



Property Inspection Report for:

123 Main Street
Round Rock, TX 78681



<p>Prepared For: John & Jane Doe Report Number: Sample Report 7-5 Inspection Date: 02/07/2016</p>	<p>Inspected By: John Goodin TREC# 20201 Phone: 512-431-0660 Email: john@homescientific.com Web: homescientific.com</p>
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INVOICE

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TDA: #666402
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BILL TO
 John & Jane Doe

INVOICE NUMBER
INVOICE DATE
INSPECTION ADDRESS

Sample Report 7-5
 02/07/2016
 123 Main Street
 Round Rock, TX 78681

DESCRIPTION	PRICE	AMOUNT
Inspection 2501-3000 Square Feet	\$375.00	\$375.00
Irrigation System Inspection	\$35.00	\$35.00
1/1/2016 Check 6357	(\$410.00)	(\$410.00)
	SUBTOTAL	\$410.00
	TAX	\$0.00
	TOTAL	\$410.00
	BALANCE DUE	\$0.00

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 & Jane Doe

(Name of Client)

Concerning: 123 Main Street, Round Rock, TX 78681

(Address or Other Identification of Inspected Property)

By: John Goodin, Lic #20201

(Name and License Number of Inspector)

02/07/2016

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov.

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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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

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<http://www.trec.texas.gov>.

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.

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:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

Report Identification: Sample Report 7-5, 123 Main Street, Round Rock, TX

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.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present At Inspection

Buyer Buyer's Agent Occupant 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 Start Time 9:30 am

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

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 affects of movement. The use of a self-leveling laser level on the ground floor did not indicate an unlevel foundation.

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.



There is exposed reinforcement on the slab. These areas should be covered with non-shrink grout to help prevent rusting.

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I	NI	NP	D
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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.

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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:



The vinyl gutter at rear of house is not secure at downspout. This can allow improper drainage to the patio below.

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

Current building standards require 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

Comments:

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

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 8+ years.

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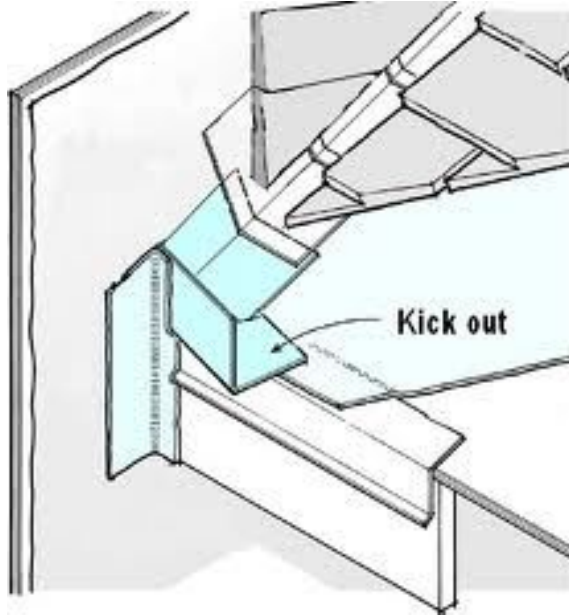
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Missing kick out flashing on both side of chimney. Kick out flashing to used to divert water away from vertical surfaces. See image below.



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

Tree branches are too close to the 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 lead to pre-mature repair or replacement.

D. Roof Structures and Attics

Comments:

Viewed From: Attic Interior Attic Entrance

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.



I=Inspected

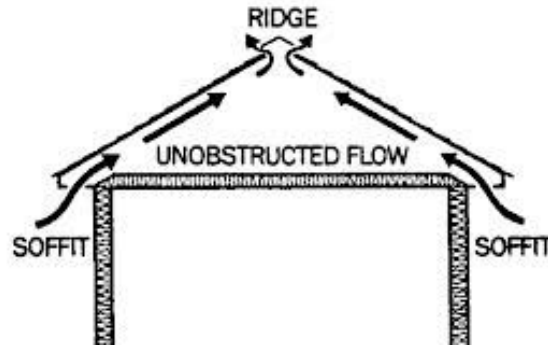
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There is insulation missing in stud bay. Insulation should also be reversed so that vapor barrier is closest to living space



There is no ridge ventilation in small attic above the garage. Ventilation is required at the soffit and near the ridge to adequately ventilate attic. See illustration above.

E. Walls (Interior and Exterior)

Comments:

Interior:



The area below water heater storage closet is missing sheet rock.

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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:



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

There is 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

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Ceilings:



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

There is a hairline crack in master bedroom.

