



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

Report Identification 5213 Gulfport Report# HG001 Lake

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 this 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.

**IN=Inspected    NI=Not Inspected    NP=Not Present    R=Not Functioning or in need of repair**

IN	NI	NP	R	Inspection Items
<b>I. STRUCTURAL SYSTEMS</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>A. Foundations (If all crawlspace areas are not inspected, provide an explanation.)</b>  <b>Method used to observe Crawlspace:</b> No crawlspace  <b>Foundation:</b> Poured concrete  <i>Comments:</i>  <i>The foundation appears to be functioning as designed. Small cracks were observed around the perimeter of the slab which are typical. These do not pose any risk to the structural stability of the home.(An opinion on performance is mandatory)</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>B. Grading and Drainage</b>  <i>Comments:</i>  <input checked="" type="checkbox"/> Gutters and drain lines are needed to prevent erosion or water intrusion</p> <p>There should be 6 inches between masonry and the ground (soil level). In many of the planting beds the soil is closer than 6 inches from the brick siding. I recommend that the soil level be reduced to prevent water and insects from entering the home.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>C. Roof Covering (If the roof is inaccessible, report the method used to inspect)</b>  <b>Viewed roof covering from:</b> Walked roof  <b>Roof Ventilation:</b> Passive  <b>Roof Covering:</b> Asphalt/Fiberglass  <i>Comments:</i>            The roof covering looks to be in great shape (composition shingles). No damage was detected.  <u><b>Exposed nail heads at either the vent &amp; roof flashing or at the composition shingles can allow water to penetrate past the roof covering given enough time.</b></u> <i>As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. This condition can usually be remedied by sealing or caulking affected areas.</i></p>

IN NI NP R

Inspection Items



C. Picture 1

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**D. Roof Structure and Attic (If the attic is inaccessible report the method used to inspect.)****Roof-Type:** Hip**Method used to observe attic:** Walked**Roof Structure:** 2 X 6 Rafters**Attic Insulation:** Cellulose**Attic info:** Pull Down stairs*Comments:*

The pull down stairs is secured with drywall screws which is against the manufacturers recommendations. Injury could result if not repaired. A qualified person should repair or replace as needed.



D. Picture 1

IN	NI	NP	R	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E. Walls (Interior and Exterior)</b> <b>Wall Structure: Wood</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>F. Ceilings and Floors</b> <b>Ceiling Structure: 2X6</b> <b>Floor Structure: Slab</b> <b>Floor System Insulation: NONE</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G. Doors (Interior and Exterior)</b> <i>Comments:</i> <b>Exterior and interior doors appear to be in satisfactory condition at the time of the inspection.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. Windows</b> <i>Comments:</i> All windows were operated and are performing as designed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>I. Fireplace / Chimney</b> <b>Chimney (exterior): Metal Flue Pipe</b> <b>Operable Fireplaces: One</b> <b>Types of Fireplaces: Non-vented gas logs</b> <b>Number of Woodstoves: None</b> <i>Comments:</i> <input checked="" type="checkbox"/> The firebox and damper was inspected. The damper operates as designed. The firebox has a layer of dust and needs to be professionally cleaned.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Porches, Decks and Carport (Attached)</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>K. Other</b> <i>Comments:</i>

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**II.. ELECTRICAL SYSTEMS**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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**A. Service Entrance and Panels****Electrical Service Conductors:** Below ground**Panel Capacity:** 150 AMP**Panel Type:** Circuit breakers**Electric Panel Manufacturer:** GENERAL ELECTRIC*Comments:*

The main panel box is located at the outside. The main panel box is located at the outside. The panel is missing knockouts (DANGEROUS) allowing rodents and lizards to enter the main panel. This is a safety issue that needs to be corrected. A qualified licensed electrician should correct as needed.



A. Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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**B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)****Branch wire 15 and 20 AMP:** Copper**Wiring Methods:** Romex*Comments:****Branch circuits appear to be in satisfactory condition at time of inspection.***

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IN	NI	NP	R	Inspection Items
<b>III.. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. Heating Equipment</b> <b>Type and Energy Source:</b> Forced Air <b>Heat System Brand:</b> RHEEM <b>Energy Source:</b> Gas <b>Number of Heat Systems (excluding wood):</b> One <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Cooling Equipment</b> <b>Central Air Manufacturer:</b> RHEEM <b>Type and Energy Source:</b> Electricity <i>Comments:</i> <input checked="" type="checkbox"/> The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 64 degrees, and the return air temperature was 76 degrees. This indicates that the unit is <b>not</b> cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C. Ducts and Vents</b> <b>Ductwork:</b> Insulated <b>Filter Type:</b> Disposable <i>Comments:</i> The Filter is dirty and needs replacing.

