

# CRITICAL EYE

Home Inspections ~ Energy Audits

## Inspection Report

**Richard Sorenson**  
**Tracie Sorenson**

**Property Address:**  
11400 Crumley Ranch Rd  
Austin TX 78738



**Critical Eye Home Inspections**

**Jan Ode TREC 3770**  
**11809 Buckingham Rd**

**Austin, Texas 78759**  
**512.705.0599**

# PROPERTY INSPECTION REPORT FORM

|  |                           |
|--|---------------------------|
| Richard Sorenson, Tracie Sorenson        | 1/19/2026                 |
| <i>Name of Client</i>                    | <i>Date of Inspection</i> |
| 11400 Crumley Ranch Rd, Austin, TX 78738 |                           |
| <i>Address of Inspected Property</i>     |                           |
| Jan Ode                                  | TREC 3770                 |
| <i>Name of Inspector</i>                 | <i>TREC License #</i>     |
|  |                           |
| <i>Name of Sponsor (if applicable)</i>   | <i>TREC License #</i>     |

## 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:**

**Standards of Practice:**

TREC Texas Real Estate Commission

**In Attendance:**

Seller

**Style of Home:**

Contemporary

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Built in 2016

**Weather:**

Clear

**Temperature:**

Between 45 and 55 degrees

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

Year Built: 2016

Square Footage: 4190

Rooms: 4 Bedrooms, 4 Bathrooms, 1 Half Bathrooms

Property is Occupied

Utilities On: Water, Electricity, Gas

People Present at Inspection: Seller

|   |   |  |
|---|---|--|
| <b>Date:</b> 1/19/2026  | <b>Time:</b> 10:30 AM                                   | <b>Report ID:</b> 01192026-1                     |
| <b>Property:</b><br>11400 Crumley Ranch Rd<br>Austin TX 78738 | <b>Customer:</b><br>Richard Sorenson<br>Tracie Sorenson | <b>Real Estate Professional:</b><br>Jan Moreland |

**Comment Key or Definitions**

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (I)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Deficiency (D)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

TREC Texas Real Estate Commission

**In Attendance:**

Seller

**Style of Home:**

Contemporary

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Built in 2016

**Weather:**

Clear

**Temperature:**

Between 45 and 55 degrees

**Ground/Soil surface condition:**

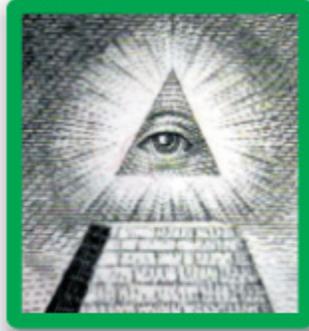
Dry

**Rain in last 3 days:**

No

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**INVOICE**

# CRITICAL EYE

Home Inspections ~ Energy Audits

**Critical Eye Home Inspections**  
11809 Buckingham Rd  
Austin, Texas 78759  
512.705.0599  
Inspected By: Jan Ode

**Inspection Date:** 1/19/2026  
**Report ID:** 01192026-1

|   |   |
|---|---|
| <b>Customer Info:</b>                                       | <b>Inspection Property:</b>               |
| Richard Sorenson<br>Tracie Sorenson                         | 11400 Crumley Ranch Rd<br>Austin TX 78738 |
| <b>Customer's Real Estate Professional:</b><br>Jan Moreland |   |

**Inspection Fee:**

| Service           | Price | Amount | Sub-Total                    |
|-------------------|-------|--------|------------------------------|
| Over 4000 sq. ft. | 0.24  | 4190   | 1005.60                      |
| Outdoor Kitchen   | 75.00 | 1      | 75.00                        |
|                   |       |        | <b>Tax \$0.00</b>            |
|                   |       |        | <b>Total Price \$1080.60</b> |

**Payment Method:**  
**Payment Status:**  
**Note:**

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

I   NI   NP   D

## I. STRUCTURAL SYSTEMS

**A. Foundations**

**Type of Foundation (s):** Slab on grade

**Comments:**

Foundation is performing as intended at time of inspection.

**B. Grading and Drainage**

**Comments:**

Item 1(Picture)Item 2(Picture) Lower grade in flower bed on back of house at back patio. There should be approx. 4-6" of foundation visible and water should drain away from foundation.



B. Item 1(Picture)



B. Item 2(Picture)

**C. Roof Covering Materials**

**Types of Roof Covering:** Metal, Rubber membrane

**Viewed from:** Ground, Viewed from second story windows, Walked partial roof

**Roof Ventilation:** Sealed attic

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

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

**Comments:**

Item 1(Picture) Item 2(Picture) Roof was performing as intended at time of inspection.

