



---

Property Inspection Report for:

123 Main Street  
Round Rock, TX 78717

---



<p><b>Prepared For:</b> John &amp; Kristen Smith Report Number: Sample Report #3 Inspection Date: 08/27/2012</p>	<p><b>Inspected By:</b> John Goodin TREC# 20201 Phone: 512-431-0660 Email: john@homescientific.com Web: homescientific.com</p>
--	--



# INVOICE

**INSPECTOR:** John Goodin  
**TREC:** #20201  
**WEB:** homescientific.com  
**EMAIL:** john@homescientific.com

**BILL TO**  
 John & Kristen Smith  
 Round Rock, TX 78717

**INVOICE NUMBER**  
**INVOICE DATE**  
**ADDRESS**

Sample Report #3  
 08/27/2012  
 123 Main Street  
 Round Rock, TX 78717

DESCRIPTION	PRICE	AMOUNT
Inspection 2501-3000 Square Feet	\$375.00	\$375.00
Irrigation System Inspection	\$35.00	\$35.00
10% Military Retired / School Employee Discount: \$41.00x1	(\$41.00)	(\$41.00)
3/15/2013 Credit Card Ending -1234	(\$369.00)	(\$369.00)
	<b>SUBTOTAL</b>	\$369.00
	<b>TAX</b>	\$0.00
	<b>TOTAL</b>	\$369.00
	<b>BALANCE DUE</b>	<b>\$0.00</b>

If you have any questions about the findings detailed in this report please contact us at 512-431-0660.

# PROPERTY INSPECTION REPORT

---

**Prepared For:** John & Kristen Smith

(Name of Client)

**Concerning:** 123 Main Street, Round Rock, TX 78717

(Address of Inspected Property)

**By:** John Goodin, Lic #20201

(Name and License Number of Inspector)

08/27/2012

(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](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.233 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 warrantability 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 ACTIONS, 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

### Present At Inspection

Buyer       Buyer's Agent       Seller       Listing Agent

### Structure Status

Occupied     Vacant

### Weather Conditions

Sunny       Partly Cloudy       Cloudy       Rainy

### Evidence of Rain Within Last Three Days

No       Yes

### Structure Orientation

North       Northeast       East       Southeast  
 South       Southwest       West       Northwest

### Structure Age (years)

New       less than 5       6-10       11-15  
 16-20       21-30       31-50       50+

### Temperature

20s     30s     40s     50s     60s     70s     80s     90s     100s

**Inspection Time:** 9:30 AM

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s):

Slab on Grade       Pier and Beam       Basement       Other

Comments:

The foundation appears to be providing support for the structure based on a limited visible observation. At this time, evidence indicating the presence of significant deflection in the foundation was not observed. There were no noticeable problems resulting from foundation movement. The interior and exterior stress indicators showed little effects of movement. The use of a self-leveling laser level on the ground floor did not indicate an unlevel foundation. This is a cursory and visual observation of the conditions at the time of inspection.

**Note:** Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.



Exposed reinforcement. These areas should be covered with non-shrink grout to help prevent rusting.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



One or more foundation beam corners were observed to be sheared. Also known as a corner pop, this is common with slab on grade foundations. This condition usually does not adversely affect the foundation's performance. In some cases, cosmetic improvements may be necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



The parging is cracked or missing. This is merely cosmetic and does not affect the foundation's integrity. If in the future, however, the parging exposes post-tension cables or other metal foundation reinforcement it should be covered with a non-shrink grout.

- 
- 
- 
- 

**B. Grading and Drainage**

Comments:



Vinyl gutter at rear of house is not secure at downspout.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Gutters should not discharge onto roof covering materials. This decreases the useful life of roofing material and can lead to water penetration and wood rot. It is recommended that a downspout divert water off the roof covering materials.

Current building code requires a slope of at least six inches within the feet ten feet surrounding the foundation. The slope helps ensure that water is drained away from the foundation. Where lot lines, natural grading and other physical barriers prohibit six inches of fall in 10 feet away from the foundation extra efforts should be made to ensure drainage away from the structure.

