

Peak Property Inspections

## Peak Property Inspections



4040 John St  
Rouse, TX 00000

## PROPERTY INSPECTION REPORT

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**Prepared For:** John Doe  
(Name of Client)

**Concerning:** 4040 John St, Rouse, TX 00000  
(Address or Other Identification of Inspected Property)

**By:** Norman Smith, Lic #22683 11/02/2019  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

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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 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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

House faces south

Weather clear and 56 degrees

**This inspection is of a house nearing the end of construction. I was told that the appliances have been installed and are ready for operation. Some of the items I call out are obviously going to be done but I am obligated to call it as is.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Slab

*Comments:*

There is a section on the rear of the house where form boards were cemented in place by concrete coming under the form board and curling upward. When the boards were removed, pieces of board were left behind. The wood is a termite attractant and should be removed.



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:*

The nails holding down the bottom of the gas vent flashing are not caulked



The nails for the plumbing vent pipe on the west slope of the upper roof close to the edge of the



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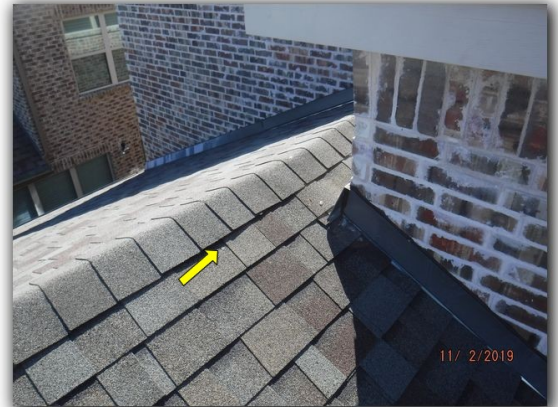
D=Deficient

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roof has uncaulked nails on it's flashing



The is a nail in the surface of a shingle on the lower section of roof, west slope, near the top. The nail should be pulled and the shingle replaced



The plumbing vents on the lower roof, west slope, are capped. They may have been left there after a pressure test. The caps should be removed.



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**D. Roof Structures and Attics**

*Viewed From:* attic

*Approximate Average Depth of Insulation:* 14 inches

*Comments:*

The light in the attic accessed from the door in the upper floor open area does not work

There is a piece of radiant barrier that has come loose from the roof sheathing in the above mentioned attic. It should be fastened back into place



I then went into the attic accessed by the hallway pull down stairs. I had seen evidence of moisture in the ceilings of three different bathrooms so I did a thermal imaging test of the roof vents where they came through the insulation on their way up towards the roof. All three vents that I could see from that attic had cold spots where the vent pipes entered the insulation. Cold spots usually mean the presence of either cold air or water. I was unable to reach the area where the pipes came through to test for moist insulation.





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

*Comments:*

There are four holes in the master bathroom closet walls





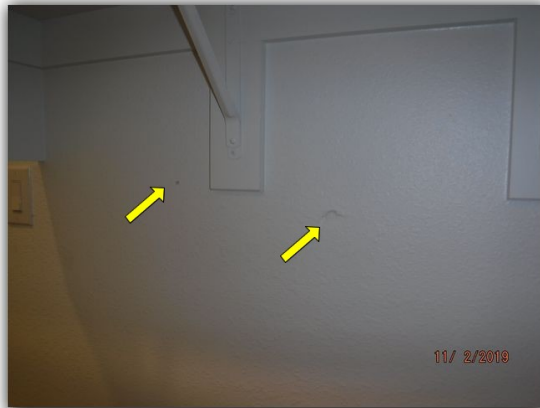
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There is no shelf on the lower hanging rack in the master closet



