Precision Inspection

Property Inspection Report

302 Wallis, Rollingwood, TX 78746
Inspection prepared for: Davis & Olivia Baker
Date of Inspection: 7/18/2023 Time: 9:00 AM
Age of Home: 1988 Size: 2950
Weather: Sunny, 100 Degrees
Order ID: 1562

Inspector: Don Barker

3271
7029 Bee Caves Rd, Austin, Texas
Phone: 512-282-0455
Email: donwbarker@gmail.com

PROPERTY INSPECTION REPORT FORM

Davis & Olivia Baker	7/18/2023
Name of Client	*Date of Inspection*
302 Wallis, Rollingwood, TX 78746	
Address of Inspected Property	
Don Barker	3271
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILTY 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).

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Table Of Contents

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ A. Foundation

TYPE OF FOUNDATION: Slabe on Grade

VIEWED FROM: Exterior and Interior accessible surfaces of the foundation.

Observations:

A.1. Foundation Performance Opinion: The foundation appears to be providing adequate support for the structure at the time of the inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation.

A.2. Minor Cracking and/or separation was observed in the parge coating (thin layer of mortar) on the foundation perimeter concrete surface. This condition is common with slab foundations and does not typically represent a concern

☑ ☐ ☐ ☑ B. Grading and Drainage

Comments:

B.1. The gutter and downspout system was observed to be connected to underground drainage piping. Inspector cannot visually inspect the integrity of the underground drain system or proper drainage technique used.

B.2. Negative grade or (poor soil grade) was observed, ground surface slopes towards the foundation or has less than 2% grade away from foundation. To keep surface water from collecting up against and or near the foundation grading should have a 2% slope (6 inches within the first 10 feet) away from the structure.

B.3. Debris observed in roof gutters. Gutters and down spout should be kept clean. Note: Adding gutter leaf guards can help with not having to clean the gutters as often.

B.4. Gutter guards are sagging and are missing in one or more locations.

B.5. The gutter downspout is missing on the right side of the garage. Recommend installing splash block.

B.6. One or more gutter downspouts do not terminate all the way to the ground. Raised too high.

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

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The gutter and downspout system was observed to be connected to underground drainage piping. Inspector cannot visually inspect the integrity of the underground drain system or proper drainage technique used.

Debris observed in roof gutters. Gutters and down spout should be kept clean. Note: Adding gutter leaf guards can help with not having to clean the gutters as often.

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The attic space in the garage cannot be access due to owners belongings in the way at the time of the inspection.

The gutter downspout is missing on the right side of the garage. Recommend installing splash block.

Negative grade or (poor soil grade) was observed, ground surface slopes towards the foundation or has less than 2% grade away from foundation. To keep surface water from collecting up against and or near the foundation grading should have a 2% slope (6 inches within the first 10 feet) away from the structure.

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One or more gutter downspouts do not terminate all the way to the ground. Raised too high.

☑ ☐ ☐ ☑ C. Roof Covering Materials

Type(s) of Roof Covering: Composition shingles. • Concrete tiles. • Is roof a layover? No

Viewed From: Roof, From the ground with binoculars.

Comments:

C.1. Trees should be trimmed away from the roof structure to prevent trees from rubbing the shingle surface and to help keep rodents and animals from accessing the roof structure.

C.2. There are exposed fasteners on the roof. Sealant should be applied to exposed fastener heads to prevent
moisture from penetrating the roof in those areas.

C.3. Debris on the roof surface observed in one or more locations.

C.4. Poor flashing and or roof design observed on the right back corner. Debris lodged in valley flashing.

C.5. There are exposed fasteners on the roof. Sealant should be applied to exposed fastener heads to prevent
moisture from penetrating the roof in those areas.

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

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Debris on the roof surface observed in one or more locations.

Poor flashing and or roof design observed on the right back corner. Debris lodged in valley flashing.

Trees should be trimmed away from the roof structure to prevent trees from rubbing the shingle surface and to help keep rodents and animals from accessing the roof structure.

There are exposed fasteners on the roof. Sealant should be applied to exposed fastener heads to prevent
moisture from penetrating the roof in those areas.

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

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There are exposed fasteners on the roof. Sealant should be applied to exposed fastener heads to prevent
moisture from penetrating the roof in those areas.

☑ ☑ ☐ ☑ D. Roof Structure and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: The attic floor was insulated with blown-in fiberglass. • Attic floor insulation depth averages 6 to 8 inches. The Inspector recommends installing additional insulation to comply with local energy codes

Comments:

D.1. The attic space in the garage could not be access due to owners belongings in the way at the time of the inspection.

D.2. The attic Fold downstairs will not close all the way.

D.3. Attic insulation is missing in one or more locations.

D.4. Water stains observed on roof decking in one or more locations.

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

I	NI	NP	D

Attic insulation is missing in one or more locations.

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Water stains observed on roof decking in one or more locations.

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Water stains observed on roof decking in one or more locations.

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☑ ☑ ☐ ☑ E. Walls (Interior and Exterior)

Wall Materials: Exterior walls are rock veneer.

Comments:

E.1. Note - Potential Hidden Damage:
If deteriorated caulk/mortar joints, broken tiles, or evidence of previous or current leaks are notated as
deficient within Wall and or plumbing systems, it should be assumed that moisture penetration may have occurred
and hidden damage may exist.

E.2. Parts of the garage cannot be accessed and or viewed due to owners belongings in the way.

E.3. Built-in type of refrigerator. The walls and water lines behind the refrigerator we're not inspected.

E.4. Note interior of the house has been recently painted.

E.5. Exterior wall penetrations have missing and or separated sealants (caulking).

E.6. -Exterior window trim has missing or deteriorated sealants (caulking) where the window frame meets the wall cladding and or trim.

E.7. The bathtub and/or shower fixtures are not properly sealed to the wall in one or more locations. The
escutcheons and fixtures should be sealed to the wall to prevent moisture penetration in those areas.

E.8. There is foliage in contact with the exterior walls. Foliage should be trimmed and maintained away
from the house to prevent damage to the exterior wall coverings and to eliminate a condusive condition
for wood destroying insects.

E.9. Lack of weep holes installed in Exterior rock veneer at the rock perimeter footing ledge. Common to see an older homes.

E.10. Exterior rock mortar is separated and are missing on right chimney.

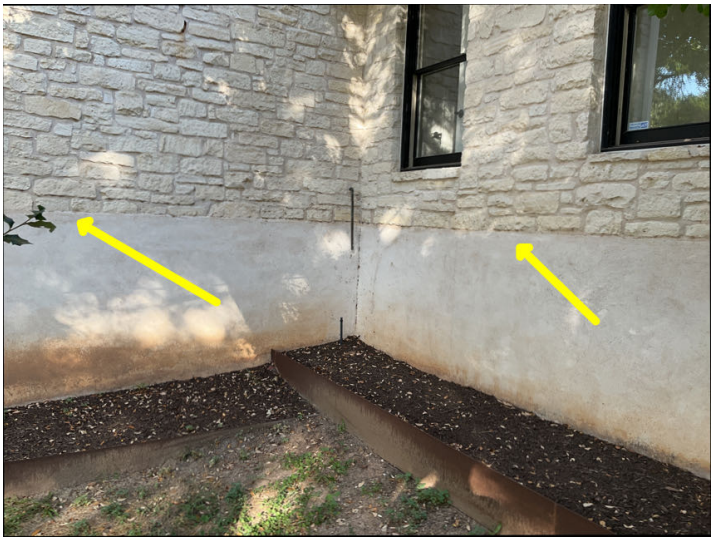
E.11. Lack of weep holes in rock mortar above windows. Common to see you on older homes.

E.12. Wood facia trim is checking and or splitting in one or more locations.

E.13. Stair step crack in rock mortar on back patio left side of the strucutre.

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

I	NI	NP	D



Lack of weep holes installed in Exterior rock veneer at the rock perimeter footing ledge. Common to see an older homes.

There is foliage in contact with the exterior walls. Foliage should be trimmed and maintained away from the house to prevent damage to the exterior wall coverings and to eliminate a condusive condition
for wood destroying insects.

Exterior wall penetrations have missing and or separated sealants (caulking).

Parts of the garage cannot be accessed and or viewed due to owners belongings in the way.

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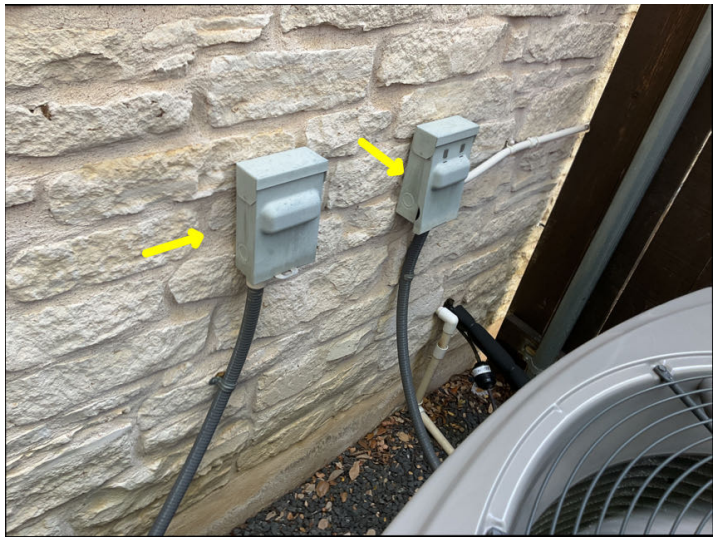
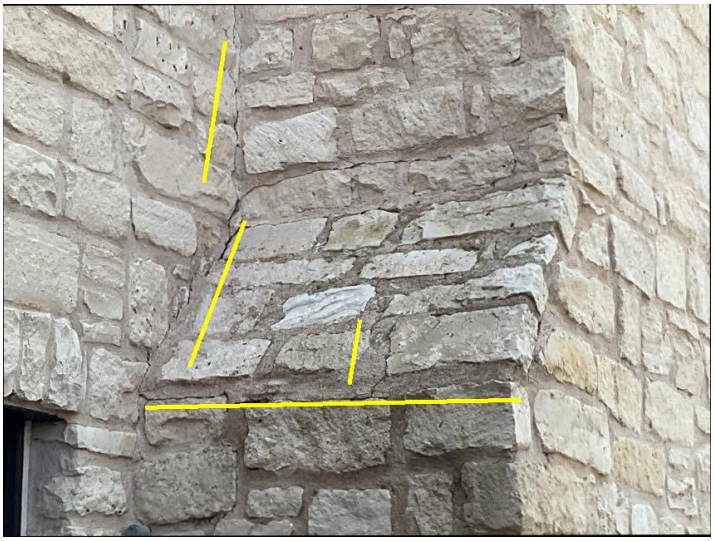


Exterior wall penetrations have missing and or separated sealants (caulking).



Exterior rock mortar separated and are missing on right chimney.

Lack of weep holes in rock mortar above windows. Common to see you on older homes.

-Exterior window trim has missing or deteriorated sealants (caulking) where the window frame meets the wall cladding and or trim.

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-Exterior window trim has missing or deteriorated sealants (caulking) where the window frame meets the wall cladding and or trim.

Exterior wall penetrations have missing and or separated sealants (caulking).

-Exterior window trim has missing or deteriorated sealants (caulking) where the window frame meets the wall cladding and or trim.

Wood facia trim is checking and or splitting in one or more locations.

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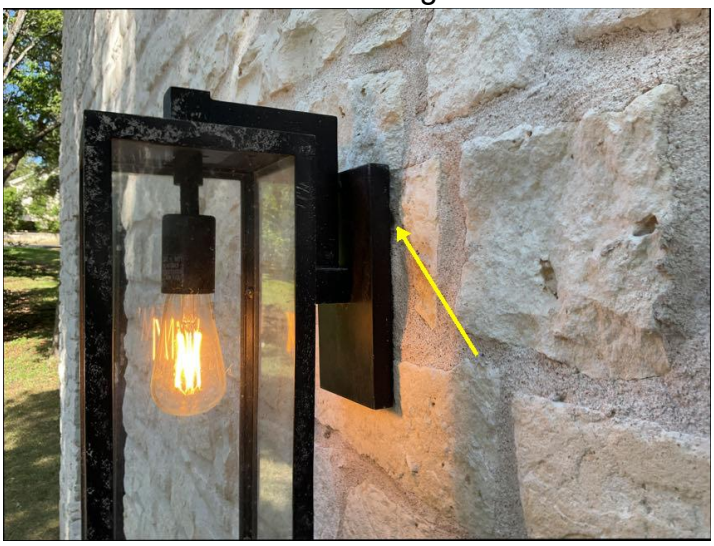

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-Exterior window trim has missing or deteriorated sealants (caulking) where the window frame meets the wall cladding and or trim.

Built-in type of refrigerator. The walls and water lines behind the refrigerator we're not inspected.

Stairstep crack in rock mortar on back patio right side.

Stairstep crack in rock mortar on back patio right side.

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

I	NI	NP	D

The bathtub and/or shower fixtures are not properly sealed to the wall in one or more locations. The escutcheons and fixtures should be sealed to the wall to prevent moisture penetration in those areas.

☑ ☐ ☐ ☑ F. Ceiling and Floors

Comments:

F.1. The upstairs left front bedroom floor decking is loose in one or locations. Makes a popping sound when stepped on.

F.2. Upstairs hall bathroom ceramic floor tile grout is missing and are cracked. Floor is lifted in this area.

F.3. The primary bathroom floor grout is missing in one or more locations.

F.4. One or more cracked floor tiles observed in primary bathroom floor.

upstairs hall bathroom ceramic floor tile grout is missing and are cracked. Flores lifted in this area.

The primary bathroom floor grout is missing in one or more locations.

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

I	NI	NP	D

One or more cracked floor tiles observed in primary bathroom floor.

☑ ☐ ☐ ☑ G. Doors (Interior and Exterior)

Comments:

G.1. The garage door metal panels are damaged in one or more locations.

G.2. One or bedroom closet doors floor guides are not installed.

G.3. Upstairs hall bathroom door is missing.

The garage door metal panels are damaged in one or more locations.

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

I	NI	NP	D
✔			✔

H. Windows (Dirt,Solar Screen and climatic conditions may obscure fogged glass).

Comments:

H.1. -

H.2. Downstairs back right window,Windows have condensation: double pane windows appear to have condensation or discoloration between the two panes. This generally indicates that the thermal seals are failing. Although the windows may continue to perform, with respect to keeping
the elements out, moisture can be unsightly. Unfortunately there is no easy fix for this, and generally the glazing (glass) will need to be replaced to eliminate the condensation

H.3. Window frames have been drilled on the exterior bottom on the frame for security sensors. Drill holes can allow water to enter into the wall envelope. Hole for sensors should be properly sealed to prevent water and or moisture from entering the wall envelope.

H.4. Window screens are missing on windows.

H.5. One or more wood sash window shows signs of water damage and or wood rot. Previous repairs.

H.6. Windows on both sides of the back right door or not labeled as safety of tempered glass. Should be tempered glass When within 24 inches of the opening of the door.

H.7. The formal front living room left front window will not stay open on its own.

H.8. The window in the laundry room is not labeled as safety or tempered glass. Window located in wet location.

H.9. Downstairs front bedroom right when you will not stay open on its own.

H.10. The hall bathroom window will not open. The window is not tempered glass. Should be tempered glass in wet locations.

H.11. The upstairs left front bedroom left side window will not open.

H.12. Windows located in the primary bathroom are not Labeled as safety or tempered glass. Installed in wet location.

H.13. The primary bathroom right window is hard to open.

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

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One or more wood sash window shows signs of water damage and or wood rot. Previous repairs.

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Windows on both sides of the back right door or not labeled as safety of tempered glass. Should be tempered glass When within 24 inches of the opening of the door

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Windows located in the primary bathroom are Labeled as safety or tempered glass. Installed and wet location.

☑ ☐ ☐ ☑ I. Stairways (Interior and Exterior)

Comments:

I.1. The interior stairs balusters are more than 4 inches apart known as a child safety hazard.

I.2. The front sidewalk stairs are climbable. Potential safety hazard.

The interior stairs balusters are more than 4 inches apart known as a child safety hazard.

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

I	NI	NP	D

☑ ☐ ☐ ☑ J. Fireplace

Comments:

J.1. Chimney cap is rusted in one or more locations.

J.2. One one or more chimneys. Metal is rusty: The metal crown or cover at the top of the chimney is shows signs of excessive rust.
Holes or pits in the metal may develop, which in turn may allow water into the chimney chase.

J.3. The front left a formal living room fireplace is not equipped with a fireproof heart in front of the opening.

J.4. The front left formal living room fireplace opening is not equipped for the screen.

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Holes or pits in the metal may develop, which in turn may allow water into the chimney chase.

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The front left formal living room fireplace opening is not equipped for the screen.

☑ ☐ ☐ ☑ K. Porches, Balconies, Decks, and Carports

Comments:

K.1. Cracks observed in back patio concrete surfaces in one or more locations.

K.2. One or more back patio wood columns shows signs of water damage and wood rot at the bottom.

K.3. The upstairs back balcony railing balusters are more than 4 inches apart. Known child safety hazard. Screen mesh installed in front of the baluster openings.

Cracks observed in back patio concrete services in one or more locations.

One or more back patio wood columns shows signs of water damage and wood rot at the bottom.

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I	NI	NP	D

The upstairs back balcony railing balusters are more than 4 inches apart. Known child safety hazard. Screen mash installed in front of the baluster openings

☑ ☐ ☐ ☑ L. Other

Comments:

- Front sidewalk concrete surface is below driveway surface Potential trip hazard.
- Driveway concrete expansion joint wood material is missing and or separated in one or more locations.
- Cracks in driveway concrete surfaces in one or more locations.
- The driveway has settled at the back porch step area.
- The driveway has settled at the garage opening.
- The right side wooden gate would not latch, lock or close properly.
- The upstairs hallway handrail is loose.

Cracks in driveway concrete surfaces in one or more locations.

Driveway concrete expansion joint wood material is missing and or separated in one or more locations.

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Front sidewalk concrete surface is below driveway surface Potential trip hazard.

The driveway and settled at the back porch step area

The driveway has settled at the garage opening.

Cracks in driveway concrete surfaces in one or more locations.

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The right side wooden gate would not latch, lock or close properly.

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ A. Service Entrance and Panels

Panel Locations:
• MAIN ELECTRICAL PANEL: is located on the left side of the building. Breaker type main disconnect.
• SUB ELECTRICAL PANEL: Is located in the garage.

Materials and Amp Rating: Copper wiring, 150 amp

Comments:

A.1. The electrical panel should have 30 inch clearance on both sides and 36 inch clearance in front of the electrical panel.

A.2. The trip ties on the breakers are missing on the garbadge disposal and dishwasher.

A.3. The electrical panel should have 30 inch clearance on both sides and 36 inch clearance in front of the electrical panel. Trim Bush is away from the front of the electrical panel.

A.4. Breaker panel box, white electrical wires connected to a breaker that are hot conductors should be labeled as a hot conductor wire. (red tape around white wire)

A.5. The main electrical panel box is not equipped with a main disconnect. Should have a main disconnect when six or more breakers are present.

A.6. A 30 amp and 50 amp Breakers are double lugged. Two wires connected to the breaker. Both have one wire that's undersized for the breaker size. Fire safety hazard.

A.7. The panel box dead front cover screws should be blunt tipped. Safety hazard.

A.8. Arc Fault Protection Devices: The house is not equipped with arc fault protection. - The arc faults protection is not up to today's standards which is common to see in an older home.

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

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The electrical panel should have 30 inch clearance on both sides and 36 inch clearance in front of the electrical panel.

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The panel box dead front cover screws should be blunt tipped. Safety hazard.

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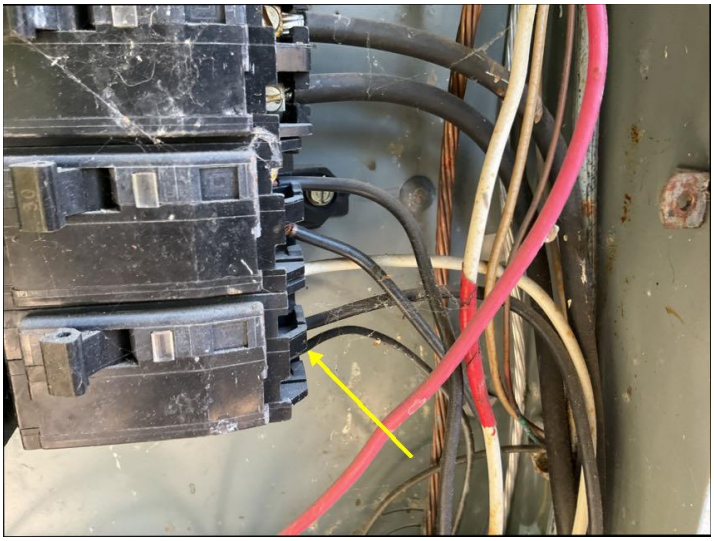

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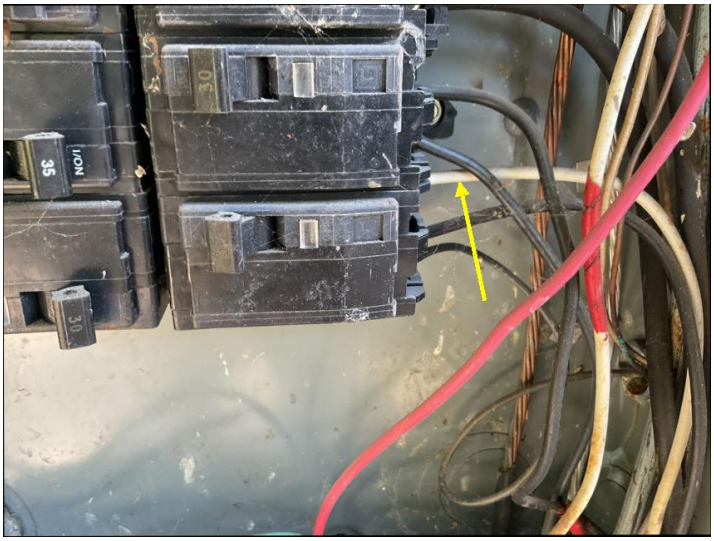
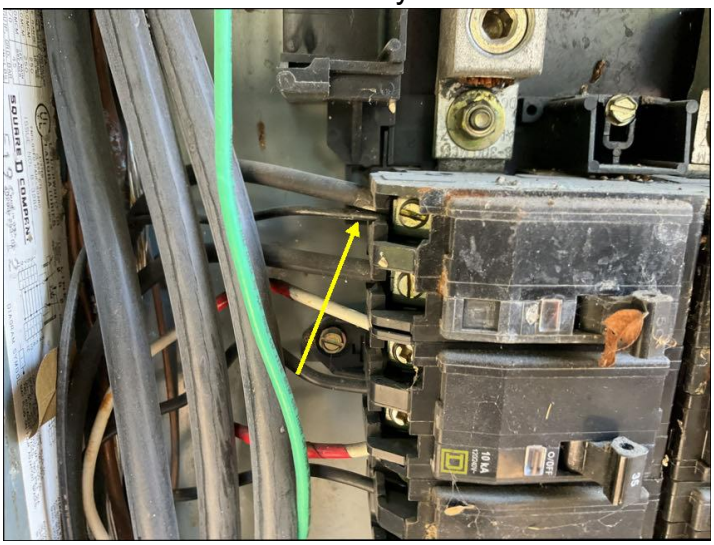


Breaker panel box, white electrical wires connected to a breaker that are hot conductors should be labeled as a hot conductor wire. (red tape around white wire)



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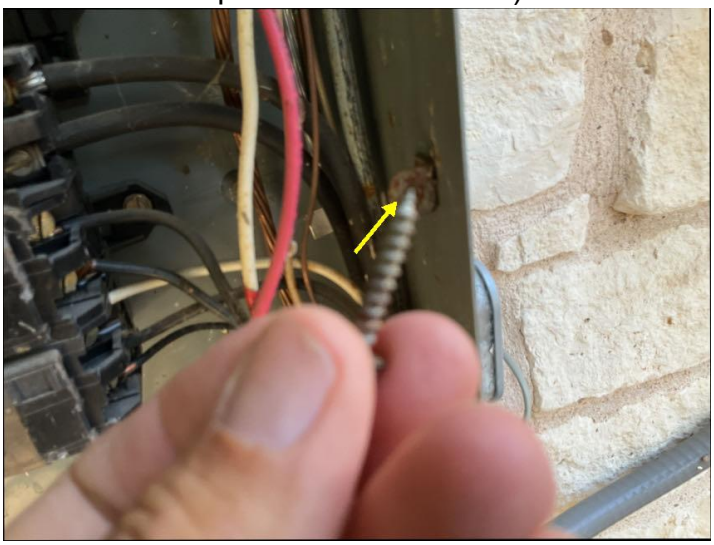

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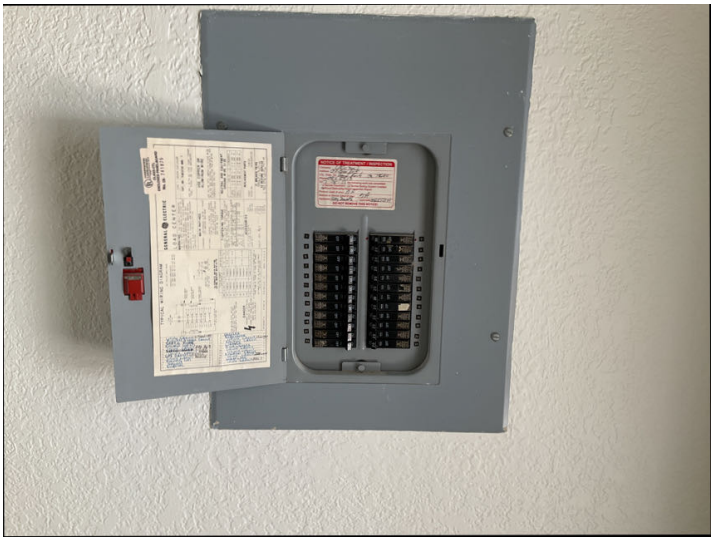
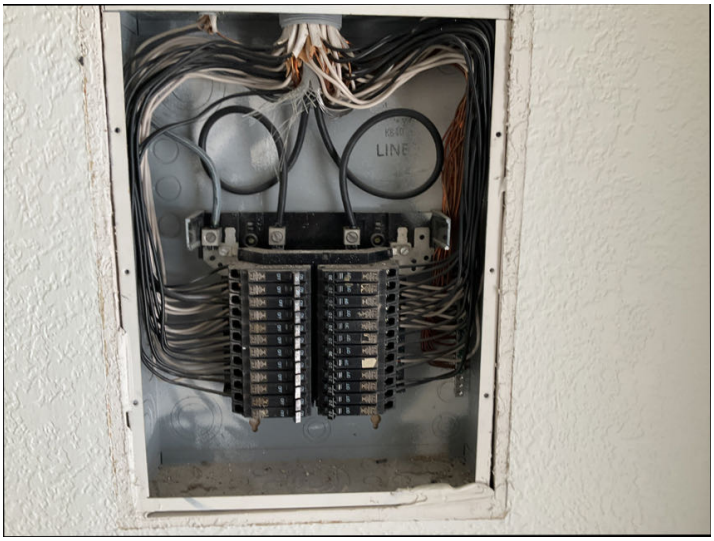


Arc Fault Protection Devices: The house is not equipped with arc fault protection. - The arc faults protection is not up to today's standards which is common to see in an older home.