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

I   NI   NP   D



C. Item 1(Picture)

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

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|



C. Item 2(Picture)

**D. Roof Structures and Attics**

**Method used to observe attic:** Attic access in bedroom, Pull down stairs in garage, Pull down stairs in hall, Through door in upstairs closet.

**Viewed from:** Attic access., Limited access, Partially able to walk attic., Platform at the HVAC unit.

**Roof Structure:** Dimensional lumber, Engineered wood trusses

**Attic Insulation:** Spray foam

**Attic info:** HVAC systems in attic

**Comments:**

Was performing as intended at time of inspection.

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

**Wall Structure:** Masonry, 2 X 4 Wood Studs, 2 X 6 Wood Studs, Stucco

**Comments:**

Item 1(Picture) Unable to verify if stucco has proper drainage plane/air gap and I do not see a visible flashing between stone and stucco. Stone rollock has very little fall away from stucco. Make sure that the joint between stucco and stone is properly sealed.

Item 2(Picture) Seal between window, stucco and masonry on front window right of entry.

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

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

Item 3(Picture) Item 4(Picture)Item 5(Picture) Recommend that all penetrations through the walls be properly sealed so water, bugs, and debris do not enter the wall space. This includes all light fixtures, hose bibs, plumbing lines, HVAC lines, exhaust vents, electrical boxes, and cables.

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

I   NI   NP   D



E. Item 1(Picture)

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

I   NI   NP   D



E. Item 2(Picture)

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

I   NI   NP   D



E. Item 3(Picture)

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

I   NI   NP   D



E. Item 4(Picture)

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

I   NI   NP   D



E. Item 5(Picture)

**F. Ceilings and Floors**

**Ceiling Structure:** bottom chord of trusses.

**Comments:**

Were performing as intended at time of inspection.

**G. Doors (Interior and Exterior)**

**Comments:**

Were performing as intended at time of inspection.

The garage door will reverse when met with resistance.

**H. Windows**

**Comments:**

Item 1(Picture)Item 2(Picture) Install window screens to make sure they are all there and not damaged. Also install screens on sliding doors. Screens are in attic over garage.

Windows were performing as intended at time of inspection.

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

I   NI   NP   D



H. Item 1(Picture)

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

I   NI   NP   D



H. Item 2(Picture)

I. Stairways & Railings (Interior, Exterior)

**Comments:**

Attic stairs were performing as intended.

Was performing as intended at the time of inspection

J. Fireplaces and Chimneys

**Operable Fireplaces:** Two

**Types of Fireplaces:** Conventional, Gas with ceramic insert., Gas/LP Log starter, Wood burning

**Chimney (exterior):** Masonry

**Comments:**

Item 1(Picture) Install cap and screen on fresh air for fireplace.

Item 2(Picture) Install cap on fresh air vent for fireplace.

Item 3(Picture) Exterior fireplace was working at time of inspection.

Item 4(Picture) Item 5(Picture) Excessive amount of soot build up in fireplace. Recommend that the fireplaces have a Level 2 inspection by a qualified certified chimney sweep upon sale or transfer of property per NFPA211 15.4

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

I   NI   NP   D



J. Item 1(Picture)

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

I   NI   NP   D



J. Item 2(Picture)



J. Item 3(Picture)

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

I   NI   NP   D



J. Item 4(Picture)

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

|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



J. Item 5(Picture)

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

[Comments:](#)

Item 1(Picture) Seal around metal post on back patio.



K. Item 1(Picture)

**L. Other**

[Comments:](#)

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

| I | NI | NP | D |
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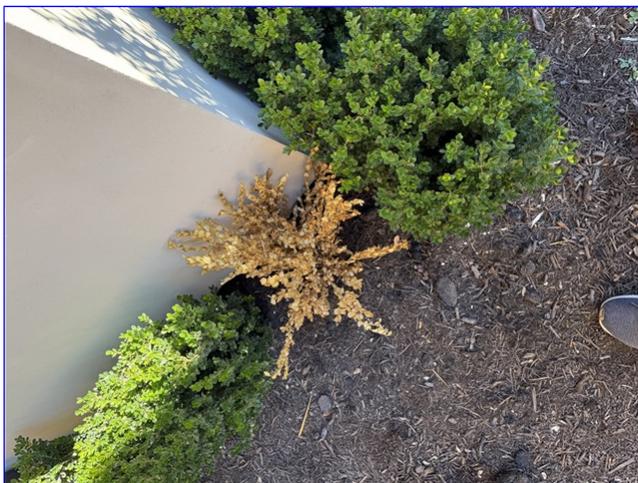
M. Trees and other vegetation

