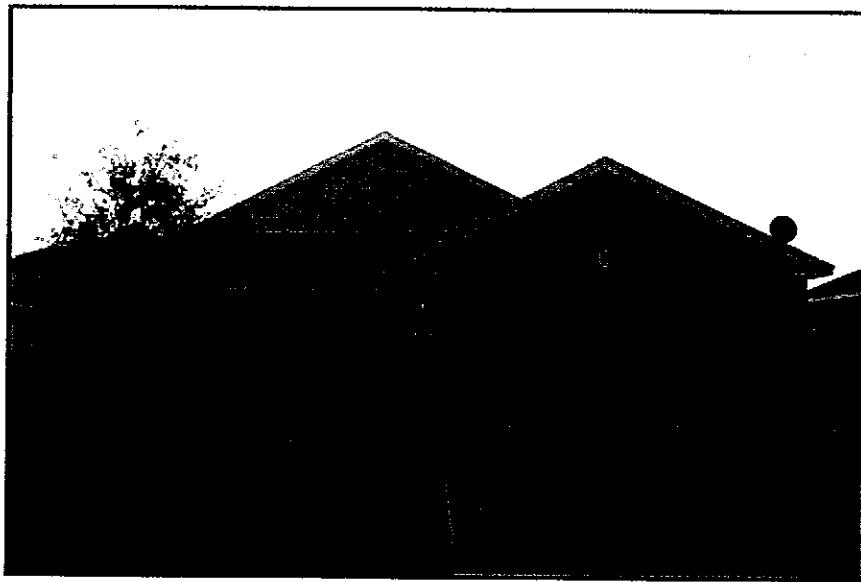




Inspection Report

Clint Gollnick

Property Address:
7746 Squirrel Hollow Dr.
Georgetown TX 78628



Professional Inspection Services

Charles A. Chaudoir TREC# 9666
1019 Brayden Cove
Georgetown, Texas 78626
512-632-3232

PROPERTY INSPECTION REPORT

Prepared For:	Clint Gollnick (Name of Client)
Concerning:	7746 Squirrel Hollow Dr., Georgetown, TX 78628 (Address or Other Identification of Inspected Property)
By:	Charles A. Chaudoir TREC# 9666 / Professional Inspection Services 1/7/2011 (Name and License Number of Inspector) (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-1.

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.

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-1

(10/2008)

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:

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

I. STRUCTURAL SYSTEMS

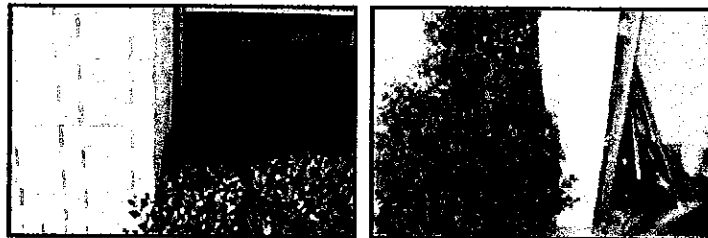
A. Foundations

Type of Foundation: Poured concrete
Approximate Percentage of Attic Inspected: 40%
Comments:

In this inspector's opinion the foundation was performing as designed at the time of inspection. There were no indications of settlement or common cracks noted in either the interior or exterior walls or ceilings. All accessible doors and windows opened and closed properly at the time of the inspection. There was no noticeable movement noted in the accessible attic space or crawl space of this structure. If there are any concerns, I recommend having a certified & licensed structural or foundation specialist inspect the structure.

B. Grading & Drainage - Comments:

(1) Foliage around the home should be trimmed away from the exterior wall surfaces. This situation can create a convenient access point for unwanted pests and also damage the exterior surface of the home.



B. Picture 1

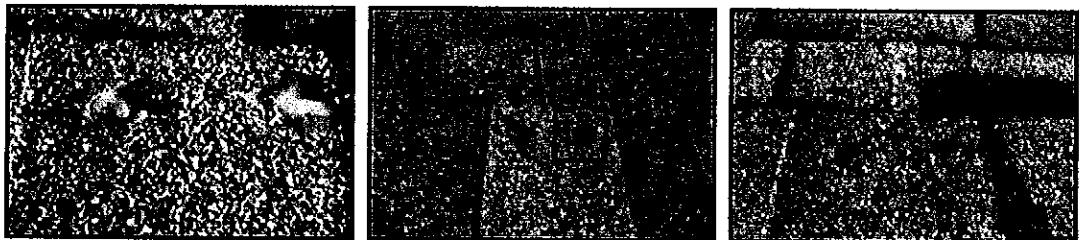
B. Picture 2

(2) Note: A guttering system is recommended on this structure. The gutter system is designed to expedite the drainage of water away from the property. Splash plates located under the downspouts can help direct water away from the foundation and reduce soil erosion. A properly installed gutter system is an important tool in maintaining an even moisture content in the surrounding soil.