**C. Roof Covering Materials**

Type(s) of Roof Covering:

- |  |                                |  |   |
|--|--------------------------------|--|---|
| <input type="checkbox"/> Clay/Slate Tile | <input type="checkbox"/> Roll  | <input checked="" type="checkbox"/> Asphalt Shingles | <input type="checkbox"/> Modified Bitumen |
| <input type="checkbox"/> Built Up        | <input type="checkbox"/> Metal | <input type="checkbox"/> Wood Shakes/Shingles        | <input type="checkbox"/> Other            |

Viewed From:

- Roof Surface     Roof Eaves     Ground with Binoculars

Comments:

The roof covering materials appear to have been installed correctly and are in excellent condition. Under normal conditions and barring severe weather events (i.e. hail storms) the roof covering materials should last 10+ years.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Missing kick out flashing on both side of chimney. Kick out flashing to used to divert water away from vertical surfaces.

Tree branches are to close to roof covering materials. It is recommended that tree limbs and branches are kept trimmed to 6 feet above the roof covering materials. This will help prevent wind-driven physical erosion of the roof covering materials which can led to pre-mature repair or replacement.



Exterior wall perpendicular to roof slope. This area has the potential to leak. Area should be monitored to ensured flashing and roof covering materials are functioning properly.

- 

**D. Roof Structure and Attic**

Viewed From:

- Attic Interior       Attic Entrance

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Approximate Average Depth of Attic Insulation: 10 -12 inches

Approximate Average Thickness of Vertical Insulation: 3.5 and 5.25 inches

Comments:

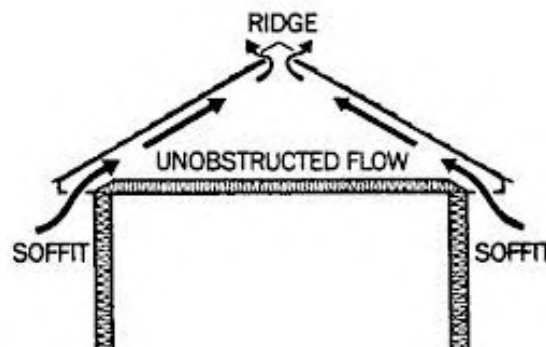
The attic flooring has an average of 10 inches of loose-fill fiberglass insulation. Loose-fill fiberglass insulation has an R-value of 2.2 to 2.7 per inch. This equates to an R-Value of 22 to 32.4. The US Department of Energy recommends an R-value of at least 30 in the attic for this region.

The vertical insulation is a 3.5 and 5.25 inch fiberglass batt installed in stud bays. Depending on the manufacturing this equates to an R-13 to R-19 insulating value. The US department of Energy recommends a R-value of R-13 for vertical walls in this region.

Note: An R-value indicates an insulation's resistance to heat flow. The higher the R-value, the greater the insulating effectiveness.



Missing insulation in stud bay. Insulation should also be reversed so that vapor barrier is closest to living space



No ridge ventilation in small attic above the garage. Ventilation is required at the soffit

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

and near the ridge to adequately ventilate attic. See illustration above.

- 

**E. Walls (Interior and Exterior)**

Comments:

Interior:



Area below water heater storage closet missing sheet rock.



Attic access panel in closet should be re-secured to prevent air infiltration.

Corner bead separating on arches between entry and living room and living room and breakfast nook.

Hairline crack at top of stairs.

Exterior:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Trees/foliage are in contact with house's exterior. Allowing vegetation siding contact increases the risk of exterior cladding damage, and/or insect access.

Weep Holes: Excessive spacing between weep holes. Weep holes should be spaced no more than 33 inches apart to allow for adequate draining.

