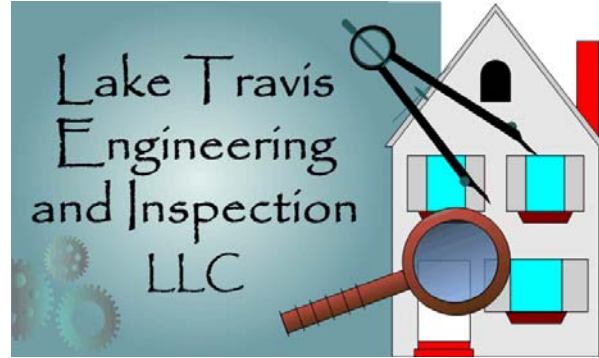


TREC Lic. # 9915

A Property Inspection Report  
prepared for:

Your Name Here  
Property Address





## Property Inspection Summary



8. Smoke detectors in both rear and central hallways were slow to respond to the test button being depressed and were flashing red. Batteries should be checked.

**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:

9. Damaged and miss-fitting window screens should be repaired or replaced.
10. Recommended that address number be installed on house or street curb so that house may be located by emergency vehicles.
11. Breakers in main electrical panel need to be traced out and labeled properly.
12. Several areas in home had very little air movement out of registers. Heating/air conditioning air handler and air distribution system needs to be inspected and balanced by a qualified technician.
13. Outside air conditioning unit (condenser) indicated possible slight leak when tested with refrigerant leak detector and should be inspected by qualified technician.
14. Vegetation needs to be trimmed back around outside air conditioning unit (condenser) to allow for good air flow.

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

15. A bulge in the surface of the roof was observed but does not seem to be soft or moving.
16. Tub in central hallway guest bath observed draining slowly.

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



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**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>A. Foundations</b> (If all crawl space areas are not inspected, provide an explanation.)  <i>Comments (An opinion on performance is mandatory.):</i> Foundation is slab on grade and appears to be in very good condition. Two opposing corners on East Side of home were shot with a laser transit and the slab was found to have a height difference of 3/4" from corner to corner. Considering age of home and no evidence of cracking or slab movement this height variation does not appear to be cause for concern. No visible indications of movement. No visible indication of unprotected post tension cable ends. No visible signs of water penetration. No visible conditions that may affect slab performance</p>
-------------------------------------	--------------------------	--------------------------	--------------------------	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>B. Grading and Drainage</b>  <i>Comments:</i> Minor ponding was observed from light rain at the Northwest corner of the home. Ponding was over 5' from slab so did not indicate major issue. This may be an area to be addressed at some point in the future.</p>
-------------------------------------	--------------------------	--------------------------	--------------------------	---

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>C. Roof Covering</b> (If the roof is inaccessible, report the method used to inspect.)  <i>Comments:</i> Roof was accessed by ladder and observed by walking on roof. Roof material is Asphalt Shingle. Ridge lines appear to be straight and true. Roof slope is estimated as a 4/12 pitch. Shingles appeared to be in good condition. A few nails were observed on ridge shingles which were exposed with no sealant over them. Sealing of the nails with a silicone sealer is recommended. Drip ledge was present and overhung an aluminum gutter on all sides of roof. A cricket was present on uphill side of chimney. All flashing appeared to be in good condition. A slight bulge in the surface of the roof was observed on the west side as shown below. Upon walking on roof the bulge was solid and did not deflect. It is recommended that the homeowner watch this periodically to check for further movement.</p>
--------------------------	--------------------------	--------------------------	-------------------------------------	--



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

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect.)  
*Comments:* Attic accessed through attic later in central hallway. Structure appeared to be in good condition with no visible evidence of water intrusion. The area of the roof that appeared to be bulged appears to be the result of a warped rafter. Roof ventilation through a continuous ridge vent and soffit vents. Insulation was approximately 14" thick and was composed of a combination of fiberglass batts and loose fiberglass fill.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**E. Walls (Interior and Exterior)**  
*Comments:* Interior walls appeared to be in good condition. Brick Veneer at corner by rear garage door had significant deterioration of mortar joint as shown below. Loose mortar should be removed and replace with solid mortar.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

**F. Ceilings and Floors**  
*Comments:* Good condition. No deficiencies noted.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

**G. Doors (Interior and Exterior)**  
*Comments:* Good condition. No deficiencies noted. Exterior door latches and locks in good operation.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**H. Windows**  
*Comments:* Several window screens were noted as being damaged or not fitting tightly to window frame. Locations were on the North and South side of Master Bedroom, and Southern most window in living room.



