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TPI HOME INSPECTION REPORT

4258 Rock Bend Dr
College Station TX 77845

Kirsten Galbraith
DECEMBER 28, 2018



Inspector

Steve Jolly

TREC #7002

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PROPERTY INSPECTION REPORT

Prepared For: Kirsten Galbraith

(Name of Client)

Concerning: 4258 Rock Bend Dr, College Station TX 77845

(Address or Other Identification of Inspected Property)

By: Steve Jolly - TREC #7002

(Name and License Number of Inspector)

12/28/2018 12:00

pm (Date)

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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

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 license holders 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 TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Information:

NOTICE: This report is paid for by and prepared for the client named above and is not transferable.

Directional References Are Made From Facing Front Entry

Pictures: The digital pictures in this report are a sampling of the conditions or damages and should not be considered to show all of the conditions, damages, or deficiencies observed. The photographs included in this report are intended to illustrate some, but not all of the defects and to clarify the text information in the report.

The use of "special equipment" is at the discretion of the inspector in order to form opinions as he sees fit in certain instances.

Cosmetic and other defects related to age and use are not typically identified.

Throughout the report the inspector may make recommendations as to possible repairs. These recommendations are not intended to be substitutes or construed to be more appropriate than the recommendations of the professionals actually making the repairs. Conflicts in recommendations should be resolved prior to repairs being made.

Occupancy: Vacant

Weather Conditions: Clear

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

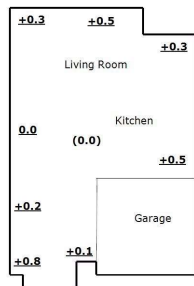
Comments:

Inspection Notes The structural function of a foundation is to support the structure while maintaining the surface levelness within permissible levelness tolerances, so that there is no significant structural damage to the house frame, doors, or windows. It is important to understand that foundations are not designed to eliminate the possibility of cosmetic damage or minor door problems.

Future performance of the structure cannot be predicted or warranted.

Elevation Survey:

Elevation measurements can be useful, but should not be relied on as a definitive statement of foundation condition. Elevation is measured against a benchmark "0" set in the middle of the structure and indicated at lower (-) or higher (+) than the benchmark. Measurements are in inches.



Visible Performance Indicators: No evidence of settling

Foundation Opinion: Performing as intended -

In my opinion, the foundation appears to be providing adequate support for the structure based on a limited visual observation today. At this time I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There are no notable functional problems resulting from adverse performance of the foundation. The interior and exterior stress indicators showed little affects of movement.

B. Grading and Drainage

Comments:

Maintenance Keep debris from clogging drainage pathways. Keep foliage trimmed away from structures. Remove debris from any underground drainage inlets regularly.

Soil and slope stability and hydrological conditions are not within the scope of this inspection. The functionality of underground drainage components cannot be determined during a typical inspection. In the absence of rain, consideration must be given to the possibility that drainage function cannot be adequately assessed; and, indications of past conditions or damage from moisture may not be evident.

Observations: Grading providing fair drainage of rain runoff

1: Excessive Erosion

[🔧 Maintenance Item](#)

Front Below Roof Valley

Excessive erosion of the yard adjacent to the structure noted. Redirect rain runoff or add a ground cover such as rock to eroding areas to prevent loss of soil support adjacent to the foundation.

Recommendation: Contact a qualified landscaping contractor

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C. Roof Covering Materials

Types of Roof Covering: 30--40 year composition shingle

Viewed From: Roof

Comments:

The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance.

Performance Opinion: Good condition -

Inspector Opinion of the roof condition is considered a professional courtesy to assist you in better understanding the condition.



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D. Roof Structure & Attic

Viewed From: Floored Attic Space

Approximate Average Depth of Insulation: 12+

Comments:

Notes Framing techniques and codes change over time. The best indicator of framing performance is the current condition.

Maintenance Keep attic ventilation openings clean and covers secure.

Accessible areas of attics are inspected. Power ventilation fans are not tested.

Observations: Framing performing, Floored storage area



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E. Walls (Interior and Exterior)

Comments:

Walls are inspected for proper installation and deficiencies related to performance or water penetration.

I	NI	NP	D
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Cosmetic damage is generally not reported.

1: Interior Unfinished Work /Cosmetic Repairs

🔴 Deficiency

Various Locations

Unfinished work, painting and cosmetic repairs or touch ups are needed.

Recommendation: Contact a qualified professional.



Mantle Is Loose



Touch Ups Needed In Dining Room Closet



Drywall Repair In Master Bathroom Closet



Touch Up At Window Above Front Door



Cable Needs To Be Buried In Back Yard



Kitchen drawers need adjustment



Master bathroom drawer needs adjustment

F. Ceilings and Floors

Comments:

Cracks in tile or grout joints is common and may not be noted on this report. Cosmetic damage is not reported.

