



# Home Inspection Report



**481 Tablerock, Murphy, TX 75094**

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**Inspection Date:**

Friday, August 4, 2017

**Prepared For:**

**Prepared By:**

Adam Rivon  
PO BOX 14541  
Houston, Texas 77221  
8328351153

**Report Number:**

80417A

**Inspector:**

Adam Rivon

**License/Certification #:**

**Inspector Signature:**

A handwritten signature in black ink, appearing to read "AR", is written over a horizontal line.

# PROPERTY INSPECTION REPORT

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**Prepared for:** Client Name

(Client Name)

**Concerning:** 481 Tablerock Murphy, TX 75094

**By:** Adam Rivon TREC Lic. #

(Name and License Number of Inspector)

Date of Inspection

(Date)

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## 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](http://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 turn on decommissioned equipment, systems, and 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 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

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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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>).

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, bathrooms, 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 require 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.

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 TERMS CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Property is in good condition after first year of service. Continue to maintain a high level of maintenance which will increase the properties longevity.

**LEGEND:**

- **Purple** comments represent TREC guidance from the SOP
- **Green** comments represent positive conditions for this home
- **Orange** comments represent marginal...
- **Red** comments represent Safety Hazards or Poor...

**SUMMARY OF KEY FINDINGS:**

1. Issue/defect... Explanation... Guidance/direction
2. There are no barriers installed around the pool areas. This is a child safety and liability issue. Contact a qualified professional for installation and proceed as directed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I-NI-NP-D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundations(s):

Slab-on grade

The Foundation is:

Performing as intended. No significant problems were observed

Comments:

- Common minor cracks were observed in the foundation garage floors of the house. This is normal but should be monitored. There's a stress crack at the entry which is also normal but likely warrantable.
- There is evidence of pest (bees, wasps) activity in the eaves. A pest control specialist should be consulted in this regard.

*TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (expect as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.*



### B. Grading and Drainage

Comments:

- A drainage swale (if effect, a wide and shallow ditch) should be created. Drainage swales are intended to divert storm water away from the house and ultimately off the lot. **Water is standing in the swale at fence line and no rain has occurred in the in the past 48 hrs.**

*TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (expect as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.*

### C. Roof Covering Materials

Types of Roof Covering:

- Asphalt composition shingle (architectural)

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*Viewed From:*

- Due to the steep pitch of the roof structure and design, the roof was observed from ground level with binoculars. The Inspector felt it would be unsafe to get on and stay on the roof.

*Comments:*

- The roofing is considered to be in fair condition. **Installer left toe boards which could cause leaks if not removed and sealed appropriately (rear above patio).**
- The clearance of the fascia at roof overhangs should be 1-2". This condition leaves the siding vulnerable to rot. Fascia seems to touch shingles in various locations pictured.
- **Damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.**



**C. Roof Covering Materials cont.**

*Comments: cont.*

*TREC LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant*

**D. Roof Structures and Attics**

*Viewed From:*

- Interior of Attic

*Approximate Average Depth of Insulation:*

- 13+" R38 cited

*Comments:*

- The level of ventilation is considered marginal in the primary attic.
- It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.
- The passage of air between the soffit vents and the roof cavity appears to be obstructed. "Baffles" should be provided to hold back insulation and allow for free movement of air within the roof space. **While baffles exist they do not seem to be fully performing in area of the unit. Temperature differential is >25°. This area should be further investigated and improved where necessary.**

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

*Comments:*

Minor cracks were noted. This condition is mainly cosmetic in nature and should be patched.

- Living room - vertical cracks near fireplace and mail pops near ceiling
- Patio brick displaced and cracked at weep hole

*TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.*

**F. Ceilings and Floors**

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

*Comments:*

- Garage doors don't have self-closing hinges which is a safety hazard.

