

TREC Lic. # 9915

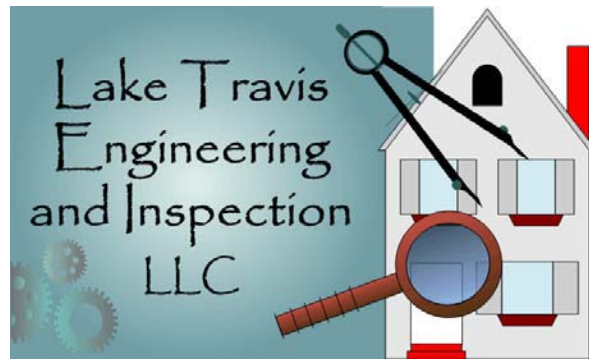
A Property Inspection Report  
prepared for:

Your Name Here

Your New Home  
Address Here



Date of Inspection: TBD



## Property Inspection Summary



# PROPERTY INSPECTION SUMMARY

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**Prepared for:** \_\_\_\_\_  
Your Name Here  
\_\_\_\_\_  
(Name of Client)

**Concerning:** \_\_\_\_\_  
Your New Address Here  
\_\_\_\_\_  
(Address or Other Identification of Inspected Property)

**By:** Sidney L. Maxwell II, P.E. TREC Lic. No.: 9915 TBD  
(Name and License of Inspector) (PE Lic # 80644) (Date)

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Mr. and Mrs. Client:

Thank you for the opportunity to provide an inspection for your home. Following this document is your Property Inspection Report which has been prepared following the guidelines and format required by the Texas Real Estate Commission.

**Critical Items** – The following observations and items should be followed up on immediately. These items pose potential safety, security, structural integrity, or system failure risks to your home. Left untreated these issues could lead to increased safety/security issues or costly repairs:

1. Roof appears to be in very good condition with the exception of the area over the front porch which flattens to a zero pitch near the edge of the roof. There is evidence of standing water on the roof and light mildew on porch ceiling below this area shows evidence of water intrusion from the standing water. This needs to be corrected to prevent permanent damage.
2. Upon inspection it was discovered that the garage door was disconnected from the operator drive chain. After the door was re-engaged to the drive chain it opened fine but upon closing it kept reversing and had to be disconnected from drive chain to close. More than likely closing force needs to be adjusted.

**Follow Up Items** – The following observations and items should be further investigated and/or corrected in the near future. These items left unresolved could become critical over time:

1. Minor damage to drywall in upstairs front left (from top of stairs) bedroom.
2. Switch to left of kitchen sink by garbage disposal switch does not appear to operate anything. Owner said it does not operate the light directly over sink which is missing bulb.
3. Light over sink is missing bulb and could not be tested.
4. Switch to left of garage side back porch door does not appear to operate anything.
5. Could not find a switch to turn on wall light on back porch so bulb could be burned out which could be the reason for the item above (3).
6. 2 of the 3 switches on wall by door in breakfast area do not appear to operate anything. One switch may operate wall light on back porch.
7. Middle switch of 3 switches in master bedroom by window does not appear to operate anything.
8. Middle switch of 3 in dining room by front door does not appear to operate anything.

**Monitor Items** – The following observations and items should be monitored and inspected over time to insure they do not develop into more significant issues:

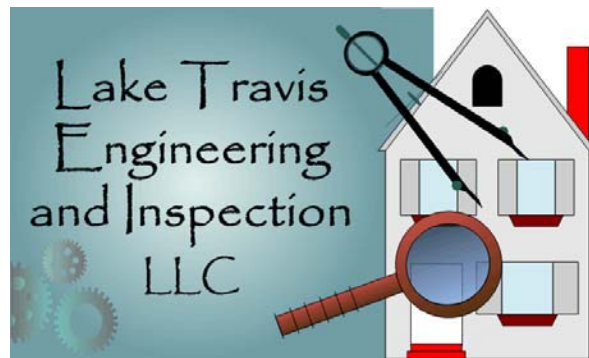
1. Arches over portico have minor cracking which should be monitored.
2. All windows operated with no issues I did have the spring clip come off the bottom edge of the middle window in the living room and the right master bedroom closet window when opened. I reattached, however this should be monitored.
3. Right most switch of 3 on wall in living area operates bottom receptacle on receptacles located on long wall of living area. This comment is just for reference.
4. Right most switch of 3 on wall by master bedroom door operates bottom receptacle to the left on the long wall in master bedroom. This comment is just for reference.
5. Right most switch of 3 in upstairs bonus room operates bottom receptacle on left side of long wall.
6. The Upstairs unit only had a 8.1 deg. F change in temperature which was a little low. The overall conditions outside were only in the low 70s so this could be due to a lack of load. This should be monitored in the future and be serviced if the upstairs unit is not cooling well.
7. Upstairs unit's pilot light was not lit. It was lit for testing and the shut back off per owner. This will need to be lit when new occupants arrive.
8. Both upstairs and downstairs unit use a 30" X 20" filter. Replacing the existing filters with a pleated high efficiency filter is recommended.