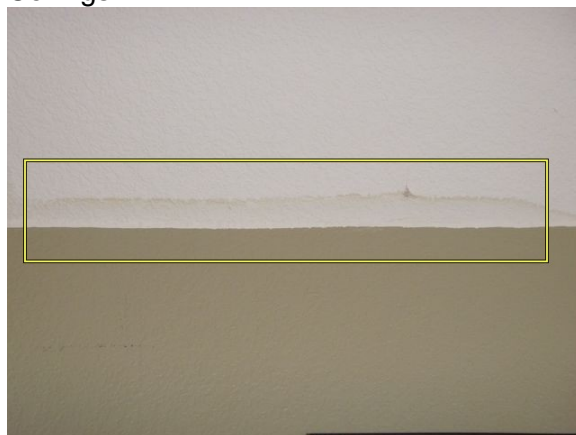
Small cracks around exterior fixtures, windows, soffit and fascia should be sealed with an exterior grade acrylic latex caulk.

- 
- 
- 
- 

**F. Ceilings and Floors**

Comments:

Ceilings:



Evidence of previous water penetration above fireplace. A digital moisture meter did not detect excessive moisture at time of inspection.

Hairline crack in master bedroom.

Floors:

Several areas upstairs with slight unevenness in floors. Areas include but not limited to

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

upstairs right bedroom, bonus room and upstairs hall. It does not appear to be a structural deficiency.

**G. Doors (Interior and Exterior)**

Comments:

Interior:

All interior doors were functioning properly at time of inspection.



Damage to door jamb at entry to garage.



Missing vertical door stop on both sides to small room adjacent to bonus room.

Kitchen cabinet door needs adjustment.

Exterior:

All exterior doors were functioning at time of inspection.



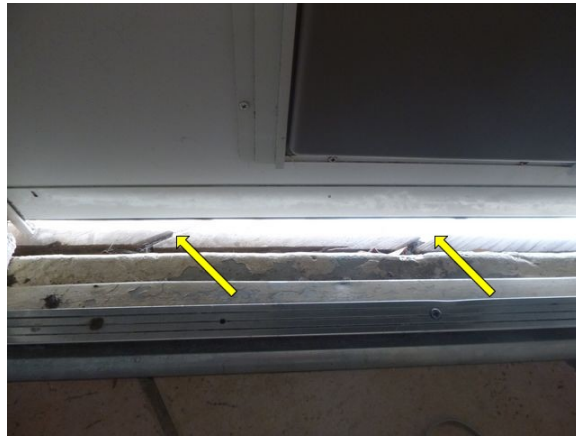
I=Inspected

NI=Not Inspected

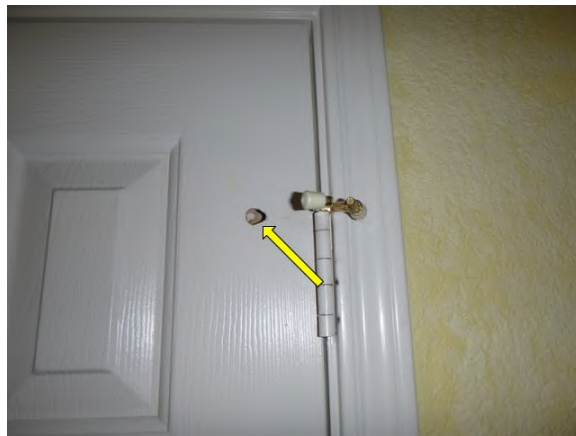
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Rear storm door does not properly fit opening.



Small hole in left center bedroom closet door.

Cosmetic door jamb damage to rear entry door.

Garage:

Garage door functioned properly at time of inspection.

## H. Windows

Comments:

All accessible windows were operated during the inspection.

One or more thermal pane windows appear to have broken seals. This has resulted in condensation and/or a fog like film to develop between the glass panes. The thermal panes no longer insulate as designed and are in need of repair. The location of the windows includes but is not limited to: dining room, master bathroom, bonus room, front center bedroom.

*Special Note:* Signs of broken seals in thermal pane windows appear and disappear with



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

changes in temperature and humidity. Some windows with broken seals may not be evident at the time of inspection.

One or more window screens was damaged or missing at the time of inspection. Often times listing agents encourage sellers to remove window screens for staging purposes.