The trip ties on the breakers are missing on the garbadge disposal and dishwasher.

☑ ☑ ☐ ☑ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• Copper wiring

Comments:

B.1. One or more electrical receptacles in the garage cannot be inspected due to owners belongings in the way

B.2. Clothes dryer electrical receptacle is a 3 prong receptacle without a ground. Newer dryers use a 4 prong receptacle. May need to update the receptacle for your dryer.

B.3. Electrical receptacle cover missing on outlet in garage.

B.4. One or more kitchen electrical receptacles is not on the ground fault circuit interrupter receptacle our circuit. Wasn't required when the house was built. Recommend updating to today's standards.

B.5. Back patio ceiling fan has expose Romex wiring. Wiring should be in conduit.

B.6. Upstairs left back bedroom ceiling fan light will not turn on. Check light bulb first.

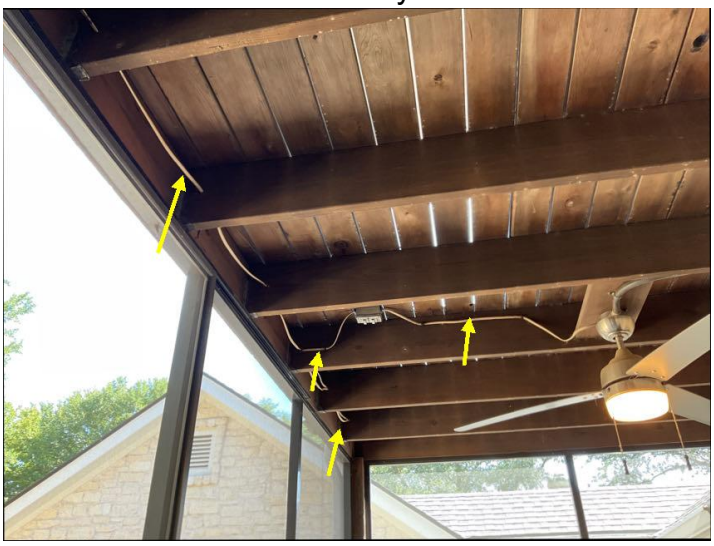
B.7. One or more primary bathroom electrical receptacles is not on the ground fault circuit interrupter receptacle our circuit. Recommend updating to today's standards.

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

I	NI	NP	D

One or more electrical receptacles in the garage cannot be inspected due to owners belongings in the way

One or more electrical receptacles in the garage cannot be inspected due to owners belongings in the way



Back patio ceiling fan expose Romax wire should be in conduit.

Clothes dryer electrical receptacle is a 3 prong receptacle without a ground. Newer dryers use a 4 prong receptacle. May need to update the receptacle for your dryer.

☑ ☐ ☐ ☑ C. Other

Comments:

• Cable and telephone wires are in contact with tree limbs in one or more locations.

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

I	NI	NP	D

Cable and telephone wires are in contact with tree limbs in one or more locations.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☑ ☐ ☑ A. Heating Equipment

Type of Systems:
• Gas fired forced hot air.

Energy Sources:
• The furnace is gas.

Comments:

A.1. Gas was off at the time of the inspection. The furnaces could not be inspected.

A.2. The upstairs gas furnace vent pipe is not secured. Safety hazard

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

I	NI	NP	D

Gas was off at the time of the inspection. The furnaces could not be inspected.

The upstairs gas furnace vent pipe is not secured. Safety hazard

☑ ☐ ☐ ☑ B. Cooling Equipment

Type of Systems:
- The home has a split system.
- Lennox brand AC condensing unit was manufactured 2014.
- American standard brand AC condensing unit was manufactured 2018.

Comments:

B.1. Leaf and debris observed in both AC condensing units. Recommend having a unit serviced and cleaned.

B.2. The downstairs AC unit will not turn on when tested.

B.3. The upstairs attic AC unit is not equipped with a secondary drain line. The float switch in the overflow pan is not flush with the pan. Potential for water overflow pan.

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

I	NI	NP	D

Leaf and debris observed in both AC condensing units. Recommend having a unit serviced and cleaned.

The upstairs attic AC unit is not equipped with a secondary drain line. The float switch in the overflow pan is not flush with the pan. Potential for water overflow pan.

☑ ☐ ☐ ☐ C. Duct Systems, Chases, and Vents

Comments:

C.1. Ok.

☐ ☐ ☑ ☐ D. Other

Comments:

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

☑ ☑ ☐ ☑ A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:
• Front yard at street.

Location of Main Water Supply Valve:

Front yard at the street

Static Water Pressure Reading:

Type of Supply Piping Material: Copper.

Comments:

A.1. Back porch exterior pipes and your faucets we're not inspected due to insulation installed over pipes

A.2. Owners water cut off valve is buried. Recommend cleaning soil from valve housing. Valve housing cover is missing.

A.3. Hose bib vacuum breaker missing: One or more exterior hose bibs should have a vacuum breaker or anti-siphon device. This device prevents water from entering the potable (drinking) water supply.

A.4. The right front corner by driveway Exterior hose bib does not function. Lack of water when turned on.

A.5. The water pressure is 95 psi. Water pressure should be between 40 and 80 psi. Recommend Lowering water pressure. Pressure regulating valve may need to be added to lower the water pressure.

A.6. The kitchen sink faucet assembly is loose.

A.7. Washer supply hose bib Lines leak at the valve stems when opened.

A.8. The primary bathroom tub spray wand hose is damaged. Water leaks from the house when turned on.

A.9. The primary bathroom shower. Shower head leaks at the shower arm.

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

I	NI	NP	D

Owners water cut off valve is buried. Recommend cleaning soil from valve housing. Valve housing cover is missing.

Note - Potential Hidden Damage:
If deteriorated caulk/mortar joints, broken tiles, or evidence of previous or current leaks are notated as
deficient within plumbing systems, it should be assumed that moisture penetration may have occurred
and hidden damage may exist.

Hose bib vacuum breaker missing: One or more exterior hose bibs should have a
vacuum breaker or anti-siphon device. This device prevents water from entering the potable (drinking) water supply.

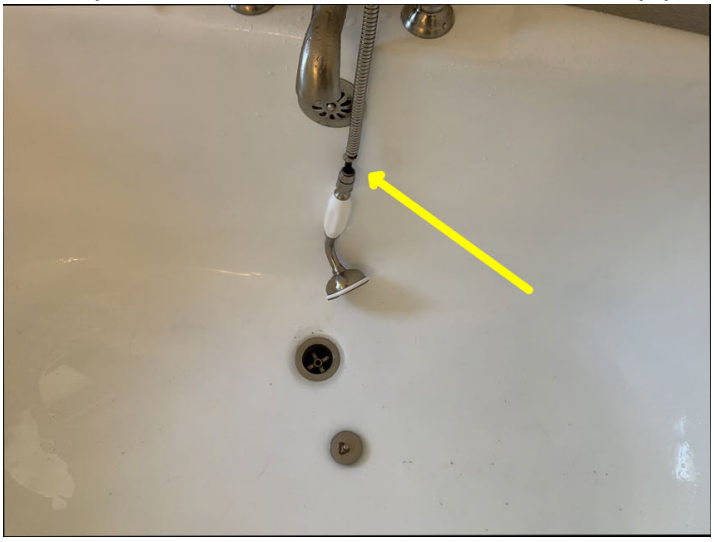
The water pressure is 95 psi. Water pressure should be between 40 and 80 psi. Recommend Lowering water pressure. Pressure regulating valve may need to be added to lower the water pressure.

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

I	NI	NP	D

Back porch exterior pipes and your faucets we're not inspected due to insulation installed over pipes

Washer supply hose bib Lineslook at the valve stems when I opened.



The primary bathroom tub spray wand hose is damaged. Water leaks from the house when turned on.

The primary bathroom shower. Showerhead leaks at the shower arm.

✔			✔

B. Drains, Wastes, and Vents

Comments:

B.1. Type of Drain Plumbing Material: PVC.

B.2. Downstairs bathroom vanity sink drain stopper is missing.

B.3. Could not locate a sewer clean out at the street. Common to see on some older homes.

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

I	NI	NP	D

Downstairs bathroom vanity sink drain stopper is missing.

☑ ☑ ☐ ☑ C. Water Heating Equipment

Energy Source:
• Water heater is gas powered
• State brand water heater was manufactured 2017

Capacity:
• Water heater is 50 gallon.

Comments:

C.1. The gas was turned off at the time of the inspection the water heater and hot water lines could not be thoroughly inspected.

C.2. Note electronic moisture sensor Was installed in the water heater closet. The inspector did not test the function of the electronic moisture Alarm device

C.3. Water heater temperature and pressure drain line to terminate within 6 inches of the ground.

C.4. Door to
Water heater closet should have a door seal at the bottom. Water heater is utilizing living space air for combustion venting. Safety hazard

C.5. The water heater vent pipe is not screwed to the draft hood.

C.6. The water heater vent pipe should have 1 inch clearance from combustible material. The vent pipe is in contact with ceiling sheet rock.

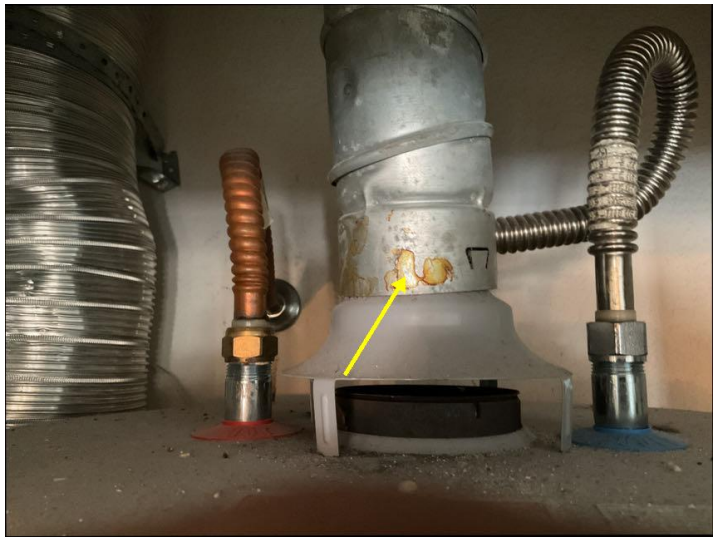
C.7. The water heater overflow pan is not connected to a drain line. Drain line was not installed. Common to see on some older homes.

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

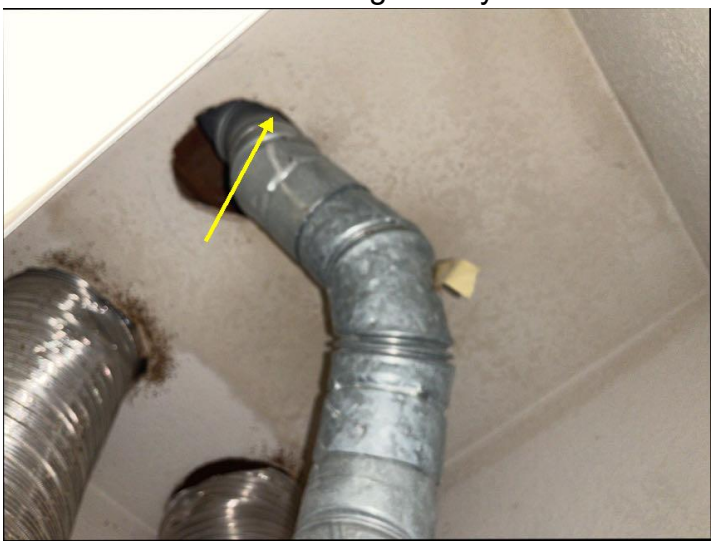
I	NI	NP	D

Water heater temperature and pressure drain line to terminate within 6 inches of the ground.

Door to
Water heater closet should have a door seal at the bottom. Water heater is utilizing living space air for combustion venting. Safety hazard



The water heater vent pipe is not screwed to the draft hood.

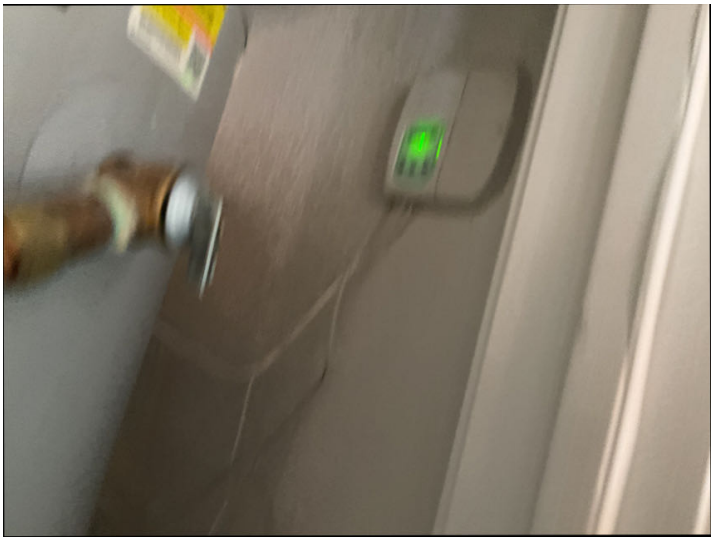


The gas was turned off at the time of the inspection the water heater and hot water lines could not be thoroughly inspected.

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

I	NI	NP	D

The water heater overflow pan is not connected to a drain line.



Note electronic moisture sensor Was installed in the water heater closet. The inspector did not test the function of the electronic moisture Alarm device

☐ ☐ ☑ ☐ D. Hydro-Massage Therapy Equipment

Comments:

D.1. N/A

☑ ☐ ☐ ☑ E. Gas Distribution Systems and gas Appliances

Location of Gas Meter: Backside of structure., Right side of structure. , Left side of structure.

Type of Gas Distribution Piping Material: Black iron. , Corrugated stainless steel tubing. (CSST)

Comments:

• The gas lines are not bonded to the electrical system. Wasn't required when the house was built. The gas meter is located very close to the exterior electrical panel. Updating bonding should be relatively inexpensive.

• The gas line to the dryer should be capped off at the end if not in use. Safety hazard.

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

I	NI	NP	D

The gas lines are not bonded to the electrical system. Wasn't required when the house was built. The gas meter is located very close to the exterior electrical panel. Updating bonding should be relatively inexpensive.

The gas line to the dryer should be capped off at the end if not in use. Safety hazard

☐ ☐ ☑ ☐ F. Other

Materials:
• N/A

Comments:

F.1. N/A

V. APPLIANCES

☑ ☐ ☐ ☑ A. Dishwashers

Comments:

A.1. Back flow loop too low: The back flow prevention or anti siphon loop under the kitchen sink appears to be too low. Back flow protection helps to prevent gray water from the sink from running back into the dishwasher. Some modern dishwashers have built-in back flow prevention. If you are not sure if this unit has built-in back flow prevention you can install this by simply securing part of the discharge hose higher than the middle of the sink basin in the kitchen cabinet

A.2. Dishwasher door springs are not functioning

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

I	NI	NP	D

Dishwasher door springs are not functioning

Back flow loop too low: The back flow prevention or anti siphon loop under the kitchen sink appears to be too low. Back flow protection helps to prevent gray water from the sink from running back into the dishwasher. Some modern dishwashers have built-in back flow prevention. If you
are not sure if this unit has built-in back flow prevention you can install this by simply securing part
of the discharge hose higher than the middle of the sink basin in the kitchen cabinet

✔			✔

B. Food Waste Disposers

Comments:

B.1. Electrical wire clamp on the bottom side of the disposal was not installed. This protects the electrical wires from being pulled out.

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

I	NI	NP	D

Electrical wire clamp on the bottom side of the disposal was not installed. This protects the electrical wires from being pulled out.

☑ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Comments:

C.1. Ok.

☑ ☐ ☐ ☐ D. Ranges, Cooktops, and Ovens

Comments:

D.1. OK.

☑ ☐ ☐ ☐ E. Microwave Ovens

Comments:

E.1. OK.

☑ ☐ ☐ ☑ F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

F.1. The bath fans are disconnected from the vent pipes and or the vent pipes are not present. Recommend updating to today's standards.

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

I	NI	NP	D

The bath fans are disconnected from the vent pipes and or the vent pipes are not present. Recommend updating to today's standards.

The bath fans are disconnected from the vent pipes and or the vent pipes are not present. Recommend updating to today's standards.

☑ ☑ ☐ ☑ G. Garage Door Operators

Door Type: One 16' steel door

Comments:

G.1. The garage door opener could not be thoroughly inspected due to the damage to the metal doors

G.2. Garage door sensors are raised to high. Garage door sensors should be installed between 4 inches and 6 inches off the floor surface.

G.3. Note: It is recommended that the lock/latch on the garage doors be removed and or disabled when an automatic opener is in use.

G.4. The garage door opener would not close the door properly. The garage door opener button had to be held down for the garage door to close.

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

I	NI	NP	D

Note: It is recommended that the lock/latch on the garage doors be removed and or disabled when an automatic opener is in use.

Garage door sensors are raised to high. Garage door sensors should be installed between 4 inches and 6 inches off the floor surface.

☑ ☐ ☐ ☑ H. Dryer Exhaust Systems

Comments:

H.1. Recommend cleaning the dryer vent if not clean within the last year.

H.2. Screen in front of dryer vent damper. Potential for clogging the damper and vent pipe.

☐ ☐ ☑ ☐ I. Other

Comments:

VI. OPTIONAL SYSTEM

☑ ☐ ☐ ☑ A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Exposed PVC line observed on the left side of the driveway.
- Exposed drip irrigation water lines observed in one or more locations.
- Exposed sprinkler lines observed on the right side of the driveway.
- Low water pressure observed on sprinkler zones. Note sprinkler water double check valve was turned off at the time of the inspection. Turned on temporary to inspect sprinklers and then turn it back off.
- Sprinkler zone valve 4 stays on when the other zone are turned on.
- Sprinkler zone five Through 12 would not turn on.
- Sprinkler zone four would not turn off.

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

I	NI	NP	D

Exposed drip irrigation water lines observed in one or more locations.

Exposed drip irrigation water lines observed in one or more locations.

Exposed sprinkler lines observed on the right side of the driveway.

Exposed drip irrigation water lines observed in one or more locations.

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

I	NI	NP	D

Low water pressure observed on sprinkler zones. Note sprinkler water double check valve was turned off at the time of the inspection. Turned on temporary to inspect sprinklers and then turn it back off.

☐ ☐ ☐ ☐ B. Pools,Spas,Hot Tubs,and Equipment

Type of construction:
Observations:

☐ ☐ ☐ ☐ C. Outbuildings

Materials:
Observations:

☐ ☐ ☐ ☐ D. Other built-in appliances

Comments:

☐ ☐ ☐ ☐ E. Other

Comments:

Photos

Sprinkler double check valve at the street.


LENNOX


LENNOX
DALLAS, TEXAS
ASSEMBLED IN THE USA
M/N XC14-041-230-04
S/N 5814G10042
CONTAINS HFC-410A
FACTORY CHARGE
10 LBS 1 OZS
ELECTRICAL RATING
1 PH 60 HZ
COMPRESSOR
PH 16.7
RLA 79.0
LRA 22.6
DESIGN PRESSURE
HI 446 PSIG
LO 236 PSIG
NOMINAL VOLTS: 208/230
MIN 197 MAX 253
FAN MOTOR
PH 1
FLA 1/4
HP
AHRI CERTIFIED
FOR OUTDOOR USE


AMERICAN STANDARD
HEATING & AIR CONDITIONING
SILVER
MFR DATE
5/2018
MOD. NO. 4A7A6036J1000AA
SERIAL NO. 18204J5H5F
MINIMUM CIRCUIT AMPACITY 18.0
OVERCURRENT PROTECTIVE DEVICE
MAX FUSE / BREAKER (HACR) 30 30
HFC - 410A 7 LBS. 11 OZ. OR 3.49 kg(SI)
VOLTS 208/230
PH 1 HZ 60
AMPS
USA CANADA
8 +/- 3 °F DESIGN SUBCOOLING
Duration DuraBase Spine Fin Easy-Sess
AMERICAN STANDARD
HEATING & AIR CONDITIONING
A BUSINESS OF INGERSOLL RAND
TYLER, TX 75707 ASSEMBLED IN USA
HEATING AND COOLING EQUIPMENT
3059934
COMPR. MOT. 13.6 RLA
O.D. MOT. 0.77 FLA
208/230 V 79.0 LRA
200/230 V 1/8 HP
F. ID. B8R
DESIGN PSI - HIGH 480 LOW 480
AHRI CERTIFIED
ENERGY STAR
Ingersoll Rand

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundation	A.2. Minor Cracking and/or separation was observed in the parge coating (thin layer of mortar) on the foundation perimeter concrete surface. This condition is common with slab foundations and does not typically represent a concern
Page 4 Item: B	Grading and Drainage	B.2. Negative grade or (poor soil grade) was observed, ground surface slopes towards the foundation or has less than 2% grade away from foundation. To keep surface water from collecting up against and or near the foundation grading should have a 2% slope (6 inches within the first 10 feet) away from the structure. B.3. Debris observed in roof gutters. Gutters and down spout should be kept clean. Note: Adding gutter leaf guards can help with not having to clean the gutters as often. B.4. Gutter guards are sagging and are missing in one or more locations. B.5. The gutter downspout is missing on the right side of the garage. Recommend installing splash block. B.6. One or more gutter downspouts do not terminate all the way to the ground. Raised too high.
Page 7 Item: C	Roof Covering Materials	C.1. Trees should be trimmed away from the roof structure to prevent trees from rubbing the shingle surface and to help keep rodents and animals from accessing the roof structure. C.2. There are exposed fasteners on the roof. Sealant should be applied to exposed fastener heads to prevent moisture from penetrating the roof in those areas. C.3. Debris on the roof surface observed in one or more locations. C.4. Poor flashing and or roof design observed on the right back corner. Debris lodged in valley flashing. C.5. There are exposed fasteners on the roof. Sealant should be applied to exposed fastener heads to prevent moisture from penetrating the roof in those areas.
Page 9 Item: D	Roof Structure and Attics	D.2. The attic Fold downstairs will not close all the way. D.3. Attic insulation is missing in one or more locations. D.4. Water stains observed on roof decking in one or more locations.

Page 12 Item: E	Walls (Interior and Exterior)	E.5. Exterior wall penetrations have missing and or separated sealants (caulking). E.6. -Exterior window trim has missing or deteriorated sealants (caulking) where the window frame meets the wall cladding and or trim. E.7. The bathtub and/or shower fixtures are not properly sealed to the wall in one or more locations. The escutcheons and fixtures should be sealed to the wall to prevent moisture penetration in those areas. E.8. There is foliage in contact with the exterior walls. Foliage should be trimmed and maintained away from the house to prevent damage to the exterior wall coverings and to eliminate a condusive condition for wood destroying insects. E.9. Lack of weep holes installed in Exterior rock veneer at the rock perimeter footing ledge. Common to see an older homes. E.10. Exterior rock mortar is separated and are missing on right chimney. E.11. Lack of weep holes in rock mortar above windows. Common to see you on older homes. E.12. Wood facia trim is checking and or splitting in one or more locations. E.13. Stair step crack in rock mortar on back patio left side of the strucutre.
Page 18 Item: F	Ceiling and Floors	F.1. The upstairs left front bedroom floor decking is loose in one or locations. Makes a popping sound when stepped on. F.2. Upstairs hall bathroom ceramic floor tile grout is missing and are cracked. Floor is lifted in this area. F.3. The primary bathroom floor grout is missing in one or more locations. F.4. One or more cracked floor tiles observed in primary bathroom floor.
Page 19 Item: G	Doors (Interior and Exterior)	G.1. The garage door metal panels are damaged in one or more locations. G.2. One or bedroom closet doors floor guides are not installed. G.3. Upstairs hall bathroom door is missing.

Page 20 Item: H	Windows (Dirt,Solar Screen and climatic conditions may obscure fogged glass).	H.2. Downstairs back right window,Windows have condensation: double pane windows appear to have condensation or discoloration between the two panes. This generally indicates that the thermal seals are failing. Although the windows may continue to perform, with respect to keeping the elements out, moisture can be unsightly. Unfortunately there is no easy fix for this, and generally the glazing (glass) will need to be replaced to eliminate the condensation H.3. Window frames have been drilled on the exterior bottom on the frame for security sensors. Drill holes can allow water to enter into the wall envelope. Hole for sensors should be properly sealed to prevent water and or moisture from entering the wall envelope. H.4. Window screens are missing on windows. H.5. One or more wood sash window shows signs of water damage and or wood rot. Previous repairs. H.6. Windows on both sides of the back right door or not labeled as safety of tempered glass. Should be tempered glass When within 24 inches of the opening of the door. H.7. The formal front living room left front window will not stay open on its own. H.8. The window in the laundry room is not labeled as safety or tempered glass. Window located in wet location. H.9. Downstairs front bedroom right when you will not stay open on its own. H.10. The hall bathroom window will not open. The window is not tempered glass. Should be tempered glass in wet locations. H.11. The upstairs left front bedroom left side window will not open. H.12. Windows located in the primary bathroom are not Labeled as safety or tempered glass. Installed in wet location. H.13. The primary bathroom right window is hard to open.
Page 22 Item: I	Stairways (Interior and Exterior)	I.1. The interior stairs balusters are more than 4 inches apart known as a child safety hazard. I.2. The front sidewalk stairs are climbable. Potential safety hazard.
Page 23 Item: J	Fireplace	J.2. One one or more chimneys. Metal is rusty: The metal crown or cover at the top of the chimney is shows signs of excessive rust. Holes or pits in the metal may develop, which in turn may allow water into the chimney chase. J.3. The front left a formal living room fireplace is not equipped with a fireproof heart in front of the opening. J.4. The front left formal living room fireplace opening is not equipped for the screen.

Page 24 Item: K	Porches, Balconies, Decks, and Carports	K.1. Cracks observed in back patio concrete surfaces in one or more locations. K.2. One or more back patio wood columns shows signs of water damage and wood rot at the bottom. K.3. The upstairs back balcony railing balusters are more than 4 inches apart. Known child safety hazard. Screen mesh installed in front of the baluster openings.
Page 25 Item: L	Other	• Front sidewalk concrete surface is below driveway surface Potential trip hazard. • Driveway concrete expansion joint wood material is missing and or separated in one or more locations. • Cracks in driveway concrete surfaces in one or more locations. • The driveway has settled at the back porch step area. • The driveway has settled at the garage opening. • The right side wooden gate would not latch, lock or close properly. • The upstairs hallway handrail is loose.
ELECTRICAL SYSTEMS		
Page 27 Item: A	Service Entrance and Panels	A.1. The electrical panel should have 30 inch clearance on both sides and 36 inch clearance in front of the electrical panel. A.2. The trip ties on the breakers are missing on the garbadge disposal and dishwasher. A.3. The electrical panel should have 30 inch clearance on both sides and 36 inch clearance in front of the electrical panel. Trim Bush is away from the front of the electrical panel. A.4. Breaker panel box, white electrical wires connected to a breaker that are hot conductors should be labeled as a hot conductor wire. (red tape around white wire) A.5. The main electrical panel box is not equipped with a main disconnect. Should have a main disconnect when six or more breakers are present. A.6. A 30 amp and 50 amp Breakers are double lugged. Two wires connected to the breaker. Both have one wire that's undersized for the breaker size. Fire safety hazard. A.7. The panel box dead front cover screws should be blunt tipped. Safety hazard. A.8. Arc Fault Protection Devices: The house is not equipped with arc fault protection. - The arc faults protection is not up to today's standards which is common to see in an older home.

Page 30 Item: B	Branch Circuits, Connected Devices, and Fixtures	B.2. Clothes dryer electrical receptacle is a 3 prong receptacle without a ground. Newer dryers use a 4 prong receptacle. May need to update the receptacle for your dryer. B.3. Electrical receptacle cover missing on outlet in garage. B.4. One or more kitchen electrical receptacles is not on the ground fault circuit interrupter receptacle our circuit. Wasn't required when the house was built. Recommend updating to today's standards. B.5. Back patio ceiling fan has expose Romex wiring. Wiring should be in conduit. B.6. Upstairs left back bedroom ceiling fan light will not turn on. Check light bulb first. B.7. One or more primary bathroom electrical receptacles is not on the ground fault circuit interrupter receptacle our circuit. Recommend updating to today's standards.
Page 31 Item: C	Other	• Cable and telephone wires are in contact with tree limbs in one or more locations.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 32 Item: A	Heating Equipment	A.2. The upstairs gas furnace vent pipe is not secured. Safety hazard
Page 33 Item: B	Cooling Equipment	B.2. The downstairs AC unit will not turn on when tested. B.3. The upstairs attic AC unit is not equipped with a secondary drain line. The float switch in the overflow pan is not flush with the pan. Potential for water overflow pan.
PLUMBING SYSTEMS		
Page 35 Item: A	Plumbing Supply, Distribution System and Fixtures	A.2. Owners water cut off valve is buried. Recommend cleaning soil from valve housing. Valve housing cover is missing. A.3. Hose bib vacuum breaker missing: One or more exterior hose bibs should have a vacuum breaker or anti-siphon device. This device prevents water from entering the potable (drinking) water supply. A.4. The right front corner by driveway Exterior hose bib does not function. Lack of water when turned on. A.5. The water pressure is 95 psi. Water pressure should be between 40 and 80 psi. Recommend Lowering water pressure. Pressure regulating valve may need to be added to lower the water pressure. A.6. The kitchen sink faucet assembly is loose. A.7. Washer supply hose bib Lines leak at the valve stems when opened. A.8. The primary bathroom tub spray wand hose is damaged. Water leaks from the house when turned on. A.9. The primary bathroom shower. Shower head leaks at the shower arm.
Page 37 Item: B	Drains, Wastes, and Vents	B.2. Downstairs bathroom vanity sink drain stopper is missing. B.3. Could not locate a sewer clean out at the street. Common to see on some older homes.

Page 38 Item: C	Water Heating Equipment	C.3. Water heater temperature and pressure drain line to terminate within 6 inches of the ground. C.4. Door to Water heater closet should have a door seal at the bottom. Water heater is utilizing living space air for combustion venting. Safety hazard C.5. The water heater vent pipe is not screwed to the draft hood. C.6. The water heater vent pipe should have 1 inch clearance from combustible material. The vent pipe is in contact with ceiling sheet rock. C.7. The water heater overflow pan is not connected to a drain line. Drain line was not installed. Common to see on some older homes.
Page 40 Item: E	Gas Distribution Systems and gas Appliances	• The gas lines are not bonded to the electrical system. Wasn't required when the house was built. The gas meter is located very close to the exterior electrical panel. Updating bonding should be relatively inexpensive. • The gas line to the dryer should be capped off at the end if not in use. Safety hazard.
APPLIANCES		
Page 41 Item: A	Dishwashers	A.1. Back flow loop too low: The back flow prevention or anti siphon loop under the kitchen sink appears to be too low. Back flow protection helps to prevent gray water from the sink from running back into the dishwasher. Some modern dishwashers have built-in back flow prevention. If you are not sure if this unit has built-in back flow prevention you can install this by simply securing part of the discharge hose higher than the middle of the sink basin in the kitchen cabinet A.2. Dishwasher door springs are not functioning
Page 42 Item: B	Food Waste Disposers	B.1. Electrical wire clamp on the bottom side of the disposal was not installed. This protects the electrical wires from being pulled out.
Page 43 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	F.1. The bath fans are disconnected from the vent pipes and or the vent pipes are not present. Recommend updating to today's standards.
Page 44 Item: G	Garage Door Operators	G.2. Garage door sensors are raised to high. Garage door sensors should be installed between 4 inches and 6 inches off the floor surface. G.3. Note: It is recommended that the lock/latch on the garage doors be removed and or disabled when an automatic opener is in use. G.4. The garage door opener would not close the door properly. The garage door opener button had to be held down for the garage door to close.
Page 45 Item: H	Dryer Exhaust Systems	H.2. Screen in front of dryer vent damper. Potential for clogging the damper and vent pipe.

OPTIONAL SYSTEM		
Page 45 Item: A	Landscape Irrigation (Sprinkler) Systems	• Exposed PVC line observed on the left side of the driveway. • Exposed drip irrigation water lines observed in one or more locations. • Exposed sprinkler lines observed on the right side of the driveway. • Low water pressure observed on sprinkler zones. Note sprinkler water double check valve was turned off at the time of the inspection. Turned on temporary to inspect sprinklers and then turn it back off. • Sprinkler zone valve 4 stays on when the other zone are turned on. • Sprinkler zone five Through 12 would not turn on. • Sprinkler zone four would not turn off.

CENTEX ENVIRONMENTAL

This report is exclusively for:
Davis Baker

For the property located at:
302 Wallis Ln
Austin, TX 78746

Date of Inspection 07/18/2023

Report Number -**7182301**

Inspected by - Jim Kaster MAC# 1325
James Kaster
Centex Environmental
PO BOX 93146 Austin, TX 78709
512-366-2186

July 19, 2023

Davis Baker
302 Wallis Ln
Austin, TX 78746

RE: **Mold Inspection and Assessment**
302 Wallis Ln
Austin, TX 78746
Project #: 7182301

Dear Davis,

As per your request, Centex Environmental has performed a Mold Inspection and Assessment at the above referenced property. The purpose of the assessment was to determine the existence (if any) and, if possible, the cause of fungi growth within the structure. The following paragraphs outline the findings of my assessment.

Property Data:

The structure is a two -story, single family residence which is constructed of typical building materials (for the building type) on a slab foundation.

Visual Assessment & Event History:

This is a pre-purchase inspection and no destructive testing will be preformed without the written permission of the property owner.

1) Visual inspection shows visible possible past remediation in the attic and the house was freshly painted. The lower HVAC unit was not operable during the inspection. Upstairs air ducts have visible mold in the register buckets.

2) Six samples were taken. One air sample was taken from the kitchen, one air sample was taken from upstairs middle bedroom, one air sample was taken from the master closet wall cavity, one wall cavity sample was taken from the laundry wall, one air sample was taken from the left front and back bedrooms upstairs.

Pictures:



The lower HVAC unit was not working during the inspection. The return air plenum has evidence of water stains, the laundry room has a drain pipe that is half way out of the wall. This wall was tested.



Damage to the sheetrock in the hall bathroom shower, there is visible mold in the register bucket of the middle bedroom and debris on the carpet that appears to have come from the air vent.



The insulation in the attic is removed from a possible repair to the left front bedroom. There is visible damage to the roof decking by the chimney.

There is evidence of rodent activity in the attic insulation, an old UV light system not installed, and there is wire covering the chimney. This should be checked for code violations.

Test Results:

- Test results for the air sample from kitchen show a no significant level of mold.
- Test results for the air sample form the upstairs middle bedroom show high levels of Cladosporium and high levels of Penicillium/Aspergillus.
- Test results for the master closet wall cavity show an elevated level of Penicillium/Aspergillus.
- Test results for the laundry room wall show high levels of Penicillium/Aspergillus.
- Test results for the upper left front bedroom show high levels of Cladosporium and Penicillium/Aspergillus numerous other species of mold.
- Test results for the upper left back bedroom show high levels of Cladosporium and Penicillium/Aspergillus numerous other species of mold.
- Penicillium/Aspergillus are known and documented aeroallergens. They may cause an allergic reaction to hypersensitive individuals at normal airborne concentrations. Chronic exposure, at above normal airborne concentrations, may also result in the sensitization and development of allergic disease in previously unaffected individuals. This fungus is an opportunistic pathogen. Many factors affect host contraction; however, this fungus will typically infect only those who are immuno-compromised. Immuno-compromization may be a function of age, sex, race, state of health, or nutrition. Individuals exposed to immunotherapy, chemotherapy, radiotherapy, immunosuppressant drugs, or who have contracted an immunological disorder, are at greater risk of infection. As with other diseases, opportunistic infections may be contracted by a variety of potential routes including injection, ingestion, skin contact and/or respiration. Various species within this Genus/Group have been documented as producing mycotoxins. Mycotoxins represent a wide variety of secondary metabolites produced by fungi that have been documented as toxic to humans.

Conclusion:

- The mold levels in the upstairs area are all serviced by the same HVAC unit. This is the likely source of mold.

Recommendations:

- Recommend professional Remediation.
- A Remediation Protocol is attached to this report.

Upon review of the report, please feel free to contact me should you have any questions and/or comments. I appreciate the opportunity to provide service on your home.

Sincerely,

Jim Kaster

Jim Kaster

Texas Mold Consultant License # MAC1325

Expires 7/08/2025

Mold Remediation Protocol

302 Wallis Ln
Austin, TX 78746

Introduction:

Based on a visual inspection/testing performed by Centex environmental on July 18, 2023, mold affected materials, HVAC system, sheetrock, insulation. The most likely cause of the mold from the HVAC unit and the laundry. The following protocol outlines recommended scope of work to be performed to investigate and if necessary, remediate the affected areas.

This Mold Remediation Protocol ("Protocol") is based on a visual inspection of the affected areas and sampling data collected by Centex Environmental. The full extent of the affected areas is not specifically delineated and may extend beyond the areas identified in this protocol. The Protocol may be amended during the course of the project should additional areas of affected materials be identified. This work plan is in the adaptation of the IICRC S520 "*Standard and Reference Guide for Professional Mold Remediation*" and was prepared in accordance with the Texas Department of State health services, "*Texas Mold Assessment and Remediation Rules*" ("TMARR").

This mold remediation protocol has been prepared by James J. Kaster of Centex Environmental. MAC license # 1325 (exp. 07/08/2025)

James J. Kaster — 7/19/2023

James J. Kaster — Date

Project Terminology:

- Project area: This defines the portion of the structure or structures covered by this protocol. For this project, the project area is the home located at 302 Wallis Ln Austin, TX 78746.
- Work Area: The Work Area is the specific area within the Project Area where remedial activities are to be performed. For this project containment is the laundry, upstairs HVAC system.
- Other terms utilized in this protocol correspond to those outlined in section 295.302, of the TMARR.

A. Regulatory Requirements:

I. Based on Centex Environmental's inspection, at this time, it appears the total square feet of mold affected material to be removed in the work area is **Less than 25 contiguous square feet.**

II. The total amount of material to be removed affected from the water event is approximately 20 sqft.

B. Remediation Activities:

This protocol outlines the general methods and procedures to be used for removal of mold contaminated and/or water damage building materials within the Project Area.

I. Building materials involved but limited to the HVAC system, laundry.

II. The project shall be performed in accordance with this protocol and with applicable OSHA, federal, state and local municipality requirements and/or building codes. This should also include the most current lead-based paint regulations.

III. The contractor will be responsible for obtaining all permits required for the work to be performed.

IV. Electricity is available at the worksite.

C. Pre-Bid Meeting:

I. Contact MAC for any meetings.

D. Personal Protective Equipment:

I. All persons performing remediation activities and/or entering the Work Area during remediation activities shall wear protective disposable coveralls with head covering, rubber gloves and rubber coated gloves, nonskid footwear or foot coverings, eye protection and respiratory protection.

II. A minimum of half face air purifying respirators with dual HEPA filters shall be used during all activities performed during the course of this project.

III. Each worker must perform positive and negative air pressure fit test each time a respirator is put on or as respirators or designs permit. No one wearing a beard or other facial hair which will prevent a proper respirator seals shall be allowed to wear a respirator or entered the Work Area.

James Kaster Initials ____JK___

E. Work Area Remediation Preparation:

I. The contractor shall isolate the Work Areas. The Work Areas shall be marked clearly as per TMARR rules. The Work Area shall encompass the entire area, which contains affected materials and potentially affected materials.

II. All vent covers within the work area should be covered and sealed. The blower units, which service the unit, should be cleaned as per industry standards and removed and stored within the containment area.

III. All contents and furnishings present in the Work Area shall be removed.

IV. The contractor shall establish to Work Area containment barriers (living space work areas only) barriers shall be constructed of a minimum 6 mill true thickness, fire rated polyethylene sheeting. Fire rated polyethylene sheeting will be certified by the Underwriters Laboratory (UL) as being fire retardant. Contractor shall construct containment barriers in a fashion, which minimizes damage to walls, floors, and ceilings.

V. The contractor shall establish containment of the project area by supplying sufficient negative air pressure ventilation units equipped with HEPA filters. The number of negative pressure units to be provided shall be determined to allow a minimum of four (4) air changes per hour in the Project Area.

VI. At all times during the course of this project, the relative humidity within the structure shall be kept below 50%. Contractor is responsible for providing an adequate number and size of dehumidifiers in the structure to keep the relative humidity below the 50% level at all points within the structure.

VII. The contractor is responsible for providing carbon monoxide monitors and smoke detectors within the Project Area at all times when workers and/or occupants are present within the structure.

VIII. Cleaning procedures to be utilized for this project shall be as outlined below.

Nonporous surface - Surfaces shall be cleaned by HEPA vacuuming, wiping/cleaning with a surfactant/detergent solution, and a final HEPA vacuuming. This process is considered the minimum cleaning required. Additional cleaning/wiping may be necessary for heavily soiled areas.

Porous surfaces- With the exception of clothing and linens, cleaning of the porous surface such as upholstery, carpeting, rugs and draperies, shall be performed by thoroughly HEPA vacuuming all surfaces.

Clothing & Linens- Clothing and linens shall be cleaned by laundering according to the manufacturer's recommendations. When cleaning in place is specified, clothing and linens may be HEPA vacuum or laundered based on cost considerations.

Chemical products- Use of any biocide or other chemical product by the contractor during the course of the project shall be used in accordance with the manufacturer's instructions and only after review and approval of the product by the owner and/or occupant of the structure.

James Kaster Initials ____JK___

F. Remediation:

The following paragraphs outline remediation guidelines for the specific work areas covered by this Work Plan.

I. WORK AREA 1

Laundry.

II. Set containment and install HEPA unit and exhaust to the exterior. Remove sheetrock on exterior wall (washer hookups wall) and remove to the bottom of the upper cabinets. Remove and discard insulation in the wall. If visible mold or water damage continues, remove to the point of damage plus an additional two feet. Inspect exterior sheathing and siding and if damaged, remove to the point of damage plus an additional two feet. Any other porous materials found to be water damaged and/or mold contaminated shall be removed provided the structural integrity of the structure will not be compromised. Encapsulate all open walls with Fosters 40-20. Run air scrubbers for 24 to 48 hours after completion of remediation. Remove air scrubbers and fog containment area and entire house at least 4 hours before clearance inspection. DO NOT FOG WITH RUNNING SCRUBBERS.

III. WORK AREA 2

HVAC System (Attic).

IV. Set air scrubbers in the upstairs area and have a licensed HVAC professional clean and sanitize the HAVC air handler including the evaporator coils. Repair or replace any component that is not operating properly. If supply plenum has visible mold, remove and replace plenum. Inspect air ducts and register buckets and if visible mold is found, remove and replace. Remove air scrubbers and fog containment area and entire house at least 4 hours before clearance inspection. DO NOT FOG WITH RUNNING SCRUBBERS.

V. Have an HAVC professional inspect and repair HVAC unit in the lower section of the home. Additional testing will be needed after that unit is running.

Any questions contact MAC 512-366-2186

James Kaster Initials ____JK___

G. General Guidelines for All Work Areas:

I. Removed materials shall be placed in disposable bags were wrapped in plastic sheeting and sealed within the containment area. Heavy or sharp objects which may potentially puncture/break through the bags for sheeting shall be double bag to or wrapped. Disposable bags or sheeting shall be a minimum of six mill true thickness polyethylene. The outside of each bag or bundle shall be HEPA vacuumed or wiped with a bleach solution (10% bleach) prior to removal from the containment area.

II. Any mold contaminated structure materials but not water damage materials may be left in place however mold contamination must be controlled. Method of control will be determined by consultant based on specific condition encountered. Contractor shall consult immediately if this condition arises.

III. No structure materials shall be removed which would result in a compromise of the structural integrity of the building.

IV. After removal and/or cleaning of all affected materials, all services within the containment area shall be wiped with the biocide or bleach solution and/or HEPA vacuumed. Encapsulate all treated areas.

V. Once final clearance within the containment area is obtained, the containment barriers shall be removed and the restoration activities proceed. Materials to be replaced shall be the same quality and type as the adjoining materials and/or at the direction of the owner.

H. Final Clearance:

I. Final clearance of the containment area shall be determined by visual inspection and air monitoring by an independent air quality professional.

II. Clearance of each main living area will be determined by a collection of a minimum of one surface and air sample for work area.

III. Clearance criteria for air samples is as follows: Total spore count and be equal to the corresponding outdoor spore counts. Individual genus spore counts of the indoor samples shall not be greater than 550 spores per cubic meter. No Stachybotrys or Chaetomium can be present.

IV. Clearance criteria for surface samples is as follows: Surface samples which identify less than “moderate” amounts of mold shall be considered sufficient to determine clearance of the Work Area.

V. All repairs (if any) should be verified via email to the MAC.

VI. After the final cleaning process, the negative air equipment shall be changed to the scrub mode for 24 hours prior to clearance testing/inspections. The HEPA units within the Work Area shall be turned off a minimum of 4 hours prior to collection of final clearance samples. Both intake and exhaust sides of equipment shall be sealed with plastic.

James Kaster Initials ____JK___

SEEML Reference Number:
H-230719007

Southeast Environmental Microbiology Laboratories
440 Cobia Drive Ste. 1901
Katy, TX. 77494
Phone: (832) 437-2667

The information and data for **Centex Environmental** has been checked for thoroughness and accuracy. The following reports are contained within this document:

- ☐ Surface/Bulk Report
- ☒ Spore Trap Report
- ☐ Andersen Fungal Report
- ☐ Quantitative Fungal Report

Lab Manager Review: *Magzoub Ismail* Date: 07/19/2023

Thank you for using SEEML laboratories. We strive to provide superior quality and service.
SEEML laboratories are accredited through AIHALAP, LLC (EMLAP #232339) for the analysis of Spore Traps and Surface/Bulk Samples and licensed by the Texas Department of Licensing and Regulation (LAB1016).

The data within this report is reliable to three significant figures. The third significant figure is technically unjustified. In this instance, the third figure is reported as an estimate to facilitate the interpretation by the customer.

Confidentiality Notice:
The document(s) contained herein are confidential and privileged information, intended for the exclusive use of the individual or entity named above. If the reader of this message is not the intended recipient,o r the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of the document(s) is strictly prohibited. If you have received this document in error, please immediately notify us by telephone to arrange for its return. Thank you.

Guidelines for Interpretation:
No accepted quantitative regulatory standards currently exist by which to assess the health risks related to mold and bacterial exposure. Molds and bacteria have been associated with a variety of health effects and sensitivity varies from person to person.
Several organizations, including: the American Conference of Government Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC), as well as the California Department of Health Services (CADHS), have all published guidelines for assessment and interpretation of mold resulting from water intrusion in buildings.

Interpretation of the data and information within this document is left to the company, consultant, and/or persons who conducted the fieldwork.

Spore Trap Report

CENTEX ENVIRONMENTAL
INTERNACHI CERTIFIED

Centex Environmental	Date Sampled: 07/18/2023
Austin, Texas	Date Received: 07/19/2023
512-366-2186	Date Analyzed: 07/19/2023
	Date Reported: 07/19/2023
	Date Revised:
	Project Name: Wallis Ln
	Project Address: 302
	Project City, State, ZIP: Austin, TX 78746
	SEEML Reference # : H-230719007

TEST METHOD: DIRECT MICROSCOPY EXAMINATION SEEML SOP 7

Client Sample ID	2523			9084			9083		
Location	Kitchen			Upstaris Middle BR			Master Closet		
Comment/Notes									
Lab Sample ID	H-230719007-018			H-230719007-019			H-230719007-020		
Detection Limit (spores/m^3)	13			13			33		
Hyphal Fragments	1	13		12	156				
Pollen				31	403				
Spore Trap Used	AOC			AOC			AOC		
	raw ct.	spores/m^3	%	raw ct.	spores/m^3	%	raw ct.	spores/m^3	%
Alternaria (=Ulocladium)	1	13	3	5	65	3	2	66	11
Ascospores				12	156	6			
Basidiospores				16	208	8			
Bipolaris/Drechslera									
Chaetomium									
Cladosporium	8	104	24	88	1140	45			
Curvularia				2	26	1			
Epicoccum									
Cercospora									
Fusarium									
Memnoniella									
Nigrospora				1	13	<1			
Penicillium/Aspergillus	24	312	71	64	832	33	16	528	89
Polythrincium									
Rusts									
Smuts/Periconia/Myxomy	1	13	3	4	52	2			
Spegazzinia									
Stachybotrys									
Pyricularia									
Tetraploa									
Torula				2	26	1			
Trichoderma									
Colorless/Other Brown*									
Oidium									
Zygomycetes									
Pithomyces									
Background debris (1-5)**	3			3			3		
Sample Volume(liters)	75			75			30		
TOTAL SPORES/M^3	34	**442**		194	**2520**		18	**594**	

Revisions:

Comments:

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

The analytical sensitivity is the spores/m^3 divided by the raw count, expressed in spores/m^3. The limit of detection is the analytical sensitivity (in spores/m^3) multiplied by the sample volume (in liters) divided by 1000 liters.

*Colorless,other Brown are spores without a distinctive morphology on spore traps and non-viable surface samples.

**Background debris is the amount of particulate matter present on the slide and is graded from 1-5 with 1 = very light, 2= Light, 3 = Medium, 4 = Heavy, 5 = Very Heavy. The higher the rating the more likelihood spores may be underestimated. A rating of 5 should be interpreted as minimal counts and may actually be higher than reported.

***Ulocladium has been recognized by the International Mycological Association to be equal to Alternaria and so they are reported as one.

Disclaimer: The sample results are determined by the sample volume, which is privided by the customer.

This report relates only to the samples tested as they were received.

Respectfully submitted, SEEML

Magzoub Ismail

Magzoub Ismail, Approved Laboratory Signatory

440 Cobia Drive Ste. 1901
Katy, TX. 77494
Phone: (832) 437-2667

Spore Trap Report

CENTEX ENVIRONMENTAL
INTERNACHI CERTIFIED

Centex Environmental	Date Sampled: 07/18/2023
Austin, Texas	Date Received: 07/19/2023
512-366-2186	Date Analyzed: 07/19/2023
	Date Reported: 07/19/2023
	Date Revised:
	Project Name: Wallis Ln
	Project Address: 302
	Project City, State, ZIP: Austin, TX 78746
	SEEML Reference # : H-230719007

TEST METHOD: DIRECT MICROSCOPY EXAMINATION SEEML SOP 7

Client Sample ID	2522			9068			3534		
Location	Laundry Wall			Bedroom LF			Bedroom LB		
Comment/Notes									
Lab Sample ID	H-230719007-021			H-230719007-022			H-230719007-023		
Detection Limit (spores/m^3)	33			13			13		
Hyphal Fragments				19	627		11	143	
Pollen				38	494		26	338	
Spore Trap Used	AOC			AOC			AOC		
	raw ct.	spores/m^3	%	raw ct.	spores/m^3	%	raw ct.	spores/m^3	%
Alternaria (=Ulocladium)				26	338	9	8	104	5
Ascospores				12	156	4			
Basidiospores									
Bipolaris/Drechslera				10	130	4			
Chaetomium									
Cladosporium				120	1560	42	80	1040	49
Curvularia				4	52	1			
Epicoccum				3	39	1			
Cercospora				1	13	<1			
Fusarium							1	13	<1
Memnoniella									
Nigrospora				5	65	2	1	13	<1
Penicillium/Aspergillus	84	2770	100	80	1040	28	68	884	42
Polythrincium									
Rusts				2	26	<1	1	13	<1
Smuts/Periconia/Myxomy				18	234	6	2	26	1
Spegazzinia									
Stachybotrys									
Pyricularia							1	13	<1
Tetraploa				1	13	<1			
Torula									
Trichoderma									
Colorless/Other Brown*									
Oidium									
Zygomycetes									
Pithomyces				1	13	<1	1	13	<1
Background debris (1-5)**	5			3			3		
Sample Volume(liters)	30			75			75		
TOTAL SPORES/M^3	84	**2770**		283	**3680**		163	**2120**	

Revisions:

Comments:

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

The analytical sensitivity is the spores/m^3 divided by the raw count, expressed in spores/m^3. The limit of detection is the analytical sensitivity (in spores/m^3) multiplied by the sample volume (in liters) divided by 1000 liters.

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Respectfully submitted, SEEML

440 Cobia Drive Ste. 1901
Katy, TX. 77494
Phone: (832) 437-2667

Magzoub Ismail

Magzoub Ismail, Approved Laboratory Signatory

CONSUMER MOLD INFORMATION SHEET

State rules require licensed mold assessors and remediators to give a copy of this Consumer Mold Information Sheet to each client and to the property owner, if not the same person, before starting any mold-related activity [16 TAC 78.70].

How does Texas regulate businesses that do testing for mold or that do mold cleanup?
The Department of Licensing and Regulation (TDLR) regulates such businesses in accordance with the Texas Occupations Code, Chapter 1958. Under the **Texas Mold Assessment and Remediation Rules (rules)** (16 Tex. Admin. Code, Chapter 78), all companies and individuals who perform mold-related activities in Texas must be licensed by TDLR unless exempt. (See Page 2 regarding owner exemptions.) Individuals must meet certain qualifications, have required training, and pass a state exam and criminal history background check in order to be issued a license. Applicants for a mold remediation worker registration must have training and pass a criminal history background in order to be registered by TDLR. Laboratories that analyze mold samples must also be licensed and meet certain qualifications. The rules set minimum work practices and procedures and also require licensees to follow a code of ethics. To prevent conflicts of interest, the rules also prohibit a licensee from conducting both mold assessment and mold remediation on the same project. While the rules regulate the activities of mold licensees when they are doing mold-related activities, the rules do not require any property owner or occupant to clean up mold or to have it cleaned up.

How can I know if someone is licensed?
A licensed individual is required to carry a current TDLR license certificate with the license number on it. A search tool and listings of currently licensed companies and individuals can be found at: https://www.tdlr.texas.gov/LicenseSearch/.

What is "mold assessment?"
Mold assessment is an inspection of a building by a **mold assessment consultant** or **technician** to evaluate whether mold growth is present and to what extent. Samples may be taken to determine the amount and types of mold that are present; however, sampling is not necessary in many cases. When mold cleanup is necessary a licensed mold assessment consultant can provide you with a **mold remediation protocol.** A protocol must specify the estimated quantities and locations of materials to be remediated, methods to be used and clearance criteria that must be met.

What is meant by "clearance criteria?"
Clearance criteria refer to the level of "cleanliness" that must be achieved by the persons conducting the mold cleanup. It is important to understand and agree with the mold assessment consultant prior to starting the project as to what an acceptable clearance level will be, including what will be acceptable results for any air sampling or surface sampling for mold. There are no national or state standards for a "safe" level of mold. Mold spores are a natural part of the environment and are always present at some level in the air and on surfaces all around us.

What is "mold remediation?"
Mold remediation is the cleanup and removal of mold growth from surfaces and/or contents in a building. It also refers to actions taken to prevent mold from growing back. Licensed **mold remediation contractors** must follow a mold remediation protocol as described above and their own **mold remediation work plan** that provides specific instructions and/or standard operating procedures for how the project will be done.

Before a remediation project can be deemed successful, a mold assessment consultant must conduct a **post-remediation assessment.** This is an inspection to ensure that the work area is free from all visible mold and wood rot, the project was completed in compliance with the remediation protocol and remediation work plan, and that it meets all clearance criteria that were specified in the protocol. The assessment consultant must give you a **passed clearance report** documenting the results of this inspection. If the project fails clearance,

further remediation as prescribed by a consultant will be necessary.

What is a Certificate of Mold Damage Remediation?

No later than the 10th day after a mold remediation project stop date, the remediation contractor must sign and give you a **Certificate of Mold Damage Remediation**. The licensed mold assessment consultant who conducted the post-remediation assessment must also sign the certificate. The consultant must truthfully state on the certificate that the mold contamination identified for the project has been remediated and whether the underlying cause of the mold has been corrected. (That work may involve other types of professional services that are not regulated by the mold rules, such as plumbing or carpentry.) Receiving a certificate documenting that the underlying cause of the mold was remediated is an advantage for a homeowner. It prevents an insurer from making an underwriting decision on the residential property based on previous mold damage or previous claims for mold damage. If you sell your property, the law requires that you provide the buyer a copy of all certificates you have received for that property within the preceding five years.

How is a property owner protected if a mold assessor or remediator does a poor job or damages the property?

The rules require licensees to have commercial general liability insurance in the amount of at least $1 million, or to be self-insured, to cover any damage to your property. Before hiring anyone, you should ask for proof of such insurance coverage. You may wish to inquire if the company carries additional insurance, such as professional liability/errors and omissions (for consultants) or pollution insurance (for contractors), that would provide additional recourse to you should the company fail to perform properly.

How is my confidentiality protected if I share personal information about myself with a company?

Under the code of ethics in the rules, to the extent required by law, licensees must keep confidential any personal information about a client (including medical conditions) obtained during the course of a mold-related activity. Further, you may be able to negotiate a contract to include language that other personal information be kept confidential unless disclosure "is required by law." However, licensees are required to identify dates and addresses of projects and other details that can become public information.

How do I file a complaint about a company?

Anyone who believes a company or individual has violated the rules can file a complaint with TDLR. For information on this process, call 1-800-803-9202, or complete the online complaint form at https://www.tdlr.texas.gov/complaints/.

Can property owners do mold assessment or remediation on their own property without being licensed?

Yes. A homeowner can take samples for mold or clean it up in the home without a license. An owner, or a managing agent or employee of an owner of a residential property is not required to be licensed, **unless** the property has 10 or more residential dwelling units. For non-residential properties, an owner or tenant, or a managing agent or employee of an owner or tenant, is not required to be licensed to do mold assessment or remediation on property owned or leased by the owner or tenant, **unless** the mold contamination affects a total surface area of 25 contiguous square feet or more. Please refer to 16 TAC §78.30 for further details on exceptions and exemptions to licensing requirements.

For more information about mold and the Texas Mold Assessment and Remediation Rules, contact:
Texas Department of Licensing and Regulation
Mold Assessors and Remediators
PO Box 12057, Austin, TX 78711
Phone: 512-463-6599 or 800-803-9202
www.tdlr.texas.gov

AUSTIN AIR BIOLOGY
Environmental Testing & Consulting

July 21st , 2023

Mr. Davis Baker

Re: **Mold Inspection and Testing**
302 Wallis Dr.
Austin, Texas 78746
AAB Project #: 223-154

Mr. Baker,

As per your request, Austin Air Biology ("AAB") has performed a Mold Inspection and Testing Event at the above referenced inspection area (listed above). The purpose of the assessment was to determine the existence and, if possible, the cause of fungi growth within the structure. The following paragraphs outline the findings of our assessment.

Visual Assessment & Event History:

Austin Air Biology staff performed a visual inspection on July 19th , 2022. The following summarizes the results of the inspection.

1. **Lower HVAC System:** Mold affected wall materials and insulation was observed within the HVAC return air box. An active condensation leak was observed at the blower unit (allowing water to pool on the insulation within the return). The most likely cause of the observed mold damage is active and previous leaks at the HVAC equipment. See photos

2. **Master Shower**: Missing/unsealed masonry joints were observed at the master shower enclosure. This issue is likely allowing moisture into the interior shower enclosure materials. No moisture was detected within the shower area and/or the master area (determined via IR camera). IR images are attached.

3. **Upstairs Front Guest BDR:** A large amount of missing insulation was detected/observed at the ceiling.

4. **Remaining Structure:** Except as listed above, no significant issue were observed. The remaining surfaces were scanned with a FLIR IR camera. No significant temperature abnormalities (potential wet areas) were observed in the images of the structure.

Sampling & Results:

A total of (4) spore trap cassette samples were collected within and outside the residence. One spore trap cassette sample was collected outside the structure to determine the naturally occurring background fungi concentrations. The remaining samples were collected inside the structure. The samples were transported to EMSL of Dallas, Texas for analysis under strict chain-of-custody procedures.

According to the analysis, the total fungi count in the outside air at the time of the inspection was 3,050 spores per cubic meter ("S/m^3") of air. The inside total fungi spore counts fell within a range of 160 to 1,020 S/m^3 of air.

Individual fungi types were also evaluated, elevated concentrations of *Stachybotrys* was reported in the sample collected within the Master Area. **See the attached chart**

Conclusions:

In general, the industry standard calls for total/genus fungi counts within structures to be one-half to one-third the counts outside the structure. Using this standard, based on the outside total and genus spore counts, **the air quality within the master area does not fall within a normal range due to elevated concentrations of *Stachybotrys*.**

The most likely cause of the elevated concentrations of *Stachybotrys* is the observed mold damage located below the lower level HVAC unit and water intrusion from master shower enclosure into the master bathroom wall cavities.

Recommendations:

1. **Lower Level HVAC**: Remove the wall materials (sheet rock and insulation) within the lower level return air box. Inspect the newly exposed cavities located below HVAC equipment for additional damage – remove materials as needed (damage may extent into adjacent areas). Repair HVAC equipment.

2. **Master Shower:** Install inspection holes within the ceiling sheet rocked below the master shower enclosure. If water damage decking is observed below the master shower – Remove the master shower enclosure and any/all water damaged materials within the master bathroom area.

3. **Front Upstairs BDR:** Install the proper amount of insulation at the ceiling sheet rock.

Upon review of the report, please feel free to contact us should you have any questions and/or comments. We appreciate this opportunity to provide services on your project.

Best Regards,

David M. Stegmann
Texas Mold Assessment Consultant License # 0236
Expires: 01/20/2024
Attachments
Attachment 1 - Lab Reports/Chart/Information Sheet
Attachment 2 - Photos

Attachment 1

Lab Reports/Charts

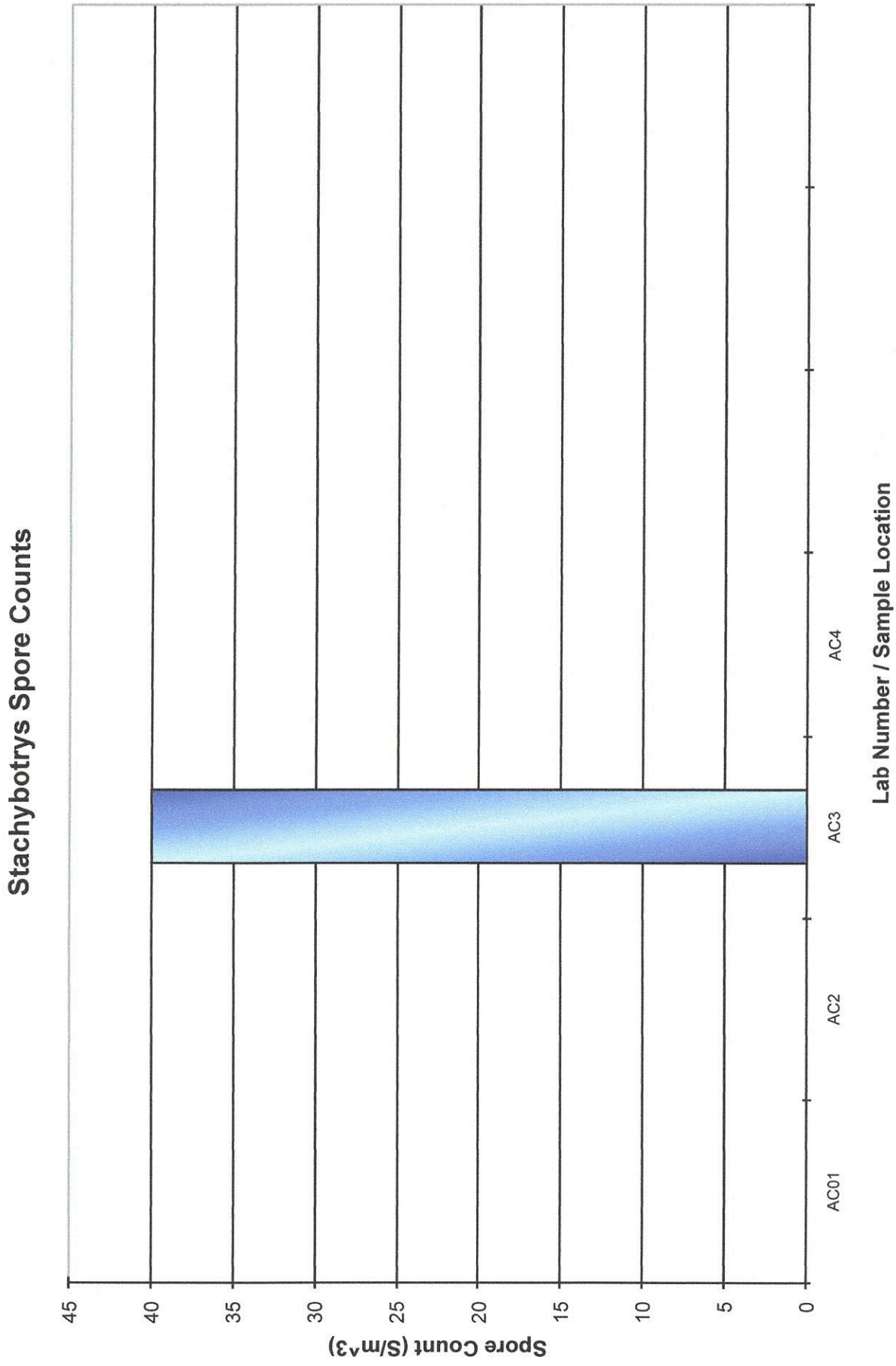
Sample Location Index

Sample ID	Lab Number	Location	Sample Type
AC01	1	Outside	AC
AC2	2	Kitchen/Living	AC
AC3	3	Master	AC
AC4	4	Up BDR - SW	AC

Sample Types:

AC	Spore Trap
CP	Air Sample - Culture Plate
TP	Surface Sample - Tape
SW	Surface Sample - Swab
B	Bulk Sample

AAB Project # : 223-154



223-154

EMSL Analytical, Inc.
3310 Keller Springs, Suite 145 Carrollton, TX 75006
Tel/Fax: (972) 892-9928 / (972) 892-9929
http://www.EMSL.com / dallaslab@emsl.com

EMSL Order: 112301470
Customer ID: ANAB25
Customer PO:
Project ID:

Attention: David Stegmann
Austin Air Biology
PO Box 50373
Austin, TX 78763

Phone: (512) 323-2246
Fax:
Collected Date: 07/19/2023
Received Date: 07/20/2023 08:50 AM
Analyzed Date: 07/20/2023

Project: 223-154

Test Report:Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	112301470-0001			112301470-0002			112301470-0003		
Client Sample ID:	AC01			AC2			AC3		
Volume (L):	75			75			75		
Sample Location:	Outside			Kitchen/Living			Master Area		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	2	80	2.6	-	-	-	3	100	9.8
Ascospores	3	100	3.3	-	-	-	2	80	7.8
Aspergillus/Penicillium	7	300	9.8	2	80	50	6	300	29.4
Basidiospores	23	970	31.8	-	-	-	4	200	19.6
Bipolaris++	2	80	2.6	-	-	-	1*	10*	1
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	30	1300	42.6	2	80	50	5	200	19.6
Curvularia	1*	10*	0.3	-	-	-	2*	30*	2.9
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium++	2	80	2.6	-	-	-	-	-	-
Ganoderma	1*	10*	0.3	-	-	-	1*	10*	1
Myxomycetes++	2	80	2.6	-	-	-	1	40	3.9
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	3*	40*	3.9
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Cercospora++	1	40	1.3	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	1*	10*	1
Total Fungi	**74**	**3050**	**100**	**4**	**160**	**100**	**29**	**1020**	**100**
Hyphal Fragment	-	-	-	-	-	-	2	80	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	1	40	-
Analyt. Sensitivity 600x	-	42	-	-	42	-	-	42	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	2	-	-	3	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	1	-	-	2	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Madison A Zarzeczny

Madison Zarzeczny, Laboratory Manager
or other Approved Signatory

No discernable field blank was submitted with this group of samples.

Skin Fragment and Fibrous Particulate ratings are based on the percent of non-fungal material they represent: 1 (1-25%), 2 (26-50%), 3 (51-75%), or 4 (76-100%). Background ratings are based on the total area covered by non-fungal particles: 1 (1-25%), 2 (26-50%), 3 (51-75%), 4 (76-99%), or 5 (100%; overloaded, prohibiting accurate detection and quantification). High levels of background will obscure spores and other particulates, leading to underestimation. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. When the information supplied by the customer can affect the validity of the result, it will be noted on the report.

Samples analyzed by EMSL Analytical, Inc. Carrollton, TX AIHA LAP, LLC-EMLAP Accredited #223278, TX 1032

Initial report from: 07/20/2023 11:41 AM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com

MIC_M601_S092_R002 Printed: 07/20/2023 11:41 AM

EMSL Analytical, Inc.
3310 Keller Springs, Suite 145 Carrollton, TX 75006
Tel/Fax: (972) 892-9928 / (972) 892-9929
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Project: 223-154

Phone: (512) 323-2246
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Collected Date: 07/19/2023
Received Date: 07/20/2023 08:50 AM
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Test Report:Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	**112301470-0004**		
Client Sample ID:	**AC4**		
Volume (L):	**75**		
Sample Location:	**Up BDR - SW**		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	-	-	-
Ascospores	-	-	-
Aspergillus/Penicillium	3	100	43.5
Basidiospores	1	40	17.4
Bipolaris++	-	-	-
Chaetomium++	-	-	-
Cladosporium	2	80	34.8
Curvularia	1*	10*	4.3
Epicoccum	-	-	-
Fusarium++	-	-	-
Ganoderma	-	-	-
Myxomycetes++	-	-	-
Pithomyces++	-	-	-
Rust	-	-	-
Scopulariopsis/Microascus	-	-	-
Stachybotrys/Memnoniella	-	-	-
Unidentifiable Spores	-	-	-
Zygomycetes	-	-	-
Cercospora++	-	-	-
Nigrospora	-	-	-
Total Fungi	**7**	**230**	**100**
Hyphal Fragment	-	-	-
Insect Fragment	-	-	-
Pollen	1*	10*	-
Analyt. Sensitivity 600x	-	42	-
Analyt. Sensitivity 300x	-	13*	-
Skin Fragments (1-4)	-	2	-
Fibrous Particulate (1-4)	-	1	-
Background (1-5)	-	1	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Madison A Zarzeczny

Madison Zarzeczny, Laboratory Manager
or other Approved Signatory

No discernable field blank was submitted with this group of samples.