This summary is used to supplement the full report and it is highly recommended that you read through the entire report. Hopefully we will have the opportunity to review your report in detail. If not please feel free to contact me at your convenience to discuss in detail.

Regards,



Sidney L. Maxwell II, P.E  
TREC Lic # 9915  
TX P.E. Lic # 80644  
Lake Travis Engineering and Inspection LLC



## Property Inspection Report



# PROPERTY INSPECTION REPORT

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**Prepared for:** Your Name Here  
(Name of Client)

**Concerning:** Your New Address Here  
(Address or Other Identification of Inspected Property)

**By:** Sidney L. Maxwell II, P.E. TREC Lic. No.: 9915 TBD  
(Name and License of Inspector) (PE Lic # 80644) (Date)

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(Name, License Number and Signature of Sponsoring Inspector, if required)

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The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not function and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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## ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-0

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

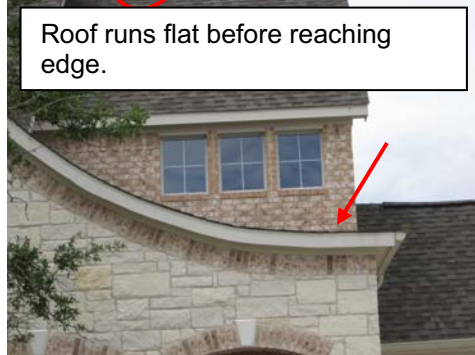
I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need of Repair	Inspection Item
I	NI	NP	R			

**I. STRUCTURAL SYSTEMS**

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)  
*Comments (An opinion on performance is mandatory.):* Foundation appears to be performing very well. All doors opened and closed properly, no cracks were noted on interior walls or over doorways and no masonry shown any signs of cracking or movement with the exception of the arches noted below that were not related to foundation or slab performance.

**B. Grading and Drainage**  
*Comments:* Drainage around home appears to be good.

**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)  
*Comments:* Roof was not walked on due to extreme pitch (10/12 to 12/12). Roof was inspected by observation from upstairs windows and from the ground with binoculars. Roof appears to be in very good condition with the exception of the area over the front porch which flattens to a zero pitch near the edge of the roof. There is evidence of standing water on the roof and light mildew on porch ceiling below this area shows evidence of water intrusion from the standing water. This needs to be corrected to prevent permanent damage.



**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect.)  
*Comments:* No issues observed.

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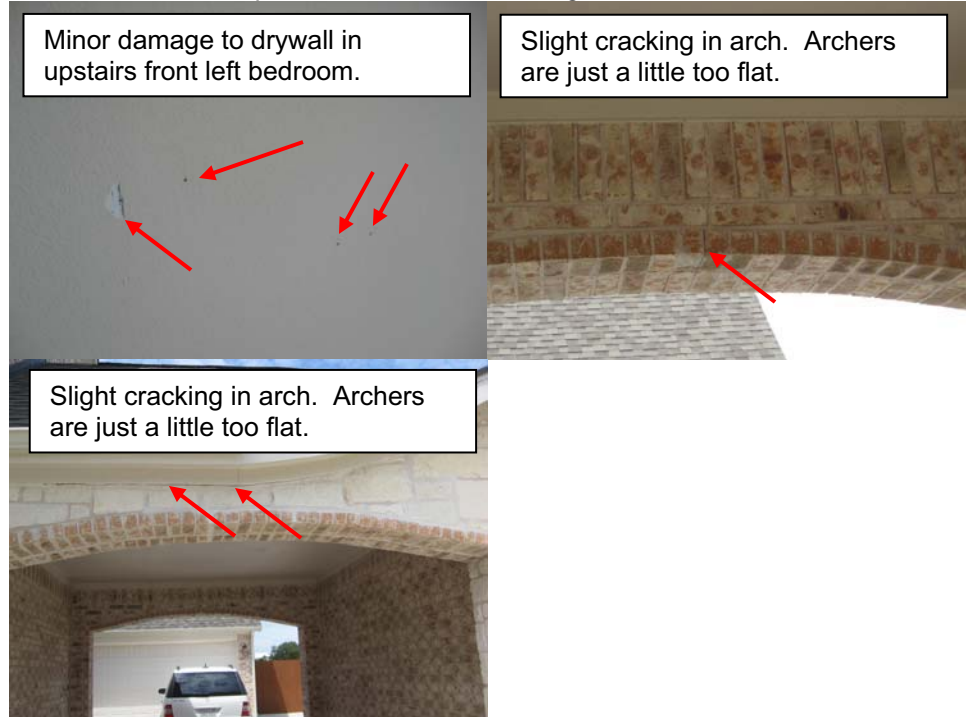
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**E. Walls (Interior and Exterior)**