C. Roof Covering Materials

Type (s) of Roof Covering: 3-Tab fiberglass
Viewed roof covering from: Walked roof
Roof Ventilation: Gable vents, Ridge vents, Soffit Vents
Comments:

(1) There are exposed nails in several locations on the roof. As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. I recommend that all exposed nails be sealed and caulked to prevent damage to the roof structure, attic and interior surfaces.



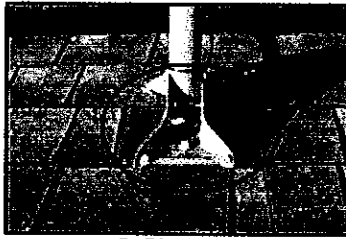
C. Picture 1

C. Picture 2

C. Picture 3

(2) Note: The satellite dish mounted to the roof should be closely monitored. If leaks or damage are observed it should be repaired immediately by a qualified contractor. Satellite installations are often problematic if the sealant becomes damaged, wears away or if the installation is substandard.

I N I N P D



C. Picture 4

D. Roof Structure & Attic

Method used to observe attic: Walked

Viewed roof structure from: Attic

Roof Structure: Engineered wood trusses

Attic Insulation: Blown, Fiberglass

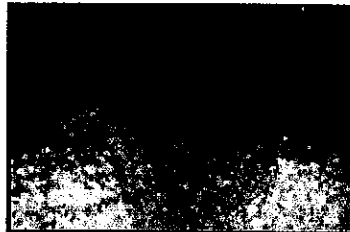
Approximate Average Depth of Insulation: 5 to 12 inches

Approximate Average Thickness of Vertical Insulation: Unknown

Attic Info: Scuttle Hole In Garage

Comments:

The insulation in the attic has been disrupted and there are signs of previous pest infestation. I recommend that the insulation levels be evaluated and corrected as necessary and that the attic be evaluated to ensure there is no current pest infestation. No pest were observed in the attic at the time of the inspection.



D. Picture 1



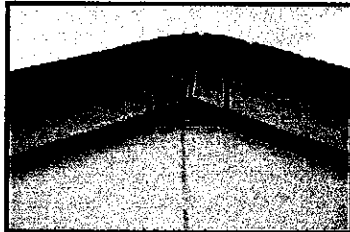
D. Picture 2

E. Walls (Interior & Exterior)

Wall Structure: Wood

Comments:

(1) Small openings or gaps were noted in the exterior walls and around the soffit and fascia. These gaps should be sealed with a silicone caulk and painted. This will help prevent insect infestation and will help keep wind driven rain from coming into contact with unpainted portions of the wood.



E. Picture 1

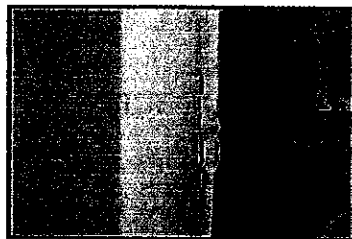


E. Picture 2

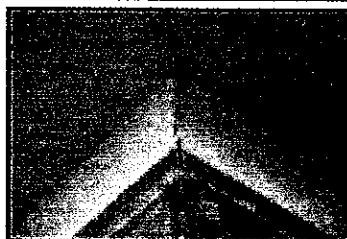


E. Picture 3

I NI NP D

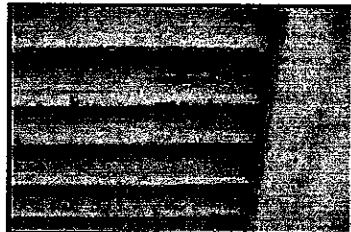


E. Picture 4



E. Picture 5

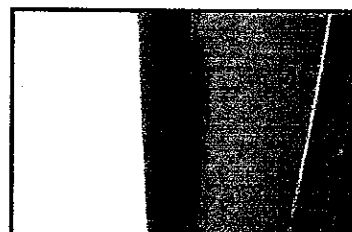
(2) The exterior paint is peeling and is showing signs of wear in several areas. Exposed or weathered wood is considered a conducive condition for wood decay and water penetration. I recommend that all unprotected wood surfaces be treated (painted or stained and sealed) to prevent damage to the structure and interior surfaces of the home.



