

Peak Property Inspections

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1234 Rogers Dr
Fort Worth, TX 75000

PROPERTY INSPECTION REPORT

Prepared For: Susan Smart
(Name of Client)

Concerning: 1234 Rogers Dr, Fort Worth, TX 75000
(Address or Other Identification of Inspected Property)

By: Norman Smith, Lic #22683 09/23/2019
(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

House faces north

weather sunny and 89 degrees

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post tension slab

Comments:

Hairline cracks on NE foundation corner indicates a possible corner pop in the future. No repairs recommended at this time.



Corner pop on NW corner. The wall above is no longer being adequately supported. Recommend repair.



At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident.

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From: roof

Comments:

Roof recently installed. No defects seen.

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D. Roof Structures and Attics

Viewed From: attic

Approximate Average Depth of Insulation: 11 inches

Comments:

E. Walls (Interior and Exterior)

Comments:

1/16 inch crack separation in wall on west side, north end, where brick column joins with wall. Considered insignificant



There is a hole in the back wall of the garage. This should be repaired. There should be no openings in any garage wall or ceiling that is common to the living space or attic of the house. This is for fire protection.



The hole for the cold water pipe for the water heater needs sealing

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Bushes at the front of the house should be trimmed back one foot from the wall

F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

Back door drags heavily on threshold making it very difficult to open. Also the deadbolt does not go into the hole in the frame.



The closet door to the front bedroom does not latch

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H. Windows

Comments:

The rear window, right bottom of the living area is leaking between the panes. Also neither of these two windows activate the alarm when opened.



There is a hole in the screen of the front bedroom window



The window over the master tub is leaking between the panes

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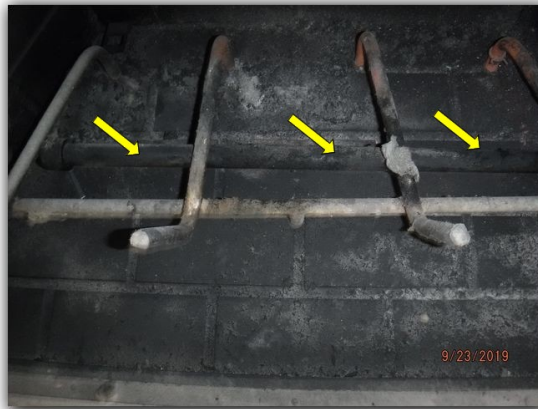
I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

The fireplace is a gas assisted wood burning fireplace. There is a pipe that normally has holes in it that gas flows out of and that is lit under a pile of wood. I tried to get gas to come out of the gas pipe. I opened the gas valve completely but nothing came out. Upon close examination, it appears the gas pipe has no holes in it, but instead is a solid pipe. This solid pipe should be replaced with a proper fire starter pipe.



K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

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II. ELECTRICAL SYSTEMS

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.**

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper

Comments:

The kitchen countertop outlets, outside outlets, garage outlets, and bathroom outlets are GFCI. This was appropriate when the house was constructed. GFCI protection is now required on disposal receptacles, 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.**

Only one bulb out of three is working on the outside front light



The master bedroom fan is noisy and wobbles

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The outlet for the microwave has no cover



The smoke alarm in the hall outside the master bedroom is loose on ceiling. It does not sound when tested. However, it sets off some of the nearby alarms when tested. It should be replaced. The battery is also low and the alarm is chirping.



The smoke alarm in the front office is chirping due to low battery

There should be a CO alarm installed outside the master bedroom and also in the hallway outside the second and third bedrooms

The rear outside outlet should have an in-use cover installed

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

Comments:

The filter for the air handler is in the hallway ceiling. It should be changed about once a month

The air handler in the attic has a drain pan under it and a secondary drain line is attached. The drain line ends outside the house over the rear bedroom window. If water is seen coming out of this pipe it is time to call the AC repair person



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B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Comments:

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 18 which is within specifications. The unit is currently performing as required.

The AC was manufactured in 2012

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C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEMS

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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: 80 psi

Comments:

The master bath sink on the left side of the counter has a loose fixture. Needs to be tightened



The hall bath sink has a stopper that only opens a small amount, making the water drain out slowly. It requires adjusting.



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B. Drains, Wastes, and Vents

Comments:

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50

Comments:

The unit was manufactured in 2010

The drain pan should have a pipe attached to drain the water out onto the garage floor



Water is seeping out of the cold water connection. Needs new connection pipe installed



D. Hydro-Massage Therapy Equipment

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E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

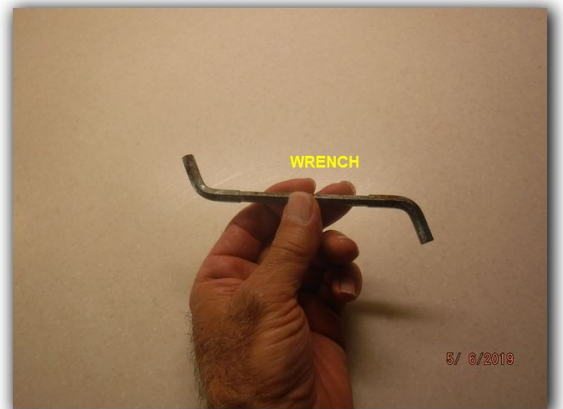
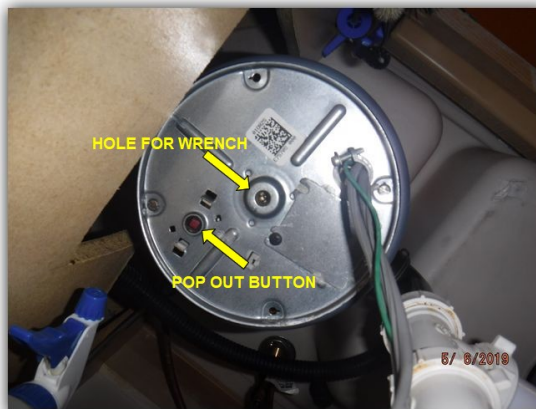
B. Food Waste Disposers

Comments:

Water is leaking out of the bottom of the disposal when operated. The disposal requires replacement



This is good to know information concerning a disposal. There is a wrench that is usually supplied with a disposal that is an Allen wrench also called a hex key. When the disposal jams, this wrench can be used to loosen the disposal. There is a hole in the middle of the bottom of the disposal that the wrench will fit. Also, if the disposal gets too hot, a red button on the bottom of the disposal will pop out. It will not reset until the disposal has cooled down. If the disposal starts smelling, it can be cleaned by putting in ice cubes while the unit is running.



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C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

There are two ovens. Both ovens were set at 350 degrees. The top oven reading was 370 degrees which is within the 25 degree allowance. The bottom oven read 310 degrees, which is 40 degrees difference. The bottom oven should have the thermostat adjusted.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

The dryer vents through the roof. There is a ball of lint sitting in the bottom of the pipe and clearly visible. It should be removed before attaching a hose. The pipe should be cleaned at least every 3 years. I clean out mine using a Gardus RLE202 LintEater Rotary Dryer Vent Cleaning System that I bought from Amazon. I bought an extra set of 4 rods because I have more than 12 feet of pipe. If you buy a cleaner I suggest you get the extra rods.



I. Other

Comments: