

Peak Property Inspections

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Somewhere Lane
North Richland Hills, TX 76182

PROPERTY INSPECTION REPORT

Prepared For: Don Jones
(Name of Client)

Concerning: Somewhere Lane, North Richland Hills, TX 76182
(Address or Other Identification of Inspected Property)

By: Norman Smith, Lic #22683 09/10/2019
(Name and License Number of Inspector) (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 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 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

Houses faces east

Weather sunny 87 degrees

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NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

Corner pop on SE corner at front of house.



Corner pop on south wall near the AC unit



South wall foundation has two hairline cracks



Corner pop on south wall about midway the wall

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I	NI	NP	D
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Due to the 1/4 inch crack on the west master bedroom brick wall and the master bedroom outside entry door that will not close, I recommend a structural engineer inspect the slab

B. Grading and Drainage

Comments:

Gutters need cleaning



All downspouts that empty onto grass require splash blocks



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C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From: roof

Comments:

Limbs need to be cut back at least 3 feet from roof



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D. Roof Structures and Attics

Viewed From: attic

Approximate Average Depth of Insulation: 6 inches

Comments:

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E. Walls (Interior and Exterior)

Comments:

1/16 inch crack from corner of window to foundation on south wall



South wall, west end; 1/16 crack from top of wall to foundation

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West wall serving the master bedroom has a 1/4 inch crack from upper portion of wall to foundation.



Rotted siding in corner of rear porch wall

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The front porch has rotted siding at the bottom of the wall. It also has two holes in the wall



The upper outside walls have a lot of squirrel damage. This is especially apparent on the upper south wall. A portion of the damage was poorly repaired with metal and very likely to be leaking in a blowing rain



Going further up the same wall, more damage is seen. This siding is hardboard, which is easy vulnerable to damage from rodents. Recommend replacement with cement board

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There were several places where some damage had been done by squirrels but the above is the worst

The garage wall is cracked in a manner suggesting foundation movement



Vegetation should be kept at least one foot from wall

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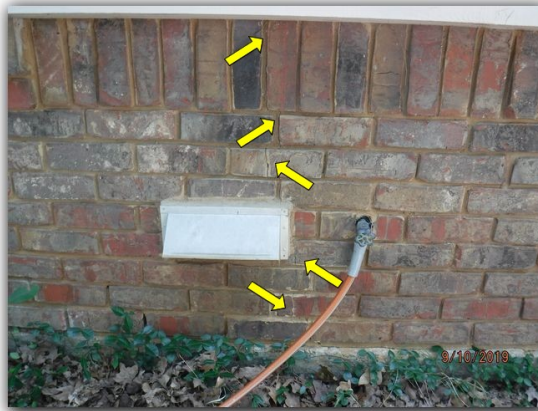
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1/32 inch crack from center bottom of kitchen window to the foundation



1/8 inch crack from corner of kitchen window to slab



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F. Ceilings and Floors

Comments:

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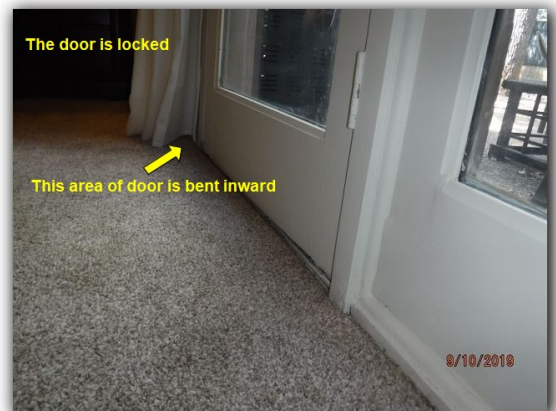
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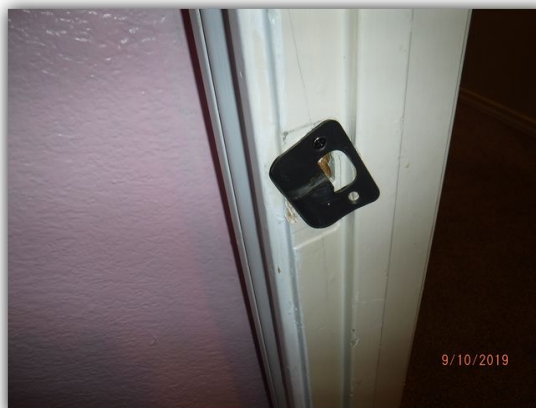
G. Doors (Interior and Exterior)

Comments:

The outside entry door to the master bedroom is sitting crooked in the frame and the bottom of the door is catching on the threshold to the point where the door will not close properly. The door knob will not latch. The deadbolt will latch but forcing the door closed is required. The bottom of the door will not completely close no matter how much force is used. The door bottom hangs up on the threshold. The bottom of the door frame is rotted as well as the threshold.