Kitchen fixture prevents opening plantation shutters behind sink. Unable to operate window.



According to the International Residential Code (IRC) 2009 windows that are more than 72 inches above grade on the exterior must be at least 24 inches above the interior flooring unless proper window guards are installed. This is considered a safety hazards. Windows that do not meet this standards include but are not limited to the bonus room.

**I. Stairways (Interior and Exterior)**

Comments:

Interior:

No deficiencies at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Exterior:

Stairs are missing required handrail. According to the International Residential Code a handrail is required if stairs have four or more risers. This is considered a safety hazard.

Attic Stairs:

Attic stairs are installed with improper fasteners. According to manufacturer's instructions attic stairs should be installed with 16d nails or ¼" X 3" lag screws only.

**J. Fireplace/Chimney**

Comments:

Fireplace:

Fuel Source:  gas       wood       electric       other

Missing fire-rated sealant where log lighter gas pipe enters firebox.



Evidence of water intrusion in fireplace. Unable to determine source, however, it is commonly caused by wind-driven rain down flue.

Chimney:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Chimney trim boards are beginning to show signs rot.



Vertical siding board cut too short.

**K. Porches, Balconies, Decks, and Carports**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Unsupported piers near house.

- 
- 
- 
- 

**L. Other**

Comments:

Sidewalks:

Typical cracks observed in the sidewalks.

Driveway:

Typical cracks observed in the driveway.

- 
- 
- 
- 

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

Main Panel

Type of Supply Wiring:

- Copper
- Aluminum

Number of Available Sockets (for additional circuits):

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

0    1    2    3    4    5    6    7    8    9 or more

The service conductor is aluminum. Aluminum service wires are not only acceptable they are very common. The required anti-oxidant was present and properly applied.

Comments:

Sub-Panel

Type of Branch Wiring:

Copper       Aluminum

Number of Available Sockets (for additional circuits):

0    1    2    3    4    5    6    7    8    9 or more

Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. The current TREC standard of practice requires inspectors to indicate that a deficient condition exists if any home does not have this protection on all these circuits, regardless of date the home was constructed or the model building code in effect at the time of construction.

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

Comments:

Outlets:

All accessible outlets were tested for wiring deficiencies including open grounds, open neutrals, open hots, hot and ground reversals and hot and neutral reversals.

Open grounds were detected in garage GFCI and upper rear left bedroom.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Missing outlet cover approved for wet location. According to IRC 2009 (Ref. 4002.9) all receptacles located in wet locations must have an in-use bubble cover. Bubble covers are required for all exterior locations except by front entry.

**Switches:**

Mystery switch in bonus room (2nd from left) and master bedroom. These switches are possibly a separate switch for ceiling fan light fixtures.

Note: Several switches operate wall outlets including in bonus room and master bathroom.

**Other Branch Electric:**



Improper use of extension cords. Current building standards does not allow of the long-term use of extension cords.

Inoperative light above kitchen sink, foyer and hall bathroom. Light bulb replacement is a likely solution.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

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

#### A. Heating Equipment

Type of System:

Furnace                       Heat Pump                       Solar

Number of Units:

1                       2                       3

Energy Source:

Natural Gas                       Propane                       Electric                       Solar

Comments:

Manufacturer information was inaccessible.

Both furnaces were functioning properly at time of inspection.



Gas supply line should not terminate inside furnace housing.

#### B. Cooling Equipment

Type(s) of System(s):

Central Air                       Window Unit                       Whole House Fan                       Heat Pump

Comments:

Compressor 1 Manufacturer: Goodman

Model: CPKJ4Z-1B

Serial Number: 9803401226

Manufacture Date: March 1998

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
----------	-----------	-----------	----------

Evaporator 1 Manufacturer: Goodman

Model Number: H-60F

Serial Number: 9608113517

Manufacture Date: August 1996

Compressor 2 Manufacturer: Goodman

Model: CPKJ24-1A

Serial Number: 9803419324

Manufacture Date: March 1998

Evaporator 2 Manufacturer: Goodman

Model Number: H-36F

Serial Number: 9711043488

Manufacture Date: November 1997



Condenser fins are damaged, possibly the result of hail.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Vegetation growing on condenser fins reduces the efficiency of the unit and should be removed.