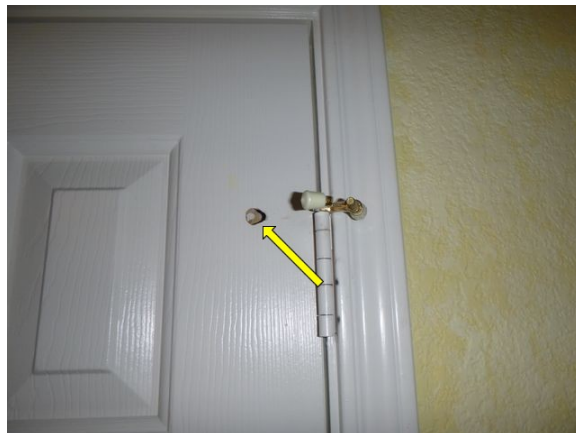
Floors:

Several areas upstairs with slight unevenness in floors. Areas include but not limited to upstairs right bedroom, bonus room and upstairs hall. It does not appear to be a structural deficiency.

G. Doors (Interior and Exterior)

Comments:

Interior:



There is a small hole in left center bedroom closet door.

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

Several kitchen cabinet doors need adjustment. This can be done by using a screwdriver to move the adjustment screw on the hinges.

Exterior:



There is damage to the door jamb at entry to garage.

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Rear storm door does not properly fit opening.

Cosmetic door jamb damage to rear entry door.

Garage:

The 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 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.

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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 hazard. Windows that do not meet this standards include but are not limited to the bonus room.

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-
-
-

I. Stairways (Interior and Exterior)

Comments:

Interior:

No deficiencies at time of inspection.

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:

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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. Fireplaces and Chimneys

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:



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Chimney trim boards are beginning to show signs rot.



Vertical siding board cut too short.

K. Porches, Balconies, Decks, and Carports

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Unsupported piers near house.

L. Other

Comments:

Sidewalks, Driveways and Flatwork:

Typical cracks observed in the driveway and/or sidewalks.

Thermal Imaging:

A thermal imaging camera did not reveal evidence of excessive moisture or air infiltration in the building envelope (exterior walls or ceiling).

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main Panel

Type of Supply Wiring:

Copper Aluminum

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.

Sub-Panel

Type of Branch Wiring:

Copper Aluminum

According to the current National Electrical Code, AFCIs (Arc Fault Circuit Interrupters) are required for family rooms, dining rooms, bedrooms, hallways, or similar areas.

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AFCIs are intended to protect against fires caused by electrical arcing faults in the home's wiring. As of January 1, 2014 TREC no longer requires the lack of AFCIs to be marked as deficient.

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.



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:

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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.

Smoke Alarms:

Smoke alarms were tested with a NFPA approved canned smoke product. All required smoke alarms were present and functioned properly. 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.

Door Bell:

The doorbell functioned properly at time of inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

Type of System(s): Furnace Heat Pump Other
Number of Units: 1 2 3
Energy Source: Natural Gas Propane Electric

Manufacturer information was inaccessible.

Both furnaces were functioning properly at time of inspection.

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Gas supply line should not terminate inside furnace housing.

B. Cooling Equipment

Comments:

Type(s) of System(s):

Central Air Window Unit Whole House Fan Heat Pump

Compressor 1 Manufacturer: Goodman
Model: CPKJ4Z-1B
Serial Number: 9803401226
Manufacture Date: March 1998

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

Based strictly upon age some units are nearing the end of their useful life and major repairs or replacement maybe needed in the near future.

The ambient air temperatures were taken at the return duct and an adjacent supply plenum for each system. The required temperature differential should be between 16 and 23 degrees. The temperature differential for all systems was within this range.

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Lower Level

Return Air Temperature: 76.5°
Supply Air Temperature: 56°
Temperature Differential: 20.5°

Upper Level

Return Air Temperature: 76°
Supply Air Temperature: . 55°
Temperature Differential: . 21°



Condenser fins are damaged, possibly the result of hail.



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

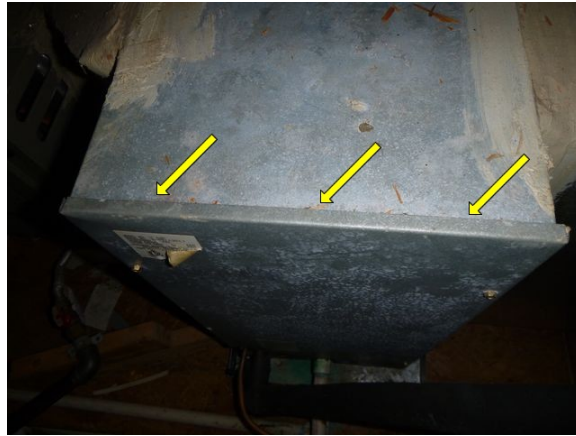
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Significant air loss in evaporator coil housing. Areas highlight with yellow arrows should be sealed.

