



PROPERTY INSPECTION REPORT FORM

Marcus Delgado	September 26, 2026
<i>Name of Client</i>	<i>Date of Inspection</i>
1809 Mesquite Bend Trail, Round Rock, TX 78665	
<i>Address of Inspected Property</i>	
Thomas R. Calder	25519
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.*

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s):

Comments:

Foundation type (slab / pier & beam / basement) - Post-tension slab on grade (OK): Post-tension slab on grade, which is the prevailing foundation type for this area and age. Tendon end caps are visible and patched at the perimeter.

Foundation performance (opinion) - Whole structure (DEFECT): In this inspector's opinion the foundation is performing adequately but not without movement. Elevation readings taken across the main living area varied by approximately one and one eighth inches from the highest to the lowest point, with the low area at the rear right corner - the same corner where the grading is negative. Recommendation: Correct the drainage first and establish consistent perimeter watering. Re-measure after one full wet and dry cycle. If movement continues, have a structural engineer evaluate before any foundation contractor is engaged.

Settlement indicators (doors, windows, drywall) - Rear right of the house (DEFECT): Diagonal drywall cracking above the doorway to bedroom 4 and at the rear right window head, with the interior door in bedroom 4 binding at the top latch side. These are consistent with the elevation readings recorded above rather than with cosmetic shrinkage. Recommendation: Address as part of the drainage correction. Cosmetic repair before the cause is corrected will simply re-crack.

Visible cracks / displacement - Slab edge, rear right (DEFECT): A hairline vertical crack in the exposed slab edge at the rear right corner, under one sixteenth of an inch, with no offset across it. Recommendation: Monitor. Seal to keep moisture out of the edge.



Elevation readings varied 1-1/8 inch acr



Diagonal drywall cracking above the be



Slab edge, rear right - hairline vertical

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:

Gutters - Rear and right elevations (DEFECT): Gutters hold leaf debris and granule sediment along the rear run with standing water present. Three hangers on the right elevation are pulled loose. Recommendation: Clean and refasten. Twice yearly given the mature live oaks on the lot.

Downspouts - Rear right and right elevation (DEFECT): Two downspouts discharge at the foundation with no extension. The rear right one discharges directly into the negative grade recorded under Exterior, which is also the low corner of the slab. Recommendation: Extend all downspouts four to six feet from the foundation. This is the least expensive single step available to protect the slab.

Grading / Drainage - Rear elevation at the patio slab (DEFECT): Grade falls toward the house along roughly twenty-two feet of the rear elevation and the patio slab has settled about three quarters of an inch away from the foundation, opening a gap that directs roof runoff against the slab edge. This is the most common cause of post-tension slab movement in this soil. Recommendation: Regrade to fall away a minimum of six inches over the first ten feet, and seal the slab-to-foundation gap. Correct before the next wet season.

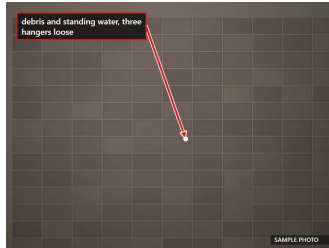
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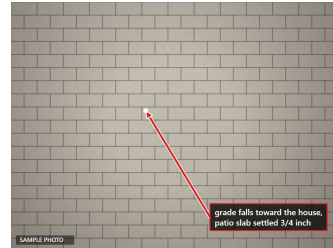
I NI NP D



Rear run - debris and standing water, th



Rear right downspout discharging at the



Rear elevation - grade falls toward the h

☒ ☐ ☐ ☒ C. Roof Covering Materials

Types of Roof Covering:

Viewed From:

Comments:

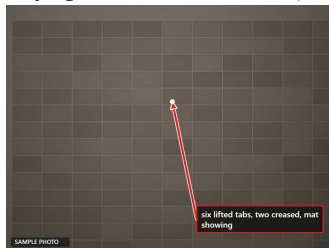
Roof coverings - All slopes, walked (DEFECT): Architectural composition shingles, estimated fourteen years old. Granule loss is moderate on the south and west slopes with the mat beginning to show at several exposed tabs. Six tabs on the west slope are lifted and two are creased. Recommendation: Repair the lifted and creased tabs now. Budget for replacement within approximately three to six years and obtain quotes before closing.

Flashings - Chimney chase and rear wall step flashing (DEFECT): Step flashing at the rear wall-to-roof intersection is surface-sealed with roofing cement rather than woven into the courses, and the sealant has cracked over roughly four feet. Staining on the attic sheathing directly beneath confirms entry.