Significant air loss in evaporator coil housing. Areas highlight with yellow arrows should be sealed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**C. Duct System, Chases, and Vents**

Comments:

Ducts:



Kinked duct in HVAC system. Kinked ducts restrict air flow to designated areas and reduces the energy efficiency of the unit. Location: attic accessible in closet at top of stairs.

Chases and Vents:

The ambient air temperatures were taken at the return air vent and an adjacent supply vent for each system. The required temperature differential should be between 13 and 21 degrees. The temperature differential for all systems was within this range.

Lower Level

Return Air Temperature: 76.5°

Supply Air Temperature: 61°

Temperature Differential: 15.5°

Air Filter Size: 18X36X1

Upper Level

Return Air Temperature: 76°

Supply Air Temperature: 60.5°

Temperature Differential: 15.5°

Air Filter Size: 16X25X1

**IV. PLUMBING SYSTEM**

**A. Water Supply System and Fixtures**

Location of Water Meter: Right side of lot near street

Location of Main Water Supply Valve: Right side of lot near street

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Static Water Pressure Reading: 72 PSI

Comments:

The Texas Real Estate Commission states that water pressure should be a minimum of 40 PSI and a maximum of 80 PSI. The water pressure was within this range.

The functional water flow was tested in the bathrooms. This test was preformed by running the water in the lavatory and tub/shower at the same time for at least 45 seconds. No indication of deficiencies were observed at time of inspection. Functional flow was also tested in the kitchen and deemed satisfactory.

**B. Drains, Wastes, and Vents**

Comments:

The functional draining was tested in the bathrooms. This test was preformed by running the water in the lavatory and tub/shower at the same time for at least 45 seconds and flushing the commode. No indication of deficiencies were observed at time of inspection. Functional draining was also tested in the kitchen and deemed satisfactory.

**C. Water Heating Equipment**

Energy Source:

Electric     Propane     Natural Gas     Solar

Number of Units:

1     2     3

Capacity:     Tankless     Storage (40 gallons)

Water Heater Manufacturer: Rheem

Model Number: 21V40-7

Serial Number: RHNG0398157892

Manufacture Date: March 1998

Comments:

Water heater makes rumbling noises common with excessive sediment and scale. This build up prevents the unit from heating water to a sufficient temperature. Some sediment scale can be removed by draining the unit. However, this unit is near the end of its useful life and will need replacement.

Missing drain pan on water heater. Drain pans collect and drain water to the exterior if unit fails to contain water.

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
----------	-----------	-----------	----------

**D. Hydro-Massage Therapy Equipment**

Comments:  
Not present.

**V. APPLIANCES**

**A. Dishwasher**

Manufacturer: Whirlpool

Model: DU1061XTSQ0

Serial Number: FW1002879

Manufacture Date: March 2008

Comments:

At time of inspection dishwasher functioned properly when operated on a normal cycle. There were no visible deficiencies in the door gasket, control panel, dish racks, spray arms, rollers, door springs, or dryer elements.

Dishwasher drain line needs to be elevated and be securely fastened to the underside of the countertop above side inlet to disposal. This prevent debris and gray water from draining down line from disposal and back into dishwasher. An alternative is an air gap device installed on countertop. (Ref: IRC 2003 Section P2727.3 Dishwashing Machines | Sink, Dishwasher and Food Grinder).

**B. Food Waste Disposer**

Manufacturer: Insinkerator

Model: 1-83

Serial Number: 03101633767

Manufacture Date: October 2003

Comments:

The food waste disposer was securely mounted and functioned properly at time of inspection. There were no unusual sounds or vibrations or the presence of active water leaks.

**C. Range Exhaust Vent**

Comments:

Vent fan is incorporated into microwave.