The middle bedroom door needs a new striker plate



The front bedroom door is broken inside as if it had been kicked open

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The garage side entry door has rotted wood at the bottom and rotted threshold weather stripping



The back door weather stripping is worn

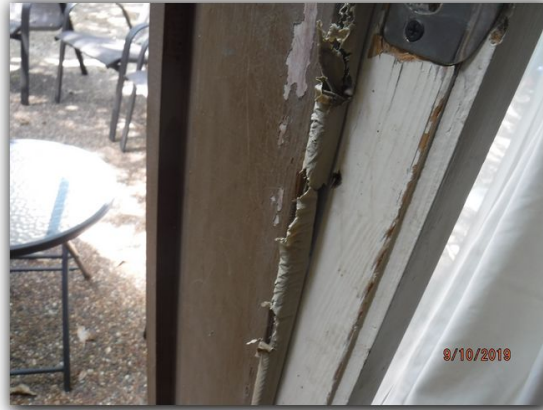
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H. Windows

Comments:

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

The chimney has some rotted wood



K. Porches, Balconies, Decks, and Carports

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L. Other

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

200 amp service

None of the breakers are AFCI. This was appropriate when the house was constructed. AFCI protection is now required for branch circuits with outlets or devices in family rooms, recreation rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, laundries, dining rooms, closets, hallways, kitchens and similar. **However, the house is not required to be upgraded to the current standards to be sold to a buyer.**

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper

Comments:

There is an outlet box on the back porch that has no outlet installed. The wires are sticking out of the box. The wires tested as being live. This is a very dangerous and requires correction. An outlet and an in-use cover should be installed



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The fan / light over the kitchen dining area has an improper rheostat for the fan. The fan is making noise when you adjust the power. Installing the proper rheostat should fix that problem. The knob is missing on the fan rheostat. The light did not come on at all. I think all the bulbs are blown. There are three rheostats on that row of switches. The left one operates the fan and I think one of the other 2 operates the light. I could not determine what the third one operated.

The laundry room outlet has no cover



South wall light fixture has bulb sitting sideways. The light works



South wall outlet needs in-use cover

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The middle bedroom has an ungrounded outlet installed. I would have to assume that there was a problem that required replacement of the outlet and the buyer picked up the incorrect outlet. It will work as long as there is not a grounding lug on the plug



There should be a CO alarm installed in the hallway outside the bedrooms

No cover on the receptacle serving the pump for the master bath tub



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The kitchen counters, bathrooms, garage, and outside outlets all are GFCI. GFCI protection is now required on all bathroom receptacles, all garage and accessory building receptacles, all outdoor receptacles, receptacles in crawl spaces and at or below grade, all unfinished basement receptacles, all kitchen countertop receptacles, disposal receptacles, receptacles within 6 feet of any sink, receptacles within 6 feet of any tub or shower stall, receptacles in laundry areas including clothes washers, and outlets supplying dishwashers. **However, the house is not required to be upgraded to the current standards to be sold to a buyer.**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Electric

Comments:

B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Comments:

The unit was manufactured in 2001

The difference between the return air vent temperature and outlet vent temperature is called delta T. It should be between 15-20 degrees. This unit measured 15 which is within specifications. The unit is currently performing as required.

C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of house by street

Location of main water supply valve: Could not locate

Static water pressure reading: 48 psi

Comments:

Tub in hall bath has a small chip in the bottom, a corroded drain, and the caulk around the tub rim needs attention

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B. Drains, Wastes, and Vents

Comments:

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C. Water Heating Equipment

Energy Sources: Electric

Capacity: 50

Comments:

The unit was manufactured in 2002

The front cover was not installed on the unit. This leaves the electrical wires exposed and could be fatal if touched. The panel requires installing

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D. Hydro-Massage Therapy Equipment

Comments:

The stopper did not stop the water from leaking out. I had to use my personal stopper to test the tub.



E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

A switch over the countertop turns the power for the dishwasher on and off. A very unusual arrangement

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B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

The cooktop is installed on the island. The island has a provision for a downdraft cooktop



The oven light does not come on

E. Microwave Ovens

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

The electric eye should be no more than 6 inches off the floor. This one is 11 inches



H. Dryer Exhaust Systems

Comments:

The dryer vent exits through the roof. The roof vent is totally incorrect for a dryer vent. It has small vent slits that trap the lint. It is completely clogged. The vent requires replacement with an appropriate vent.



I. Other

Comments:

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

The sprinkler controller is not powered. I could not test the system

