



PEACOCK INSPECTIONS

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## INSPECTION REPORT

655 S Rivershire Dr  
Conroe TX 77304

Katie Langthorn  
JUNE 15, 2019



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# PROPERTY INSPECTION REPORT

Prepared For: Katie Langthorn

(Name of Client)

Concerning: 655 S Rivershire Dr, Conroe TX 77304

(Address or Other Identification of Inspected Property)

By: Nathan Peacock

(Name and License Number of Inspector)

06/15/2019 9:00 am

(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](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. 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**

*In Attendance:* Buyer, Buyer Agent

*Occupancy:* Vacant

*Style:* Traditional

*Weather Conditions:* Clear

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### I. STRUCTURAL SYSTEMS

**A. Foundations**

*Comments:*

This inspection is NOT an engineering study of the foundation. This is a limited visual inspection to inform the buyer of the conditions as they appeared at the time of the inspection. At the time of the inspection, in my opinion, the foundation appeared to be supporting the structure.

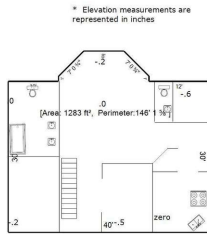
*Type of Foundation(s):* Slab on Grade

*Elevation Study:*

The allowable settlement for most structures, especially buildings, will be governed by aesthetic and serviceability requirements, not structural requirements. Unsightly cracks, jamming doors and windows, and other similar problems will develop long before the integrity of the structure is in danger.

Elevation measurements are determined by using a ZIPlevel. This device will be zeroed at a location and the lead is taken to multiple locations in the home. The lead will give a measurement plus or minus from the zeropoint. Some elevation differences will be attributed to various floor coverings in the home.

Elevation readings can be useful data to determine the current condition of the foundation.



*Foundation Opinion:* Performing As Intended, Foundation Repair Disclosed



**B. Grading and Drainage**

*Comments:*

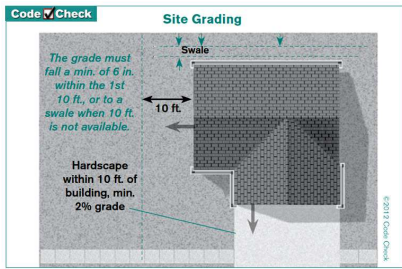
Keep debris from clogging drainage pathways. Keep foliage trimmed away from structures. Remove debris from any underground drainage inlets regularly.

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



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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.



**1: High Soil Levels**

Maintenance Item

High soil levels detected at exterior. Soil levels should be lowered to provide the suggested 4 inches of clearance between soil and exterior wall cladding (brick, stucco, siding).

Recommendation: Contact a qualified professional.



Detached Garage

**2: Trim Foliage**

Maintenance Item

Foliage touching the home can trap moisture or provide access to the home for bugs. Touching foliage can allow damage to structure in times of wind and storm.

Recommendation: Contact a handyman or DIY project



**C. Roof Covering Materials**

*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

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maintenance.

The inspector does not: determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspector's judgment, the inspector cannot safely reach or stay on the roof or significant 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; exhaustively examine all fasteners and adhesion, or provide an exhaustive list of locations of deficiencies and water penetrations.

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

*Viewed From:* Ground, Roof not accessed due to possible damage, Roof not accessed due to safety concerns

*Performance Opinion:* Good Condition

**D. Roof Structures & Attics**

*Comments:*

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

Keep attic ventilation openings clean and covers secure.

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

*Viewed:* Floored Attic Space

*Depth of Insulation:* 6-9 inches

*General Condition:*





*Note: Evidence of Rodent Activity:*



**1: Loose/Damaged/Missing Hardware on Attic Access Ladder**

**⊖ Recommendation**

Loose/Damaged hardware on access ladder can be a safety hazard.

Recommendation: Contact a qualified professional.





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## 2: Gaps/Missing Insulation

 Maintenance Item

Gaps in the insulation envelope should be improved. Any holes will reduce the effectiveness of the the insulation. Current standards are R38(or 12-14 inches of loose fill).

Recommendation: Contact a qualified insulation contractor.



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

*Comments:*

*Common Cracks in Exterior Wall Cladding: Masonry -*

Minor cracks were noted on the exterior. At the time of the inspection, these cracks did not warrant any type of repair.



## 1: Wood Damage

 Recommendation

Damaged wood should be repaired or replaced to maintain the integrity of the weather envelope provided by the wall coverings.