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

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

**I. Fireplace/Chimney**

*Comments:* Fireplace, flue, damper and chimney had no visible issues. Recommend painting and caulking the exterior of chimney above roof as the paint has deteriorated considerably.



**J. Porches, Decks, and Carports (Attached)**

*Comments:* None observed

**K. Other**

*Comments:* Although not typically a part of this inspection it was noted that the home did not have any visible numbers or address markers on the exterior of the house or on the street. This could represent a significant issue for the direction of emergency personnel and vehicles should the need every arise.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:* Service enters home through underground entry. Grounding rod not visible although estimated 8 AWG wire was running from grounding bus to below grade presumably to a buried grounding rod. A grounding connection to copper water piping was also observed. Door on main breaker panel would not close and stay latched due to the panel dead front missing a screw on the bottom right corner. This should be corrected immediately as it presents a hazard due to rain and weather intrusion into panel. The result of weather has almost completely erased the breaker labels which need to be re-tagged. Wiring in panel appears to be properly sized and connected. It is always a good idea to have a qualified electrician inspect and tighten electrical connections every couple of years. No Aluminum wiring was observed. Panel location access was hampered by shrubbery. Per code the panel should have a 30" wide by 36" deep access area directly in front of panel.



Missing screw and latch that would not hold panel door shut.

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

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

<input 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> All receptacles tested for power and polarity. All light switches tested for operation. All GFCIs tested for polarity and tripped with external tester. Could not locate GFCI device for whirlpool tub. This needs to be investigated further by a qualified electrician.
--------------------------	--------------------------	--------------------------	-------------------------------------	--

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Heating Equipment</b> <i>Type and Energy Source:</i> Propane Gas <i>Comments:</i> Return air temperature measured as 78° F and register air temperature measured at 102° F at most registers. Several registers in the front hall, kitchen and bedrooms measure very low temperatures and had minimal air flow. Recommend having a qualified Heating and Air Conditioning contractor balance the system. Heating system was checked for propane leaks with tester and for leaking flue gas with a combustion gas sensor. No issues observed. Burner flame looked good. Propane was run in steel back pipe to unit. Shut off valve was present. Combustion gases were transferred to a Type B flue and were carried to exterior through roof penetration. Furnace clearances were met and service disconnects were present.
--------------------------	--------------------------	--------------------------	-------------------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Cooling Equipment</b> <i>Type and Energy Source:</i> Electrical <i>Comments:</i> Unit could not be tested due to temperature being less than 60° F. Unit was checked for leaks with refrigerant tester. Tester picked up some refrigerant leaking at condenser (outside unit). This should be investigated by a qualified air conditioning contractor when the temperatures are warmer. No evidence of refrigerant on evaporator (inside unit). Vegetation around condenser needs to be trimmed back so that 2 to 3 feet of clear space exists around unit.
--------------------------	--------------------------	--------------------------	-------------------------------------	---



Vegetation needs to be trimmed back around both electrical panel and condenser.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C. Ducts and Vents</b> <i>Comments:</i> All ducts and vents appeared to be correct and installed to standards.
-------------------------------------	--------------------------	--------------------------	--------------------------	--

**IV. PLUMBING SYSTEM**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. Water Supply System and Fixtures</b> <i>Comments:</i> Home is fed by an estimated 1 ¼" PVC underground water main. PVC shut off valve is present in box in front yard and appears to be in good condition. Water pressure was measured at 42 PSI. Each bath room was tested with all water facets running and toilet being flushed and no lack of water flow was noted. All fixtures had hot water on the left and cold water on the right. No evidence of leaking was observed.
-------------------------------------	--------------------------	--------------------------	--------------------------	---

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

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**B. Drain, Waste, Vents**

*Comments:* Multiple drain points were filled and drained at the same time with no significant drain issues. The tub in the guest bathroom (central to house) was observed to drain slowly. This should be investigated further by the home owner or a qualified plumber.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