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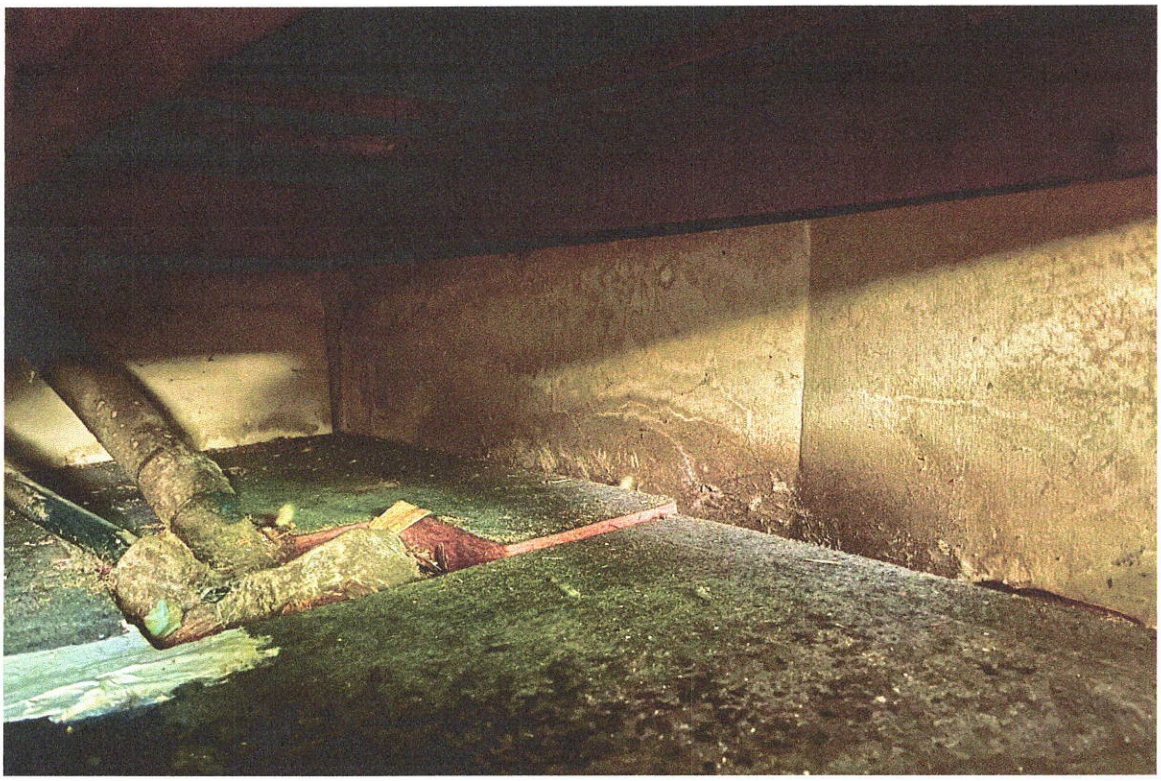
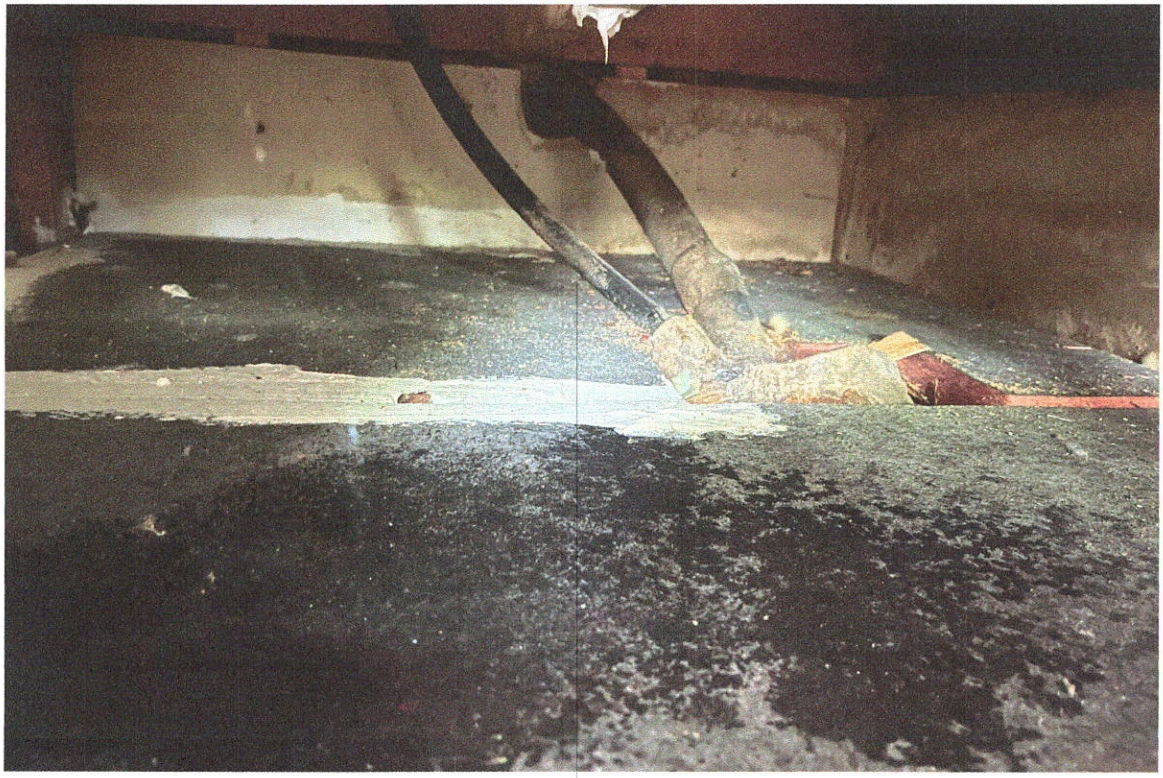
Printed: 07/20/2023 11:41 AM

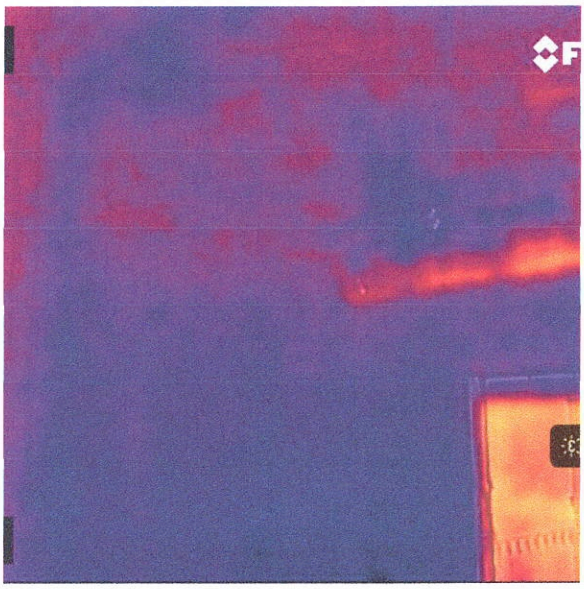
Attachment 2

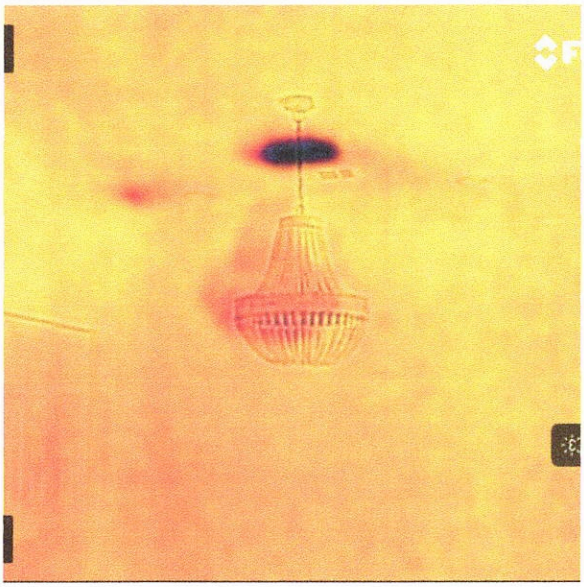
Photos

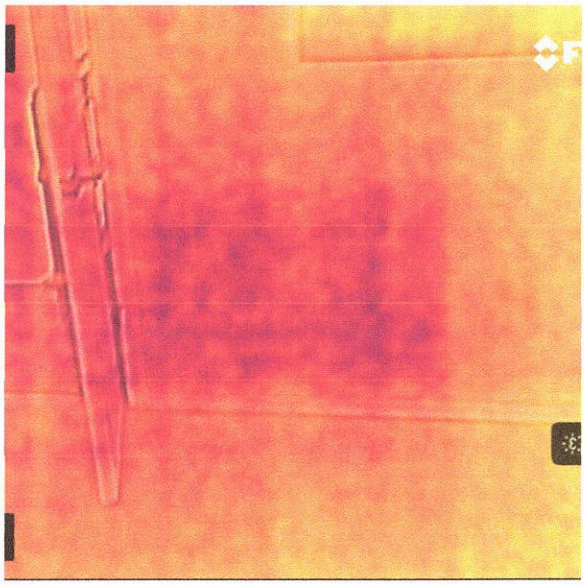


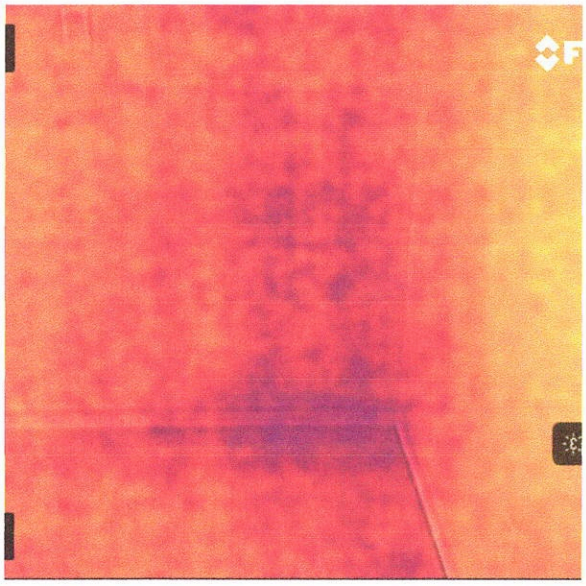


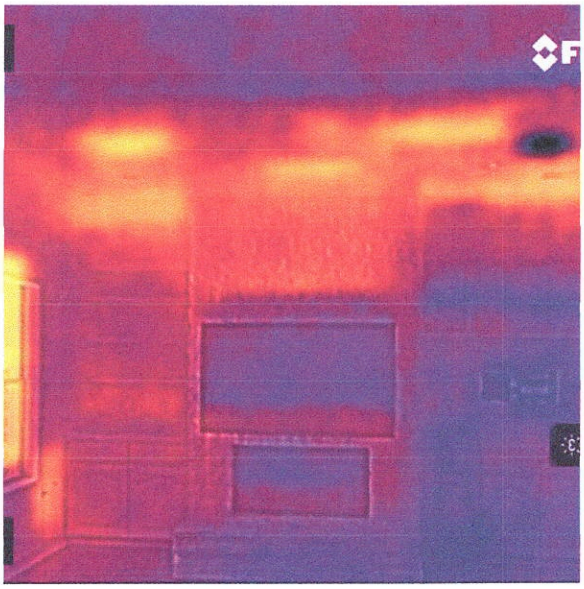
Normal IR Images

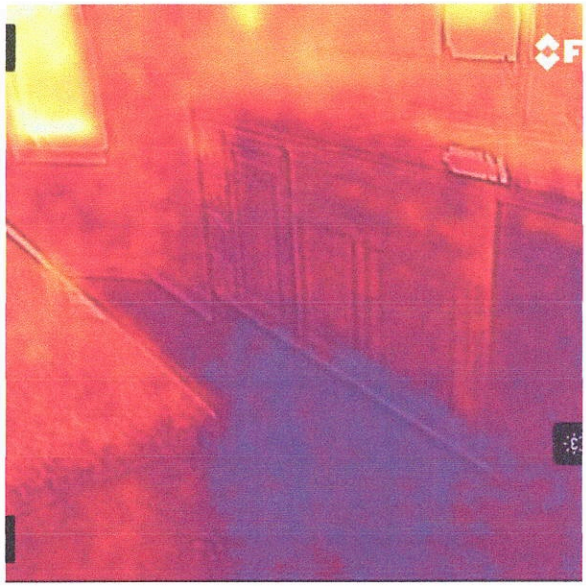


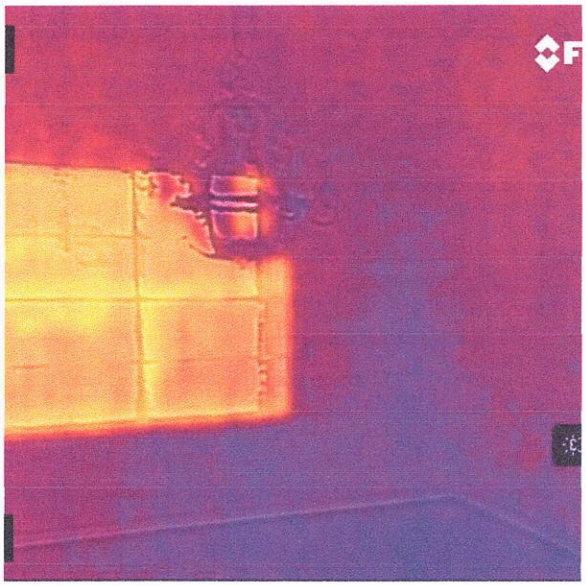


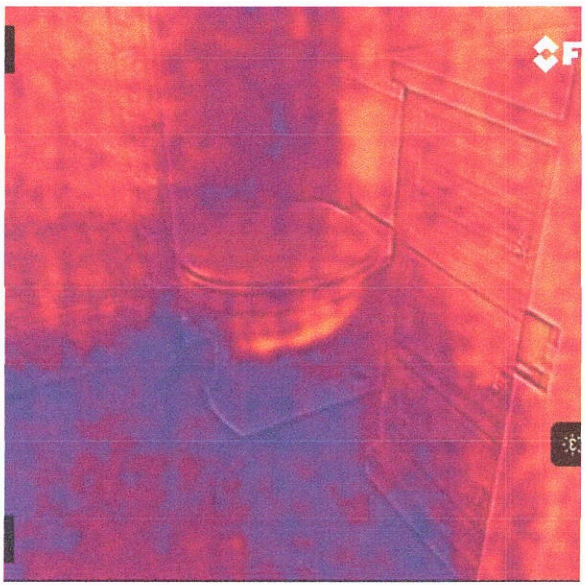


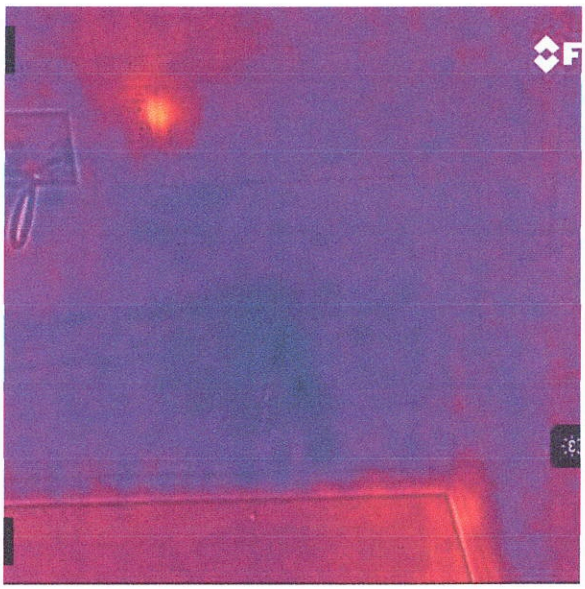


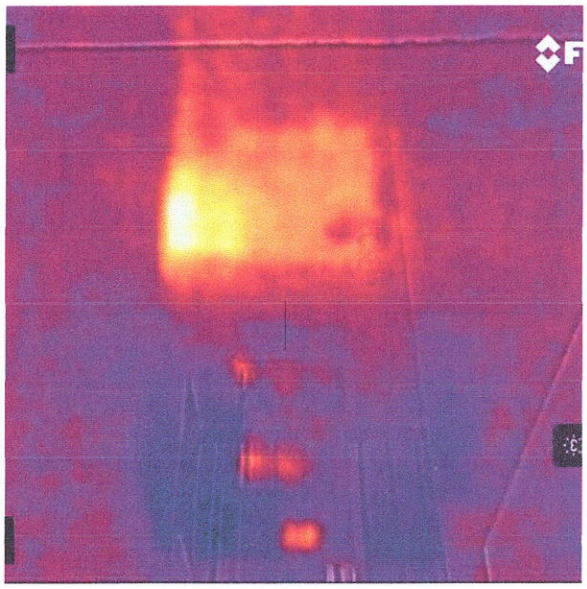


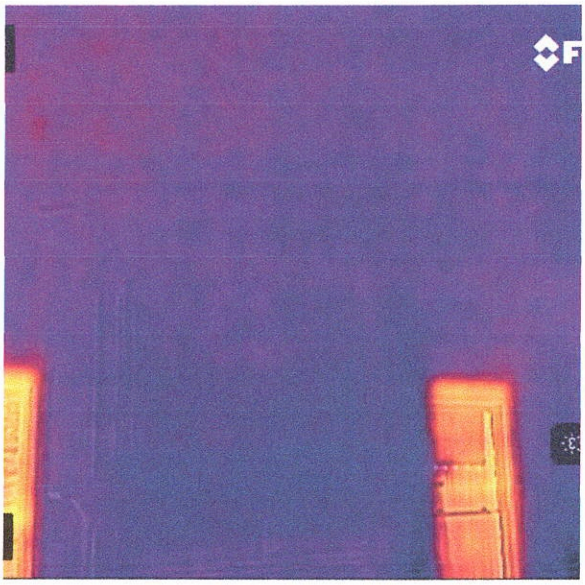


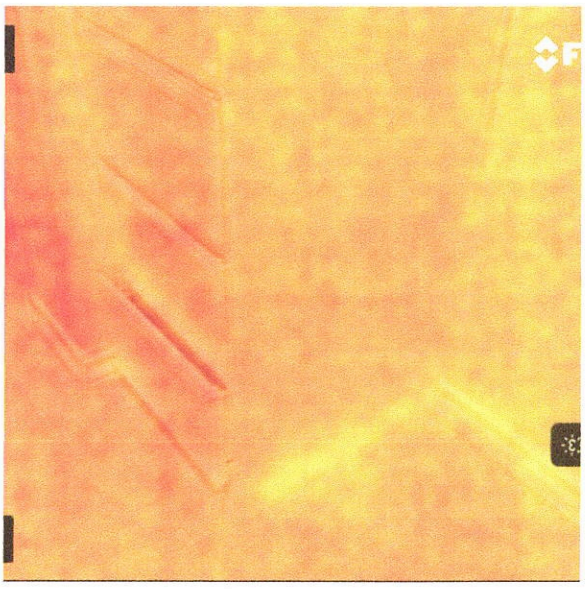












The Steam Team

The Steam Team
9901 Burnet Ln.
Austin, TX 78758
512-451-8326
Tax ID 74-2521412756

Client:	Davis Baker	Home:	(713) 806-6944
Property:	302 Wallus Dr Austin, TX 78746		
Operator:	ABOBS		
Estimator:	Andrew Bobst	Business:	(484) 447-8926
Company:	The Steam Team	E-mail:	abobst@thesteamteam.com
Business:	9901 Burnet Rd Austin , TX 78758		

Type of Estimate:	MLD		
Date Entered:	9/14/2023	Date Assigned:	9/13/2023
Date Est. Completed:	9/14/2023	Date Job Completed:	
Price List:	TXAU8X_SEP23		
Labor Efficiency:	Restoration/Service/Remodel		
Estimate:	BAKER_DAVIS_MOLD		

We at The Steam Team would like to thank you for the opportunity to provide you with this estimate. The total cost of mitigation services are detailed in the following estimate is **$12,685.76.**

SUBJECT TO CHANGE

The Steam Team

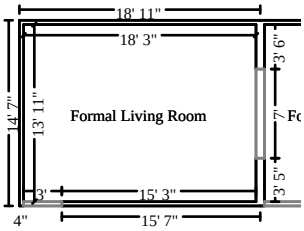
The Steam Team
9901 Burnet Ln.
Austin, TX 78758
512-451-8326
Tax ID 74-2521412756

BAKER_DAVIS_MOLD

1st floor

1st floor

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Negative air fan/Air scrubber (24 hr period) - No monit.	7.00 DA	0.00	74.78	0.00	523.46
1 air scrubber for 7 days outside of work area					
2. Floor protection - cardboard and tape	100.00 SF	0.55	0.00	2.31	57.31
Total: 1st floor				2.31	580.77



Formal Living Room **Height: 9'**

512.33 SF Walls	253.98 SF Ceiling
766.31 SF Walls & Ceiling	253.98 SF Floor
28.22 SY Flooring	54.33 LF Floor Perimeter
64.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor **3' X 6' 8"** **Opens into Exterior**

Missing Wall - Goes to Floor **7' X 6' 8"** **Opens into FORMAL_DININ**

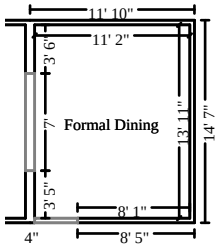
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
DEMO					
3. Protect - Cover with plastic	343.98 SF	0.00	0.37	3.69	130.96
cover floors and windows for testing					
4. Containment Barrier/Airlock/Decon. Chamber	34.00 SF	0.00	1.00	0.45	34.45
5. Peel & seal zipper - heavy duty	1.00 EA	0.00	17.46	1.04	18.50
6. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	27.00 LF	9.76	0.00	1.58	265.10
7. Tear out and bag wet insulation - Category 3 water	104.00 SF	1.52	0.00	0.60	158.68
TREATMENT					
8. Clean stud wall	104.00 SF	0.00	1.34	0.17	139.53
9. Apply anti-microbial agent to the walls and ceiling	766.31 SF	0.00	0.33	23.60	276.48
10. Apply mold/mildew stain remover to the surface area	104.00 SF	0.00	0.79	9.66	91.82
CLEANING					

The Steam Team

The Steam Team
9901 Burnet Ln.
Austin, TX 78758
512-451-8326
Tax ID 74-2521412756

CONTINUED - Formal Living Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
11. HEPA Vacuuming - Light - (PER SF)	766.31 SF	0.00	0.47	29.71	389.88
12. Clean window unit (per side) 10 - 20 SF	4.00 EA	0.00	17.07	5.64	73.92
13. Clean fireplace face & mantel	25.00 SF	0.00	1.61	3.34	43.59
14. Clean floor	253.98 SF	0.00	0.51	10.91	140.44
ENCAPSULATION					
15. Seal stud wall for odor control	104.00 SF	0.00	1.05	1.63	110.83
EQUIPMENT					
16. Negative air fan/Air scrubber (24 hr period) - No monit.	7.00 DA	0.00	74.78	0.00	523.46
1 air scrubber for 7 days					
17. Ducting - lay-flat	20.00 LF	0.00	0.35	0.58	7.58
Totals: Formal Living Room				92.60	2,405.22



Formal Dining **Height: 9'**

384.28 SF Walls	155.40 SF Ceiling
539.68 SF Walls & Ceiling	155.40 SF Floor
17.27 SY Flooring	40.08 LF Floor Perimeter
50.17 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	**7' X 6' 8"**	**Opens into FORMAL_LIVIN**
Missing Wall - Goes to Floor	**3' 1" X 6' 8"**	**Opens into Exterior**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
DEMO					
18. Protect - Cover with plastic	215.40 SF	0.00	0.37	2.31	82.01
cover floors and windows for testing					
19. Containment Barrier/Airlock/Decon. Chamber	34.00 SF	0.00	1.00	0.45	34.45
20. Peel & seal zipper - heavy duty	1.00 EA	0.00	17.46	1.04	18.50
21. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	40.08 LF	9.76	0.00	2.35	393.53
22. Tear out and bag wet insulation - Category 3 water	100.00 SF	1.52	0.00	0.58	152.58
TREATMENT					

The Steam Team

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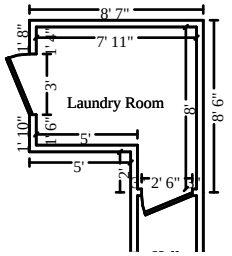
CONTINUED - Formal Dining

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
23. Clean stud wall	163.00 SF	0.00	1.34	0.27	218.69
24. Apply anti-microbial agent to the walls and ceiling	539.68 SF	0.00	0.33	16.62	194.71
25. Apply mold/mildew stain remover to the surface area	163.00 SF	0.00	0.79	15.14	143.91
CLEANING					
26. HEPA Vacuuming - Light - (PER SF)	539.68 SF	0.00	0.47	20.93	274.58
27. Clean chandelier	1.00 EA	0.00	49.04	4.06	53.10
28. Clean window unit (per side) 10 - 20 SF	2.00 EA	0.00	17.07	2.82	36.96
29. Clean floor	155.40 SF	0.00	0.51	6.68	85.93
ENCAPSULATION					
30. Seal stud wall for odor control	163.00 SF	0.00	1.05	2.56	173.71
Totals: Formal Dining				75.81	1,862.66



Laundry Room **Height: 9'**

249.83	SF Walls	52.50	SF Ceiling
302.33	SF Walls & Ceiling	52.50	SF Floor
5.83	SY Flooring	26.33	LF Floor Perimeter
31.83	LF Ceil. Perimeter		

Door	**2' 6" X 6' 8"**	**Opens into HALL**
Door	**3' X 6' 8"**	**Opens into Exterior**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
DEMO					
31. Protect - Cover with plastic cover floors and window for testing	82.50 SF	0.00	0.37	0.89	31.42
32. Containment Barrier/Airlock/Decon. Chamber	34.00 SF	0.00	1.00	0.45	34.45
33. Peel & seal zipper - heavy duty	1.00 EA	0.00	17.46	1.04	18.50
34. Tear out trim and bag for disposal - up to Cat 3	28.00 LF	1.05	0.00	0.44	29.84
35. Tear out non-salv. tile & bag for disposal	8.00 SF	3.35	0.00	0.14	26.94

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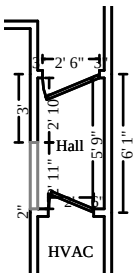
Tax ID 74-2521412756

CONTINUED - Laundry Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
36. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	12.00 LF	9.76	0.00	0.70	117.82
37. Tear out and bag wet insulation - Category 3 water	105.33 SF	1.52	0.00	0.61	160.71
TREATMENT					
38. Clean stud wall	105.00 SF	0.00	1.34	0.17	140.87
39. Apply anti-microbial agent to the walls and ceiling	302.33 SF	0.00	0.33	9.31	109.08
40. Apply mold/mildew stain remover to the surface area	105.00 SF	0.00	0.79	9.76	92.71
CLEANING					
41. HEPA Vacuuming - Light - (PER SF)	302.33 SF	0.00	0.47	11.72	153.82
42. Clean window unit (per side) 10 - 20 SF	1.00 EA	0.00	17.07	1.41	18.48
43. Clean floor - tile	52.50 SF	0.00	0.72	3.40	41.20
ENCAPSULATION					
44. Seal stud wall for odor control	105.00 SF	0.00	1.05	1.65	111.90
EQUIPMENT					
45. Negative air fan/Air scrubber (24 hr period) - No monit.	7.00 DA	0.00	74.78	0.00	523.46
1 air scrubber for 7 days					
46. Ducting - lay-flat	20.00 LF	0.00	0.35	0.58	7.58
Totals: Laundry Room				42.27	1,618.78



Hall **Height: 9'**

106.56	SF Walls	16.77	SF Ceiling
123.33	SF Walls & Ceiling	16.77	SF Floor
1.86	SY Flooring	9.92	LF Floor Perimeter
17.33	LF Ceil. Perimeter		

