

# Buyer Home Inspection Report

842 Willow Creek Drive, Round Rock, TX 78681

Client: Sarah Mitchell

Inspector: Michael Stone, TREC #22418

Inspection date: June 3, 2026 at 9:00 AM

## Roof

Roof coverings, visible flashing, gutters, and roof penetrations were inspected from the ground, ladder edge, and access

Major: Roof-to-wall flashing moisture staining

Location: Roof / rear slope

Observation: Visible moisture staining and prior sealant patching were present where the rear roof slope meets the wall

Recommendation: Recommend qualified roofing contractor evaluation and correction before closing, followed by monitoring

Major: Granule wear at rear slope shingles

Location: Roof / rear slope

Observation: Shingle granule loss and exposed matting were visible at several rear slope tabs near the valley line.

Recommendation: Budget for roofing contractor review and repair planning before the next storm season.

## Electrical

Accessible electrical panels, visible branch wiring, outlets, fixtures, and representative branch circuits were reviewed

Safety: Double-tapped breaker and crowded neutral terminations

Location: Main electrical panel

Observation: One breaker appeared to serve two conductors not clearly rated for that connection, and multiple neutrals w

Recommendation: Recommend licensed electrician correction before closing.

## Plumbing

Visible supply, drain, fixture, and water-heater components were inspected where accessible.

Repair: Leak at supply stop below vanity sink

Location: Hall bathroom

Observation: Moisture was present at the cold-water shutoff connection and minor cabinet-base staining was visible below

Recommendation: Repair or replace the leaking stop and verify no additional leakage remains after repair.

## HVAC

Heating, cooling, and visible equipment support components were operated using normal controls where accessible.

Maintenance: Older water heater with visible rust at fittings

Location: Water heater closet

Observation: The unit appeared older than expected and budget rust was visible at upper fittings.

Recommendation: Service the unit, monitor for active leakage, and budget for replacement based on contractor guidance.

Maintenance: HVAC filter was dirty at time of inspection

Location: Hall closet air handler

Observation: The return-air filter was visibly dirty and near replacement condition.

Recommendation: Replace the filter now and continue using the manufacturer-recommended replacement interval.