

[Property Exterior - 123 Maple Drive, Austin TX]

123 Maple Drive, Austin, TX 78701

Client: James & Patricia Holloway

Inspection Date: February 23, 2026

INSPECTOR

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PROPERTY INSPECTION REPORT

EXECUTIVE SUMMARY

The subject property at 123 Maple Drive is a 1,980 sq. ft. single-family residence constructed circa 1998. The dwelling was found to be in generally satisfactory condition for its age, with several items requiring prompt attention: active moisture intrusion at the master bathroom vanity, double-tapped breakers in the main electrical panel, absent GFCI protection at multiple locations, and an HVAC system approaching end of serviceable life. All findings are detailed below. This inspector recommends that identified deficiencies be evaluated and remediated by licensed contractors prior to closing.

FINDINGS BY SYSTEM

1. Roof & Attic

- * **Observation:** Asphalt shingle roof approximately 14 years old. Three-tab shingles show granule loss on north-facing sections and two cracked tabs near the ridge cap. Step flashing at chimney base shows minor separation from mortar joint.
-> **Condition: Fair**
 - * **Recommendation:** Licensed roofing contractor should evaluate cracked shingles and chimney flashing. Budget for full replacement within 3-5 years given observed granule loss.
 - * **Observation:** Attic ventilation adequate. Ridge vent and soffit vents present. No active moisture staining on roof sheathing at time of inspection.
-> **Condition: Good**
 - * **Recommendation:** No immediate action required. Monitor annually.
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2. Exterior & Foundation

- * **Observation:** Brick veneer on front elevation in good condition. Wood trim on rear and side elevations shows peeling paint and minor surface checking in three locations near grade.
-> **Condition: Fair**
 - * **Recommendation:** Scrape, prime, and repaint deteriorated wood trim to prevent moisture infiltration. Qualified painter recommended.
 - * **Observation:** Concrete block foundation - no structural cracking observed. Hairline settlement cracks at two corners of the garage slab, consistent with normal concrete curing.
-> **Condition: Good**
 - * **Recommendation:** Seal hairline cracks with polyurethane caulk. Monitor for widening.
 - * **Observation:** Grading on the south side slopes toward the foundation over a 6-foot span, potentially directing surface water toward the structure.
-> **Condition: Fair**
 - * **Recommendation:** Re-grade to achieve positive drainage (minimum 6-inch drop over 10 feet). Grading contractor recommended.
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3. Electrical System

- * **Observation:** 200-amp service entrance panel (Square D, circa 2001). Double-tapped breakers on circuits 8, 12, and 20 - each breaker serves two independent circuits, which is not code-compliant and presents an elevated fire risk.
-> **Condition: Poor**

- * **Recommendation:** Licensed electrician to evaluate and correct all double-tapped breakers. Correction may require tandem breakers or a sub-panel.
 - * **Observation:** GFCI protection absent at all three bathroom receptacles and at kitchen counter receptacles within 6 feet of the sink.
-> **Condition: Poor**
 - * **Recommendation:** Licensed electrician to install GFCI receptacles at all required locations per NEC 210.8.
 - * **Observation:** Smoke detectors present in all bedrooms and hallways. Carbon monoxide detectors on each level. All units tested and functional.
-> **Condition: Good**
 - * **Recommendation:** Replace batteries annually. Replace any unit older than 10 years.
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4. Plumbing System

- * **Observation:** Active moisture intrusion observed beneath the master bathroom vanity cabinet. Discoloration and soft substrate consistent with a slow leak at the supply or drain connection.
-> **Condition: Critical**
 - * **Recommendation:** A licensed plumber must locate and repair the moisture source immediately to prevent structural damage and mold growth. Top priority action item.
 - * **Observation:** Water heater: 50-gallon natural gas unit (Rheem, 2014). T&P relief valve and discharge pipe properly installed. Unit approaching the 10-12 year average lifespan.
-> **Condition: Fair**
 - * **Recommendation:** Budget for replacement within 2-4 years. No immediate action required.
 - * **Observation:** All accessible supply and drain lines functional. Water pressure at 72 psi, within normal range (40-80 psi).
-> **Condition: Good**
 - * **Recommendation:** No action required.
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5. HVAC System

- * **Observation:** Gas forced-air furnace (Carrier, 2009) and split-system AC (Carrier, 2009). Both units are 17 years old, near or past expected serviceable life (15-20 yrs furnace, 12-15 yrs AC).
-> **Condition: Fair**
 - * **Recommendation:** Licensed HVAC contractor to service and evaluate both units. Budget for AC replacement within 1-3 years and furnace within 3-5 years.
 - * **Observation:** Air filter severely clogged at time of inspection, restricting airflow and reducing heating and cooling efficiency.
-> **Condition: Poor**
 - * **Recommendation:** Replace immediately (1-inch MERV 8 or higher). Inspect and replace every 60-90 days.
 - * **Observation:** All supply and return registers present and functional. Ductwork in attic properly insulated with no visible disconnections.
-> **Condition: Good**
 - * **Recommendation:** No action required at this time.
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6. Interior - Rooms, Ceilings & Floors

- * **Observation:** Water staining on bedroom 3 ceiling drywall consistent with a prior roof leak. Staining appears dry and inactive at time of inspection. Location corresponds to cracked shingles noted in Roof section.
-> **Condition: Fair**

- * **Recommendation:** Complete roof repairs first, then monitor for stain reactivation. If staining returns, drywall repair and mold assessment required.
- * **Observation:** Hardwood flooring throughout first floor in good condition with minor surface scratching consistent with normal wear. No cupping, buckling, or moisture damage observed.
-> **Condition: Good**
- * **Recommendation:** No action required.
- * **Observation:** Master bedroom closet door binds at the top jamb and does not close properly. Minor drywall crack at door header consistent with minor settlement.
-> **Condition: Fair**
- * **Recommendation:** Adjust door hardware. Monitor crack - if widening exceeds 1/4 inch, consult a structural engineer.