The baseboard behind the master commode needs attention



There is a hole above the electrical plate in the master commode room

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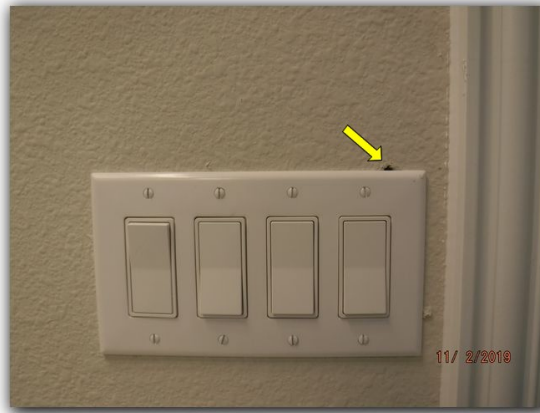
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There is a hole above the electrical plate in the master bath



Bushes planted too close to walls at front of house. Vegetation should be kept at least 12 inches from a wall



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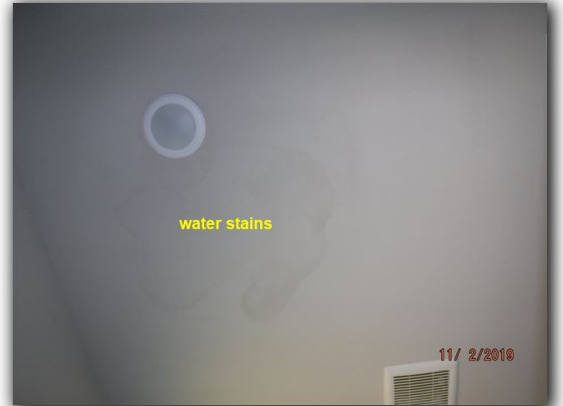
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**F. Ceilings and Floors**

*Comments:*

The ceiling in the downstairs hallway bathroom is very wet. This was tested by thermal camera and moisture sensor. The seam tape is coming loose in one area. The wet section of ceiling is damaged to the point that it should be replaced.



The ceiling in the rear closet of the upstairs Jack and Jill bath is moldy and shows as moist on the thermal camera. By the way, the white flash is my camera flash and should be ignored.



The ceiling over the master bath shower shows signs of water staining. It did not show up as wet in my thermal camera

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

*Comments:*

The doors to the front office do not fit together at the bottom when closed



The front door and the house to garage entry door do not have weather stripping

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**H. Windows**

*Comments:*

- 

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

*Comments:*

- 

**J. Fireplaces and Chimneys**

*Comments:*

- 

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

*Comments:*

- 

**L. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

- 

**A. Service Entrance and Panels**

*Comments:*

200 amp service. The panel appears to comply with the current electrical standards.



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

*Type of Wiring:* copper

*Comments:*

The dining area light fixture has a bulb that does not stay on. It will flash when wiggled but then go back off



For information only; In the master bedroom, the switch indicated operates the top section of the outlet shown.



**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

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**A. Heating Equipment**

*Type of Systems:* Central and Zoned

*Energy Sources:* Gas

*Comments:*

The air handler is located in the attic. It circulates air within the house and contains the evaporator for the AC and the gas heating unit. It also has the filter housing. The filter is a 4 inch filter and in most cases should be changed about twice a year. I change mine in the spring and fall.

Here is AC filter information supplied by a very knowledgeable repairman. If you have a unit that uses a 4 inch filter, it is important to use a good quality filter with the proper ratings. He said to use only Honeywell filters with a Merv rating of between 8-11. You will find them very expensive to buy

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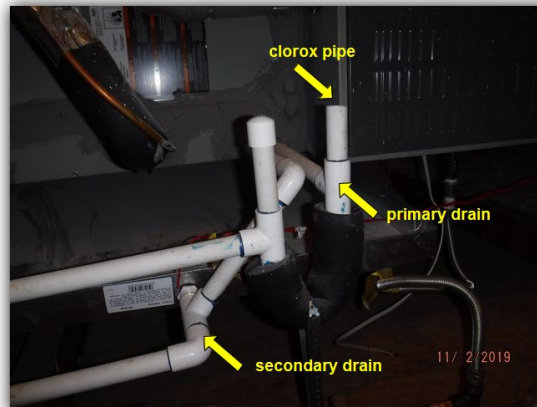
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locally. I buy mine online in bulk to save money.

I like to make sure my clients have information concerning their HVAC units that may save them damage to the house along with the associated headaches and expense.