*Comments:*

1. Minor damage to drywall in upstairs front left (from top of stairs) bedroom.
2. Arches over portico have minor cracking which should be monitored.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**F. Ceilings and Floors**

*Comments:* No issues observed with ceilings and floors.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**G. Doors (Interior and Exterior)**

*Comments:* No issues observed with doors.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**H. Windows**

*Comments:* All windows operated with no issues. I did have the spring clip come off the bottom edge of the middle window in the living room and the right master bedroom closet window when opened. I reattached, however this should be monitored..



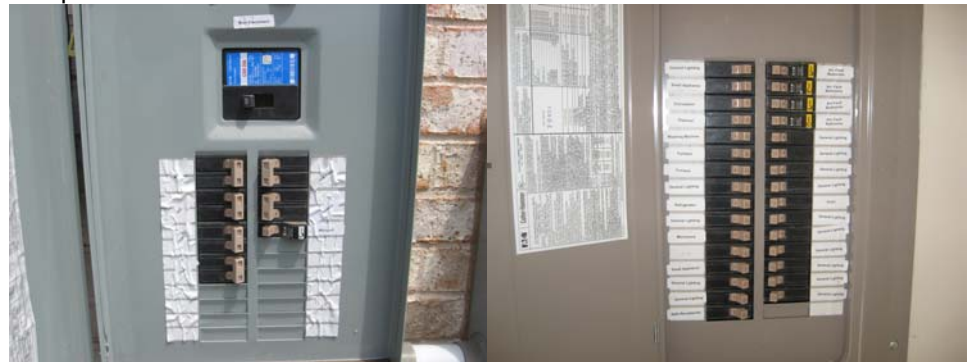
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>I. Fireplace/Chimney</b> <i>Comments:</i> No issues observed, flue and fireplace look brand new and have never been used.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Porches, Decks, and Carports (Attached)</b> <i>Comments:</i> No issues observed other than front porch roof/ceiling issue addressed above.
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**II. ELECTRICAL SYSTEMS**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. Service Entrance and Panels</b> <i>Comments:</i> 120/240 volt, 200 Amp service fed through underground lateral. Main disconnected located outside by meter with large appliance breakers and breaker for sub panel. Sub panel located in garage with all lighting and receptacle breakers. No issues noted.