**Comments:**

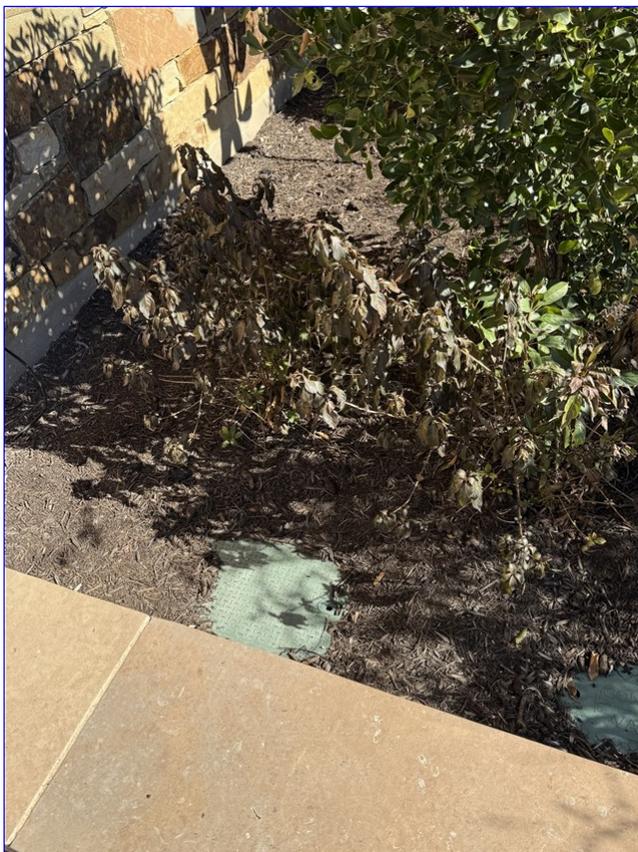
Item 1(Picture)Item 2(Picture) Several dead bushes in front garden area.

Item 3(Picture)Item 4(Picture) Keep bushes trimmed back from stucco as needed.

Item 5(Picture) Trim tree limbs from rain water collection tank as needed.



M. Item 1(Picture)



M. Item 2(Picture)

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

I   NI   NP   D



M. Item 3(Picture)

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

I   NI   NP   D



M. Item 4(Picture)

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

I   NI   NP   D



M. Item 5(Picture)

**N. Gutters and downspouts**

[Comments:](#)

The gutters and downspouts were performing as intended.

Recommend that the gutters and downspouts be inspected yearly and cleaned as needed.

**O. Insulation**

[Comments:](#)

The attic insulation was installed and performing as intended.

**P. Trim, soffitts,& fascia**

[Comments:](#)

Were performing as intended at time of inspection.

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

I   NI   NP   D

## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

**Electrical Service Conductors:** Overhead service, Below ground

**Main Breaker:** 2- 200 Amp Breakers.

**Panel Capacity:** 225 AMP

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** Eaton

**Comments:**

Item 1(Picture)Item 2(Picture) Item 3(Picture) Electric meter and 2 -200 amp main breakers with surge protectors.