E. Picture 6



E. Picture 7



E. Picture 8

(3) All penetrations through exterior walls should be properly sealed/caulked to prevent water and pest intrusion. Also, wires that enter the home should have a drip loop so that water running down the wire does not flow directly into the opening in the wall.



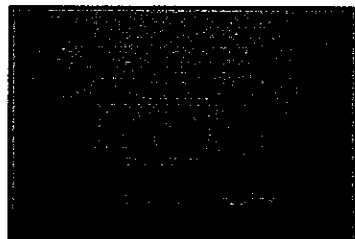
E. Picture 9



E. Picture 10

F. Ceilings & Floors
Floor Structure: Slab
Ceiling Structure: 2X4
Comments:

Nail pops were observed in the ceiling in the master bathroom and in the exterior wall on the right side of the home. I recommend that these nails be properly seated and then painted or protected.



F. Picture 1



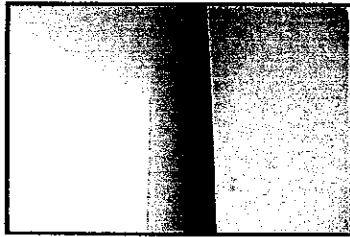
F. Picture 2

G. Doors (Interior & Exterior) - Comments:

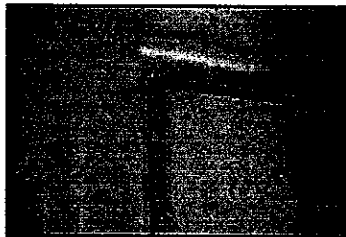
(1) The door leading to the back door does not close against the weatherstripping at the top. The

I NI NP D

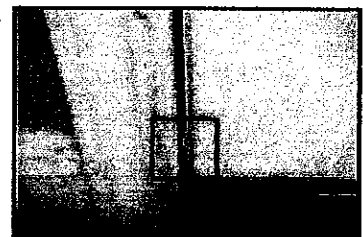
weatherstripping near the bottom of the door also needs to be repaired. These conditions can allow unwanted air infiltration.



G. Picture 1

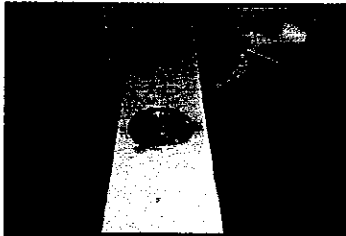


G. Picture 2



G. Picture 3

(2) The ball is missing from the ball catch at the top of the door leading to the master bathroom. I recommend that this fixture be repaired or replaced as necessary to ensure proper door operation.



G. Picture 4

H. Windows - Comments:

(1) The windows at the exterior of the home should be properly caulked or sealed and monitored to prevent damage to the structure. Several gaps were noted that may allow moisture and insects to enter the wall structure of the home. I recommend that these areas be repaired and then monitored on a regular basis.

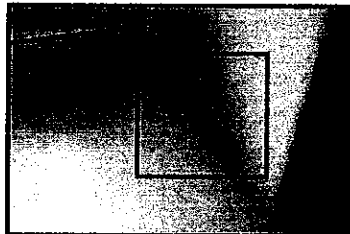


H. Picture 1



H. Picture 2

(2) The area around several windows appears to have water damage. This damage may occur from leaks around the windows or from sweat that collects on the aluminum window frames. The windows should be properly caulked and sealed and monitored to prevent damage to the structure.



H. Picture 3



H. Picture 4



H. Picture 5

I. Stairways (Interior & Exterior) - Comments:

J.

I NI NP D

Fireplace / Chimney
Chimney (exterior): N/A
Operable Fireplaces: None
Comments:

K. Porches, Balconies, Decks and Carports - Comments:

The porches and decks appeared to be in satisfactory condition at the time of the inspection.

L. Other - Comments:

The fence and gate needs to be properly attached to the fence post on the right side of the home.



L. Picture 1

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**
Electrical Service Conductors: Below ground, Copper, 220 volts
Panel Capacity: 200 AMP
Panel Type: Circuit breakers
Electric Panel Manufacturer: CUTLER HAMMER
Comments:

The electrical service entrance and panels appeared to be in satisfactory condition at the time of the inspection.

- B. Branch Circuits - Connected Devices, and Fixtures**
Branch wire 15 and 20 AMP: Copper
Type of Wiring: Romex
Comments:

(1) Smoke detectors should be installed in each sleeping room and in the hallways adjacent to the sleeping rooms. At the time of the inspection one bedroom did not have a smoke detector. I recommend that a smoke detector be installed in this room immediately to ensure proper safety.

(2) Two bulbs in the light fixture in the dining area did not operate properly at the time of the inspection. I recommend that the non-working bulbs in this fixture be replaced and retested. If they do not operate after the bulbs are replaced the fixture should be evaluated and repaired or replaced as necessary by a qualified electrician.

I NI NP D



B. Picture 1

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

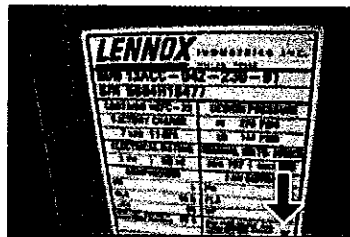
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- A. Heating Equipment
Type of System (Heating): Heat Pump Forced Air (also provides cool air)
Energy Source: Electric
Heat System Brand: LENNOX
Number of Heat Systems (excluding wood): One
Comments:

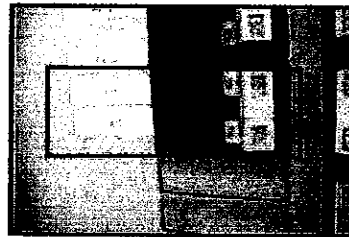
The heating equipment appeared to be in satisfactory condition at the time of the inspection.

- B. Cooling Equipment
Type of System (Cooling): Heat Pump Forced Air (also provides warm air)
Central Air Manufacturer: LENNOX
Comments:

The breaker for the air conditioner unit is sized incorrectly. The unit requires a 35 amp (max) circuit breaker. It currently has a 40 amp breaker in the main panel. This is a safety hazard and the breaker should be replaced immediately by a qualified electrician or HVAC professional.



B. Picture 1

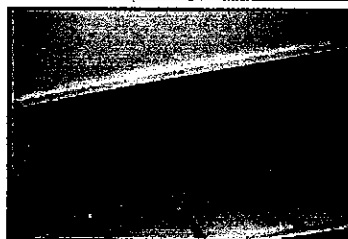


B. Picture 2

- C. Duct System, Chases, and Vents
Ductwork: Insulated Flexible Ducts
Filter Type: Disposable
Filter Size: 20x30
Comments:

The filter for the HVAC system was missing at the time of the inspection. I recommend that the filter be installed immediately to prevent damage to the HVAC system.

I NI NP D



C. Picture 1

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

IV. PLUMBING SYSTEM

A. **Water Supply System and Fixtures**

Water Source: Public

Location of water meter: Front of Home Near the Street (Left Side)

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): Not visible

Location of main water supply valve: At Meter

Static water pressure reading: Over 80 pounds/square inch

Water Filters: None

Comments:

(1) At the time of the inspection the hose bibb valves on the exterior of the home leaked when operated. These valves should be repaired or replaced by a qualified plumbing contractor.

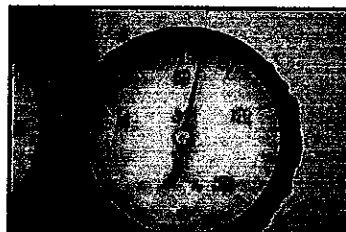


A. Picture 1



A. Picture 2

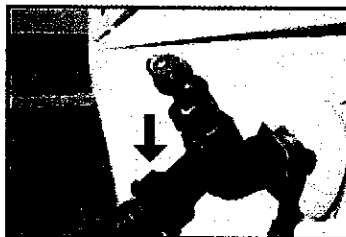
(2) Water supply pressure in the home exceeded 80 pounds per square inch (PSI). This limit is considered the maximum allowable by generally-accepted current standards. Excessively high water pressure may cause leaks. I recommend that the system be evaluated and serviced as necessary by a qualified plumbing contractor. At the time of the inspection the water pressure was approximately 87 PSI.



A. Picture 3

(3) The hose bibb in the backyard did not have a back flow protector at the time of the inspection. Backflow protectors or anti-siphon devices keep contaminated water from entering the potable water supply.