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Branch Circuits – Connected Devices and Fixtures</b> (Report as in need of repair the lack of ground fault circuit protection where required.) <i>Comments:</i> <ol style="list-style-type: none"> <li>Switch to left of kitchen sink by garbage disposal switch does not appear to operate anything. Owner said it does not operate the light directly over sink which is missing bulb.</li> <li>Light over sink is missing bulb and could not be tested.</li> <li>Switch to left of garage side back porch door does not appear to operate anything.</li> <li>Could not find a switch to turn on wall light on back porch so bulb could be burned out which could be the reason for the item above (3).</li> <li>2 of the 3 switches on wall by door in breakfast area do not appear to operate anything. One switch may operate wall light on back porch.</li> <li>Right most switch of 3 on wall in living area operates bottom receptacle on receptacles located on long wall of living area. This comment is just for reference.</li> <li>Middle switch of 3 switches in master bedroom by window does not appear to operate anything.</li> <li>Right most switch of 3 on wall by master bedroom door operates bottom receptacle to the left on the long wall in master bedroom. This comment is just for reference.</li> <li>Middle switch of 3 in dining room by front door does not appear to operate anything.</li> <li>Right most switch of 3 in upstairs bonus room operates bottom receptacle on left side of long wall.</li> </ol>
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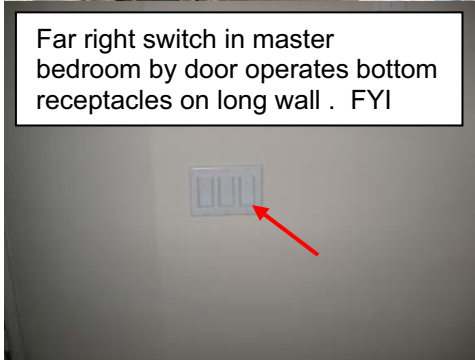
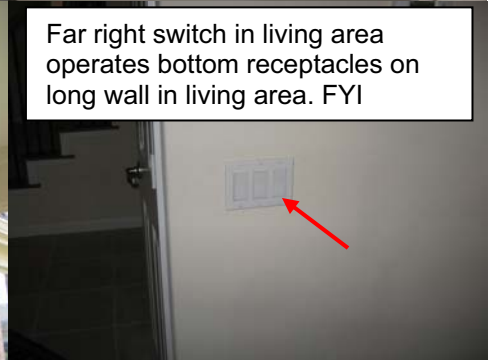
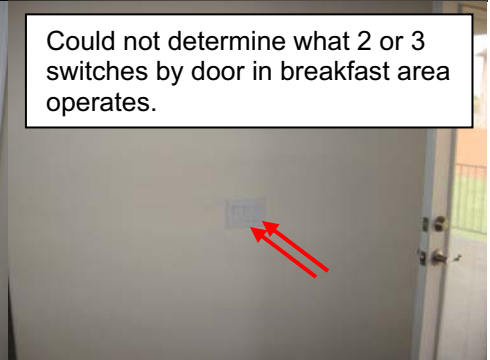
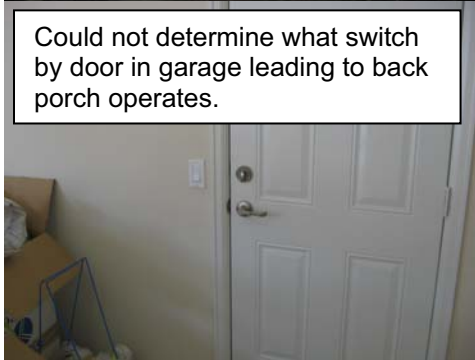
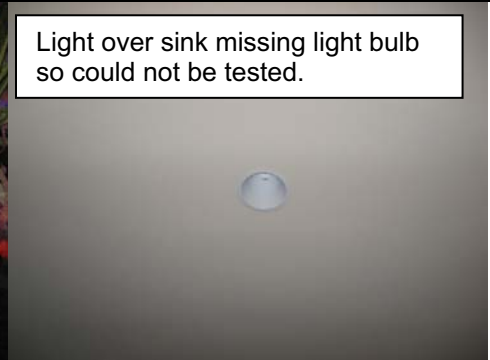
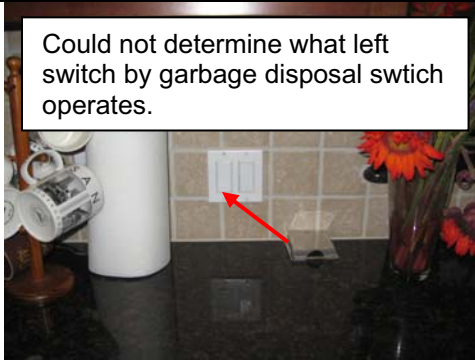
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Could not determine what middle switch in living room by front door operates.