7. Garage

- * **Observation:** Attached two-car garage in good overall condition. Garage door opener operational with functional auto-reverse safety feature. Fire-rated door between garage and living space is present and self-closing.
-> **Condition: Good**
- * **Recommendation:** No action required.
- * **Observation:** Receptacles adjacent to the utility sink in the garage lack GFCI protection.
-> **Condition: Poor**
- * **Recommendation:** Licensed electrician to install GFCI receptacles at garage receptacles near water sources per NEC 210.8(A)(2).

PRIORITY ACTION ITEMS

- [CRITICAL]** Master bathroom vanity - active moisture leak. Licensed plumber to evaluate and repair immediately.
- [HIGH]** Electrical panel - double-tapped breakers on circuits 8, 12 and 20. Licensed electrician required.
- [HIGH]** GFCI protection absent at all bathrooms and kitchen counter receptacles. Licensed electrician required.
- [HIGH]** Garage receptacles near utility sink lack GFCI protection. Licensed electrician required.
- [MEDIUM]** HVAC air conditioner (2009) - service now; budget for replacement within 1-3 years.
- [MEDIUM]** Roof - cracked shingles and chimney flashing separation. Roofing contractor to evaluate.
- [MEDIUM]** South-side grading slopes toward foundation. Re-grade for positive drainage.
- [LOW]** Deteriorated wood trim on rear and side elevations - scrape, prime, and repaint.
- [LOW]** Bedroom 3 ceiling stain - monitor for reactivation after roof repairs.

INSPECTOR NOTES & LIMITATIONS

This inspection was conducted in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI). Areas not inspected include interior of walls, behind stored items, and systems not operational at time of inspection. This report describes conditions at time of inspection only and does not constitute a warranty, guarantee, or insurance policy. All items noted as Poor or Critical should be evaluated by licensed specialists prior to closing.

**Report generated by FieldScribe AI - fieldscribe.report. Conditions documented at time of inspection only.*

PHOTO ADDENDUM

[Site Photo]

Photo 1: Roof - North Section Granule Loss

Significant granule loss on north-facing shingles. Weathering consistent with 14 years of exposure. Two cracked tabs near ridge cap. Roofing contractor evaluation recommended.

[Site Photo]

Photo 2: Chimney Flashing Separation

Step flashing at chimney base shows 3-4mm separation from mortar joint. Area was dry at time of inspection but presents water infiltration risk during heavy rainfall.

[Site Photo]

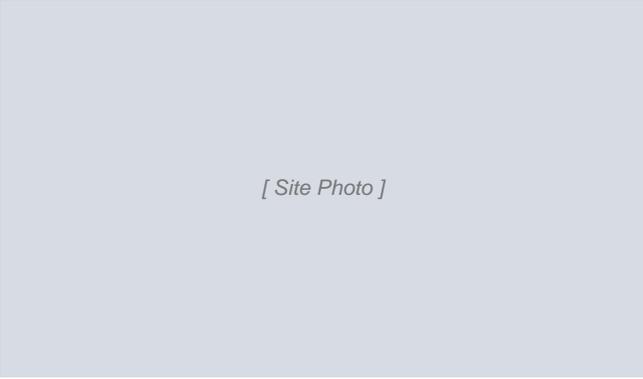
Photo 3: Master Bathroom - Active Moisture Intrusion

Moisture staining and soft substrate beneath vanity cabinet. Evidence of slow drip at drain connection. PRIORITY - Immediate licensed plumber evaluation required.

[Site Photo]

Photo 4: Electrical Panel - Double-Tapped Breakers

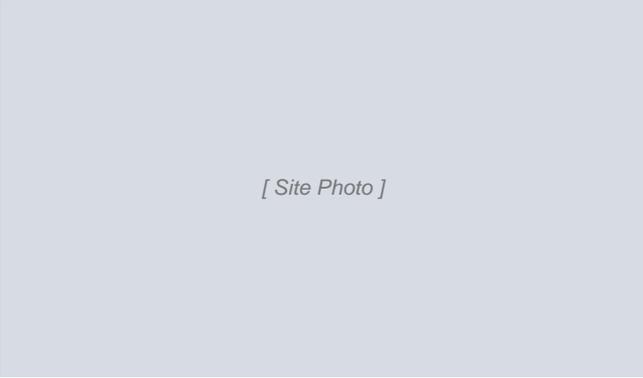
Two conductors at a single breaker terminal on circuits 8, 12 and 20. Not permitted under NEC 408.41 unless breaker is listed for multiple conductors. Elevated fire risk.



[Site Photo]

Photo 5: GFCI Protection Absent - Master Bathroom

Standard duplex receptacle within 6 feet of water source. No GFCI protection present. NEC 210.8 requires GFCI at all bathroom receptacles. Licensed electrician required.



[Site Photo]

Photo 6: HVAC Air Filter - Severely Clogged

Air filter at maximum clog level, significantly restricting airflow and system efficiency. Replace immediately with MERV 8 or higher filter. Inspect every 60-90 days.