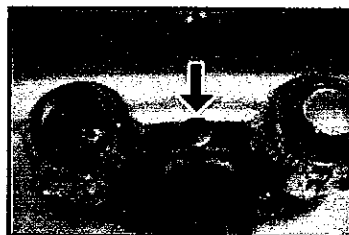
I NI NP D



A. Picture 4

- B. **Drains, Waste, and Vents**
Washer Drain Size: 2" Diameter
Plumbing Waste: PVC
Comments:

The sink stoppers in the hall bathroom did not operate properly at the time of the inspection. As a result the drain could not be blocked and the basin could not be filled with water. I recommend that these fixtures be evaluated and repaired as necessary by a qualified contractor.



B. Picture 1

- C. **Water Heating Equipment**
Energy Source (Water Heater): Electric
Capacity (Water Heater): 50 Gallon
Water Heater Manufacturer: STATE
Water Heater Location: Closet in Utility Room
Comments:

The water heating equipment appeared to be in satisfactory condition at the time of the inspection.

- D. **Hydro-Massage Therapy Equipment - Comments:**

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

V. APPLIANCES

- A. **Dishwasher**
Dishwasher Brand: WHIRLPOOL
Comments:

The dishwasher appeared to be in satisfactory condition at the time of the inspection.

- B. **Food Waste Disposer**
Disposer Brand: IN SINK ERATOR
Comments:

The food waste disposer appeared to be in satisfactory condition at the time of the inspection.

I N I N P D

- C. **Range Exhaust Vent**
Exhaust/Range hood: WHIRLPOOL
Comments:

(1) The range hood appeared to be in satisfactory condition at the time of the inspection.
(2) The range hood appeared to be in satisfactory condition at the time of the inspection.

- D. **Ranges, Cooktops and Ovens**
Range/Oven: WHIRLPOOL
Comments:

The range, oven and cooktop appeared to be in satisfactory condition at the time of the inspection. The oven was pre-heated to 350 degrees. The internal temperature was then measured to determine if the actual oven temperature was within 10% of the 350 degree setting. This ovens internal temperature was 354 degrees. This measurement indicates that the oven is working as designed.

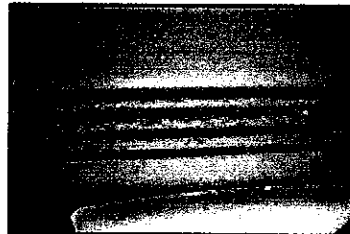
- E. **Microwave Oven**
Built In Microwave: WHIRLPOOL
Comments:

The microwave appeared to be in satisfactory condition at the time of the inspection.

- F. **Trash Compactor - Comments:**

- G. **Mechanical Exhaust Vents and Bathroom Heaters - Comments:**

The vent fan in the master bathroom was clogged at the time of the inspection. I recommend that it be cleaned to ensure proper operation.



G. Picture 1

- H. **Garage Door Operator(s) - Comments:**

- I. **Doorbell and Chimes - Comments:**

The doorbell appeared to be malfunctioning at the time of the inspection. I recommend that it be evaluated and repaired or replaced as necessary by qualified contractor.

- J. **Dryer Vents - Comments:**

The dryer vent appeared to be in satisfactory condition at the time of the inspection.

General Summary



Professional Inspection Services

**1019 Brayden Cove
Georgetown, Texas 78626
512-632-3232**

**Customer
Clint Gollnick**

**Address
7746 Squirrel Hollow Dr.
Georgetown TX 78628**

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

B. Grading & Drainage

Inspected, Deficiency

- (1) Foliage around the home should be trimmed away from the exterior wall surfaces. This situation can create a convenient access point for unwanted pests and also damage the exterior surface of the home.

C. Roof Covering Materials

Inspected, Deficiency

- (1) There are exposed nails in several locations on the roof. As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. I recommend that all exposed nails be sealed and caulked to prevent damage to the roof structure, attic and interior surfaces.

D. Roof Structure & Attic

Inspected, Deficiency

- The insulation in the attic has been disrupted and there are signs of previous pest infestation. I recommend that the insulation levels be evaluated and corrected as necessary and that the attic be evaluated to ensure there is no current pest infestation. No pest were observed in the attic at the time of the inspection.

E. Walls (Interior & Exterior)

Inspected, Deficiency

- (1) Small openings or gaps were noted in the exterior walls and around the soffit and fascia. These gaps should be sealed with a silicone caulk and painted. This will help prevent insect infestation and will help keep wind driven rain from coming into contact with unpainted portions of the wood.