Item 4(Picture) Sub panels in garage

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

I   NI   NP   D



A. Item 1(Picture)



A. Item 2(Picture)

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

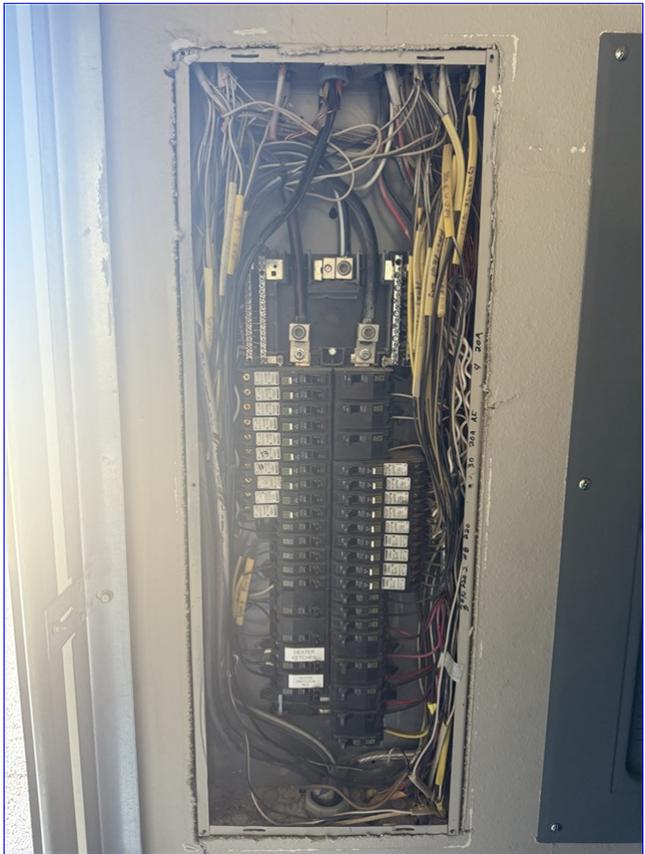
I   NI   NP   D



A. Item 3(Picture)

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

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|



A. Item 4(Picture)

B. Branch Circuits, Connected Devices, and Fixtures

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

Item 1(Picture) Missing cover on electric junction box.

Item 2(Picture) Properly protect wiring at pump at rain water collection tank.

NOTE: TREC has determined that all circuits that service bedrooms, living rooms, hallways, dining rooms, parlors, libraries, dens, sunrooms, recreation rooms, closets Kitchens,and laundry areas have Arc Fault protection.

NOTE: All plugs above the kitchen counters and or within 6' of a sink or water source, all bathrooms, all garage plugs, accessory building receptacles, crawl space receptacles, laundry area receptacles, and all outside plugs be GFCI protected. Also kitchen dishwasher receptacles and indoor damp and wet location receptacles.

NOTE: All plugs that are less than 5.5 feet above the floor need to be Tamper resistant.

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

**I   NI   NP   D**

Item 3(Picture) All smoke detectors and carbon monoxide detectors over ten years old should be replaced. Test monthly.

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

I   NI   NP   D



B. Item 1(Picture)

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

I   NI   NP   D



B. Item 2(Picture)

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

I   NI   NP   D



B. Item 3(Picture)

C. Other

[Comments:](#)

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

I   NI   NP   D

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

A. Heating Equipment

**Type of Systems:** Forced Air

**Energy Sources:** Electric

**Heat System Brand:** UNICO

**Number of Heat Systems (excluding wood):** Four

**Comments:**

Item 1(Picture) Item 2(Picture)Item 3(Picture) Unico system in attic. and mechanical room.

Heat units were working as intended.

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

I   NI   NP   D



A. Item 1(Picture)

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

I   NI   NP   D



A. Item 2(Picture)

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

I   NI   NP   D



A. Item 3(Picture)

B. Cooling Equipment

**Type of Systems:** Forced Air

**Air Manufacturer:** Pioneer (Parker Davis)

**Comments:**

Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) 4 Pioneer condensers on roof.

The A/C units were not tested for proper operation due to the outside air temperature being 55 degrees or less.

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)



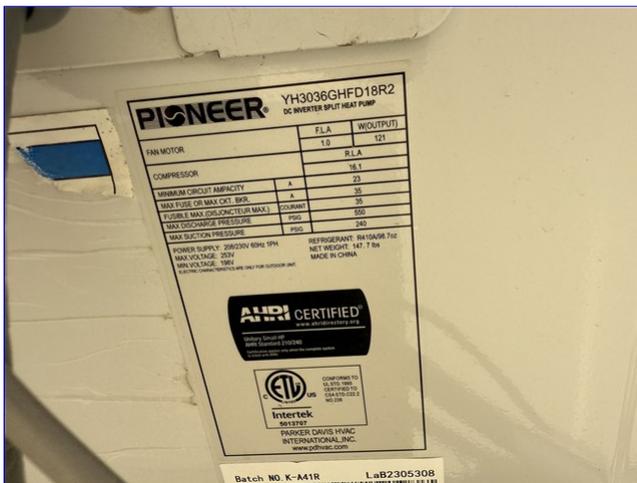
B. Item 3(Picture)

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

I NI NP D



B. Item 4(Picture)



B. Item 5(Picture)

C. Duct Systems, Chases, and Vents

**Ductwork:** Insulated flex duct., Unable to determine other types of duct.

**Filter Type:** Cartridge, Media

**Filter Size:** 16x25x4, 20x25x4

**Comments:**

Item 1(Picture) Exhaust vents on outside of house.