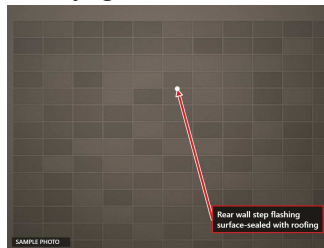
Recommendation: Have a qualified roofer install proper woven step flashing and kickout at the eave. Roofing cement is a temporary measure and has already failed here.

Penetrations - Rear slope plumbing vents (DEFECT): Both plumbing vent boots on the rear slope are cracked at the collar. These boots routinely fail well before the shingles around them. Recommendation: Replace both vent boots.

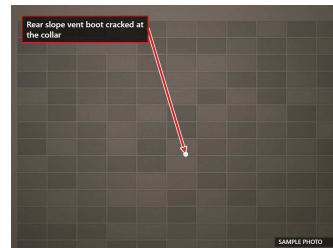
Skylights - None installed (NP): No skylights are installed on this structure.



West slope - six lifted tabs, two creased,



Rear wall step flashing surface-sealed w



Rear slope vent boot cracked at the coll

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☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From:

Approximate Average Depth of Insulation:

Comments:

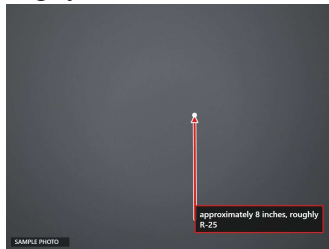
Insulation - Attic floor, throughout (DEFECT): Approximately eight inches of blown fiberglass measuring roughly R-25, against a current recommendation of R-38 for this climate zone. Coverage is uneven and displaced away from the eaves in several bays. Recommendation: Add insulation to approximately R-38 and fit baffles at the eaves so the added depth does not block soffit intake.

Moisture staining (observed) - Sheathing below the rear wall flashing (DEFECT): Dark staining roughly eighteen inches by three feet on the underside of the sheathing below the rear wall step flashing, with an elevated moisture meter reading relative to surrounding sheathing. Recommendation: Correct the flashing, then re-inspect. The staining itself does not require sheathing replacement unless the wood has gone soft.

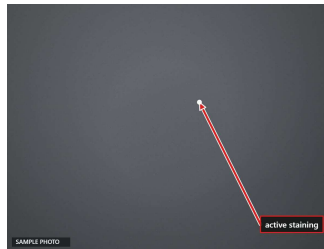
Exhaust terminations (observed) - Hall bathroom fan (DEFECT): The hall bathroom exhaust fan discharges into the attic rather than to the exterior. The duct simply ends above the insulation. Recommendation: Extend and terminate the duct through a roof or gable vent with a backdraft damper.

Framing (observed) - Attic (OK): Engineered roof trusses at 24 inches on centre. No cut, notched or modified webs were observed, and no sagging of the bottom chords.

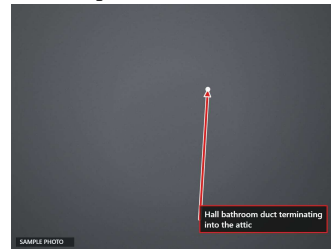
Ventilation - Soffit and ridge (DEFECT): Ridge venting is present but soffit intake is blocked by insulation in several bays along the rear eave. Ventilation needs both intake and exhaust; blocked intake makes the ridge vent largely ineffective. Recommendation: Install baffles to restore the intake path when the insulation is upgraded.



Attic floor - approximately 8 inches, rou



Sheathing below the rear wall flashing -



Hall bathroom duct terminating into the

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

Comments:

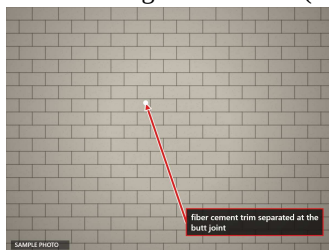
Exterior Walls (Siding / Stucco / Cladding) - All elevations (OK): Brick veneer over wood frame on the front elevation, fiber cement lap siding on the remaining three. Weep holes at the brick base are open and unobstructed.

Exterior Trim (Fascia / Soffit / Window & Door Trim) - Rear elevation, southwest corner (DEFECT): Fiber cement trim at the southwest corner has separated at the butt joint and the caulk has failed over about eighteen inches. Substrate behind it reads dry. Recommendation: Re-caulk and repaint the joint before the next wet season.