**D. Ranges, Cooktops, and Ovens**

Manufacturer: General Electric



**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
----------	-----------	-----------	----------

Model: JGBC20WEW2WW

Serial Number: DT174588P

Manufacture Date: February 1998

Comments:

The oven was set to 350 degrees for 45+ minutes. Two oven thermometers registered a temperature of 355 degrees. There is a five degree discrepancy between the actual temperature and oven set temperature.

Note: The Texas Real Estate Commission allows the actual temperature to be +/- 25 degrees (325-375 degrees).

**E. Microwave Oven**

Manufacturer: General Electric

Model: JVM1331WW05

Serial Number: FT9054415

Manufacture Date: March 1998

Comments:

Digital microwave oven tester did not detect radiation leak around door seal. Interior light and turntable functioned properly at time of inspection.

**F. Trash Compactor**

Comments:

Not present.

**G. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Inoperative vent fan in master bathroom. All other fans functioned properly.

**H. Garage Door Operator(s)**

Comments:

Checked manual operation only; vehicle remote control not inspected.

Automatic reverse does not operate properly. Current code requires to automatic reverse if door exerts more that 5 pounds of pressure on an object when in operation. This is considered a safety hazard. This can be easily adjusted with a screw located on motor housing.

**I. Doorbell and Chimes**

Comments:

Door chimes working properly at time of inspection.

**J. Dryer Vents**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Appliance attached, therefore, unable to inspect interior of dryer vent.

## VI. OPTIONAL SYSTEMS

### A. Lawn and Garden Sprinkler Systems

Comments:

Timer:

Unit was functioning properly at time of inspection.

Rain Sensor:

Rain sensor remote unit was not present.

Valves:

All visible valves were functioning properly at time of inspection.

Back Flow Prevention:

Required back flow prevention was present.

Zone 1: Front Right

Spray heads need adjustment to prevent water on impervious surfaces.

Zone 2: Left Side and Left Rear

One or more spray head need to be raised to adequately clear natural grading. Spray head near deck needs readjustment to prevent spraying directly on steps.

Zone 3: Right Rear



Spray heads should be readjusted to prevent over direct spray on wall

Zone 4: Right side and Right Front

Spray heads need adjustment to prevent water on impervious surfaces.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- 

**B. Gas Supply Systems**

Comments:

A TUFF 8800A gas detector was used to identify leaks in the flexible supply lines between shut-off valves and the appliance. The following appliances were tested:

Water Heater(s)

Furnace(s)

Cooktop

Outdoor Grill

- 

**C. Fire Safety Devices**

Comments:

All required smoke detectors were present.

The smoke detector linked to centrally located alarm system. Unable to inspect.

The installation of smoke alarms is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death.



INSPECTION SUMMARY FOR:  
John & Kristen Smith  
123 Main Street  
Round Rock, TX 78717

This is a summary and not a comprehensive list of deficiencies.. It is the client's responsibility to read entire report.

The summary highlights items in red that:

- A) require immediate attention
- B) will result in repairs in excess of 500 dollars; and/or
- C) are considered a safety hazard

for more detailed information please refer to the corresponding section of the report.

unable to inspect smoke detectors -- linked to alarm  
at least two unsupported piers under deck  
deck steps with four or more risers need handrail (safety hazard)  
water heater is nearing end of useful life  
garage door operator auto reverse needs adjustment (safety hazard)  
open grounds on electrical circuits (safety hazard)  
low window in bonus room (safety hazard)  
vegetation removal from roofline, wall and compressor  
broken window seal in multiple rooms

A thermal imaging camera did not detect thermal anomalies indicative of moisture in the ceiling or walls.

No visible signs of foundation failure at time of inspection.

Reviewed inspection with buyer and/or buyer's agent on March 15, 2013.

Unless otherwise noted the International Residential Code 2009 (IRC 2009) and corresponding supplemental codes were referenced when conducting the inspection and completing the report. If you have any questions about the property inspected or the report please contact us at 512.431.0660 or john@homescientific.com

John Goodin  
TREC# 20201



## **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC, Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)