

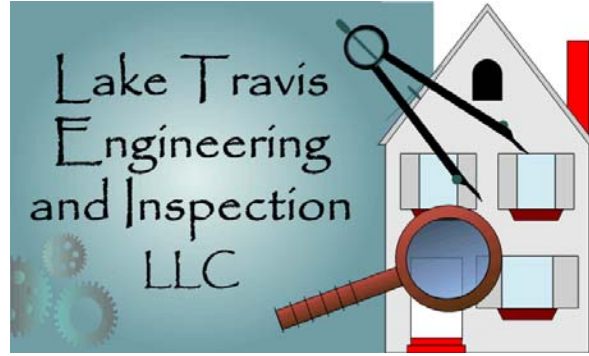
TREC Lic. # 9915

A Property Inspection Report
prepared for:

David and Sharon French
2404 S. Pace Bend Road
Spicewood, TX 78669



Date of Inspection: February 14, 2009



Property Inspection Summary



PROPERTY INSPECTION SUMMARY

Prepared for: David and Sharon French
(Name of Client)

Concerning: 2404 S. Pace Bend Road; Spicewood, TX
(Address or Other Identification of Inspected Property)

By: Sidney L. Maxwell II, P.E. TREC Lic. No.: 9915 02/14/09
(Name and License of Inspector) (PE Lic # 80644) (Date)

Mr. and Mrs. French,

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. Window in east bedroom is difficult to open and may have a detached spring.
2. Tree limbs rubbing on overhead power drop lines need to be trimmed back.
3. Light in pantry closet in kitchen needs a safety shield installed
4. Garage outlets not GFIC protected.

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. One area of ceiling located near attic access in east bedroom was missing insulation.
2. Inset drawer slide in cabinet under kitchen island drags a little when pulled.
3. Cabinet door to left of range has a loose hinge.
4. Inset drawer slide in cabinet to far left of range drags a little when pulled.
5. Window in northeast bedroom is missing screen.

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

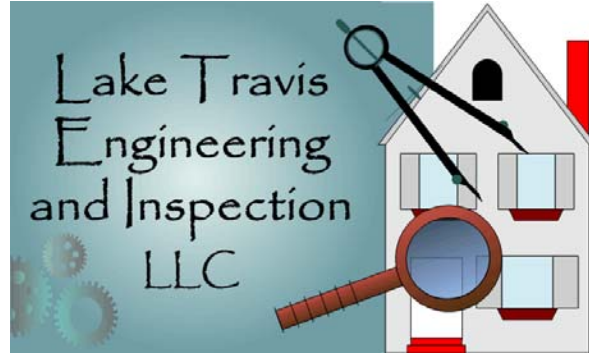
None noted.

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,

A handwritten signature in black ink, appearing to read "S L Maxwell II". The signature is fluid and cursive, with the "S" and "L" being particularly large and stylized.

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

Prepared for: David and Sharon French
(Name of Client)

Concerning: 2404 S. Pace Bend Road; Spicewood, TX
(Address or Other Identification of Inspected Property)

By: Sidney L. Maxwell II, P.E. TREC Lic. No.: 9915 02/14/09
(Name and License of Inspector) (PE Lic # 80644) (Date)

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

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrant ability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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 D=Deficiency

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations
Type of Foundation(s): Slab on Grade
Comments (An opinion on performance is mandatory.): Slab appears to be performing very well.

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.)
Type(s) of Roof Covering: Asphalt shingle with some standing seam metal roof accents.
Viewed From: Ground using binoculars.
Comments: Roof appears to be performing very well.

D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)
Viewed From: Attic access above garage and from bedroom on east side of house.
Approximate Average Depth of Insulation: 11" of blown in loose fiber glass with some batting used.
Approximate Average Thickness of Vertical Insulation: 4" of batting.
Comments:

1. One area of ceiling located near attic access in east bedroom was missing insulation.



E. Walls (Interior and Exterior)
Comments: No issues observed.

F. Ceilings and Floors
Comments: No issues observed with ceilings and floors.

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G. Doors (Interior and Exterior)

Comments:

1. Inset drawer slide in cabinet under kitchen island drags a little when pulled.
2. Cabinet door to left of range has a loose hinge.
3. Inset drawer slide in cabinet to far left of range drags a little when pulled.



H. Windows

Comments:

1. Window in east bedroom is difficult to open and may have a detached spring.
2. Window in northeast bedroom is missing screen.



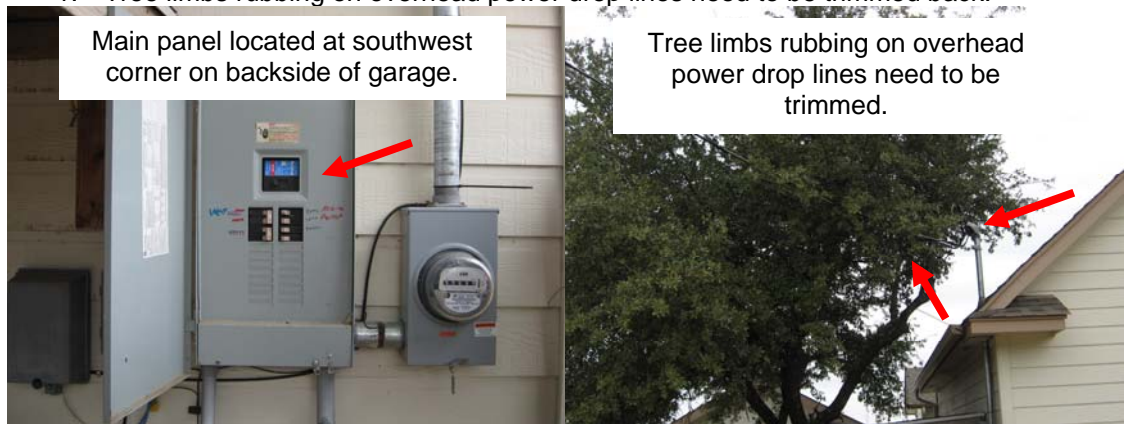
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|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I. Stairways (Interior & Exterior)
<i>Comments:</i> No issues observed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | J. Fireplace/Chimney
<i>Comments:</i> No issues observed. Fireplace appears to have primarily been used with gas logs. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | K. Porches, Balconies, Decks, and Carports (Attached)
<i>Comments:</i> No issues observed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | L. Other
<i>Comments:</i> No issues observed. |