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

I NI NP D

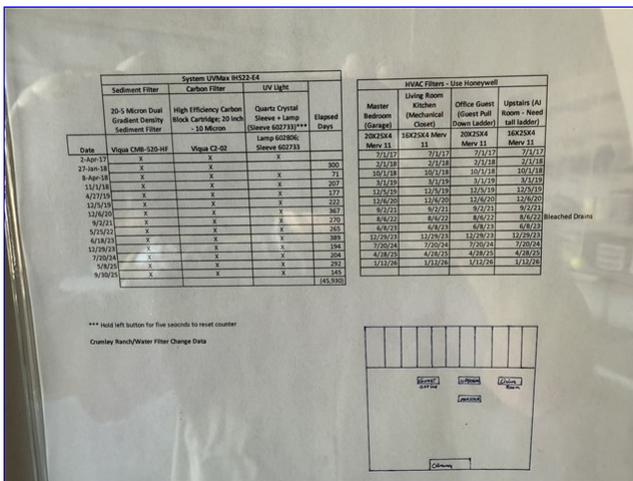


C. Item 1(Picture)

D. Other

**Comments:**

Item 1(Picture) List showing filters for water treatment and HVAC.



D. Item 1(Picture)

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

I   NI   NP   D

## IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

**Location of water meter:** Rain water collection system. No meter

**Location of main water supply valve:** Unknown (cannot locate)

**Water Source:** Rain water collection

**Static water pressure reading:** Approx. 40 PSI

**Plumbing Water Supply (into home):** Not visible

**Plumbing Water Distribution (inside home):** PEX, There may be other types of pipeing used for water distribution but were not visible.

**Type of supply piping material:** Pex, Unable to verify any other type water lines used for distribution .

**Comments:**

Item 1(Picture) I did not inspect the filtration system used on the rain water system.

Item 2(Picture) Water pressure at the front hose bib. is approx. 40 PSI. The normal operating range for a residential home is between 40 and 80 PSI.

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

I   NI   NP   D



A. Item 1(Picture)



A. Item 2(Picture)

B. Drains, Waste, and Vents

**Plumbing Waste:** PVC

**Type of drain piping material:** PVC

**Comments:**

I did not inspect the septic system or any of its components.

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

|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

C. Water Heating Equipment

**Water Heater Location:** Closet in garage.

**Water Heater Manufacturer:** Rheem

**Energy Sources:** Electric

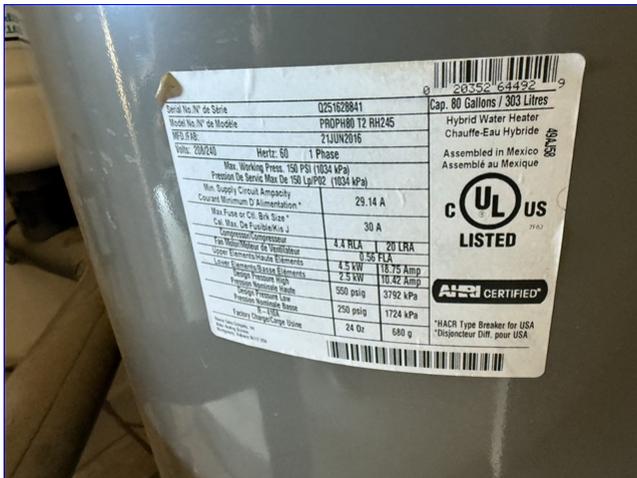
**Capacity (Water Heater):** 80 Gallon

**Comments:**

Item 1(Picture)Item 2(Picture) Rheem 80 gallon electric water heater.



C. Item 1(Picture)



C. Item 2(Picture)

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

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

**Type of gas distribution piping material:** CSST gas pipe, Black hard pipe going into house from the meter.

**Location of gas meter:** On Back right side.

Comments:

Item 1(Picture)Item 2(Picture) I did not inspect the propane tank or any of its components.

Item 3(Picture) Gas manifold in attic with access from mechanical room. Protective covering cut short on piping at manifold.

The unit is piped for gas with hard black pipe and CSST. I was unable to determine if the gas lines were all properly grounded and bonded. Recommend that a licensed electrician that is qualified with this type pipe make sure the CSST is properly grounded and bonded according to the manufactures instructions and the local building codes that are in effect at the time the home was built.