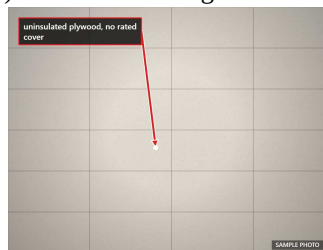
Fire separation (observed) - Garage-to-house wall and ceiling (DEFECT): The attic access hatch in the garage ceiling is an uninsulated plywood panel with no fire-rated covering, and one ceiling penetration around wiring is unsealed. Both defeat the garage fire separation. Recommendation: Fit a fire-rated hatch cover and seal the penetration with an approved material.

Evidence of moisture / staining - Throughout (DEFECT): Moisture-related observations are recorded at the attic sheathing below the rear wall flashing and at the rear right of the slab. Both trace to exterior water management rather than to plumbing. Recommendation: Address the flashing, the gutters and downspouts, and the grading. Those three corrections address every moisture finding in this report.

Walls/Ceiling - Bedroom 3 (OK): Walls and ceiling are sound with no staining or cracking observed.



Southwest corner - fiber cement trim sep



Garage attic hatch - uninsulated plywoo

☐ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

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

Comments:

Doors - Rear patio door (OK): Sliding patio door rolls smoothly, latches and locks, and the weatherstrip is intact.

Garage Door - Two-car sectional door (OK): Sectional steel door operates smoothly on its track. Springs, cables and rollers are intact and the door seals to the floor.

Doors - Bedroom 4 (DEFECT): The bedroom 4 door binds at the top latch side and will not latch without being pulled. Consistent with the elevation readings recorded under Foundation. Recommendation: Address after the drainage correction. Planing the door before the cause is corrected will make it fit badly later.

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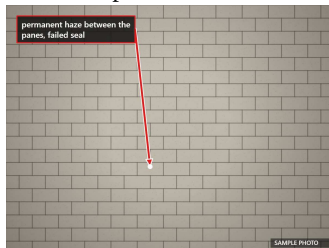
I NI NP D

☒ ☐ ☐ ☒ **H. Windows**

Comments:

Windows - Front elevation, study (DEFECT): The study window's insulated glass unit is fogged with permanent mineral deposit between the panes. The seal has failed. The sash still operates and latches. Recommendation: Replace the failed insulated glass unit. A glass shop can do this without replacing the window.

Windows/Screens - Bedroom 2 (DEFECT): The bedroom 2 window screen is torn across the lower third. The window operates and latches. Recommendation: Replace or re-screen the frame.



Study window - permanent haze between

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

Comments:

Handrails - Stair to the second floor (DEFECT): The handrail terminates two risers above the bottom tread and is not returned to the wall at either end. A rail that stops short is not there at the point where most falls begin. Recommendation: Extend the rail over the full run and return both ends to the wall.

Guards / Balusters - Upper hallway open rail (OK): Guard height and baluster spacing are within current practice. The rail is solid under lateral load.



Stair handrail stops two risers above the

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

Comments:

Chimney exterior - Chase above the roof line (DEFECT): The chimney chase cap is corroded at the seams with rust staining down the chase siding. No penetration through the cap was observed. Recommendation: Replace or reseal the chase cap.

Firebox condition - Family room, prefabricated (OK): Prefabricated metal firebox with refractory panels intact and no displaced or cracked sections observed.

Damper operation - Family room (DEFECT): The damper is stiff and does not seat fully closed, allowing conditioned air up the flue year round. Recommendation: Have the damper freed and adjusted, or fit a top-sealing damper.

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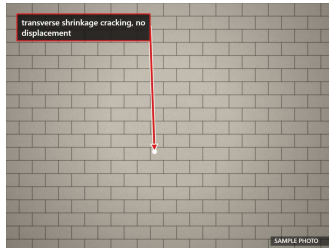
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☒ ☐ ☐ ☒ **K. Porches, Balconies, Decks, and Carports**

Comments:

Driveway / Walkways - Driveway, mid-span (DEFECT): Transverse shrinkage cracking across the driveway with no vertical displacement at any crack. Typical for a slab of this age in expansive soil. Recommendation: Seal the cracks to keep water out of the subgrade. Monitor for displacement.

Deck / Patio - Rear covered patio (OK): Covered patio slab and its posts are sound. Post bases are elevated on standoffs and show no rot at grade.



Driveway - transverse shrinkage crack

☒ ☐ ☐ ☐ **L. Other**

Comments:

Cabinets - Kitchen (OK): Cabinet boxes are sound, doors and drawers operate and hardware is secure.