II. ELECTRICAL SYSTEMS

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Service Entrance and Panels
<i>Comments:</i> 120/240 volt, 200 amp service fed from an overhead drop from pole mounted transformer. Main panel located at southwest corner of property on backside of garage.
1. Tree limbs rubbing on overhead power drop lines need to be trimmed back. |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|



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B. Branch Circuits – Connected Devices and Fixtures

Type of Wiring: Solid copper wiring

Comments:

1. Panels checked for hot spots with digital infrared pyrometer and found no issues.
2. Light in pantry closet in kitchen needs a safety shield installed
3. Garage outlets not GFIC protected.



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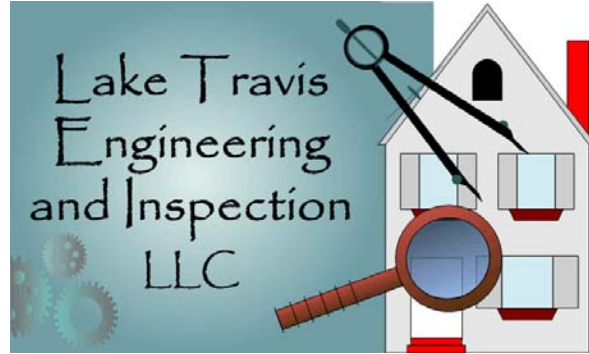
- | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>A. Heating Equipment
 <i>Type of System:</i> Freon based heat pump.
 <i>Energy Source:</i> Electricity
 <i>Comments:</i> No leaks detected in either of two units with Freon leak detector.
 Main Unit – 3.5 ton Carrier unit per nameplate.
 Return temperature: 77 deg F.
 Register temperature: 93 deg F.
 Delta T: 16 deg F.
 Additional Unit – 2.5 ton Carrier unit per nameplate.
 Return temperature: 84 deg F.
 Register temperature: 103 deg F.
 Delta T: 19 deg F.
 Both units performed very well.</p> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>B. Cooling Equipment
 <i>Type of System:</i> Freon system
 <i>Comments:</i> No leaks detected in either of two units with Freon leak detector. Unit not run in cooling mode due to outside temperature being less than 60 degrees F.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>C. Ducts and Vents
 <i>Comments:</i> No issues observed.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>IV. PLUMBING SYSTEM</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>A. Water Supply System and Fixtures
 <i>Location of water meter:</i> None – private well.
 <i>Location of main water supply valve:</i> Located in well pump house on south side of house.
 <i>Static water pressure reading:</i> 61 psi
 <i>Comments:</i> Well discharge is 1 ¼ inch PVC line. Well feeds a 2500 gallon above ground tank which in turn feeds a pump which supplies pressure to the house through a pressure tank/switch which turns on with demand. System has softener, filters and UV light for treating the well water.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>B. Drain, Waste, Vents
 <i>Comments:</i> No issues observed.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)
 <i>Energy Source:</i> Electric
 <i>Capacity:</i> Two 40 gallon water heaters in series.
 <i>Comments:</i> No issues observed .</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>D. Hydro-Therapy Equipment
 <i>Comments:</i> No issues observed.</p> |

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V. APPLIANCES

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>A. Dishwasher
 <i>Comments:</i> Ran through complete cycle with no issues observed.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>B. Food Waste Disposer
 <i>Comments:</i> No issues observed.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>C. Range Exhaust Vent
 <i>Comments:</i> Lights and fan tested and no issues observed.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>D. Ranges, Cooktops, and Ovens
 <i>Comments:</i>
 1. Cooktop tested and all burners appeared to function properly.
 2. Oven set at 350 degrees F and ran for 10 minutes. Measured temperature with infra-red pyrometer was 353 degrees F which meets criteria of 325 to 375 degrees.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>E. Microwave Oven
 <i>Comments:</i> No issues observed. Tested unit by heating 1 cup of water for 1 minute and it reached a temperature of 184 degrees F which indicates proper operation.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>F. Trash Compactor
 <i>Comments:</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>G. Mechanical Exhaust Vents and Bathroom Heaters
 <i>Comments:</i> No issues observed.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>H. Garage Door Operators
 <i>Comments:</i> Tested operation, emergency reverse on photoeye and emergency reverse on obstruction and unit functioned well. No issues observed.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>I. Door Bell and Chimes
 <i>Comments:</i> No issues observed.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>J. Dryer Vents
 <i>Comments:</i> No issues observed.</p> |



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.