**H. Windows**

*Comments:*

- No major issues, but there are a couple screens with minor flaws

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

*Comments:*

- No issues

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

*Comments: cont.*

*TREC LIMITATIONS: The inspector is not required to exhaustively measure every stairway component.*

**J. Fireplaces and Chimneys**

*Comments:*

- Has firebox insert functioned as intended

*TREC LIMITATIONS: The inspector is not required to verify the integrity of the flue; perform a chimney smoke test; or determine the adequacy of the draft.*

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

*Comments:*

- Pool area safety concern - no barrier;
- Gutters are bonded in pool area

*TREC LIMITATIONS: The inspector is not required to exhaustively measure the porch, balcony, deck, or attach*

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*carport components; or enter any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.*

L. Other

Comments:

## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Functions as intended. Use of extension cords not recommended for cont. use.

*TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of overcurrent devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.*

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper

Comments:

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

Comments: cont.

*TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the*

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Central Forced Air Furnace

Energy Sources:

- Gas

Comments:

- HVAC vent pipe clearance is 1"; gas line is touching the vent stack. Contact a qualified technician and proceed as guided.

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**B. Cooling Equipment**

Type of Systems:

- Central Forced Air System

Comments:

Evidence of prior leakage was observed at the condensate tray of the air conditioning system. Repairs should be undertaken, if necessary



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

Comments:

- **Thermostat in upstairs Game Room has no return air vent nearby.** Consult a qualified technician to determine best steps to facilitate better conditioning throughout the upper living space. Return differential exceeds normal standards of 15-20°.

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulations.

## IV. PLUMBING SYSTEM

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

Location of water meter:

- Within 5-feet of Front Curb

**A. Plumbing Supply, Distribution, Systems, and Fixtures cont.**

Location of main water supply valve: street

Location of main water supply valve: at meter

Pressure reading: 60 psi

Comments:

- Pressure within normal limits.
- The water distribution is PEX.

*TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.*

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

Comments:

**C. Water Heating Equipment**

Energy Sources: GAS

Gas

Capacity:

- 2X50 Gallons WH

Comments:

- For enhanced safety, it is recommended that the connections of the water heater venting system be improved. **Water temp is currently >130°**, so I recommend reducing to <120° for safety
- **The flue/vent is separated from the WH and should be reattached. This vent is currently ineffective and can lead to increased levels of CO in the area, and continued degrading of nearby materials.**



*TREC LIMITATIONS: The inspector is not required to verify the effectiveness of the temperature and pressure relief*

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*valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.*

**D. Hydro-Massage Therapy Equipment**

Comments:

- NA

**E. Other**

Comments:

- NA

## V. APPLIANCES

**A. Dishwashers**

Comments:

- NA

**B. Food Waste Disposers**

Comments:

- NA

**C. Range Hood and Exhaust Systems**

Comments:

*TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.*

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

Comments:

- **The pilot light for the gas range is not functioning consistently.** Back burner doesn't fire immediately. If not addressed during warranty period you could lose coverage for repairs.



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E. Microwave Ovens

Comments:

- Functions as intended

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Functions as intended

G. Garage Door Operators

Comments:

- Functions as intended

H. Dryer Exhaust Systems

Comments:

- Washer control panel emits high voltage; overheating could degrade the life of this appliance.
- Vent to rod as intended; washer water line is electrically charged. This could mean that the system ground is faltering. Check service manual for guidance/warrantability

I. Dryer Exhaust Systems

Comments:

## VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

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

Comments: cont.

Comments:

*TREC LIMITATIONS: The inspector is not required to inspect for effective coverage of the sprinkler system; the automatic function of the timer or control box; the effectiveness of the rain or freeze sensor; or sizing and effectiveness of anti-siphon devices or backflow*

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

Comments: cont.

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

Type of Construction:

- In Ground - Concrete Type

Comments:

- Construction type: In-ground

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- Didn't inspect pool system



**C. Outbuildings**

*Comments:*  
NA

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

*Type of Pump:*  
• NA

*Type of Storage Equipment:*

*Comments:*

**E. Private Sewage Disposal (Septic) Systems**

*Type of System:*  
• NA

*Location of Drain Field:*

*Comments:*

**F. Other:**

*Comments:*  
• NA