Door	**2' X 6' 8"**	**Opens into HVAC**
Door	**2' 6" X 6' 8"**	**Opens into LAUNDRY_ROOM**
Missing Wall - Goes to Floor	**2' 11" X 6' 8"**	**Opens into Exterior**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL

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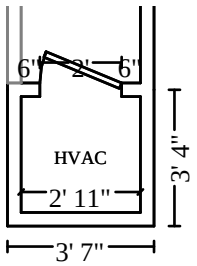
CONTINUED - Hall

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
DEMO					
47. Protect - Cover with plastic cover floors and window for testing	46.77 SF	0.00	0.37	0.50	17.80
48. Containment Barrier/Airlock/Decon. Chamber	34.00 SF	0.00	1.00	0.45	34.45
49. Peel & seal zipper - heavy duty	1.00 EA	0.00	17.46	1.04	18.50
50. Tear out trim and bag for disposal - up to Cat 3	40.00 LF	1.05	0.00	0.63	42.63
51. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	9.92 LF	9.76	0.00	0.58	97.40
52. Tear out and bag wet insulation - Category 3 water	24.00 SF	1.52	0.00	0.14	36.62
TREATMENT					
53. Clean stud wall	39.00 SF	0.00	1.34	0.06	52.32
54. Apply anti-microbial agent to the walls and ceiling	123.33 SF	0.00	0.33	3.80	44.50
55. Apply mold/mildew stain remover to the surface area	39.00 SF	0.00	0.79	3.62	34.43
CLEANING					
56. HEPA Vacuuming - Light - (PER SF)	123.33 SF	0.00	0.47	4.78	62.75
57. Clean window unit (per side) 10 - 20 SF	1.00 EA	0.00	17.07	1.41	18.48
58. Clean floor - tile	16.77 SF	0.00	0.72	1.08	13.15
ENCAPSULATION					
59. Seal stud wall for odor control	39.00 SF	0.00	1.05	0.61	41.56
Totals: Hall				18.70	514.59



HVAC **Height: 9'**

90.17 SF Walls	8.26 SF Ceiling
98.43 SF Walls & Ceiling	8.26 SF Floor
0.92 SY Flooring	9.50 LF Floor Perimeter
11.50 LF Ceil. Perimeter	

Door **2' X 6' 8"** **Opens into HALL**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL

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CONTINUED - HVAC

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
DEMO					
60. HVAC - General Laborer - per hour	4.00 HR	0.00	46.36	0.00	185.44
remove hvac insulation for replacement					
61. Tear out and bag wet insulation - Category 3 water	38.00 SF	1.52	0.00	0.22	57.98
TREATMENT					
62. Clean stud wall	38.00 SF	0.00	1.34	0.06	50.98
63. Apply anti-microbial agent to the walls and ceiling	98.43 SF	0.00	0.33	3.04	35.52
64. Apply mold/mildew stain remover to the surface area	38.00 SF	0.00	0.79	3.53	33.55
CLEANING					
65. HEPA Vacuuming - Light - (PER SF)	98.43 SF	0.00	0.47	3.82	50.08
ENCAPSULATION					
66. Seal stud wall for odor control	38.00 SF	0.00	1.05	0.60	40.50
Totals: HVAC				11.27	454.05
Total: 1st floor				**242.96**	**7,436.07**

2nf floor

2nf floor

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
67. Negative air fan/Air scrubber (24 hr period) - No monit.	7.00 DA	0.00	74.78	0.00	523.46
1 air scrubber for 7 days outside of work area					
68. Floor protection - cardboard and tape	100.00 SF	0.55	0.00	2.31	57.31
Total: 2nf floor				2.31	580.77

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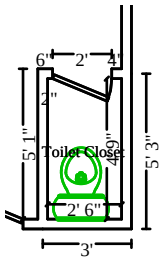
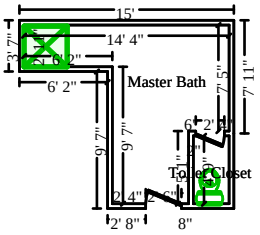


Toilet Closet **Height: 9'**

117.17	SF Walls	11.88	SF Ceiling
129.04	SF Walls & Ceiling	11.88	SF Floor
1.32	SY Flooring	12.50	LF Floor Perimeter
14.50	LF Ceil. Perimeter		

Door **2' X 6' 8"** **Opens into MASTER_BATH**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
TREATMENT					
69. Apply anti-microbial agent to the walls and ceiling	129.04 SF	0.00	0.33	3.98	46.56
CLEANING					
70. HEPA Vacuuming - Light - (PER SF)	129.04 SF	0.00	0.47	5.00	65.65
71. Clean toilet	1.00 EA	0.00	24.73	2.04	26.77
72. Clean bath accessory	1.00 EA	0.00	8.04	0.67	8.71
Totals: Toilet Closet				11.69	147.69



Master Bath **Height: 9'**

453.00	SF Walls	105.67	SF Ceiling
558.67	SF Walls & Ceiling	105.67	SF Floor
11.74	SY Flooring	49.17	LF Floor Perimeter
53.67	LF Ceil. Perimeter		

Door **2' X 6' 8"** **Opens into TOILET_CLOSE**

Door **2' 6" X 6' 8"** **Opens into Exterior**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
DEMO					
73. Protect - Cover with plastic cover floors and window for testing	135.67 SF	0.00	0.37	1.46	51.66
74. Containment Barrier/Airlock/Decon. Chamber	34.00 SF	0.00	1.00	0.45	34.45
75. Peel & seal zipper - heavy duty	1.00 EA	0.00	17.46	1.04	18.50
76. Tear out wet drywall, cleanup, bag, per LF - to 2' - Cat 3	6.00 LF	6.94	0.00	0.17	41.81

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CONTINUED - Master Bath

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
77. Tear out and bag wet insulation - Category 3 water	60.00 SF	1.52	0.00	0.35	91.55
TREATMENT					
78. Clean stud wall	60.00 SF	0.00	1.34	0.10	80.50
79. Apply anti-microbial agent to the walls and ceiling	558.67 SF	0.00	0.33	17.20	201.56
80. Apply mold/mildew stain remover to the surface area	60.00 SF	0.00	0.79	5.57	52.97
CLEANING					
81. HEPA Vacuuming - Light - (PER SF)	558.67 SF	0.00	0.47	21.66	284.23
82. Clean window unit (per side) 10 - 20 SF	2.00 EA	0.00	17.07	2.82	36.96
83. Clean tub	1.00 EA	0.00	23.92	1.97	25.89
84. Clean floor - tile	105.67 SF	0.00	0.72	6.84	82.92
ENCAPSULATION					
85. Seal stud wall for odor control	60.00 SF	0.00	1.05	0.94	63.94
EQUIPMENT					
86. Negative air fan/Air scrubber (24 hr period) - No monit.	7.00 DA	0.00	74.78	0.00	523.46
1 air scrubber for 7 days					
87. Ducting - lay-flat	20.00 LF	0.00	0.35	0.58	7.58
Totals: Master Bath				61.15	1,597.98
Total: 2nf floor				**75.15**	**2,326.44**

Materials

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
88. Material Fees	1.00 EA	0.00	1,240.06	102.30	1,342.36
INCLUDES BUT LIMITED TO..					
6 mil plastic, rags, solution, duct tape, trash bags, ladders					
Heavy duty PPE for techs (2 per a day)					
Full Face respirators w/ cartridges					
Replacement air filters for heppa air scrubbers					
Totals: Materials				102.30	1,342.36

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512-451-8326
Tax ID 74-2521412756

General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
89. Service call - during business hours	1.00 EA	0.00	164.32	0.00	164.32
90. Hazardous Waste/Mold Cleaning-Supervisory/Admin- per hour	6.00 HR	0.00	85.09	0.00	510.54
91. Equipment setup, take down, and monitoring (hourly charge)	3.00 HR	0.00	59.10	0.00	177.30
92. Haul debris - per pickup truck load - including dump fees	1.50 EA	162.20	0.00	0.00	243.30
93. Equipment decontamination charge - HVY, per piece of equip	5.00 EA	0.00	66.62	2.33	335.43
Totals: General				2.33	1,430.89

Fogging

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
94. Disinfect building - fog / spray - per SF	1.00 GL	0.00	150.00	0.00	150.00
Totals: Fogging				0.00	150.00
Line Item Totals: BAKER_DAVIS_MOLD				**422.74**	**12,685.76**

Grand Total Areas:

1,913.33	SF Walls	604.46	SF Ceiling	2,517.79	SF Walls and Ceiling
604.46	SF Floor	67.16	SY Flooring	201.83	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	243.33	LF Ceil. Perimeter
604.46	Floor Area	683.54	Total Area	1,913.33	Interior Wall Area
1,903.33	Exterior Wall Area	200.00	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

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Summary

Line Item Total	12,263.02
Cleaning Matl Tax	43.79
Material Sales Tax	124.00
Subtotal	12,430.81
Cleaning Total Tax	254.95
Replacement Cost Value	**$12,685.76**
Net Claim	**$12,685.76**

Andrew Bobst

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Recap of Taxes

	Cleaning Matl Tax (8.25%)	Material Sales Tax (8.25%)	Cleaning Total Tax (8.25%)	Disposal Total Tax (8.25%)	Manuf. Home Tax (5%)	Storage Rental Tax (8.25%)	Total Tax (8.25%)
Line Items							
	43.79	124.00	254.95	0.00	0.00	0.00	0.00
Total							
	43.79	**124.00**	**254.95**	**0.00**	**0.00**	**0.00**	**0.00**

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Tax ID 74-2521412756

Recap by Room

Estimate: BAKER_DAVIS_MOLD

Area: 1st floor	**578.46**	**4.72%**
Formal Living Room	**2,312.62**	**18.86%**
Formal Dining	**1,786.85**	**14.57%**
Laundry Room	**1,576.51**	**12.86%**
Hall	**495.89**	**4.04%**
HVAC	**442.78**	**3.61%**
Area Subtotal: 1st floor	**7,193.11**	**58.66%**
Area: 2nf floor	**578.46**	**4.72%**
Toilet Closet	**136.00**	**1.11%**
Master Bath	**1,536.83**	**12.53%**
Area Subtotal: 2nf floor	**2,251.29**	**18.36%**
Materials	**1,240.06**	**10.11%**
General	**1,428.56**	**11.65%**
Fogging	**150.00**	**1.22%**
Subtotal of Areas	**12,263.02**	**100.00%**
Total	**12,263.02**	**100.00%**

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Recap by Category

Items	Total	%
CLEANING	**651.41**	**5.13%**
GENERAL DEMOLITION	**2,017.40**	**15.90%**
HAZARDOUS MATERIAL REMEDIATION	**4,484.34**	**35.35%**
HEAT, VENT & AIR CONDITIONING	**185.44**	**1.46%**
PAINTING	**534.45**	**4.21%**
USER DEFINED ITEMS	**1,240.06**	**9.78%**
WATER EXTRACTION & REMEDIATION	**3,149.92**	**24.83%**
Subtotal	**12,263.02**	**96.67%**
Cleaning Matl Tax	**43.79**	**0.35%**
Material Sales Tax	**124.00**	**0.98%**
Cleaning Total Tax	**254.95**	**2.01%**
Total	**12,685.76**	**100.00%**

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2 2-IMG_2784 Date Taken: 9/14/2023

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3 3-IMG_2785 Date Taken: 9/14/2023

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4 4-IMG_2786 Date Taken: 9/14/2023

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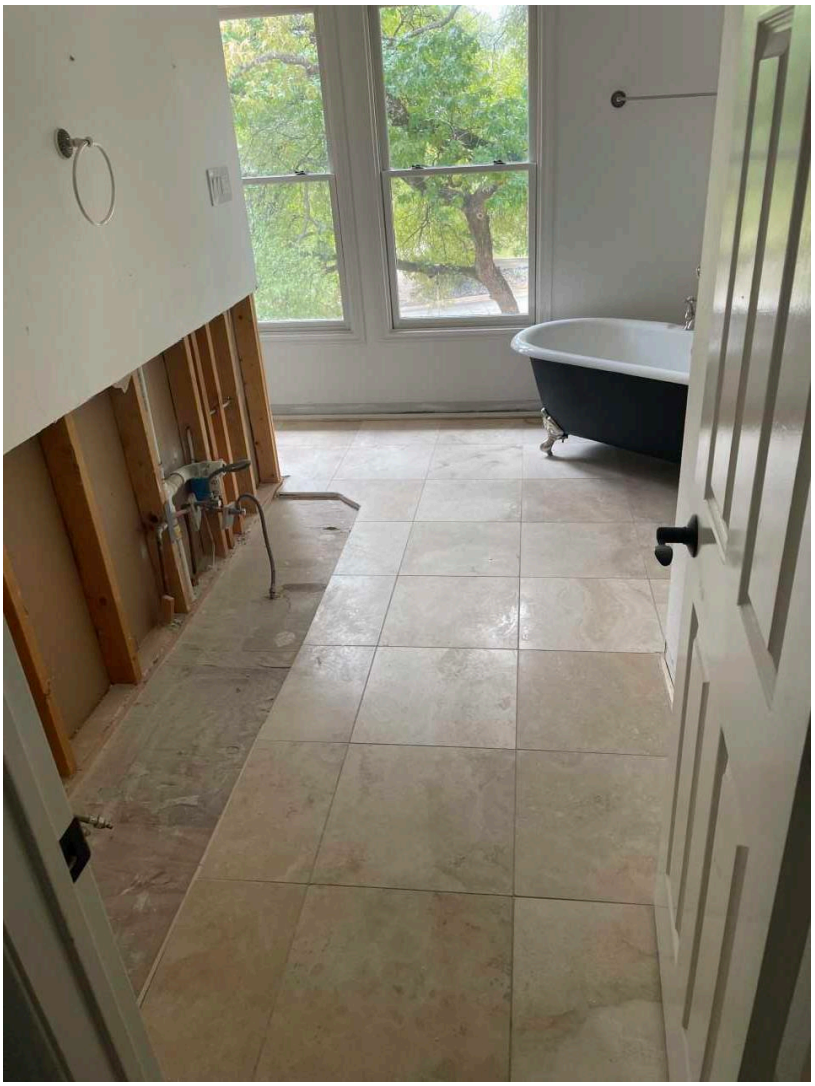

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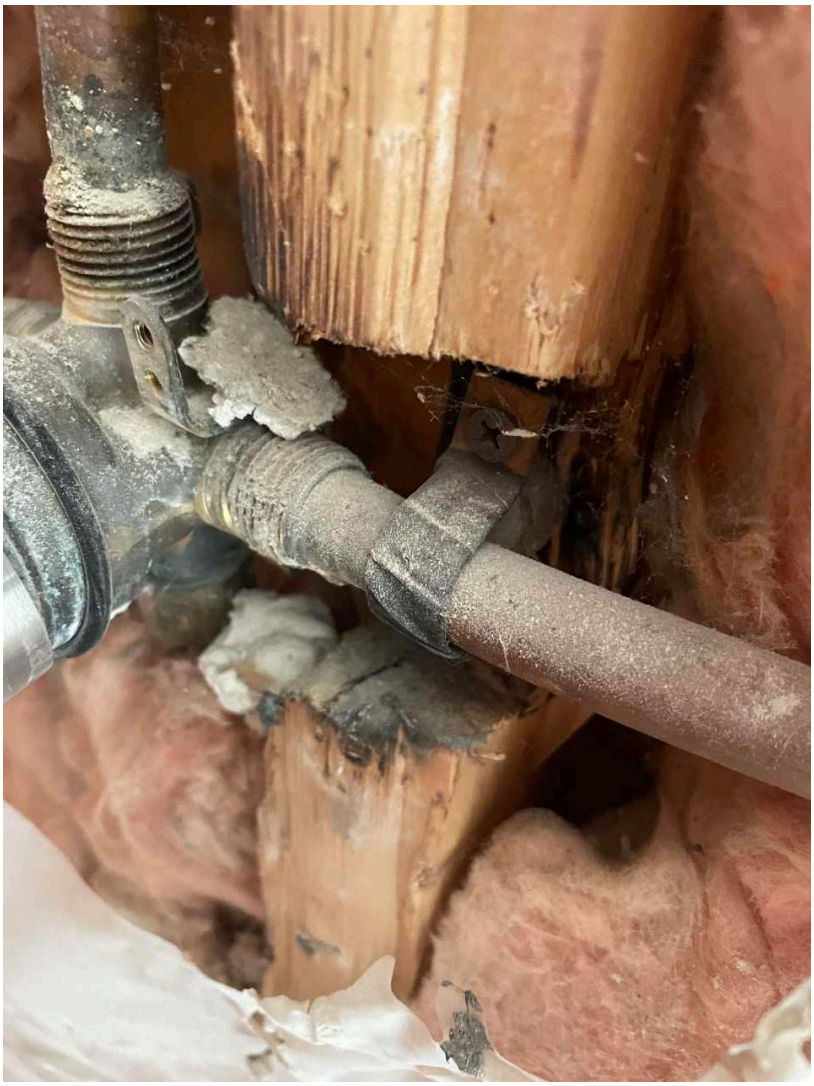

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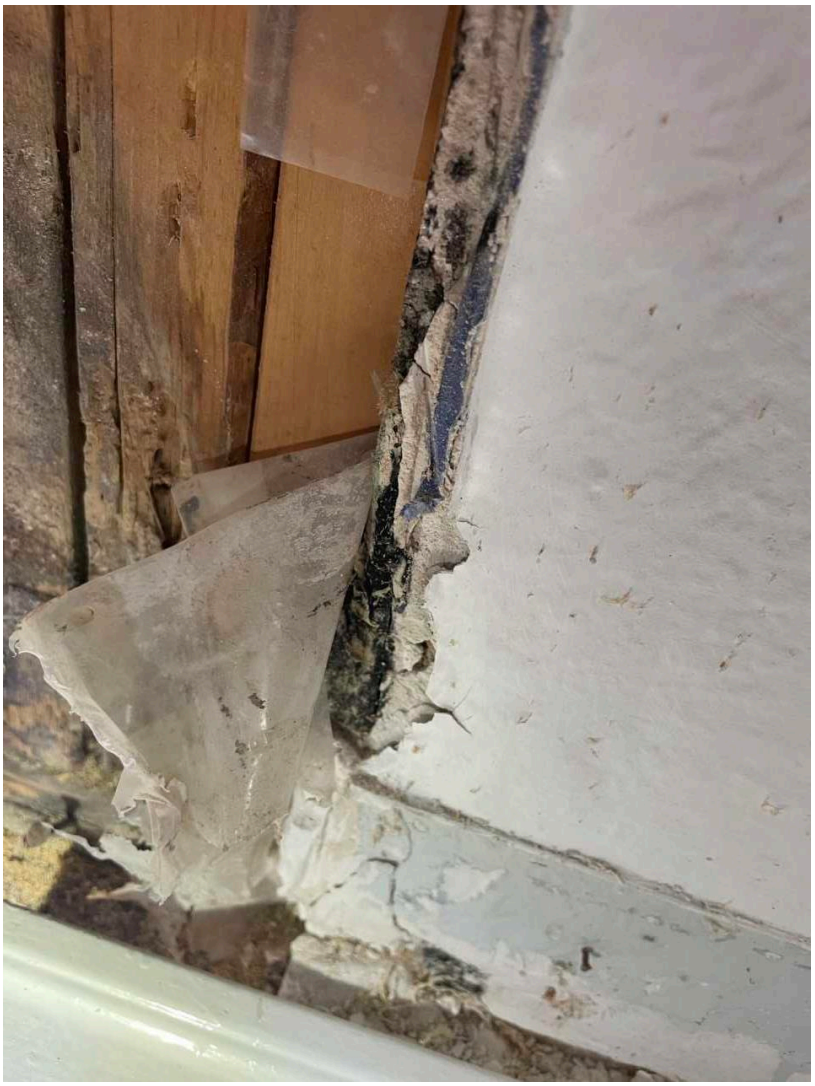

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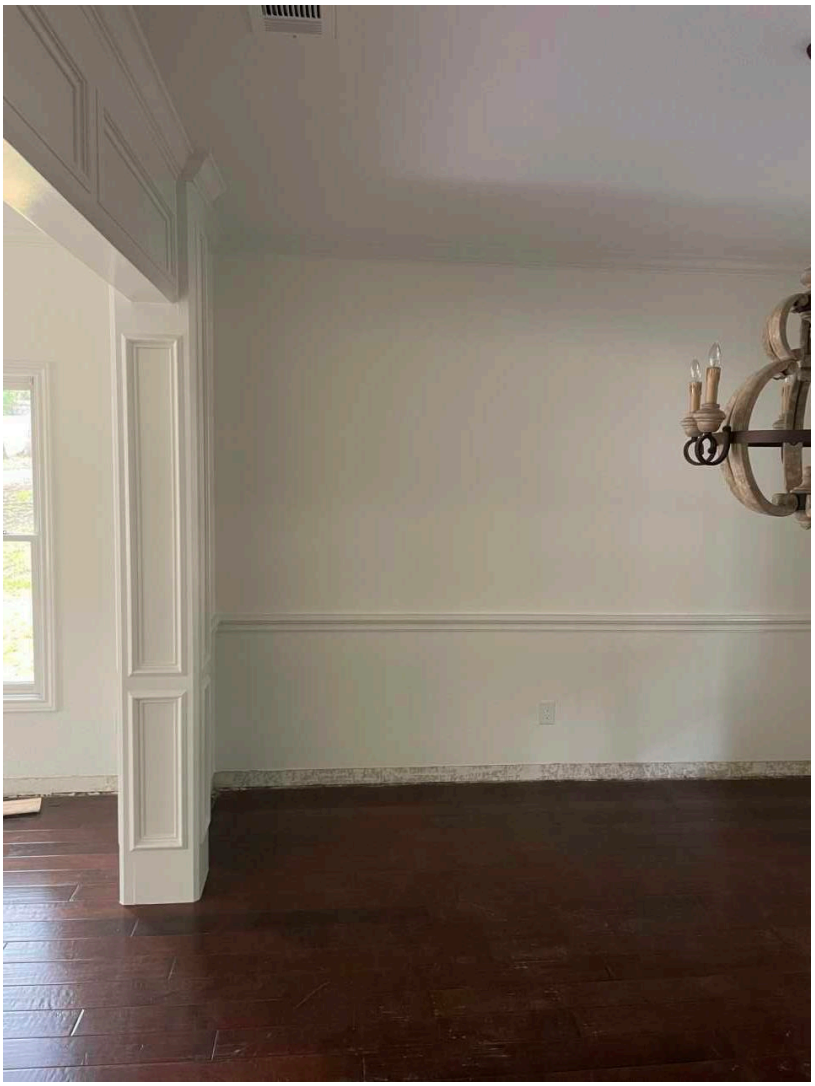

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10 10-IMG_2792 Date Taken: 9/14/2023

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11 11-IMG_2793 Date Taken: 9/14/2023

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12 12-IMG_2794 Date Taken: 9/14/2023

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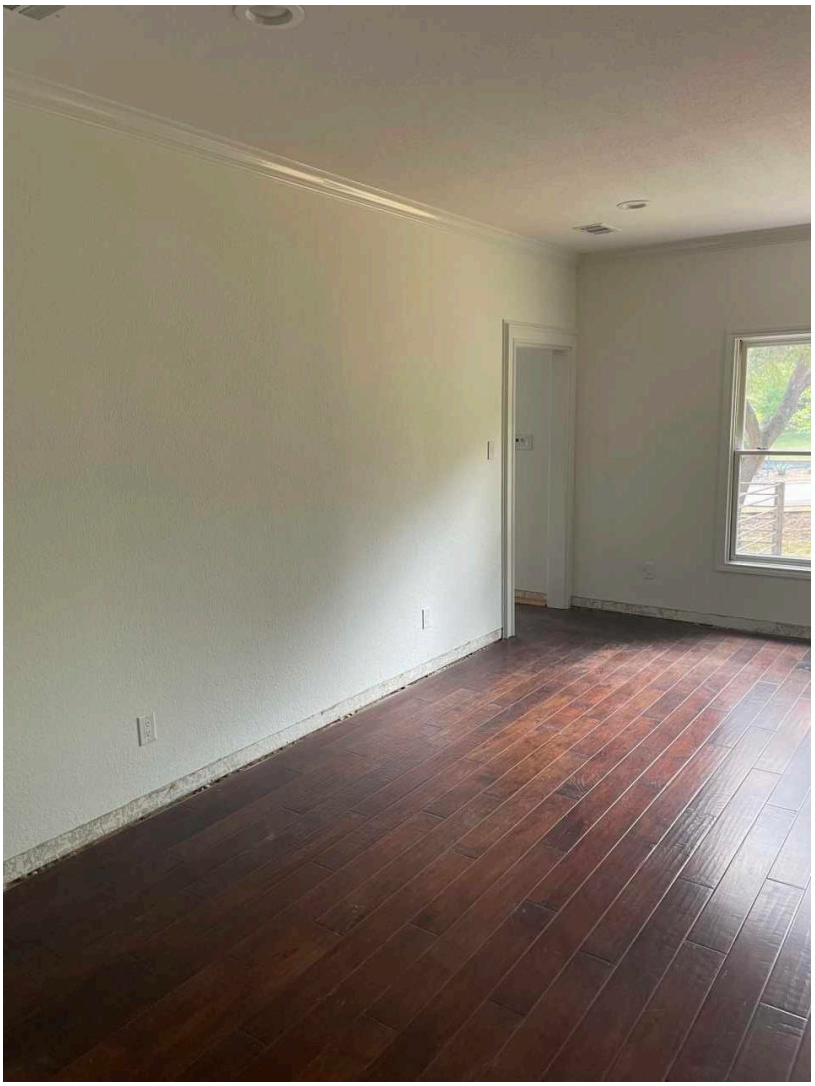