Recommendation: Contact a qualified general contractor.



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**F. Ceilings and Floors**

*Comments:*

**1: Damaged/Loose Carpet**

[🔧 Maintenance Item](#)

Damaged/Loose carpet can be a trip hazard. In many cases carpets can be stretched.

Recommendation: Contact a qualified professional.



2nd Floor

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

*Comments:*

Doors are inspected to operate smoothly. Doors should open easily from the inside without the use of a key or special instruction.

*Doors removed:*



*Note::*

Walk in closet/storage attic is open to regular attic. Suggest weatherstripping closet door to prevent heat transfer



**1: Door Sticks**

🔴 Recommendation

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation: Recommended DIY Project

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Inoperable-could not open

**H. Windows**

*Comments:*

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)**

🔴 Recommendation

One or more windows are missing a screen. Recommend replacement.

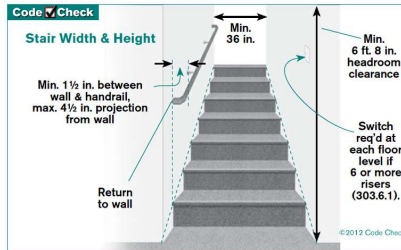
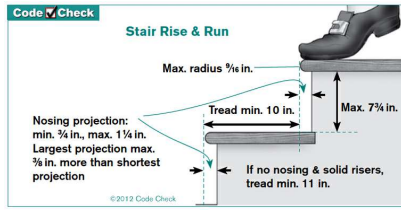
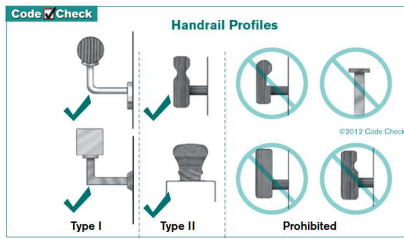
Recommendation: Contact a qualified window repair/installation contractor.



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

*Comments:*

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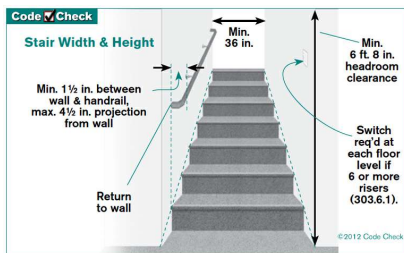


### 1: Improper Handrail Installation

🔧 Maintenance Item

Current building practices require the handrail to return into the wall at top and bottom to prevent injury.

Recommendation: Contact a qualified professional.





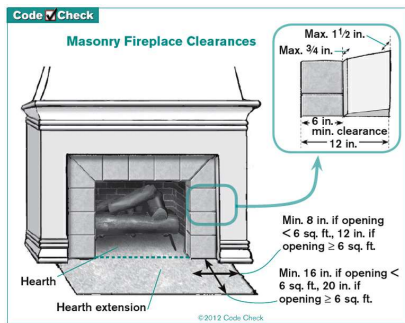
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No hand rail at top section

**J. Fireplaces and Chimneys**

Comments:



**1: No Rain Cap/spark Arrestor**

🔴 Recommendation

Recommendation: Contact a qualified professional.



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

*Comments:*

**L. Other**

*Comments:*

*Fence:*



**1: General Repair**

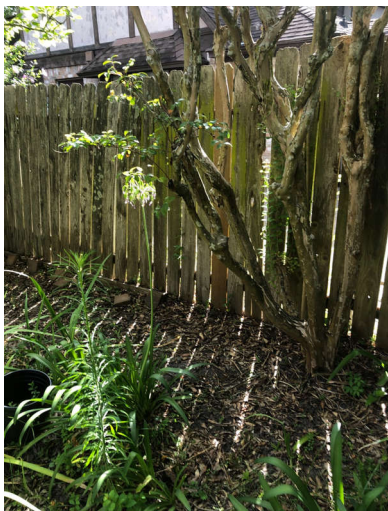
🔴 **Recommendation**

Loose/ damaged fence posts

Loose/ damaged fence planks

Recommendation: Contact a qualified professional.

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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

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

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.

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.

*Main Panel-Observations:* Garage

**1: Anti-oxidant Paste**

🚫 Recommendation

Aluminum service wires are accepted however may require anti-oxidant paste to help control temperature.

Recommendation: Contact a qualified professional.



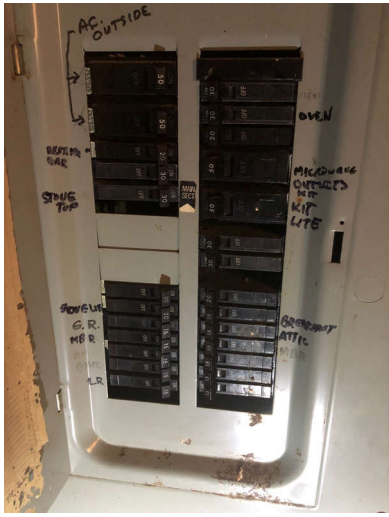
**2: Open Knockouts**

🚫 Recommendation

Recommendation: Contact a qualified professional.



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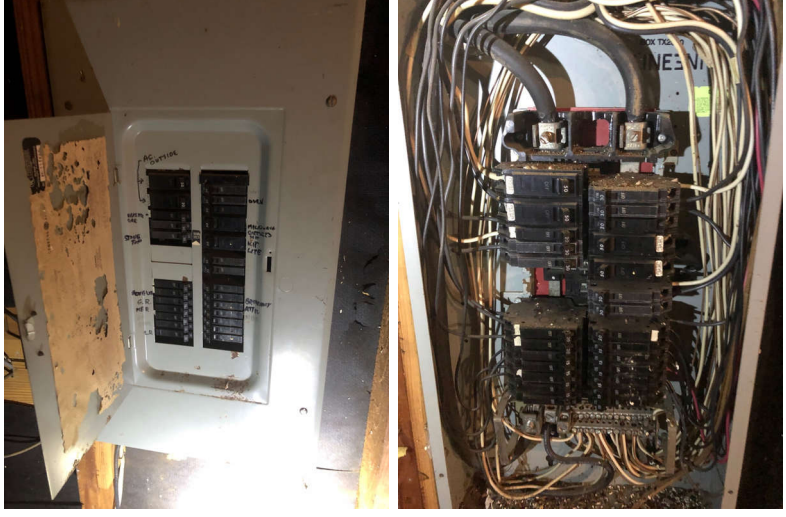


**3: No main disconnect**

🚫 Recommendation

Should be able to turn electricity off to home in less than 6 throws.

Recommendation: Contact a qualified professional.



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

*Comments:*

The majority of branch circuit wiring is inaccessible.

Wiring connections can loosen with time and use. Changes or additions to electrical circuits should be performed by a knowledgeable homeowner or licensed electrician. Always check compatibility of replacement light bulb for size and socket type. Electrical upgrades may require a permit.

Testing of the electrical system within a home includes random testing of receptacles, switches, and lights. 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.

*Type of Wiring:* Copper

**1: Missing GFCI Protection**

🚫 Recommendation

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.



Kitchen



1/2 bath

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**2: Smoke Detector Defective/missing**

🚫 Recommendation

smoke detector missing in bedrooms

Recommendation: Recommended DIY Project

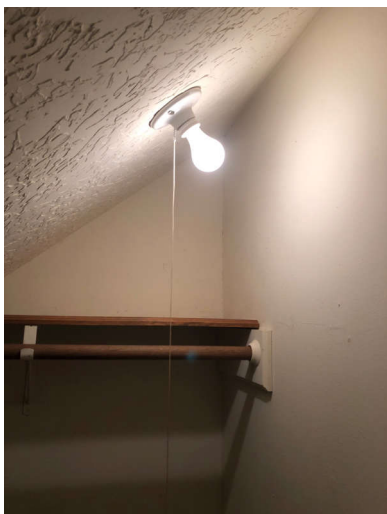
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**3: Exposed Bulbs in Closets**

🚫 Recommendation

Exposed bulbs in closets may pose a risk of fire if the bulb is damaged.

Recommendation: Contact a qualified handyman.



### III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

**A. Heating Equipment**  
*Type of Systems:* Forced Air  
*Energy Sources:* Gas  
*Comments:*  
*Observations::* Good Condition, Performing

**B. Cooling Equipment**  
*Type of Systems:* Central Air Conditioner  
*Comments:*  
*Observations::* Performing

**C. Duct System, Chases, and Vents**  
*Comments:*  
*Observations:* Good Condition, Performing

**1: Rusted Registers**

🚫 Recommendation

Replace or refinish as necessary

Recommendation: Contact a qualified heating and cooling contractor



Master Bathroom: most likely from lack of venting

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**2: Soil at Registers**

🚫 Recommendation

Soil at registers typically indicate dirty ducts

Recommendation: Contact a qualified professional.

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### IV. PLUMBING SYSTEMS

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

*Comments:*

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.

*Location of Water Meter:* Front Yard

*Location of Main Water Supply Valve :* Meter

*Water Pressure:* 70-80psi

*Galvanized Pipe Installed:*

Determination of condition is difficult because galvanized pipe corrodes from the inside.



**1: Loose Commode**

[🔧 Maintenance Item](#)

Check for loose or unsecured mounting bolts or worn out wax ring.

Recommendation: Contact a qualified plumbing contractor.



1st Floor 1/2 bath

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**2: Damaged Plumbing Fixture**

🔴 Recommendation

Repair or Replace

Recommendation: Contact a qualified professional.



Missing handle at washer connection

**3: Excessive Corrosion Noted at Plumbing Fittings**

🔴 Recommendation

Corrosion appears to be from previous leaking and may leak again if corrosion is cleaned from the fittings

Recommendation: Contact a qualified professional.



**B. Drains, Wastes, & Vents**

*Comments:*

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

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.

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.



*Note: overflow gasket slightly damaged:*



Master Bathroom

**1: Improper Venting**

🚫 Recommendation

Plumbing vent should terminate at exterior.

Recommendation: Contact a qualified professional.



**C. Water Heating Equipment**

*Comments:*

Water heater lifespans largely depend on maintenance.

Tanks: Drain tanks annually. Replacement of the sacrificial anode is a simple process and can greatly increase the life span of the water heater.

Tankless: In-line screen filters should be checked periodically for debris.

The unit should also be flushed periodically (time between flushes will be dependent on water quality) to keep the unit free of scale and lime. This process should be completed by a professional.

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

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.

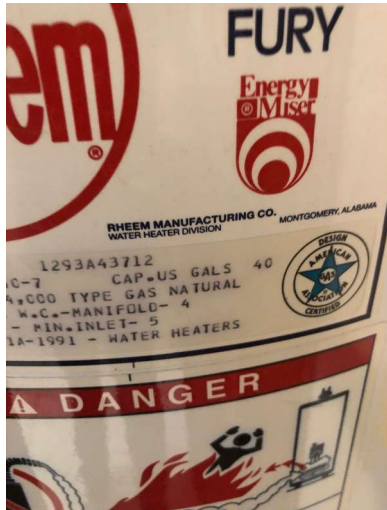
*Energy Sources:* Gas



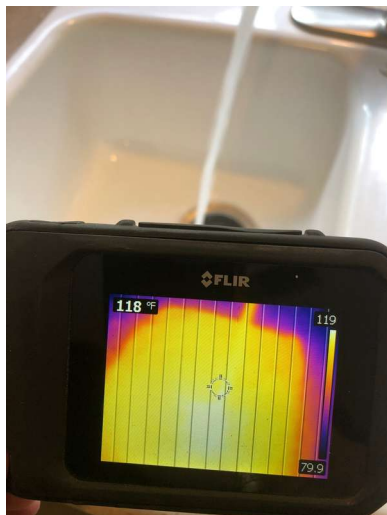
*Capacity:* 40 gal



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Observations:: Poor Condition



NOTE::

Fuel gas connection Lin may need to be upgraded when new water heater is installed



**1: Rust at Base of Tank**

🔴 Recommendation

Recommendation: Contact a qualified professional.

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**D. Hydro-Massage Therapy Equipment**

*Comments:*

## V. APPLIANCES

**A. Dishwashers**

*Comments:*

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.

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



**1: No Air Gap**

**➔ Recommendation**

Drain line should be elevated above the inlet to disposal/drain to prevent debris from backwashing/returning to the dishwasher

Recommendation: Contact a qualified professional.

**B. Food Waste Disposers**

*Comments:*

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



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**C. Range Hood and Exhaust Systems**

*Comments:*

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

*Vent Type:* Exterior



**1: Improper Duct Material**

🔴 Recommendation

Installed corrugated flex pipe should be replaced with smooth wall duct piping.

Recommendation: Contact a qualified professional.



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

*Comments:*

Ranges/cooktops/ovens are tested for basic function and components are inspected. Oven self-cleaning operation and timers are not tested.



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**E. Microwave Ovens**  
*Comments:*

**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.



**1: Auto Reverse Sensor Not Working**

[Maintenance Item](#)

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation: Contact a qualified garage door contractor.

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**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.

**Code  Check**



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