G. Doors (Interior and Exterior)

Comments:

Doors should be readily openable from inside the dwelling without the use of a key or special knowledge or effort. Locks should engage easily.

Change of Occupancy Client should consider replacing exterior door locks.

H. Windows

Comments:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Inspection Notes A representative number of accessible windows are tested. Window blinds and curtains are not inspected.
 Insulated Glass: Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection.

1: Missing Screen(s)

🚩 Deficiency

Laundry Room

One or more windows are missing insect screens. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Combustible materials should have adequate clearance from the firebox opening. Firebox material will degrade from normal use.

Inspector does not 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:

Notes Attached balconies, carports, and decks and porches that are used for ingress and egress are inspected. Other structures are optional and may not be inspected.

Change of Occupancy Accessory structures may have been installed for specific purposes and may need to be altered or removed.

Maintenance Wood structures in contact with the ground have a high occurrence of deterioration. Regular inspections are recommended.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

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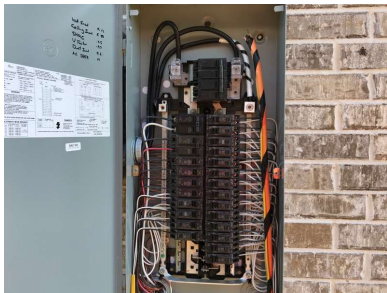
Comments:

Notes Main entry wiring, breaker panels, and grounding system comprise the service entrance. Loose or damaged electrical components should be considered safety hazards.

Change of Occupancy Don't rely on accuracy of breaker labels. Verify labels before starting any electrical repair. Electrical upgrades may require a permit from local municipality having jurisdiction. For optimum safety all electrical repairs should be made by licensed electricians.

Inspection Notes Inspector does not determine sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. Breakers are not operated and accuracy of labeling is not verified.

Observations: 150 amp, Located on exterior



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Notes The majority of branch circuit wiring is inaccessible.

Change of Occupancy Wiring connections can loosen with time and use. Changes or additions to electrical circuits should be performed by a knowledgeable homeowner or licensed electrician. Electrical upgrades may require a permit.

Inspection Notes A representative number of electrical receptacles are tested. Security and alarm systems are not within the scope of this inspection. Evaluation of auxiliary, low voltage, electric or electronic equipment (e.g., TV, doorbell, cable, lightning protection, surge protection, low voltage lighting, intercoms, etc.,) is not performed as part of a standard home inspection.

1: Gaps At Exterior Fixture Base

⊖ Deficiency

Seal around the base of exterior light fixtures to prevent water penetration into wiring box.

Recommendation: Contact a handyman or DIY project

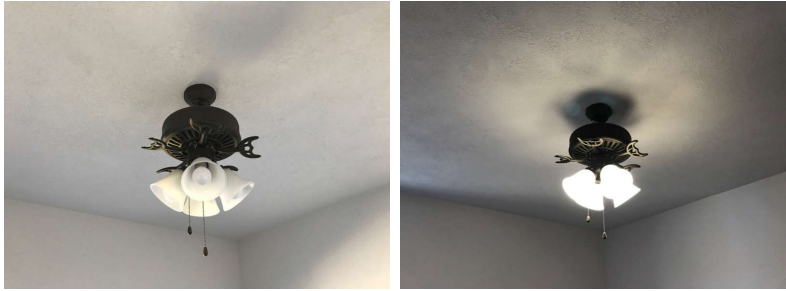


2: Ceiling Fan Blades Not Installed

⊖ Deficiency

All Rooms

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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

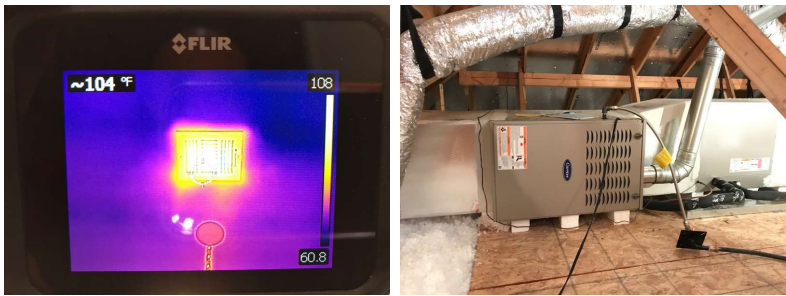
Type of Systems: Forced Air

Energy Sources: Gas

Comments:

The inspection of the heating system is limited to the response of the system at the thermostat, a visual observation of the equipment, and the removal of any normal access panels.