I. STRUCTURAL SYSTEMS

- (2) The exterior paint is peeling and is showing signs of wear in several areas. Exposed or weathered wood is considered a conducive condition for wood decay and water penetration. I recommend that all unprotected wood surfaces be treated (painted or stained and sealed) to prevent damage to the structure and interior surfaces of the home.
- (3) All penetrations through exterior walls should be properly sealed/caulked to prevent water and pest intrusion. Also, wires that enter the home should have a drip loop so that water running down the wire does not flow directly into the opening in the wall.
- F. Ceilings & Floors**

Inspected, Deficiency

Nail pops were observed in the ceiling in the master bathroom and in the exterior wall on the right side of the home. I recommend that these nails be properly seated and then painted or protected.
- G. Doors (Interior & Exterior)**

Inspected, Deficiency

(1) The door leading to the back door does not close against the weatherstripping at the top. The weatherstripping near the bottom of the door also needs to be repaired. These conditions can allow unwanted air infiltration.

(2) The ball is missing from the ball catch at the top of the door leading to the master bathroom. I recommend that this fixture be repaired or replaced as necessary to ensure proper door operation.
- H. Windows**

Inspected, Deficiency

(1) The windows at the exterior of the home should be properly caulked or sealed and monitored to prevent damage to the structure. Several gaps were noted that may allow moisture and insects to enter the wall structure of the home. I recommend that these areas be repaired and then monitored on a regular basis.

(2) The area around several windows appears to have water damage. This damage may occur from leaks around the windows or from sweat that collects on the aluminum window frames. The windows should be properly caulked and sealed and monitored to prevent damage to the structure.
- L. Other**

Inspected, Deficiency

The fence and gate needs to be properly attached to the fence post on the right side of the home.

II. ELECTRICAL SYSTEMS

- B. Branch Circuits - Connected Devices, and Fixtures**

Inspected, Deficiency

(1) Smoke detectors should be installed in each sleeping room and in the hallways adjacent to the sleeping rooms. At the time of the inspection one bedroom did not have a smoke detector. I recommend that a smoke detector be installed in this room immediately to ensure proper safety.

(2) Two bulbs in the light fixture in the dining area did not operate properly at the time of the inspection. I recommend that the non-working bulbs in this fixture be replaced and retested. If they do not operate after the bulbs are replaced the fixture should be evaluated and repaired or replaced as necessary by a qualified electrician.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- B. Cooling Equipment**

Inspected, Deficiency

The breaker for the air conditioner unit is sized incorrectly. The unit requires a 35 amp (max) circuit breaker. It currently has a 40 amp breaker in the main panel. This is a safety hazard and the breaker should be replaced immediately by a qualified electrician or HVAC professional.
- C. Duct System, Chases, and Vents**

Inspected, Deficiency

The filter for the HVAC system was missing at the time of the inspection. I recommend that the filter be installed immediately to prevent damage to the HVAC system.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Inspected, Deficiency

- ☐ (1) At the time of the inspection the hose bibb valves on the exterior of the home leaked when operated. These valves should be repaired or replaced by a qualified plumbing contractor.
- ☐ (2) Water supply pressure in the home exceeded 80 pounds per square inch (PSI). This limit is considered the maximum allowable by generally-accepted current standards. Excessively high water pressure may cause leaks. I recommend that the system be evaluated and serviced as necessary by a qualified plumbing contractor. At the time of the inspection the water pressure was approximately 87 PSI.
- ☐ (3) The hose bibb in the backyard did not have a back flow protector at the time of the inspection. Backflow protectors or anti-siphon devices keep contaminated water from entering the potable water supply.

B. Drains, Waste, and Vents

Inspected, Deficiency

- ☐ The sink stoppers in the hall bathroom did not operate properly at the time of the inspection. As a result the drain could not be blocked and the basin could not be filled with water. I recommend that these fixtures be evaluated and repaired as necessary by a qualified contractor.

V. APPLIANCES

G. Mechanical Exhaust Vents and Bathroom Heaters

Inspected, Deficiency

- ☐ The vent fan in the master bathroom was clogged at the time of the inspection. I recommend that it be cleaned to ensure proper operation.

I. Doorbell and Chimes

Inspected, Deficiency

- ☐ The doorbell appeared to be malfunctioning at the time of the inspection. I recommend that it be evaluated and repaired or replaced as necessary by qualified contractor.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(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.