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

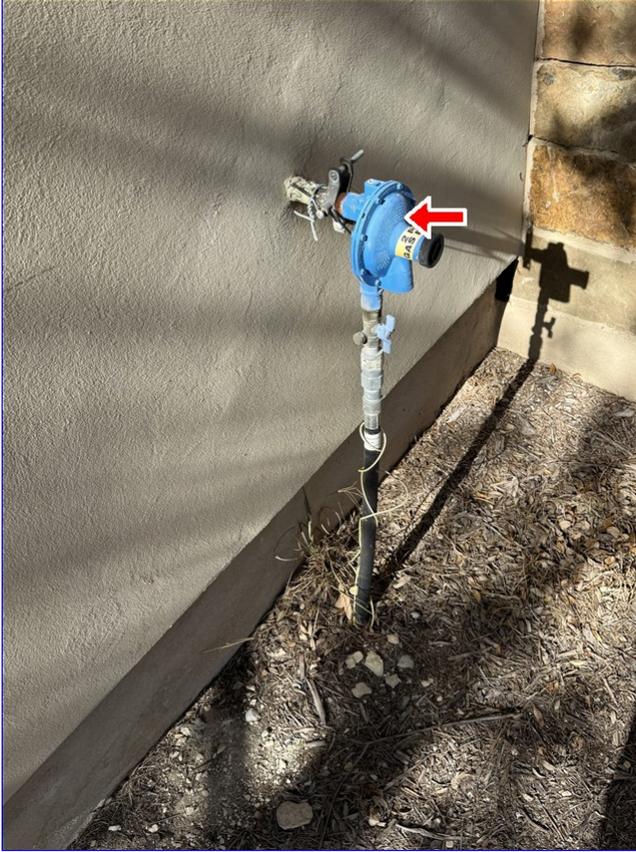
I   NI   NP   D



E. Item 1(Picture)

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

I   NI   NP   D



E. Item 2(Picture)

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

I   NI   NP   D



E. Item 3(Picture)

F. Other

[Comments:](#)

Item 1(Picture) Not sure what this pipe is for. It should be capped, and or have a 90 degree elbow.

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

I   NI   NP   D



F. Item 1(Picture)

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

I   NI   NP   D

## V. APPLIANCES

**A. Dishwashers**

**Dishwasher Brand:** KitchenAid

**Oven:** KitchenAid

**Cooktop:** Wolf

**Refrigerator:** Sub Zero

**Wash Machine:** LG

**Dryer:** LG

**Ice Maker:** KitchenAid

**Comments:**

Item 1(Picture)Item 2(Picture) Dishwasher was performing as intended at time of inspection.

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

I   NI   NP   D



A. Item 1(Picture)



A. Item 2(Picture)

- 
- 
- 
- 

**B. Food Waste Disposers**

**Disposer Brand:** Luxart

**Comments:**

Item 1(Picture) Disposal was working at time of inspection.

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

I   NI   NP   D



B. Item 1(Picture)

C. Range Hood and Exhaust Systems

**Exhaust/Range hood:** Wolf

**Comments:**

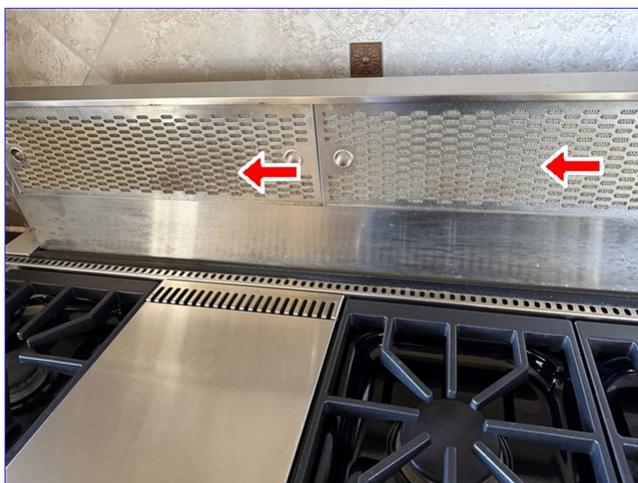
Item 1(Picture) Item 2(Picture) Recommend that the grease filter be cleaned occasionally depending on the amount of use.

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

I   NI   NP   D



C. Item 1(Picture)



C. Item 2(Picture)

E. Cooktops

Comments:

Item 1(Picture) Cook top was performing as intended at time of inspection.

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

I   NI   NP   D



E. Item 1(Picture)

**G. Microwave Ovens**

**Built in Microwave:** KitchenAid

**Comments:**

Item 1(Picture) Item 2(Picture) The microwave oven was performing as intended at time of inspection.

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

I   NI   NP   D



G. Item 1(Picture)



G. Item 2(Picture)

**H. Mechanical Exhaust Vents and Bathroom Heaters**

**Comments:**

Item 1(Picture) Were performing as intended at time of inspection. It is recommended that the exhaust fans be cleaned occasionally to remove built up dust.

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

I   NI   NP   D



H. Item 1(Picture)

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

[Comments:](#)

The garage door will reverse when met with resistance.

**J. Dryer Exhaust Systems**

[Comments:](#)

Item 1(Picture) I did not inspect the dryer venting since it was connected to dryer. Recommend that the dryer vent be cleaned annually.

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

I   NI   NP   D



J. Item 1(Picture)

**K. Other**

[Comments:](#)

**M. Cooktop w/built in exhaust**

[Comments:](#)

Item 1(Picture) Exit for the cook top exhaust vent.

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

I   NI   NP   D



M. Item 1(Picture)

**N. Double Oven**

**Comments:**

Item 1(Picture) The upper oven temperature was 345 degrees and the lower oven temperature was 340 when the temperature control was set at 350 degrees.

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

I   NI   NP   D



N. Item 1(Picture)

**O. Refrigerator**

**Comments:**

Item 1(Picture) Refrigerator was performing at time of the inspection.

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

I   NI   NP   D



O. Item 1(Picture)

**P. Washmachine**

[Comments:](#)

**Q. Dryer**

[Comments:](#)

**X. Ice Maker**

[Comments:](#)

Item 1(Picture)Item 2(Picture) Kitchen Aid ice maker was working as intended at time of inspection.

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

I NI NP D



X. Item 1(Picture)



X. Item 2(Picture)

BB. Insta Hot

Comments:

Item 1(Picture) Insta hot under kitchen sink was working as intended at time of inspection.

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

I   NI   NP   D



BB. Item 1(Picture)

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

I   NI   NP   D

## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

**Irrigation controller:** Orbit

**Comments:**

Sprinkler has two zones. 1. Drip in the front courtyard. 2. Heads in front of the courtyard.

**E. Private Sewage Disposal (Septic) System**

**Comments:**

Item 1(Picture) I did not inspect the septic system or any of its components.



E. Item 1(Picture)

**F. Other**

**Comments:**

I did not inspect the rain water collection system or any of its components.

Item 1(Picture) All down spout are tied to an under ground pipe system that leads to rain water catch tank.

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

I   NI   NP   D



F. Item 1(Picture)

**G. Outdoor Cooking Equipment and or Kitchen**

**Energy Source (outdoor cooking):** Propane

**Comments:**

Item 1(Picture) Small refrigerator outside at outdoor kitchen was working as intended.

Item 2(Picture) Disposal was working at outside kitchen.

Item 3(Picture) Item 4(Picture) Grill was working at time of inspection.

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

I   NI   NP   D



G. Item 1(Picture)



G. Item 2(Picture)

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

I   NI   NP   D



G. Item 3(Picture)

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

I   NI   NP   D



G. Item 4(Picture)

I. Whole-House Vacuum Systems

[Comments:](#)

Item 1(Picture) I did not inspect the built in vacuum system or its components.

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

I   NI   NP   D



I. Item 1(Picture)

J. Outdoor low voltage lighting.

[Comments:](#)

I did not inspect the low voltage exterior lighting or any of its components.

## General Summary



# CRITICAL EYE

Home Inspections ~ Energy Audits

Critical Eye Home Inspections

11809 Buckingham Rd  
Austin, Texas 78759  
512.705.0599

**Customer**  
Richard Sorenson  
Tracie Sorenson

**Address**  
11400 Crumley Ranch Rd  
Austin TX 78738

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

### I. STRUCTURAL SYSTEMS

#### B. Grading and Drainage

##### Inspected, Deficient

Item 1(Picture)Item 2(Picture) Lower grade in flower bed on back of house at back patio. There should be approx. 4-6" of foundation visible and water should drain away from foundation.

#### E. Walls (Interior and Exterior)

##### Inspected, Deficient

Item 1(Picture) Unable to verify if stucco has proper drainage plane/air gap and I do not see a visible flashing between stone and stucco. Stone rollock has very little fall away from stucco. Make sure that the joint between stucco and stone is properly sealed.

Item 2(Picture) Seal between window, stucco and masonry on front window right of entry.

Item 3(Picture) Item 4(Picture) Item 5(Picture) Recommend that all penetrations through the walls be properly sealed so water, bugs, and debris do not enter the wall space. This includes all light fixtures, hose bibs, plumbing lines, HVAC lines, exhaust vents, electrical boxes, and cables.