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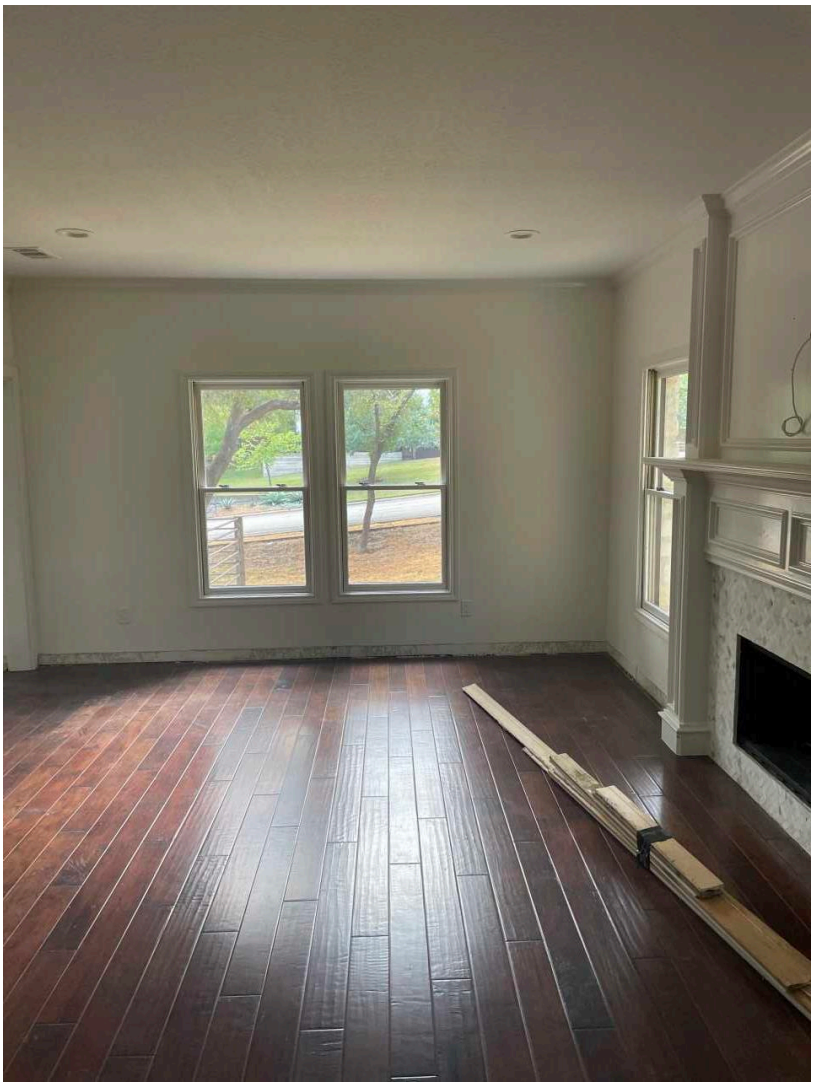

14 14-IMG_2796 Date Taken: 9/14/2023

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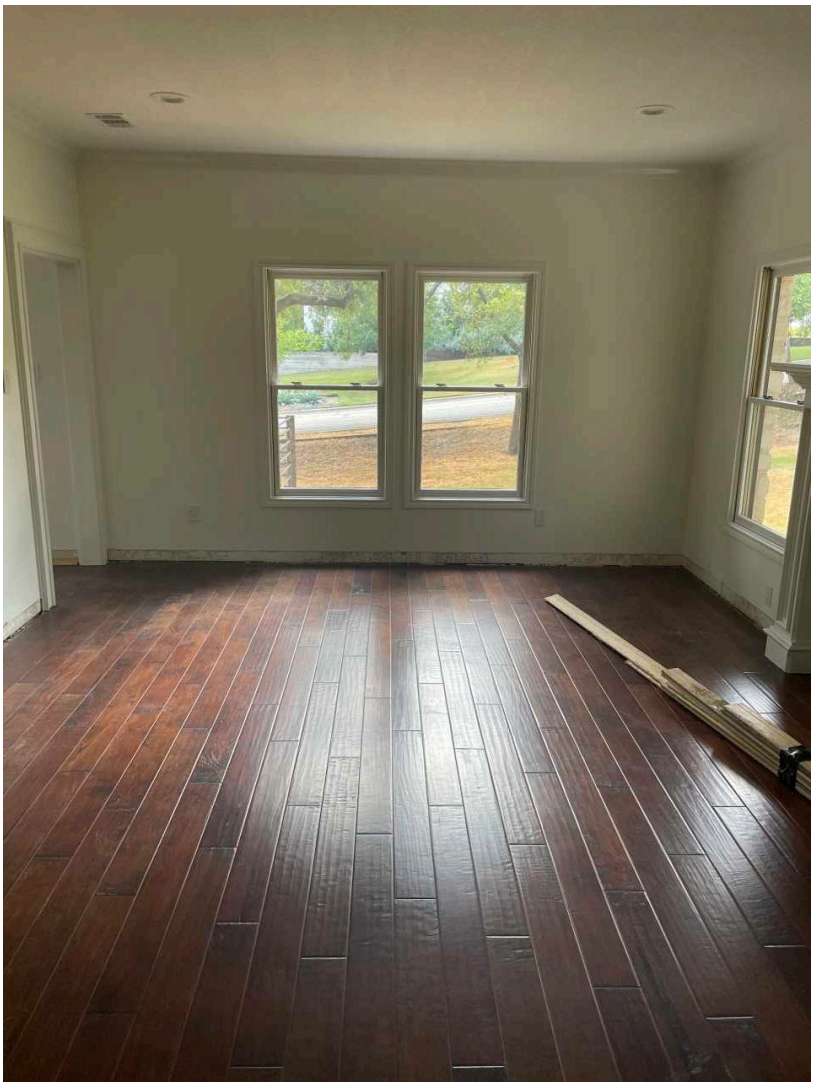

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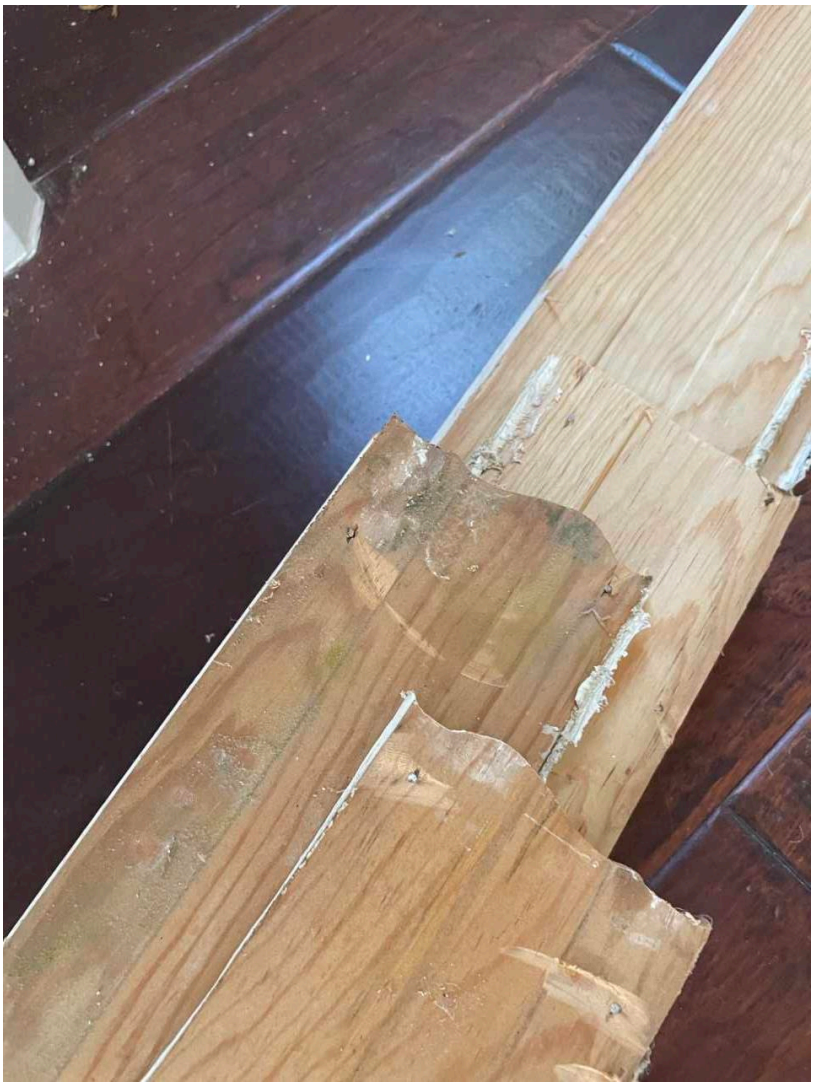

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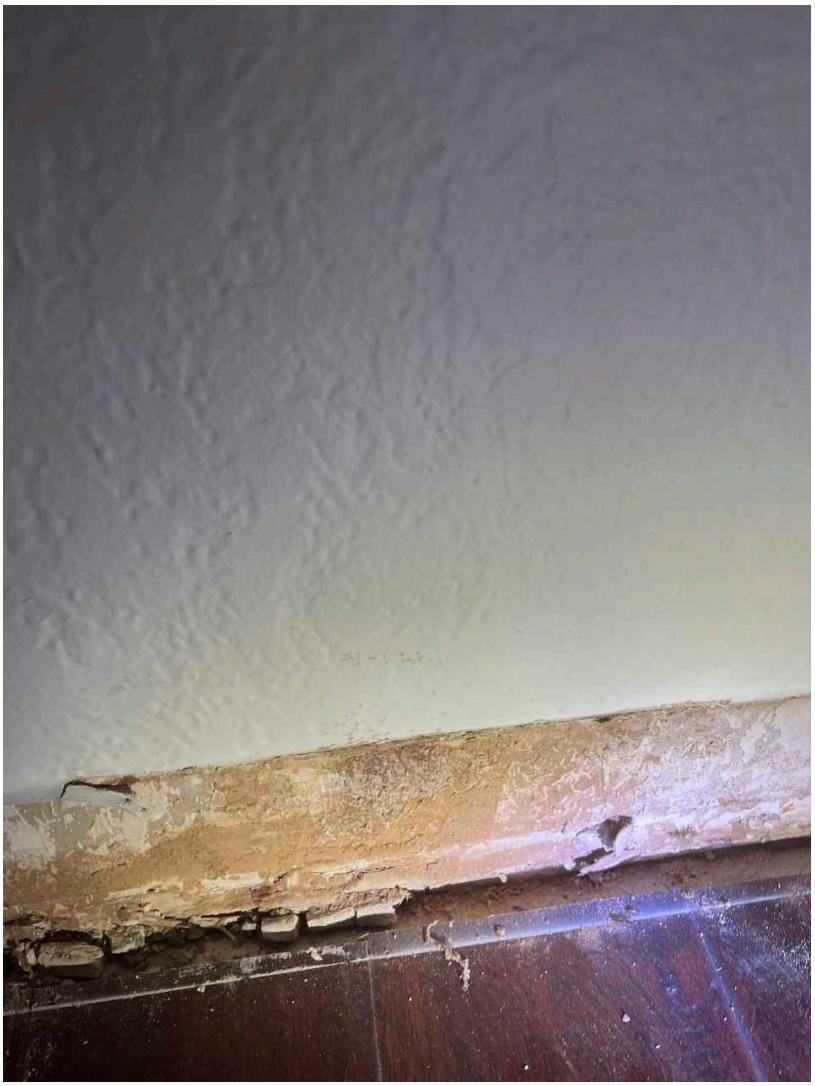

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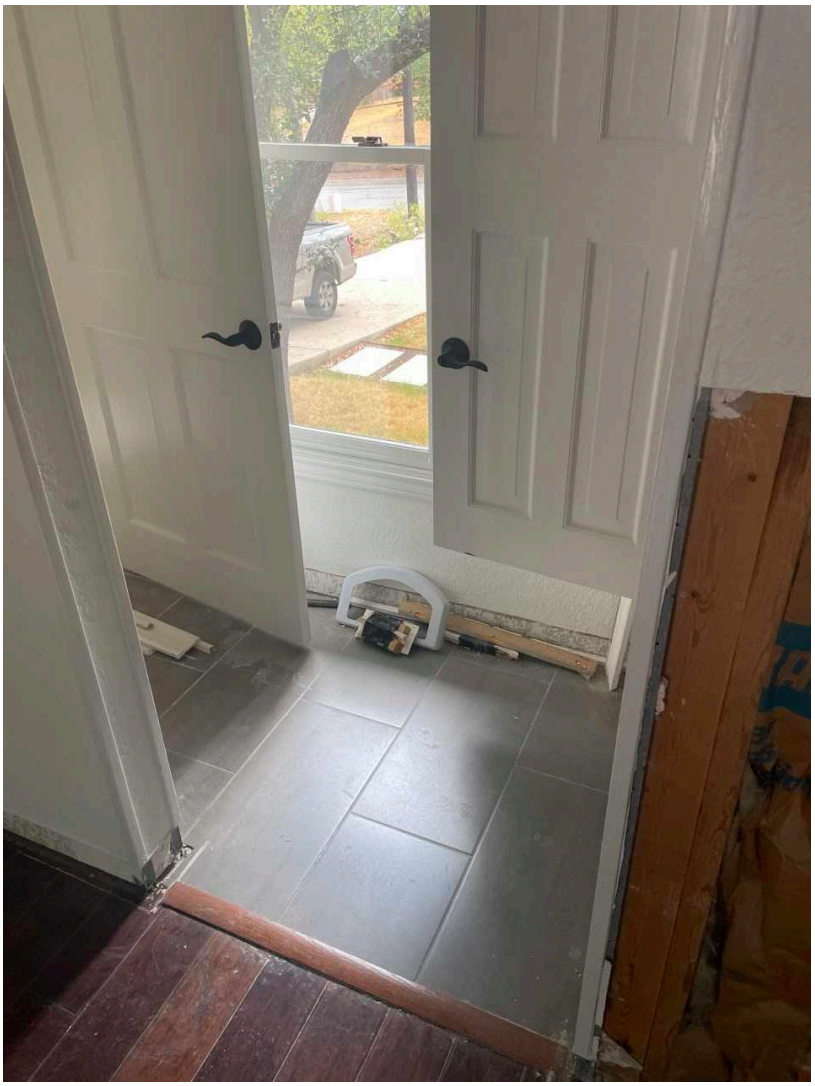
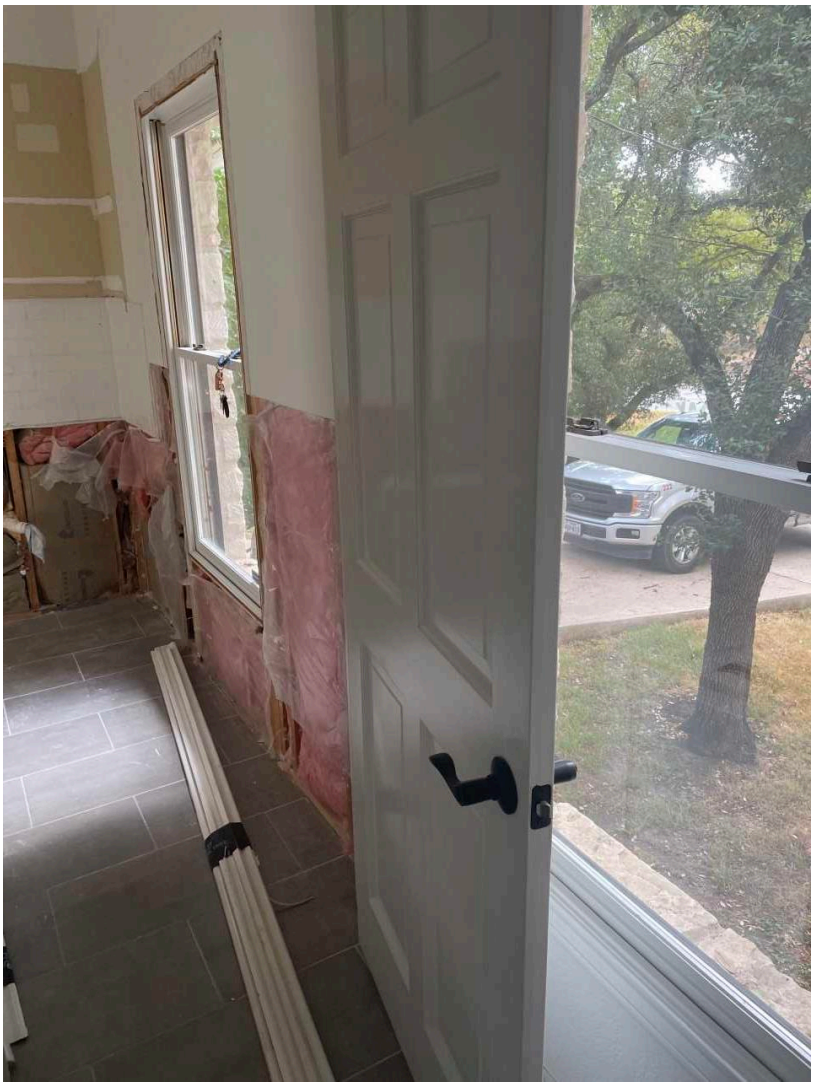
512-451-8326
Tax ID 74-2521412756



20 24-IMG_2806 Date Taken: 9/14/2023

The Steam Team

The Steam Team
9901 Burnet Ln.
Austin, TX 78758
512-451-8326
Tax ID 74-2521412756



21 25-IMG_2807 Date Taken: 9/14/2023

The Steam Team

The Steam Team
9901 Burnet Ln.
Austin, TX 78758
512-451-8326
Tax ID 74-2521412756

22 26-IMG_2811 Date Taken: 9/14/2023

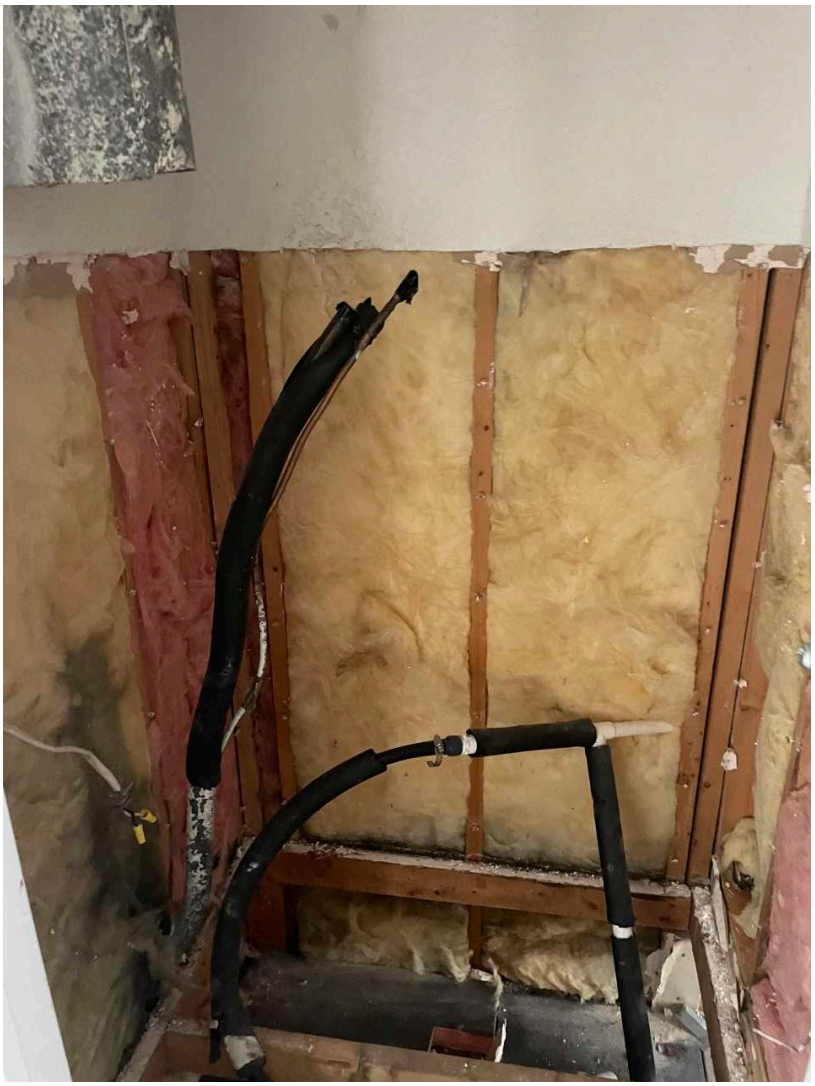
The Steam Team

The Steam Team
9901 Burnet Ln.
Austin, TX 78758
512-451-8326
Tax ID 74-2521412756

23 27-IMG_2812 Date Taken: 9/14/2023

The Steam Team

The Steam Team
9901 Burnet Ln.
Austin, TX 78758
512-451-8326
Tax ID 74-2521412756



24 28-IMG_2813 Date Taken: 9/14/2023

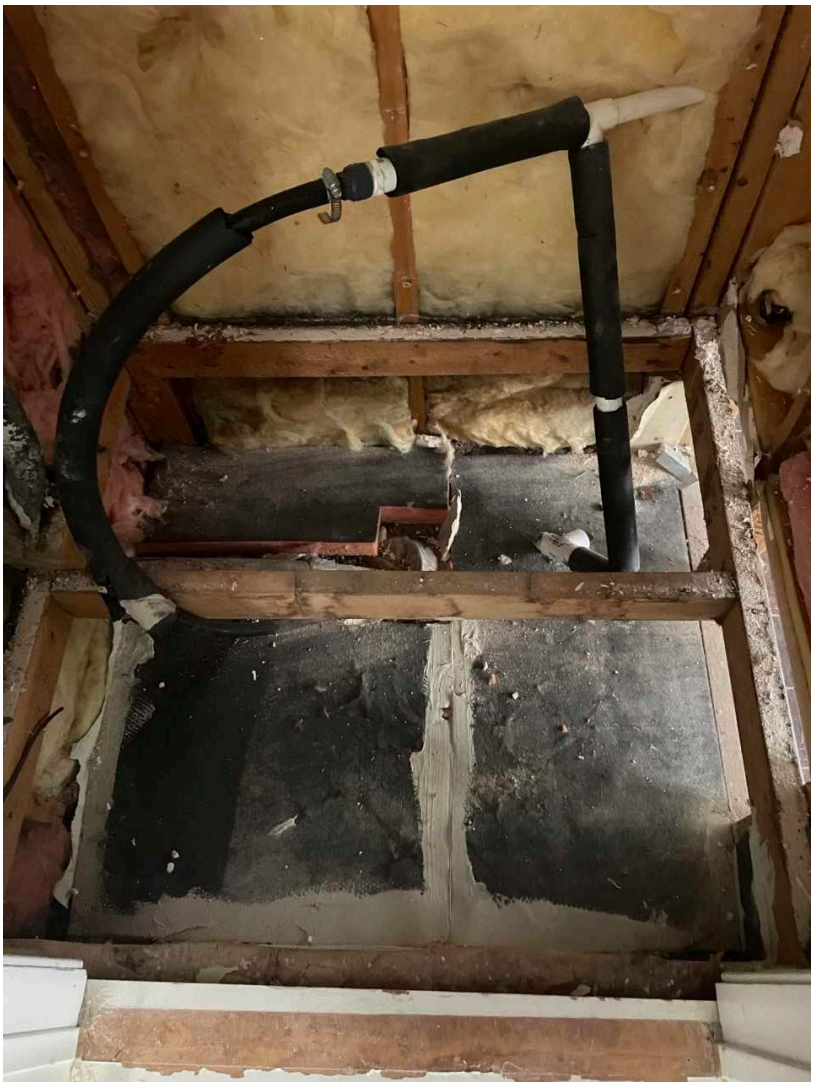
The Steam Team

The Steam Team
9901 Burnet Ln.
Austin, TX 78758
512-451-8326
Tax ID 74-2521412756

25 29-IMG_2814 Date Taken: 9/14/2023

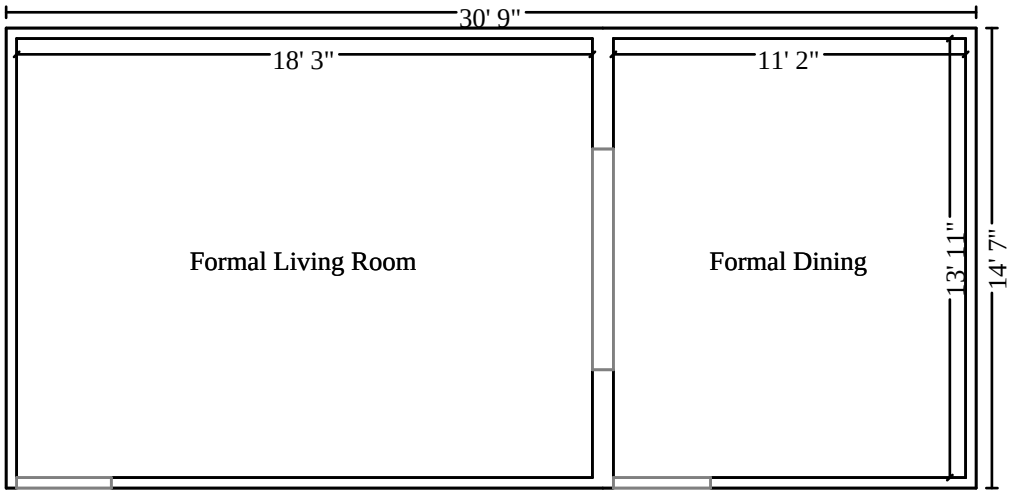
The Steam Team

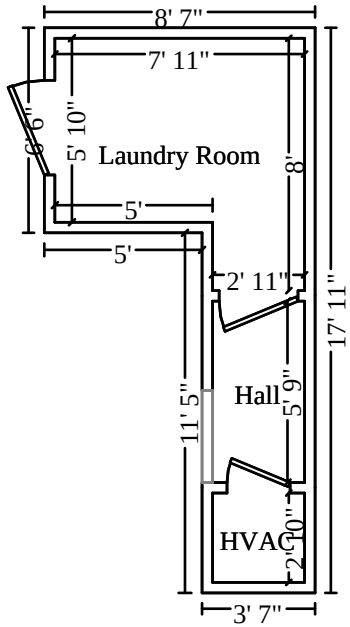
The Steam Team
9901 Burnet Ln.
Austin, TX 78758
512-451-8326
Tax ID 74-2521412756



26 30-IMG_2815

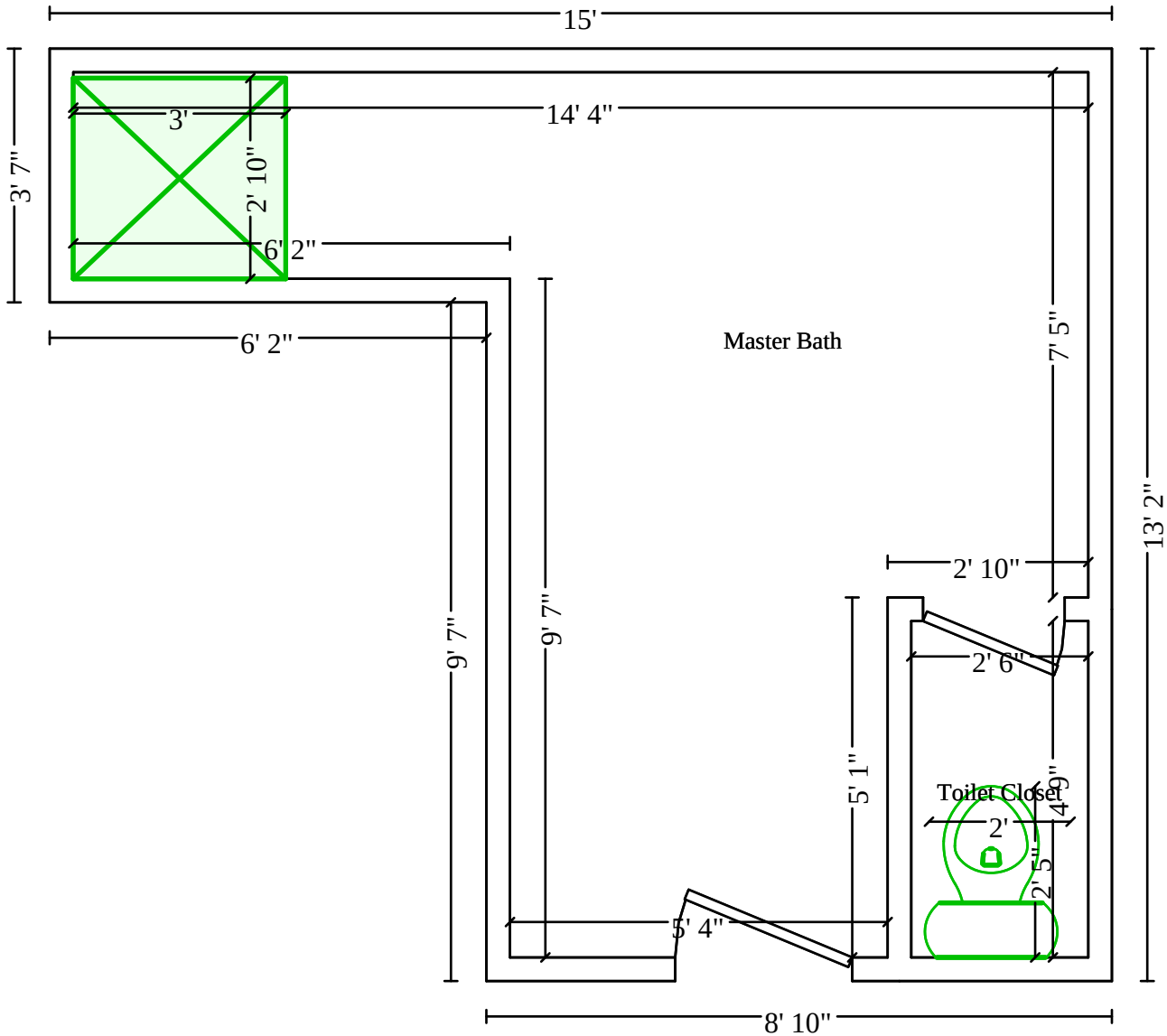
1st floor





1st floor

2nf floor



2nf floor

Thank you for allowing The Steam Team the opportunity to work with you. We recognize that damage to your home can be stressful to you and your family. Our goal is to ensure that your property is restored to its pre-loss condition in a professional and timely manner, and to your complete satisfaction. Our experienced team of professionals can help guide you through the entire restoration process.

We have been providing restoration services for over 30 years and are properly licensed and insured for the services being performed. We are fully equipped, trained and knowledgeable to handle all aspects of your project.

You are not obligated to select us to complete your repairs, but there are advantages in doing so. We provide a 3-year workmanship warranty for the repairs we complete to your home, excluding any general wear and tear.

It is our goal to exceed your expectations. To ensure we maintain open communication and keep you informed throughout this process, **Andrew Bobst** will be your primary point of contact for any questions or concerns relating to the repairs to your property.

Andrew Bobst 484-447-8926 abobst@thesteamteam.com

In the event you have any problems or issues with our service or work, please contact your estimator. If you think the problem needs to be addressed by a manager, please contact the Restoration Manager, Wes Aldridge at the phone number or email below.

Wes Aldridge 512-801-6388 waldridge@thesteamteam.com

While we are confident you will be pleased with our service, in the unlikely event Andrew Bobst and Wes Aldridge are unable to address your questions to your satisfaction, please contact William Arieno to ensure that you receive immediate attention and that your concerns are resolved accordingly.

William Arieno 512-785-2472 warieno@thesteamteam.com

On behalf of the entire staff, we again appreciate the opportunity to assist you and are committed to the highest level of quality and service.

RESIDENTIAL SERVICE CONTRACT

Customer Name:	Davis Baker
Billing Address:	1609 Alta Vista Ave Austin, TX 78704
Project Address:	302 Wallis Dr Austin, Tx 78746
Contact Number:	713-806-6944
Email:	dbaker@scmllc.net
Insurance Carrier:	Self-Pay
Date:	09/14/2023

This Contract for Services ("Contract") is entered into by and between The Steam Team, Inc. ("STI") and the "Customer" whose name appears above. Customer hereby contracts with STI to provide the services more specifically described below. Customer agrees to pay STI for all services and materials and authorizes STI to proceed. In the event this Agreement is executed by a property manager or other agent of Customer, such agent guarantees payment and performance of all obligations of Customer set forth in this Agreement.

1. **Work.** STI agrees to provide all labor, materials, and equipment necessary to perform the services described below:

[ ]Description: Mold Remediation Services

[ ] See Estimate.

Customer understands that the scope of services described above may change after execution of this Contract. The price of any estimate provided to Customer will be adjusted to reflect services and materials actually provided as well as cost adjustments for upgrades and substitutions, if any. This Contract shall govern all work and services performed, and materials provided, by STI.

2. **Payment for Services.** Customer agrees to pay STI for all work and services performed, and materials provided, by STI ("Work"). Customer understands that the obligation to pay STI for the Work is not contingent upon the existence of insurance coverage or obligations of any third party. Customer agrees to pay for all Work in accordance with the unit pricing set forth on the estimate provided to Customer or as otherwise agreed in writing. Customer understands that in some instances it is not practicable to provide an estimate prior to commencement of the Work. In the event an estimate is not provided, and absent written agreement otherwise, Customer agrees to pay STI for the Work on a time and materials basis in accordance with STI's rate schedule then in effect. STI will provide Customer a copy of the rate schedule upon Customer's written request. STI will invoice Customer for Work performed and materials provided or procured at regular intervals. Invoices issued pursuant to this Contract are due upon receipt. STI may require partial payment prior to commencement of the Work. Any amounts not paid within 30 days of the date of invoice shall bear interest at the lesser of 18% per annum or the highest lawful rate of interest until paid. In the event Customer disputes the time, quantity, or rate charges set forth on any invoice, Customer shall notify STI of such dispute in writing within 10 business days of Customer's receipt of such invoice. The notice shall include a reasonably detailed description of the dispute and all substantiating documentation related thereto. Customer will be deemed to have accepted and agreed with the time, quantities and rates set forth in each invoice for which STI does not receive timely dispute notification. In the event of a dispute for which Customer timely notifies STI, the Parties shall seek to resolve all disputes expeditiously and in good faith. All undisputed amounts shall be paid as provided herein. Disputes regarding the quality or workmanship of the Work shall be resolved in accordance with the written limited warranty provided in Paragraph 6. Accordingly, Customer is not permitted to withhold all or part of any payment for any invoice on the basis of a dispute covered by the written limited warranty. STI does not accept credit cards.

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3. **Direct Payment Authorization & Assignment of Proceeds.** By entering into this Contract, Customer assigns all insurance proceeds relating to the Work to STI and instructs all applicable insurance carriers to pay STI directly for all Work performed hereunder by issuing draft(s) payable to "The Steam Team, Inc." or to otherwise name "The Steam Team, Inc." as an additional payee on all drafts relating to STI's Work. In the event any insurance carrier or other third party pays monies to Customer for Work pursuant to this Contract, Customer agrees to hold such funds in TRUST for the benefit of STI and immediately tender such funds to STI. Notwithstanding the authorization and assignment in this Paragraph, Customer acknowledges, understands and agrees that STI will not act on behalf of Customer in the negotiation or settlement of any claim under any applicable policy of insurance. All compensation paid to STI under this Contract is strictly for the performance of the Work set forth herein.

4. **Authority to Rely on Insurance Representative.** Customer hereby authorizes STI to rely upon Customer's insurance carrier or such carrier's representative, if any, for the purpose of authorizing additional Work, approving modifications to the scope of Work, and approving pricing and pricing estimates relating to the performance of this Contract. Customer agrees to be bound by all instructions and decisions made by or on behalf of Customer's insurance carrier with respect to the Work, pricing and this Contract. Customer understands that STI does not represent its interests with respect to the negotiation of insurance coverage or in any other capacity.

5. **Access to Premises**. Customer authorizes STI, its employees, contractors and representatives to enter the premises to perform the Work and to comply with, or otherwise conform the Work to, all warranties applicable to the Work. Customer shall be responsible for all cost increases, cost of delay, and other expense arising from Customer's failure to comply with this paragraph. Should Customer terminate the Contract or deny (or otherwise fail to provide) STI access to the premises prior to completion of the Work (including warranty work), STI shall be released from all further obligations under this Contract including, but not limited to, any warranty obligation. In such event, Customer shall pay STI for all work performed, materials provided, and costs incurred up until such time.

6. **Limited Warranty, Disclaimer of Warranties & Limitation of Remedies**. STI warrants that all Work will be performed in a good and workmanlike manner according to reasonable and acceptable industry practices and that all materials provided hereunder will be free of material defect. Such warranty shall be applicable for a period of ninety (90) days following issuance of the final invoice pursuant to this Contract. In the event that the Work is not in compliance with this sole and exclusive warranty, Customer's sole remedy shall be limited to (i) correction of the defect(s) by repair, adjustment, reservice or replacement by STI, or (ii) refund of the sums of money paid for the Work or materials which were not performed or provided as warranted. STI has the sole discretion to choose between the above limited remedies. STI does not warrant or represent that the Customer's property or premises will be returned to pre-loss condition. Further, STI does not warrant or represent that STI's services will remove all moisture, mold, smoke, or other contaminants. **THIS WARRANTY IS LIMITED TO THE TERMS, CONDITIONS, AND REMEDIES SET FORTH HEREIN AND IS IN LIEU OF ALL OTHER WARRANTIES INCLUDING, BUT NOT LIMITED TO, THE WARRANTIES OF MERCHANTABILITY, HABITABILITY, FITNESS, AND WORKMANSHIP. ALL WARRANTIES, OTHER THAN THE EXPRESS LIMITED WARRANTY PROVIDED HEREIN, ARE HEREBY DISCLAIMED AND WAIVED BY CUSTOMER. IN NO EVENT AND UNDER NO CIRCUMSTANCE SHALL STI BE LIABLE TO CUSTOMER OR ANY THIRD PARTY FOR ANY CONSEQUENTIAL DAMAGES, LOST PROFITS, OR LOSS OF USE OR FROM ANY OTHER LOSS ASSOCIATED WITH, RELATED TO, OR ARISING FROM THE WORK, THE SERVICES OR ANY ACT OR OMISSION COMMITTED BY ANY PERSON OR ENTITY ASSOCIATED WITH STI. THE WARRANTIES PROVIDED HEREIN ARE FURTHER SUBJECT TO CUSTOMER'S STRICT COMPLIANCE WITH ALL OBLIGATIONS HEREIN INCLUDING, BUT NOT LIMITED TO, PAYMENT OF ALL INVOICES AND PROVISIONS OF ACCESS TO THE PREMISES.**

7. **Time of Completion**. Unless otherwise agreed in writing, Customer acknowledges that STI has not agreed, promised or warranted that the Work will be complete on or before any given date. Customer understands and agrees that any representation by STI regarding the completion date is an opinion or estimate and not a term of this Contract or otherwise relied upon by Customer.

8. **Temporary Structures and Repairs**. Customer acknowledges that it may be necessary for STI to erect temporary structures or make temporary repairs for the purpose of facilitating the Work and Services contemplated hereunder. Customer agrees that STI does not warrant or represent that such temporary structures or repairs will protect Customer's property from additional damage, spoliation, theft or destruction. In this regard, Customer hereby RELEASES STI, its shareholders, officers,

BS DM
_____ Initials

employees, contractors and agents from any and all liability, past, present or future, arising from or relating to the erection of or failure to erect or make any such temporary structures or repairs.

9. **Loss or Damage to Property and Premises; Landscaping; Security**. Customer acknowledges and agrees that STI shall have no liability for (i) damage to Customer's property or premises to the extent such damage was caused by conduct or action reasonably necessary to perform the Work; (ii) theft or loss of personal property during the performance of the Work; or (iii) damage or loss of any kind to landscaping and vegetation for any reason including NEGLIGENCE of STI. Customer further understands that STI does not assume or accept any responsibility for the security of the property or Customer's premises during the performance of the Work. Customer agrees to provide all security necessary to protect Customer's property, the project premises, its contents, fixtures and structure from loss, damage, theft and vandalism. Customer hereby RELEASES STI, its shareholders, officers, employees, contractors and agents of and from any and all civil liability that arises in the future for loss of or damage to property that occurs or allegedly occurs on the premises during the performance of the Work or any warranty work following completion of the Work. Customer further covenants not to sue STI, its shareholders, officers, employees, contractors and agents relating to any alleged loss or theft of property.

10. **Storage of Personal Property**. Customer authorizes STI to store personal property that STI removes from the premises while performing the Work. Customer agrees to pay STI for storage of all property at STI's current rate for storage along with handling charges and other expenses reasonably incurred in the moving, storage and handling of the stored property. Customer shall be solely responsible for removal of all jewelry, cash, money, antiques, collectibles, rare metals, firearms, artwork, sculptures, heirlooms and all similar items of sentimental and non-replaceable value. STI shall not be responsible for loss, theft or damage to any such items. With respect to items that STI maintains in storage, Customer agrees that STI shall not be liable for any damages, loss or injury to personal property, items or fixtures stored by STI at an off-premises location other than damage caused directly by negligence of STI. In such instance, STI's liability to Customer shall be limited to the lesser of (i) the cost of replacing or repairing items, or (ii) the cost paid to STI for removing and storing such item. **CUSTOMER GRANTS STI A WORKER'S AND WAREHOUSEMAN'S LIEN ON ALL PROPERTY STORED BY STI AS SECURITY FOR PAYMENT OF THE WORK AND CHARGES UNDER THIS AGREEMENT.**

11. **Dispute Resolution and Venue**. Customer agrees to promptly notify STI in writing of any and all complaints relating to the Work and to allow STI to inspect and remedy any such complaints in accordance with the terms of this Contract. Such opportunity to inspect and remedy is a condition precedent to any recovery by Customer under the terms of this Contract. Customer further agrees that all claims relating to the Work shall be subject to binding arbitration. Customer therefore agrees to submit all claims against STI to binding, confidential arbitration before a mutually agreed upon arbitrator in Austin, Texas. If no arbitrator can be mutually agreed upon, each party shall pick one arbitrator who shall between them pick a third arbitrator; the three arbitrators shall then conduct the arbitration proceedings pursuant to Tex. Civ. Prac. & Rem. Code § 171.001, et seq. The scope of claims subject to this agreement to arbitrate specifically excludes any claims by STI for collection of unpaid monies due under this Contract. Customer hereby submits to the personal jurisdiction of the state courts in Travis County, Texas. Without waiver of the arbitration provision set forth hereinabove, if any party files suit relating to or arising from the Work or the Contract, the exclusive venue for such action shall be the state courts in Travis County, Texas.

12. **Entire Agreement & Authority**. Customer and STI agree that this Contract and the estimate provided to Customer or Customer's representative at or near the time Customer executes this Contract, if any, constitute the entire agreement of the parties. Customer and STI expressly represent and warrant that they have not relied upon any promises, representations or agreements not expressly stated herein. Customer represents that it has the full authority to enter into this agreement and hereby agrees to be bound by its terms. If the person or entity signing this Contract is someone other than the owner of the property that is the subject of the Work, such person or entity represents that it has full authority to enter into this Contract on behalf of the owner or other responsible party. Otherwise, the person or entity signing this Contract accepts full responsibility and liability for all obligations of Customer herein stated.

13. **Termination**. Either party may terminate this Contract upon written notice to the other. Upon termination by either party, STI shall be paid for all Work performed up to and through the time of termination. In the event of termination by Customer, STI shall further be paid all costs associated with demobilization, disassembly and other out of pocket costs incurred for mobilization, equipment, materials and labor. In the event of termination by either party, Paragraphs 2, 3, 5, 6, 7, 8, 9, 10, 11, 12 and 14 shall survive.

DB

_____ Initials

14. **Attorney's Fees & Costs**. In the event STI prevails in any legal action with Customer relating to or arising from this Contract or the Work, STI shall recover all attorneys' fees, court costs, litigation expenses, out of pocket expenses, expert fees, and consulting fees incurred in furtherance of such action.

DISCLOSURE REQUIRED BY TEXAS BUSINESS & COMMERCE CODE §27.02: Texas law requires a person insured under a property insurance policy to pay any deductible applicable to a claim made under the policy. It is a violation of Texas law for a seller of goods or services who reasonably expects to be paid wholly or partly from the proceeds of a property insurance claim to knowingly allow the insured person to fail to pay, or assist the insured person's failure to pay, the applicable insurance deductible.

ACKNOWLEDGMENT OF TERMS: By signing below, Customer authorizes performance of the Work provided by this Contract. Customer further acknowledges and warrants that Customer has read and agrees to the terms of this Contract, understands its terms and agrees to be bound. This Contract shall become effective upon execution by STI.

CUSTOMER

DocuSigned by:
Davis Baker
B815049398694B6...

9/14/2023 | 1:39 PM PDT

Signature Date

Davis Baker

Printed Name

THE STEAM TEAM INC.

DocuSigned by:
Andrew Bobst
BBDAD6A0F630425...

9/14/2023 | 3:23 PM CDT

Signature Date

Andrew Bobst

Printed Name

DS
DB
Initials

INSURANCE/PAYMENT AUTHORIZATION FORM

Customer must pay a security deposit to The Steam Team prior to commencement of any services. For services requested that are not covered under customer's insurance policy, the amount of the security deposit shall be equal to 50% of the projected final service cost. For services requested that are covered by the customer's insurance policy, the amount of the security deposit shall be equal to 100% of the customer's deductible on that insurance policy. In the event customer requests both insured and non-insured services, customer must pay two separate security deposits for both the insured and non-insured services in the amounts stipulated above. The final costs for both insured and non-insured services performed by The Steam Team are subject to change. Full payment shall be due upon completion of The Steam Team's services, unless customer and The Steam Team have agreed to other payment arrangements.

If The Steam Team uses a collection agency to collect past due amounts owed by the customer, the customer agrees to pay, in addition to all past due amounts, all reasonable costs of collecting such past due amounts. For purposes of this Payment Authorization, the term “collection fees” includes reasonable fees charged by a collection agency to collect such past due amounts. If The Steam Team refers customer’s delinquent account to an attorney, customer agrees to pay, in addition to all past due amounts and collection fees, reasonable attorney’s fees and court costs incurred by The Steam Team in settling customer’s past due balance.

I hereby authorize all applicable insurance carriers to pay directly to The Steam Team all amounts due and owing for the services performed by The Steam Team. I understand and agree that I am personally responsible for payment, should the services completed be denied in full or in part by the applicable insurance carrier or its authorized agents, I agree to assume full responsibility for the payment of all amounts due.

The Steam Team has my permission to charge any unpaid balance to my credit card which is listed below should the amount incurred be over 30 days past due, unless customer has made other payment arrangements with The Steam Team.

Bryan Baker	DocuSigned by: Davis Baker B81504939869486...	9/14/2023
Authorized Customer Printed Name / Signature		Date

[redacted]	Bryan Baker - Card Type	[redacted]	
Credit Card Number and Type		CVV Code	Expiration Date (MM/YY)

Bryan Baker

Name As It Appears on Card

1609 Alta Vista Ave, Austin, TX 78704

Billing Address for Card (If different from Loss Address)

Certificate showing this property does not have mold damage

Certificate of mold damage remediation

Property owner: Keep this certificate and give a copy to your insurance agent or company.

Property owner and location

Property owner's name Davis Baker

Mailing address 1609 Alta Vista Ave, Austin, TX 78704

Property address 302 Wallis Drive, Austin, TX 78746

Lot _____ Block _____ Addition or tract _____ County Travis

Instructions

- **If mold damage has been treated (remediated)**: Both Box A and B below must be filled out. The mold remediation contractor must fill out Box A. The mold assessment consultant must fill out Box B.
- **If no mold damage was found**: The mold assessment consultant or insurance adjuster must fill out Box C.

► **Mold damage has been treated** (If Box A and B are filled out, Box C does not need to be filled out.):

Box A: To be filled out by the mold remediation contractor.

I certify that:

- I treated the damage caused by mold at this property. Treatment can include removing, cleaning, sanitizing, and preventing mold damage.
- I gave this certificate to the property owner within 10 days after completing the work.

23100001	10/02/2023
Certificate number	**Date issued**
DocuSigned by: D55C4F9532A84B7...	10/9/2023 | 9:31 AM CDT
Mold remediation contractor's signature	Date
Wesley K Aldridge - 9201 Robins Nest Lane, Austin, TX 78729	09/29/2023
Contractor's printed name and address	Date treatment completed
MRC1450	11/09/2024
Texas Department of Licensing and Regulation license number	License expiration date

Box B: To be filled out by the mold assessment consultant.

I certify that:

- Damage caused by mold at this property has been treated (remediated).
- With reasonable certainty, the underlying causes of the mold have been treated so mold will not return.
- I gave a copy of my report to the property owner.

Per Occupations Code Section 1958.154: Based on visual, procedural, and analytical evaluation, the mold contamination identified for the project has been remediated as outlined in the mold management plan or remediation protocol.

DocuSigned by:
David Stegmann
D92512BD5ABD482...

10/2/2023 | 10:00 AM PDT

Mold assessment consultant's signature — Date

David Stegmann - PO BOX 50373, Austin, TX 78763

Consultant's printed name and address

MAC0236 — 01/20/2024

Texas Department of Licensing and Regulation license number — License expiration date

► **No mold damage was found** (If Box C is filled out, Box A and B do not need to be filled out.):

Box C: To be filled out by the mold assessment consultant or insurance adjuster.

I certify that:

- I inspected this property.
- I did not find signs (evidence) of any mold damage.
- I gave a copy of my report to the property owner.

Certificate number — **Date issued**

Mold assessment consultant or insurance adjuster's signature — Date

Consultant or adjuster's printed name and address

Texas Department of Licensing and Regulation license number, or Texas Department of Insurance license number — License expiration date