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**IV.. PLUMBING SYSTEM**

- |                                     |                          |                          |                                     |   |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>A. Water Supply System and Fixtures</b><br><b>Water Source:</b> Public<br><b>Water Filters:</b> Whole house conditioner<br><b>Plumbing Water Distribution (inside home):</b> Copper<br><i>Comments:</i><br><input checked="" type="checkbox"/> The hose bibs are loose, and needs securing to wall at the left side (facing front) and right side (facing front). Repairs are needed. A qualified licensed plumber should repair or correct as needed.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <b>B. Drains, Waste, Vents</b><br><b>Washer Drain Size:</b> 2" Diameter<br><b>Plumbing Waste:</b> PVC<br><i>Comments:</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules)</b><br><b>Water Heater Power Source:</b> Gas (quick recovery)<br><b>Water Heater Capacity:</b> 50 Gallon (2-3 people)<br><b>Water Heater Manufacturer:</b> RHEEM<br><i>Comments:</i><br><input checked="" type="checkbox"/> The water heater shows signs of flame rollout. Upon ignition of the water heater I was not able to duplicate the condition. This is considered a <b>SERIOUS HAZARD</b> and I recommend that a licensed plumbing professional evaluate and repair as necessary. |



C. Picture 1

- |                          |                          |                                     |                          |                                   |
|--------------------------|--------------------------|-------------------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>D. Hydro-Therapy Equipment</b> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|-----------------------------------|

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IN	NI	NP	R	Inspection Items
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**Plumbing Water Supply (into home):** Copper  
*Comments:*

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IN	NI	NP	R	Inspection Items
<b>V.. APPLIANCES</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. Dishwasher</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. Food Waste Disposer</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C. Range Hood</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D. Ranges/Ovens/Cooktops</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E. Microwave Cooking Equipment</b> <i>Comments:</i>
<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>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>H. Whole House Vacuum Systems</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>I. Garage Door Operators</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Door Bell and Chimes</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>K. Dryer Vents</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>L. Other Built-in Appliances</b> <i>Comments:</i>

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<b>Date:</b> 7/11/2007	<b>Time:</b> 1:45 PM	<b>Report ID:</b> HG001 Lake
<b>Property:</b> 5213 Gulfport Georgetown, TX 78626	<b>Customer:</b> Mr. Don Lake Mrs. Tina Lake	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (I)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Not Functioning or in need of repair (R)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Age Of Home:**  
Under 10 Years

**Client Is Present:**  
No

**Weather:**  
Clear

**Temperature:**  
Over 65

**Rain in last 3 days:**  
No

## General Summary



### Professional Inspection Services

**P.O. Box 322  
Jarrell, TX 76537  
512-632-3232**

**Customer**  
Mr. Don Lake  
Mrs. Tina Lake

**Property Address**  
5213 Gulfport  
Georgetown, TX 78626

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 and Drainage

##### **Inspected, Not Functioning or in need of repair**



Gutters and drain lines are needed to prevent erosion or water intrusion

There should be 6 inches between masonry and the ground (soil level). In many of the planting beds the soil is closer than 6 inches from the brick siding. I recommend that the soil level be reduced to prevent water and insects from entering the home.

#### D. Roof Structure and Attic (If the attic is inaccessible report the method used to inspect.)

##### **Inspected, Not Functioning or in need of repair**



The pull down stairs is secured with drywall screws which is against the manufacturers recommendations. Injury could result if not repaired. A qualified person should repair or replace as needed.

#### I. Fireplace / Chimney

##### **Inspected, Not Functioning or in need of repair**



The firebox and damper was inspected. The damper operates as designed. The firebox has a layer of dust and needs to be professionally cleaned.

### II.. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels****Inspected, Not Functioning or in need of repair**

The main panel box is located at the outside. The main panel box is located at the outside. The panel is missing knockouts (DANGEROUS) allowing rodents and lizards to enter the main panel. This is a safety issue that needs to be corrected. A qualified licensed electrician should correct as needed.

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS****B. Cooling Equipment****Inspected, Not Functioning or in need of repair**

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 64 degrees, and the return air temperature was 76 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.

**IV. PLUMBING SYSTEM****A. Water Supply System and Fixtures****Inspected, Not Functioning or in need of repair**

The hose bibs are loose, and needs securing to wall at the left side (facing front) and right side (facing front). Repairs are needed. A qualified licensed plumber should repair or correct as needed.

**C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules)****Inspected, Not Functioning or in need of repair**

The water heater shows signs of flame rollout. Upon ignition of the water heater I was not able to duplicate the condition. This is considered a **SERIOUS HAZARD** and I recommend that a licensed plumbing professional evaluate and repair as necessary.

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.