



## PROPERTY INSPECTION SUMMARY

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**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)

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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 letters "S" and "L" being particularly prominent.

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