The air handler in the attic has two drains. The main drain goes into the sewer. The secondary drain is used when the main drain clogs. The secondary drain ends outside where the homeowner can see it. If a secondary drain is seen discharging water, a HVAC company should be called to clean out the main drain. If the secondary drain clogs, the water will wind up coming through the ceiling. There is a pipe on the air handler main AC condensate drain in the attic that is sometimes referred to as the Clorox pipe. If you pour a cup or two of liquid bleach in the pipe every time you change the air filter, it will help eliminate bacteria growth in the pipe and the subsequent clogging it can cause. I keep a funnel stuck in the top of the pipe and a gallon of bleach on the floor next to the unit. That reminds me to pour it every time I change the filter.

Your system has a water sensor in the drain pan under the air handler that will shut off the unit if water is detected



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**B. Cooling Equipment**

*Type of Systems:* Central and Zoned

*Comments:*

I was not able to test the AC due to outside air temperatures having been below 60 degrees the night before. In such cases, it is possible to damage the AC units if they are tested.

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**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:* one in flower bed at front of house and one in garage on back wall

*Static water pressure reading:* 88 psi

*Comments:*

The water pressure is 88 psi. The recommended range is 40-80. Higher pressure may cause damage to the pipes or fixtures. it is recommended that consideration be given to inserting a water reducing valve into the main line.

Hot and cold reversed in master shower

Scratch in downstairs hall bathtub

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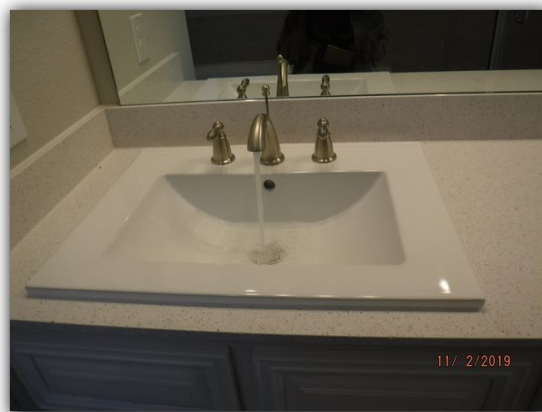
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No cover on main water shutoff on garage back wall



Sink on left side in master bath does not hold water when the stopper is used. Needs adjustment





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

*Comments:* Three vents on the roof are capped. Caps should be removed for proper operation of the vents



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**C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* tankless

*Comments:*

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**D. Hydro-Massage Therapy Equipment**

*Comments:*

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**E. Other**

*Comments:*

**V. APPLIANCES**

- 

**A. Dishwashers**

*Comments:*

- 

**B. Food Waste Disposers**

*Comments:*

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.

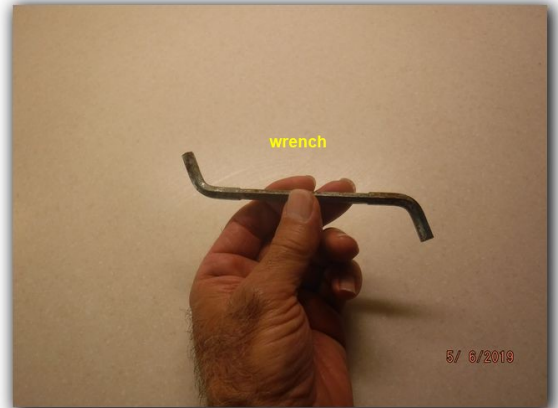
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**C. Range Hood and Exhaust Systems**

*Comments:* The vent hood is not hooked up to the outside vent. In fact the vent outlet cover is showing on the brick wall but the inlet is not showing on the inside wall



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

*Comments:*

**E. Microwave Ovens**

*Comments:*

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

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**G. Garage Door Operators**

*Comments:* The electric eyes should be no more than 6 inches from the floor. These are 8 1/2 inches



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**H. Dryer Exhaust Systems**

*Comments:*

- 

**I. Other**

*Comments:* The upper cabinet trim is damaged and should be patched



**VI. OPTIONAL SYSTEMS**

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

*Comments:* All zones worked as required