II. ELECTRICAL SYSTEMS

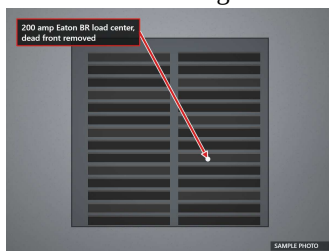
☒ ☐ ☐ ☐ **A. Service Entrance and Panels**

Comments:

Main panel - Garage, right wall (OK): 200 amp Eaton BR load center with a 200 amp main breaker. Dead front removed and the interior examined. Conductors are neatly dressed, terminations tight, and the directory is legible and accurate.

Grounding / Bonding (observed) - Service entry (OK): Grounding electrode conductor present and terminated at two driven rods. Bonding jumper is in place at the water heater's metallic connections.

Service entry (observed) - Underground lateral (OK): Underground service lateral to a meter and main disconnect on the right elevation. Meter base is sealed and secure.



200 amp Eaton BR load center, dead fro

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

Type of Wiring:

Comments:

Visible defects - Main panel, circuits 9 and 11 (DEFECT): Two breakers are double-tapped, each carrying two branch conductors under a single lug rated for one. Double tapping is a loose-connection and overheating risk. Recommendation: Have a licensed electrician separate the conductors onto their own breakers or fit approved tandem breakers where the panel permits.

GFCI / AFCI (observed) - Kitchen, bathrooms, exterior, garage (DEFECT): GFCI protection is present and functional at the kitchen counter receptacles, both exterior receptacles and the garage. The powder room receptacle is not protected and did not trip when tested. Recommendation: Have a licensed electrician extend GFCI protection to the powder room receptacle.

Branch wiring (observed) - Throughout, where visible (OK): Copper branch circuit conductors in non-metallic sheathed cable, properly supported and protected where visible in the attic and garage. No aluminum branch wiring and no open splices observed.

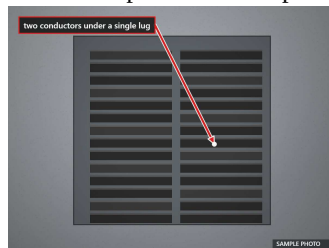
Aluminum branch wiring (if present) - Not present (NP): No aluminum branch circuit wiring was observed at the panel or at the accessible devices.

Smoke / CO alarms (observed) - Throughout (SAFETY): Two smoke alarms were found, both in hallways, and one did not respond to its test button. No carbon monoxide alarm was found on either level, and the home has a gas furnace, a gas water heater and a gas range. Recommendation: Install interconnected smoke alarms inside every bedroom and outside each sleeping area on every level, and carbon monoxide alarms on every level. This is the most important item in this report.

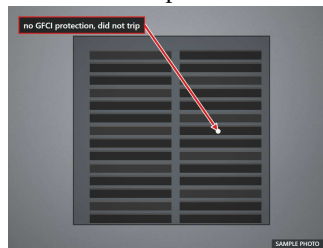
GFCI outlets - Kitchen counter receptacles (OK): Counter receptacles are GFCI protected and all tripped and reset correctly when tested.

Smoke/CO alarms present (observed) - Primary Bedroom (SAFETY): No smoke alarm is present inside the primary bedroom. Current practice calls for an alarm inside each sleeping room as well as outside the sleeping area on every level. Recommendation: Install interconnected smoke alarms inside each bedroom and in the hallway outside them.

GFCI protection (observed) - Powder Room (DEFECT): The powder room receptacle is not GFCI protected and did not trip when tested. Protection is required within six feet of a sink. Recommendation: Have a licensed electrician provide GFCI protection to this receptacle.



Circuits 9 and 11 - two conductors unde



Powder room receptacle - no GFCI prot



Hallway smoke alarm - no response to t

☐ ☐ ☐ ☐ **C. Other**

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems:

Energy Sources:

Comments:

Heating equipment - Attic platform (OK): Trane natural gas furnace, manufactured 2015 by the data plate, approximately eleven years old against a typical service life of fifteen to twenty. Started on a call for heat and ran a full cycle with no irregular sound or smell.

Flue / Venting (observed) - Furnace flue through the roof (OK): Type B vent with adequate rise and proper clearance to combustibles where visible. Draft verified at the draft hood.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems:

Comments:

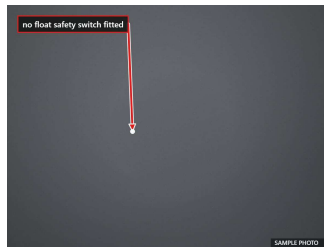
Cooling equipment - Right elevation condenser (OK): Trane condensing unit, manufactured 2015, matched to the furnace. Charged with R-410A by the data plate. Cooled on demand throughout the test period.

Temperature response (observed) - Supply and return at the plenum (OK): Measured an eighteen degree Fahrenheit split between return and supply air after fifteen minutes of run time, within the normal range of fourteen to twenty two degrees.

Condensate handling (observed) - Attic air handler (DEFECT): The primary condensate line discharges to the exterior as intended and a secondary pan is fitted, but no float safety switch is installed on either the primary line or the pan. An attic air handler over finished ceilings without a float switch is the classic cause of a ceiling collapse. Recommendation: Have a qualified contractor fit a float safety switch. It is an inexpensive part that prevents a ceiling replacement.



Condenser data plate - 2015, R-410A



Attic air handler drain pan - no float saf

☒ ☐ ☐ ☒ **C. Duct Systems, Chases, and Vents**

Comments:

Filters (observed) - Return air plenum (DEFECT): The return filter is loaded to the point that light does not pass through it, and the rack has no retaining cover so unfiltered air bypasses at the sides. Recommendation: Replace the filter, fit a cover, and establish a ninety day interval. A loaded filter is the commonest cause of a furnace that short cycles.

Distribution system - Attic trunk and branches (DEFECT): Two branch takeoffs at the main trunk have separated tape at the joints and are leaking conditioned air into the attic. Recommendation: Have the joints resealed with mastic. Mastic is the only sealant that lasts on a duct joint.

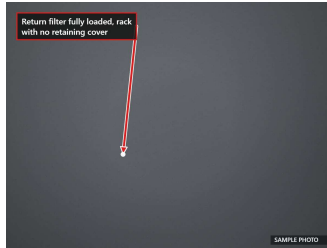
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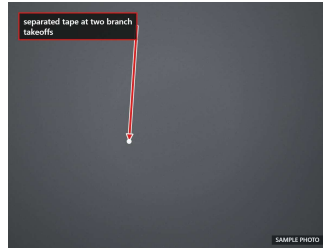
NP=Not Present

D=Deficient

I NI NP D



Return filter fully loaded, rack with no retaining cover



Attic trunk - separated tape at two branch takeoffs

☐ ☐ ☐ ☐ **D. Other**

Comments:

VI. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter:

Location of main water supply valve:

Static water pressure reading:

Type of supply piping material:

Comments:

Supply piping (observed) - Attic and accessible walls (OK): PEX supply piping with a manifold in the utility closet. Supports are adequate and no kinking or UV degradation was observed in the accessible runs.

Water pressure / flow (observed) - Multiple fixtures (OK): Functional flow maintained with two fixtures and a shower running simultaneously. Static pressure measured 62 psi at the exterior bib, within the normal range.

Washer connections - Laundry Room (DEFECT): Rubber supply hoses showing surface cracking at the bends. Rubber hoses are the commonest cause of water damage claims on a laundry. Recommendation: Replace with braided stainless steel hoses.

Sink - Kitchen (OK): Undermount sink is secure, drains freely and shows no leakage at the disposer flange or the tailpiece.

Toilet - Hall Bathroom (DEFECT): The toilet rocks approximately a quarter inch at the base. The wax seal is likely intact but a rocking toilet will break one. Recommendation: Reset on a new wax ring, shimmed and bolted solid.

Sink/Faucet - Primary Bathroom (OK): Both lavatories drain freely, stops operate and no leakage was observed at the supply connections or traps.

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

Type of drain piping material:

Comments:

Drain / Waste / Vent (observed) - Under fixtures and in the attic (DEFECT): PVC drain, waste and vent piping in the accessible areas. The primary bathroom lavatory trap arm is a corrugated flexible connector rather than rigid pipe. Recommendation: Replace the corrugated trap arm with rigid pipe and a proper P-trap.

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Primary lavatory - corrugated flexible tr

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Sources:

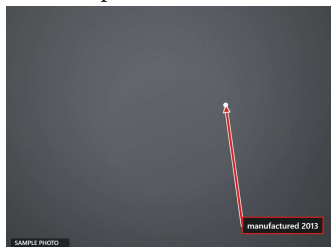
Capacity:

Comments:

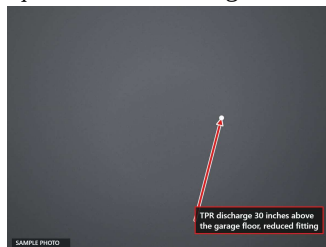
Water heater - Garage (DEFECT): Fifty gallon natural gas water heater, manufactured 2013 by the data plate, putting it at approximately thirteen years against a typical service life of ten to twelve. Operating with no leakage observed, but past the point where replacement should be planned rather than awaited.