## **J. Fireplaces and Chimneys**

### **Inspected, Deficient**

Item 1(Picture) Install cap and screen on fresh air for fireplace.

Item 2(Picture) Install cap on fresh air vent for fireplace.

Item 3(Picture) Exterior fireplace was working at time of inspection.

Item 4(Picture) Item 5(Picture) Excessive amount of soot build up in fireplace. Recommend that the fireplaces have a Level 2 inspection by a qualified certified chimney sweep upon sale or transfer of property per NFPA211 15.4

## **K. Porches, Balconies, Decks and Carports**

### **Inspected, Deficient**

Item 1(Picture) Seal around metal post on back patio.

## **M. Trees and other vegetation**

### **Inspected, Deficient**

Item 1(Picture) Item 2(Picture) Several dead bushes in front garden area.

Item 3(Picture) Item 4(Picture) Keep bushes trimmed back from stucco as needed.

Item 5(Picture) Trim tree limbs from rain water collection tank as needed.

## **II. ELECTRICAL SYSTEMS**

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

#### **Inspected, Deficient**

Item 1(Picture) Missing cover on electric junction box.

Item 2(Picture) Properly protect wiring at pump at rain water collection tank.

NOTE: TREC has determined that all circuits that service bedrooms, living rooms, hallways, dining rooms, parlors, libraries, dens, sunrooms, recreation rooms, closets Kitchens, and laundry areas have Arc Fault protection.

NOTE: All plugs above the kitchen counters and or within 6' of a sink or water source, all bathrooms, all garage plugs, accessory building receptacles, crawl space receptacles, laundry area receptacles, and all outside plugs be GFCI protected. Also kitchen dishwasher receptacles and indoor damp and wet location receptacles.

NOTE: All plugs that are less than 5.5 feet above the floor need to be Tamper resistant.

Item 3(Picture) All smoke detectors and carbon monoxide detectors over ten years old should be replaced. Test monthly.

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

#### B. Cooling Equipment

##### Inspected, Not Inspected

Item 1(Picture) Item 2(Picture)Item 3(Picture)Item 4(Picture) Item 5(Picture) 4 Pioneer condensers on roof.

The A/C units were not tested for proper operation due to the outside air temperature being 55 degrees or less.

### IV. PLUMBING SYSTEM

#### E. Gas Distribution Systems and Gas Appliances

##### Inspected, Not Inspected, Deficient

Item 1(Picture)Item 2(Picture) I did not inspect the propane tank or any of its components.

Item 3(Picture) Gas manifold in attic with access from mechanical room. Protective covering cut short on piping at manifold.

The unit is piped for gas with hard black pipe and CSST. I was unable to determine if the gas lines were all properly grounded and bonded. Recommend that a licensed electrician that is qualified with this type pipe make sure the CSST is properly grounded and bonded according to the manufactures instructions and the local building codes that are in effect at the time the home was built.

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jan Ode



# CRITICAL EYE

Home Inspections ~ Energy Audits

## INSPECTION AGREEMENT

**THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY**

Address of Structure to be Inspected: 11400 Crumley Ranch Rd Austin TX 78738

Inspection Fee: \$ 1080.60

- Client requests a visual inspection of the structure identified at the above address by Critical Eye Home Inspections hereinafter collectively referred as
1. the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.

- Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c)
2. Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.

- CONFIDENTIAL REPORT:** Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate
3. Agent directly representing Client and/or Client's lending institution for the use in the Client's transaction only. (c) one copy may be provided to the Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMAGES AS A RESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and

hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.

- Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the
4. apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice from the Texas Real Estate Commission.

**SCOPE OF INSPECTION:** The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, Carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

5. Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

6. **CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.**

7. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.

8. **LIMITATION ON LIABILITY:** It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

9. **DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

10. **ARBITRATION:** It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**

11. Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Texas.

12. **ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable attorney's fees, arbitrator fees and other costs.

Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.

14. SEVERABILITY: If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in full force and effect between the parties.

PAYMENT: Payment is expected when the report is delivered. A 10% late fee (per month) will be charged for all late payments. All costs, including but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks.

16. ENTIRE CONTRACT: This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated \_\_\_\_\_ Signature of Client \_\_\_\_\_  
(One signature binds all)

Printed Name of Client: \_\_\_\_\_

Dated \_\_\_\_\_ For the Company Jan Ode





# CRITICAL EYE

Home Inspections ~ Energy Audits

**Critical Eye Home Inspections**

Jan Ode

11809 Buckingham Rd  
Austin, Texas 78759  
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