Far right switch in upstairs bonus room operates bottom left receptacle on long wall . FYI

**A. Heating Equipment**

*Type and Energy Source:*

*Comments:* Heater not run due to outside temperature being over 50 Degrees F.

**B. Cooling Equipment**

*Type and Energy Source:* Electric for cooling and natural gas for heating.

*Comments:* No leaks detected in either of two units with Freon leak detector or with natural gas leak detector. Main unit had a 12.7 deg. F change in temperature across the indoor unit which is good. The Upstairs unit only had a 8.1 deg. F change in temperature which was a little low. The overall conditions outside were only in the low 70s so this could be due to a lack of load. This should be monitored in the future and be serviced if the upstairs unit is not cooling well.

**Main Unit** – 3.5 ton unit per nameplate.

Return temperature: 71.3 deg F.

Register temperature: 58.6 deg F.

Delta T: 12.7 deg F.

**Upstairs Unit** – 2.5 ton unit per nameplate.

Return temperature: 72.7 deg F.

Register temperature: 64.6 deg F.

Delta T: 8.1 deg F.

**C. Ducts and Vents**

*Comments:* No issues observed.

Both upstairs and downstairs unit use a 30" X 20" filter. Replacing the existing filters with a pleated high efficiency filter is recommended.

**IV. PLUMBING SYSTEM**

**A. Water Supply System and Fixtures**

*Comments:* No issues noted.

**B. Drain, Waste, Vents**

*Comments:* No issues observed.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<b>C. Water Heating Equipment</b> (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) <i>Energy Source:</i> Both upstairs and downstairs units were natural gas, 50 gallon heaters built in November of 2006. Units were checked for natural gas leaks with leak detector and carbon monoxide leakage with cabon exhaust gas leak detector. No leaks detected. <i>Comments:</i> No issues observed . Upstairs unit's pilot light was not lit. It was lit for testing and the shut back off per owner. This will need to be lit when new occupants arrive.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<b>D. Hydro-Therapy Equipment</b> <i>Comments:</i>
<b>V. APPLIANCES</b>						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<b>A. Dishwasher</b> <i>Comments:</i> Ran through complete cycle with no issues observed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<b>B. Food Waste Disposer</b> <i>Comments:</i> No issues observed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<b>C. Range Hood</b> <i>Comments:</i> Lights and fan tested and no issues observed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<b>D. Ranges/Ovens/Cooktops</b> <i>Comments:</i> <ol style="list-style-type: none"> <li>Cooktop tested and all burners appeared to function properly.</li> <li>Oven set at 350 degrees F and ran for 10 minutes. Measured temperature with infra-red pyrometer was 326.2 degrees F which meets criteria of 325 to 375 degrees.</li> </ol>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<b>E. Microwave Cooking Equipment</b> <i>Comments:</i> No issues observed. Tested unit by heating 1 cup of water for 1 minute and it reached a temperature of 156.3 degrees F which indicates proper operation.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<b>F. Trash Compactor</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<b>G. Bathroom Exhaust Fans and/or Heaters</b> <i>Comments:</i> No issues observed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<b>H. Whole House Vacuum Systems</b> <i>Comments:</i>

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**I. Garage Door Operators**

*Comments:* Upon inspection it was discovered that the garage door was disconnected from the operator drive chain. After the door was re-engaged to the drive chain it opened fine but upon closing it kept reversing and had to be disconnected from drive chain to close. More than likely closing force needs to be adjusted.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**J. Door Bell and Chimes**

*Comments:* No issues observed.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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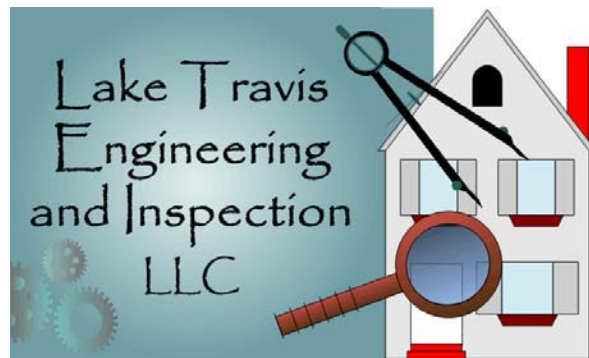
**K. Dryer Vents**

*Comments:* No issues observed.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**L. Other Built-in Appliances**

*Comments:*



## Additional Information



## Home Maintenance Tips

### Upon Taking Ownership

If you are a new homeowner there are a few things you may want to consider as you prepare to move into your new home:

- Change the locks on all exterior entrances as you don't know how many keys may be out there for the existing lock sets.
- Check that all windows and doors are capable of being securely locked. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system if your home does not currently have one.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.
- Install smoke detectors on each level of the home if not already installed. Ensure that there is a smoke detector in all sleeping areas and in the vicinity outside of all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year. If purchasing new smoke detectors make sure they are the type that can be interconnected so if one goes off they all do.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. For two story homes make sure you have at least one ladder or other means of egress in the event the main stair case is blocked. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Trips and falls are the number one cause of injuries in the home.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired. Make a habit of not storing or placing anything on stairways.
- Make improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.



## Regular Maintenance

### Spring and Fall (semi-annually)

- Check that fire extinguishers are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Clean garbage disposals by grinding ice cubes and following with lemon or orange peel.
- Secure loose toilets, or repair flush mechanisms that become troublesome.
- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house or within 2 to 3 feet of outside air conditioning units (condenser).
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Treat for fire ants around house, electrical panels and outside air conditioning equipment.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters. Insure that water stops flowing when valve lever is release. If not use water supply shut off to water heater to stop flow and have TPR serviced by qualified plumber.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.



## Annually

- Replace smoke detector batteries and test for operation.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky. (DO NOT OPEN THE BREAKER PANELS)
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.