Recommendation: Budget for replacement. It sits in the garage over a finished slab with a pan that drains to the exterior, so a failure is inconvenient rather than destructive.

TPR valve & discharge piping - Water heater (SAFETY): The temperature and pressure relief discharge terminates approximately thirty inches above the garage floor rather than within six inches of it, and the last fitting reduces from three quarter inch to half inch. A discharge at that height would scald anyone standing at the appliance, and the reduction restricts the relief the valve is designed to provide. Recommendation: Have a licensed plumber run a full three quarter inch discharge, unreduced, terminating within six inches of the floor.



Water heater data plate - manufactured



TPR discharge 30 inches above the gara

☐ ☐ ☐ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

☒ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of gas meter:

Type of gas distribution piping material:

Comments:

Gas piping / shutoffs (observed) - Throughout (OK): Black iron gas piping with accessible shutoffs at the furnace, water heater and range. No corrosion or unsupported runs observed.

☐ ☐ ☐ ☐ **F. Other**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:

Dishwasher - Kitchen (DEFECT): The dishwasher drain hose is routed without a high loop and without an air gap, so waste from the disposer can siphon back into the dishwasher. Recommendation: Secure the drain hose in a high loop under the counter, or fit an air gap at the sink deck.



Drain hose routed without a high loop o

☐ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

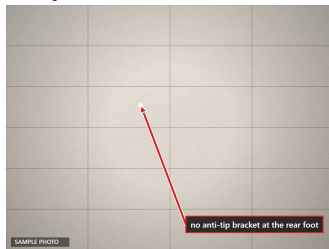
Comments:

Vent hood - Kitchen (OK): Range hood vents to the exterior through the roof and moves air at both speeds.

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

Comments:

Range / Cooktop / Oven - Kitchen (DEFECT): The free-standing gas range is not fitted with an anti-tip bracket. A range without one can tip forward when a loaded oven door is open, which is why the bracket ships with every unit. Recommendation: Install the anti-tip bracket. The part is inexpensive and takes minutes.



Gas range - no anti-tip bracket at the re

☐ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Exhaust fan - Hall Bathroom (DEFECT): The exhaust fan runs but discharges into the attic, as recorded in the attic section. Airflow at the grille is weak. Recommendation: Extend and terminate the duct to the exterior with a backdraft damper.

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I NI NP D

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

Auto-reverse safety - Photo-eye sensors (SAFETY): The photo-eye safety sensors are mounted approximately sixteen inches above the floor rather than the maximum of six, and the door failed to reverse when the beam was broken at ankle height. Pressure reversal did function on obstruction. Recommendation: This is a life-safety item. Have the sensors lowered to no more than six inches and the reversal verified by a qualified technician.

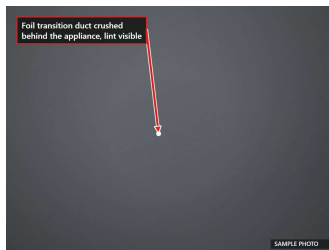


Photo-eye mounted approximately 16 in

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

Dryer vent (observed) - Laundry Room (DEFECT): The dryer is vented with flexible foil transition duct and the run is crushed behind the appliance, with lint visible at the joint. Foil duct and crushed runs are the leading cause of dryer fires. Recommendation: Replace the transition duct with rigid or semi-rigid metal and clear the run. Have the full duct cleaned.



Foil transition duct crushed behind the

☐ ☐ ☐ ☐ **I. Other**

Comments:

VI. OPTIONAL SYSTEMS

☐ ☐ ☐ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

☐ ☐ ☐ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:

Comments:

☐ ☐ ☐ ☐ **C. Outbuildings**

Comments:

☐ ☐ ☐ ☐ **D. Private Water Wells (A coliform analysis is recommended.)**

Type of Pump:

Type of Storage Equipment:

Comments:

Report Identification: 1809 Mesquite Bend Trail, Round Rock, TX 78665

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I NI NP D

☐ ☐ ☐ ☐ **E. Private Sewage Disposal Systems**

Type of System:

Location of Drain Field:

Comments:

☐ ☐ ☐ ☐ **F. Other Built-in Appliances**

Comments:

☐ ☐ ☐ ☐ **G. Other**

Comments: