*Static water pressure reading:* 60 PSI.*Type of supply piping material:* the visible type of water supply piping was: Pex and PVC . Other plumbing materials may be present but were not detected at the time of inspection.*Comments:*Anti Siphon / Back Flow Preventers / Air Gap(s) Present Not Present

- No user water shut off valve observed; only the utility shut off is present. User shut off valves are now required in most municipalities.

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- No anti-siphon device installed at the exterior faucets hose bibs. The back flow preventers are designed to stop contaminated water from the exterior from getting siphoned to the interior potable water supply system.
- The front left exterior water faucet was not secured in place as required. I would recommend further evaluation and repair of all water supply issues by a licensed plumber.
- Incomplete insulation on several sections of the Pex water supply line in the crawl space. Pex water supply lines need to be insulated to protect from freezing as well as energy efficiency per the manufactures installation instructions.
- What appeared to be a water supply line in the crawl space was lying on the ground and had a slow leak that appeared to be leaking for a long time. Water supply lines are required to be supported above the ground. I would recommend further evaluation and repair by a licensed plumber.
- The kitchen sink faucet was inoperative and needs to be replaced. I would recommend further evaluation and repair by a licensed plumber.
- The hot and cold orientation of the guest bathtub was reversed. I would recommend further evaluation and repair by a licensed plumber.



B. Drains, Wastes, and Vents

Type of drain piping material: the visible type of drain piping material was: PVC
Other plumbing materials may be present but were not detected at the time of inspection.

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Comments:

Note: Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video scan of the interior of the drainpipes & drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known drain problems, or there are large trees on the grounds; it would be prudent to have the drain lines "video-scanned" prior to closing.

- Note: septic systems needs to be pumped & inspected by a licensed septic system company. I do not inspect septic systems as stated in the pre-inspection agreement.
- Water was observed in the sewer cleanout near the house. This can indicate several different issues with the drainage such as a clog, improper grade, or a belly in the line holding water. I would highly recommend having the sewer line video scanned by a licensed plumber.
- The kitchen sink drain was loose and leaking. I would recommend further evaluation and repair by a licensed plumber.
- The master bathroom toilet was loose at the floor indicating that fasteners designed to secure the toilet to the floor have pulled loose. This can damage the seal below the toilet and may indicate the presence of advanced decay in the subfloor (usually a result of water damage). A variety of solutions may be available, depending on the exact nature of the problem. I would recommend further evaluation and repair by a licensed plumber.
- The flexible drain line at the guest bathroom sink was improperly installed. I would recommend further evaluation and repair by a licensed plumber. Note: flexible drain pipes are prone to clogs.



C. Water Heating Equipment

Energy Sources: Tank, electric
Capacity: 40 gallons.

Comments:

Unit Manufacture & age: Rheem new in 2020.

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T & P Valve Operated Not Operated because of drain line.

Note: temperature/pressure relief valves that have aged more than one year are not tested due to the high probability that they will leak if tested & damage may occur.

Safety Pan & Drain Installed Yes No

Gas Shut Off Valve Installed Present Accessible Not Present and/or Observable

Branch gas line Iron / appliance connector Copper Other

Garage Unit(s) Physically Protected Yes No

18 inch Floor Clearance Yes No

- No electrical disconnect installed within sight of the water heater as required. I would recommend further evaluation and repair by a licensed electrician.

- There was no safety pan or drain line to the exterior under the water heater. This is required under the water heater if damaged could occur to the interior of the property if the water heater does leak. I would recommend further evaluation and repair by a licensed plumber.

- The temperature / pressure relief valve drain line terminates to the crawl space; it needs to terminate to the exterior of the skirting with a 90 degree elbow facing the ground, 6 inches above grade. These types of valves can fail slowly and trickle water out. If you can't see it, you would not know it's leaking. I would recommend further evaluation and repair by a licensed plumber.

- No expansion tank or vacuum breaker installed for the water heater. This is now required in most municipalities to allow for the expansion of the water while it is heating. I would recommend further evaluation and repair by a licensed plumber.



D. Hydro-Massage Therapy Equipment

Comments:

GFCI protection: [Hydro-Massage Therapy Equipment](#)

Access Cover: [Hydro-Massage Therapy Equipment](#)

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter:

Type of gas distribution piping material: the visible type of gas piping was: Type of gas line

Comments:

Gas line bonding: Gas line bonding

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- Loop & secure the discharge hose to the highest point under the kitchen sink to form an anti siphon device. The purpose is to keep the kitchen sink dirty water from siphoning into the dishwasher.
- The dishwasher was inoperative at the time of inspection. I would recommend further evaluation and repair by a qualified contractor.

New dishwasher will be installed.

B. Food Waste Disposers

Comments:

- The electrical wire was not clamped to the disposal as required.
- The disposal was not GFCI protected. This is an electrical hazard & could cause injury. The Texas Real Estate Commission requires this to be noted as a deficiency. I would recommend further evaluation & repair by a licensed electrician.



C. Range Hood and Exhaust Systems

Comments:

Range Hood Exhaust: Vents to Exterior

New range hood exhaust will be installed. • The grease filter was missing and needs to be replaced to prevent grease from adhering to the interior walls.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

 NI NP D **D. Ranges, Cooktops, and Ovens***Comments:*

Type of Range: Electric

This will not be addressed.

Type of Oven: Electric
Gas Shut off Valve: Present Accessible Not Present and/or Observable
Oven Temperature when set at 350F: N/A

- Note: visual inspection only per tenants request.
- No anti tip device installed behind the oven; this is a child safety hazard.

 E. Microwave Ovens*Comments:* **F. Mechanical Exhaust Vents and Bathroom Heaters***Comments:* Vents Terminate to Outdoors

- All components appeared to be functioning adequately at the time of inspection.

 G. Garage Door Operators*Comments:*

Garage Door Operated Manually & With Automatic Door Opener if present.

Note: remotes are not tested.

 H. Dryer Exhaust Systems*Comments:*

This will be addressed.

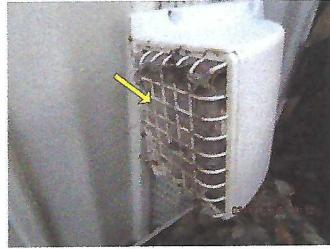
- The lint needs to be cleaned out from the clothes dryer vent termination hood so that the back draft preventer door opens & closes to prevent insects from entering the clothes dryer duct as well as to reduce the fire hazard and increase the efficiency of the clothes dryer. It also needs to be secured to the exterior skirting or wall.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

 I NI NP D **I. Other***Comments:***VI. OPTIONAL SYSTEMS** **A. Landscape Irrigation (Sprinkler) Systems***Comments:* Anti Siphon Valve(s) Present Back Flow Preventers Present Shut Off Valve Present Location of Shut off Valve:

Number of Zones: Control Panel Location:

Rain Sensor Present Not Present

Note: automatic sprinkler systems are tested in manual mode only.

 B. Swimming Pools, Spas, Hot Tubs, and Equipment*Type of Construction:* Pool Construction Types*Comments:*Unit is a: Swimming Pool Spa Pool / Spa CombinationGFCI on Pool / Spa Light Present Not PresentType of Heater Not Present Electric GasGas Shut off Valve Present Accessible Not Present and/or ObservableBranch gas line Iron & appliance connector Copper OtherFence / Enclosure Present Not Present

•

 C. Outbuildings*Comments:* **D. Other***Comments:*

INVOICE



Bill To

Melissa Ortega

Absolute Plumbing

Steve Tousain, MasterPlumbers Lic. M16380
747 Pecan Ln, Cottonwood Shores, Tx 78657
Phone: (830) 385-1706
Email: absoluteplumbingtx@gmail.com
Web: Texas Board of Plumbing www.TSBPE.org

Payment terms Due upon receipt
Invoice # 807
Date 03/26/2025

Description	Total
Kitchen Faucet & Drain Repair	\$340.00
805 High Mesa Drive 78676	
Pick up and install new kitchen side spray faucet. (Faucet \$115 with tax and pick up)	
Repair drains under sink at garbage disposal by replacing tubuler slip T & or disposal outlet piece connections (Approximately \$30 parts)	
*if paying with card transaction fee is added	
Total- \$352.30	

Subtotal	\$340.00
Total	\$340.00

Payment Summary

03/26/2025 - Bank Transfer	\$340.00
Paid Total	\$340.00
Remaining Amount	\$0.00

When paying with Credit Card,
Please add 3% processing fee





ESTIMATE



Prepared For

Melissa Ortega

Absolute Plumbing

Steve Tousain, MasterPlumbers Lic. M16380
747 Pecan Ln, Cottonwood Shores, Tx 78657
Phone: (830) 385-1706
Email: absoluteplumbingtx@gmail.com
Web: Texas Board of Plumbing www.TSBPE.org

Estimate # 173
Date 04/02/2025

Description	Total
Recommended Plumbing Repairs 805 High Mesa	\$0.00
(All prices quoted for repairs are not final until assessed in person)	
Vacuum Breaker Install 1 anti-siphon vac breaker at hosebib	\$15.00
Toilet Reset Toilet is loose at base and may require reset with new anchor bolts.	\$115.00
Worse case scenario - floor flange is broken or rusted out & needs replaced —\$350	
Water Leak Repair possible PVC water leak under house. \$150 - \$250 depending upon repair parts needed & difficulty Must assess in person	\$150.00
Bathroom Sink Drain Repair Recommend replacing unsecured, flexible accordion style drain under guest bath sink with appropriate offset tubular fittings	\$85.00

Temperature & Pressure Relief Drain \$160.00

Water heater T&P drain is piped into crawlspace under house. Should be terminated visibly outside 6" above ground

Subtotal \$525.00

Total **\$525.00**

When paying with Credit Card,
Please add 3% processing fee

By signing this document, the customer agrees to the services and conditions outlined in this document.

INVOICE

DATE	INVOICE NO	A.D.J Sets Mobile Home
4/9/2025	4925-805	116 Woodbend St.
		Canyon Lake, Texas 78133
		830-660-4039
INVOICE TO		
Melissa Ortega 805 High Mesa Dr. Wimberley, Texas 78676 Mortega231@gmail.com		

JOB	PAYMENT TERMS	DUE DATE
	Due on Receipt	4/9/2025

DESCRIPTION	LINE TOTAL
Leveled Home	
Marriage piers were steel jackstands, replaced with concrete blocks.	
Home was 2 ½" out of level. Leveled home	
Tightened down straps	
Repaired door piers	
1 year warranty	
4/9/25-4/9/26	

Subtotal	<input type="text"/>
Total	\$1,850.00

SD

Stacy Darnell

"Foundation Repairs for 805 High
Mesa Drive"

- \$1,850

Social activity

0 hearts 0 comments

Status

Complete

Payment method

 INTERNATIONAL BANK OF
COMMERCE Personal Checking
Bank .. 6683

Transaction details

April 09, 2025, 2:50 PM ·  Private

Paid to

@Stacy-Darnell-8

Type of transaction

Payments between friends

Transaction ID

4307216457769724625







INVOICE

**Bill To**

Melissa Ortega
805 High Mesa Dr
Wimberley, Tx 78676
(956) 220-0214

Halestorm Electric LLC

3 cypress fairway vlg
Wimberley, Texas 78676
Phone: (737) 404-8948
Email: Halestromelectric@gmail.com

Payment terms 15 Days
Invoice # 480
Date 04/15/2025
Business / Tax # HaleStorm Electric LLC

Description	Total
GFCI installation 7 GFCIs per inspection report	\$542.67
Outdoor wet rated cover installation 3 outdoor bubble cover installation per inspection report	\$77.52
Water Heater disconnect installation	\$98.20
Outdoor lighting conduit installation Install conduit/outdoor rated boxes to rectify improper wiring of outdoor flood light and outlet	\$196.40
Closet light/panel board working repair Repair and rectify issues covered during inspection To include repair of exposed wires, anti oxidation of main service wires, proper securing of outlets and wires	\$160.22
Outdoor light change	\$46.51

Subtotal	\$1,121.52
Discount	\$75.00
Total	\$1,046.52

Payment Summary

04/15/2025 - Credit Card or PayPal	\$505.91
04/18/2025 - Credit Card or PayPal	\$540.61
Paid Total	\$1,046.52
Remaining Amount	\$0.00

Payment Schedule

Deposit (45%)	\$470.93
Final (55%)	\$575.59

By signing this document, the customer agrees to the services and conditions outlined in this document. Contractor shall provide all labor and material, and perform all work necessary for completion of work. The client is responsible for supplying all lighting fixtures and ceiling fans with the exception of recessed lighting. The client is also responsible for any specialty devices. Payment schedule is as follows: 45% deposit with remaining balance due upon completion of work. Deposits are non refundable. All change orders will be required to be paid in full before work is started.

Melissa Ortega

Melissa Ortega

Leinneweber Services
 PO Box 3108
 Wimberley , TX 78676
 (512) 847-9511
 sales@leinneweberservices.com



Receipt

Billing Address

Ortega, Mellisa
 805 High Mesa Dr
 Wimberley, TX 78676

Date	Apr 04, 2025
Paid	\$734.54
Payment Method	Visa *4942
Confirmation #	594620332991

#	Invoice	Invoice Date	P.O.	Clerk	Payments	Outstanding Balance
1	I35933	Apr 04, 2025		BB	\$734.54	\$0.00

Site: Ortega, Mellisa - 805 High Mesa Dr, 805 High Mesa Dr, Wimberley, TX 78676

#	Item	Qty	Description	Rate	Amount	Tax	Amount w/ Tax
1	Septic Tank Pumping	1	(J4760272: 4/3/2025) Service of septic tank	\$575.00	\$575.00	\$0.00	\$575.00
2	Pro-Pump Hi-Count - Gallon	1	(J4760272: 4/3/2025) Pro-Pump Hi-Count - Gallon	\$55.00	\$55.00	\$4.54	\$59.54
3	Locating/Digging	1	(J4760272: 4/3/2025) Location/Dig fee to uncover tank access, hourly rate - 1 hour minimum	\$100.00	\$100.00	\$0.00	\$100.00
						Subtotal	\$730.00
						Tax	\$4.54
						Total	\$734.54

Thank you!

From

Ortega, Mellisa
 805 High Mesa Dr
 Wimberley, TX 78676

To

Leinneweber Services
 PO Box 3108
 Wimberley , TX 78676

Subtotal	\$730.00
Tax	\$4.54
Payments	\$734.54
Remaining Payment Balance	\$0.00



David Quintana

"Tree trimming services at 805 High Mesa Drive"

- \$750

Social activity

0 hearts 0 comments

Status

Complete

Payment method

 INTERNATIONAL BANK OF COMMERCE Personal Checking
Bank .. 6683

Transaction details

April 05, 2025, 6:58 PM ·  Private

Paid to

@David-Quintana-95

Type of transaction

Payments between friends

Transaction ID

4304442289135337345