C. Duct Systems, Chases, and Vents

Comments:

Ducts:



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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:

No deficiencies were observed at time of inspection.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Water Meter Location: left side right side other

Water Shut-Off Location: left side right side other

Static Water Pressure Reading: 72

According to the Texas Real Estate Commission, the acceptable static water pressure range is between 40 and 80 pounds per square inch. Pressures outside this range must be considered deficient.

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. Unless noted below no indication of deficiencies were observed at time of inspection. Functional flow was also tested in the kitchen and deemed satisfactory.

Master bathroom shower pan was tested using a standard water-fill method. Evidence of leakage at time of test was not observed.

The front, exterior hose bib (faucet) is leaking at the handle when operated.

Exterior hose bib(s) lacks vacuum breaker back flow preventer. These devices prevent contamination of main water supply in the event of a reduction of water pressure. (See image below)



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B. Drains, Wastes, and Vents

Comments:

The functional draining was tested in the bathrooms. This test was performed 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

Comments:

Energy Source: Electric Propane Natural Gas Solar

Number of Units: 1 2 3

Capacity: Tankless 40 Gallon 50 Gallon Other

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 may need replacement or major repair in the near future

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

D. Hydro-Massage Therapy Equipment

Comments:

A spa tub was not present.

E. Other

Comments:

Miscellaneous water systems (ie water softeners, septic systems or wells), if present, were not inspected.

All required drip legs were not present. A drip leg is a small, capped off section of gas line which is installed in such a way that any debris or moisture in the gas line will be caught in the trap. See image below.

I=Inspected

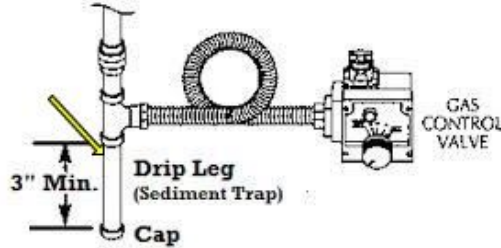
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Drip leg(s) were missing at the furnace water heater other



Gas Supply Systems:

A TIFF 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:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Water Heater(s) | <input checked="" type="checkbox"/> Furnace(s) |
| <input checked="" type="checkbox"/> Cooktop/Oven/Range | <input checked="" type="checkbox"/> Dryer |
| <input type="checkbox"/> Outdoor Cooking Equipment | <input checked="" type="checkbox"/> Fireplace |

No leaks were identified.

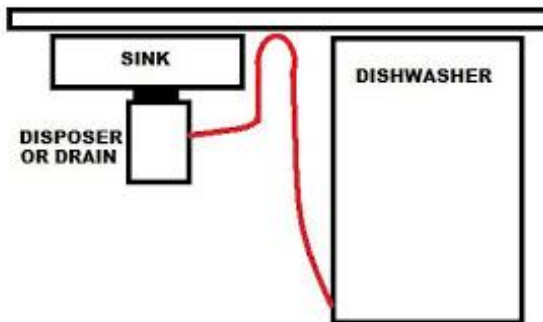
V. APPLIANCES

A. Dishwashers

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 prevents debris and gray water from draining down line from disposal and back into dishwasher. An alternative is an air gap device installed on countertop. See image below.



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B. Food Waste Disposers

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 Hood and Exhaust Systems

Comments:

Vent fan is incorporated into microwave. See "Microwave Oven."

D. Ranges, Cooktops, and Ovens

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 Ovens

Comments:

Digital microwave oven tester did not detect radiation leak around door seal. Interior light and turntable functioned properly at time of inspection. Exhaust fan functions and vent to the exterior.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Inoperative vent fan in master bathroom. All other fans functioned properly and vented to the exterior as required.

G. Garage Door Operators

Comments:

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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This is considered a safety hazard. This can be easily adjusted with a screw located on motor housing.

Checked manual operation only; vehicle remote control not inspected.

H. Dryer Exhaust Systems

Comments:

No deficiencies were observed with the dryer vent at time of inspection.

I. Other

Comments:

Miscellaneous appliances (ie: wine chiller, trash compactor) were not present.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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.



INSPECTION SUMMARY FOR:
John & Jane Doe
123 Main Street
Round Rock, TX 78681

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.

exposed metal reinforcement on foundation slab
minor gutter issues
missing kick out flashing on roof
trees need trimming above roof
missing and reversed batt insulation in attic walls
kitchen faucet prevents opening plantation shutters and window behind sink
inadequate attic ventilation above garage attic
excessive spacing of weep holes
minor exterior wall sealing needed
missing sheet rock near water heater in garage
uneven floors in several locations upstairs
minor interior and exterior door issues
improper exterior outlet cover
improper use of extension cords in garage
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
missing water heater drain pan
HVAC components are nearing end of useful life
HVAC air leak at evaporator coil housing; sealing recommended
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 seals in multiple rooms
gas supply line enter furnace housing
missing drip legs on furnaces and water heater
inoperative exhaust fan in master bathroom
minor irrigation system issues

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 February 15, 2016.

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