*Energy Source:* Propane Gas

*Comments:* Corrosion of pipe fittings was observed at both the inlet and outlet fittings on the top of the water heater. The leaking pipes appear to have sealed themselves, however should be repaired properly by a qualified plumber. The draft hood also appears to be bent and loose and needs to be repaired by a qualified technician. Temperature and Pressure Relief valve was tested and performed satisfactorily. Unit was observed heating water and a popping sound was noted which typically means there is sediment build up in the bottom of the tank. The water heater needs to be drained and flushed to remove sediment. Burner was observed to have a slightly yellow flame as opposed to blue. Debris and rust particles was observed on the top of the burner. Burner needs to be serviced by a qualified technician. Also noted that the water heater was not sitting in an auxiliary drain pan. It is recommended that a drain pan that is piped to the exterior of the building be installed. Water heater gas piping was tested with gas leak detector and did not find any evidence of leaks. Flue gas and draft hood were tested for combustion gas leaks and did not find any evidence of leaking. Flue vent was Type B vent and installation appeared correct.



<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

**D. Hydro-Therapy Equipment**

*Comments:* Whirlpool tub not tested due to not being able to locate GFCI reset receptacle.

**V. APPLIANCES**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

**A. Dishwasher**

*Comments:* Observed dishwasher run through abbreviated cycles and performance appeared good. Back flow preventer was not visible.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**B. Food Waste Disposer**

*Comments:* None present

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

**C. Range Hood**

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

*Comments:* Range hood was operated and no visible evidence of issues noted.

- |                                     |                                     |                                     |                                     |   |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <p><b>D. Ranges/Ovens/Cooktops</b><br/> <i>Comments:</i> Range missing anti tip device which needs to be installed. Oven set for 350<sup>0</sup> F for 15 minutes and temperature measured at 333<sup>0</sup> F which is within +/- 25<sup>0</sup> F acceptance window.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <p><b>E. Microwave Cooking Equipment</b><br/> <i>Comments:</i> Microwave in good working order. 1 cup of water heated on high for 1 minute and had temperature measured at 131<sup>0</sup> F.</p>   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <p><b>F. Trash Compactor</b><br/> <i>Comments:</i> None present.</p>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <p><b>G. Bathroom Exhaust Fans and/or Heaters</b><br/> <i>Comments:</i> Tested in each bathroom with no issues.</p>   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <p><b>H. Whole House Vacuum Systems</b><br/> <i>Comments:</i> None present.</p>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <p><b>I. Garage Door Operators</b><br/> <i>Comments:</i> Door tested for operation with no issues. Door closed on 2 X 4 and auto reverse worked properly. Sensors installed within 4" of floor also reversed door direction.</p>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <p><b>J. Door Bell and Chimes</b><br/> <i>Comments:</i> Tested and observed with no issues.</p>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <p><b>K. Dryer Vents</b><br/> <i>Comments:</i> Ducts appeared in good condition.</p>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <p><b>L. Other Built-in Appliances</b><br/> <i>Comments:</i></p>  |

**VI. OPTIONAL SYSTEMS**

- |                          |                                     |                                     |                          |   |
|--------------------------|-------------------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <p><b>A. Lawn Sprinklers</b><br/> <i>Comments:</i></p>              |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p><b>B. Swimming Pools and Equipment</b><br/> <i>Comments:</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p><b>C. Outbuildings</b><br/> <i>Comments:</i></p>                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p><b>D. Outdoor Cooking Equipment</b></p>                          |

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

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

*Energy Source:*  
*Comments:*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

**E. Gas Lines**  
*Comments:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**F. Water Wells** (A coliform analysis is recommended.)  
*Type of Pump:*  
*Type of Storage Equipment:*  
*Comments:*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

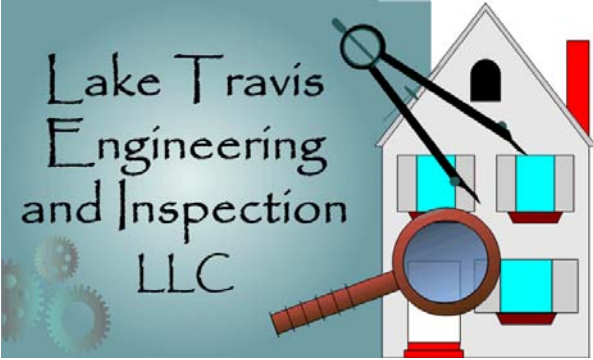
**G. Septic Systems**  
*Comments:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**H. Security Systems**  
*Comments:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

**I. Fire Protection Equipment**  
*Comments:* The smoke detectors in the front and central hallways were slow to respond to the test button and were flashing red.



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.