Observations: Good Condition



B. Cooling Equipment

Type of Systems: Central Air Conditioner

Comments:

Installation and access to the system are checked. Temperature readings are taken to gauge proper operation of systems. Refrigerant pressure levels are not checked. Cooling systems are not operated when outside temperature is below 60 degrees.

Observations: Good Condition, Performing as intended



C. Duct System, Chases, and Vents

Comments:

Notes Balancing air flow of the conditioned air to the various parts of the building is the goal of a distribution system. This is usually accomplished with the use of different duct sizes and duct placement.

Installation and condition of visible ducts are checked. Sizing, efficiency, or adequacy of the duct

I	NI	NP	D
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system is not verified.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front Yard

Location of main water supply valve: Meter

Static water pressure reading: 60-70 psi

Comments:

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used water supply valves or fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Mechanical devices can fail at any time, plumbing gaskets and seals may crack. Plumbing failures are more likely during changes or disruptions to water supply pressure, common during changes of ownership.

Fixture shutoff valves to faucets and toilets are not tested. Due to their hidden nature, we do not review appliance water supply or drain connections, or hookups. A majority of supply and drain plumbing are not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

1: Unsecured Gas Pipe

⊖ Deficiency

Adjacent To Furnace In Attic

Secure gas pipe to prevent excessive movement and possible leaks.

Recommendation: Contact a handyman or DIY project



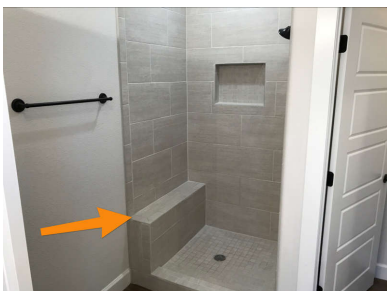
2: Shower Partition Not Installed

⊖ Deficiency

Master Bathroom

Water landing on the rear seat in the shower enclosure drains to the exterior of the shower. A wall or partition is needed.

Recommendation: Contact your builder.



B. Drains, Wastes, & Vents

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Comments:

Notes Some drain pipe material will deteriorate and need replacement. Lifespans of some pipe material is affected by water quality.

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Plumbing gaskets and seals will eventually fail. Drain pipe failures are more common with usage changes, especially at seldom used fixtures, common during changes of ownership.

Maintenance Monitoring of moisture conditions under sinks should be a normal part of routine home maintenance.

Drainage and vent pipes are evaluated where visible and accessible only. We do not evaluate subterranean drainage systems. Tub and sink overflow drains are not tested. Due to their hidden nature, we do not review appliance drain connections. A majority of drain plumbing is not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50gal

Comments:

Water heater lifespans largely depend on maintenance.

Inspection Notes Inspector does not test discharge piping or pan drain pipes; operate the temperature and pressure relief valve; or determine the efficiency or adequacy of the unit. Water heater outer covers can obscure deficiencies. Interior components and conditions are not visible.

Change of Occupancy Check thermostat set points. The temperature of domestic hot water should not be above approximately 120 F to help prevent scalding (child safety).

Observations: New, Performing as intended



D. Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Notes Dishwasher are tested for basic function and components are inspected. The dishwasher drain should be routed to provide an air-gap to assure separation of the supply water from the waste water.

Inspection Notes Due to their hidden nature, we do not review appliance water supply or hookups.

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B. Food Waste Disposers

Comments:

Disposers are tested for basic function. Installation and components are inspected - including splash guard, grinding components, and exterior casing.



C. Range Hood and Exhaust Systems

Comments:

Range hoods are tested for basic function. Fan, ducting, and light components are inspected.



D. Ranges, Cooktops, and Ovens

Comments:

Oven self-cleaning operation and timers are not tested.



E. Microwave Ovens

Comments:

Microwave operability and components are inspected.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Bathrooms with a tub or shower should have ventilation provided by an opening window or an exhaust fan vented to the building exterior. Ducts serving exhaust fans should terminate to well ventilated area.

G. Garage Door Operators

Comments:

Garage door opener controls should be out of reach of children. Manual locks should be disabled. Safety reversing features should be functional.



H. Dryer Exhaust Systems

Comments:

Dryer exhaust ducts should be independent of all other systems, should convey the moisture to the outdoors, should terminate on the outside of the building, and should be equipped with a back-draft damper. Permanent exhaust system should be constructed of rigid metal ducts with smooth interior surfaces. Screens should not be installed at the duct termination. Plastic ducts should never be used.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Lawn sprinkler systems are inspected in manual mode only. The underground pipes are not visible and not checked for leaks. Coverage of the yard is not determined.



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