



PEACOCK INSPECTIONS

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INSPECTION REPORT

7443 Field Creek Estates Drive
Bryan TX 77808

Shawn Yetter

APRIL 15, 2021



Inspector

Nathan Peacock

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PROPERTY INSPECTION REPORT

Prepared For: Shawn Yetter

(Name of Client)

Concerning: 7443 Field Creek Estates Drive, Bryan TX 77808

(Address or Other Identification of Inspected Property)

By: Nathan Peacock

(Name and License Number of Inspector)

04/15/2021 2:00 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

In Attendance: Buyer, Buyer Agent

Occupancy: Vacant

Style: Traditional

Weather Conditions: Cloudy

Not Inspected: Additional Buildings, HVAC -
These components were not inspected.

Reasons for items not inspected can be, but not limited to:

- inaccessible
- not requested
- beyond the scope of normal TREC inspection

Additional Notes From Inspector:

Items identified in a certain section of this report may not represent an exhaustive list of defects for a particular system or component.

Once defects in a system or component are detected, it may be in the best interest of the buyer to contact a specialist to provide additional information and potential repair protocols.

Example: A detected leak in a roof system that is reported in the report should not be assumed to be the only leak.

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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

General Condition:: Cracks in Exterior Masonry

Foundation Opinion: Performing As Intended, Minor Movement, Seasonal Movement

Corner Crack:

Corner cracks are common cosmetic defects at foundation edge due lack of rebar support in this area.

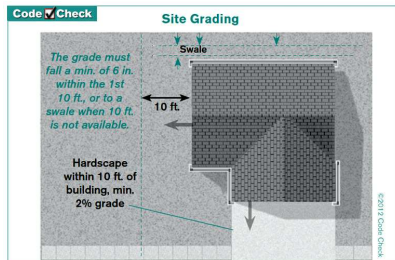


B. Grading and Drainage

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 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.



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 maintenance.

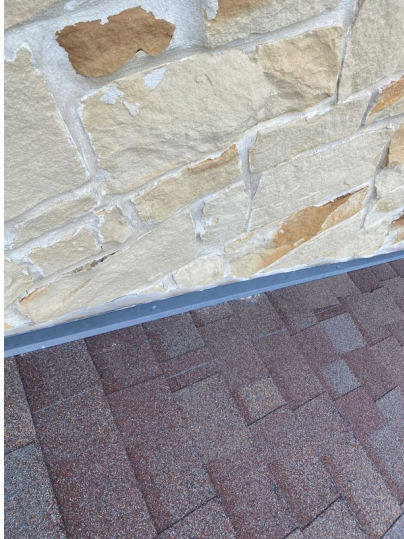
The inspector does not: determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspector's judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; exhaustively

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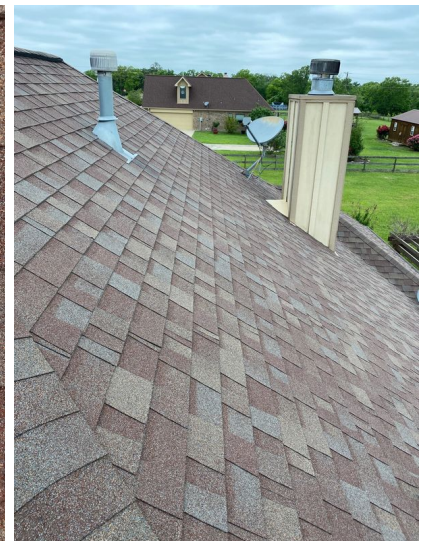
examine all fasteners and adhesion, or provide an exhaustive list of locations of deficiencies and water penetrations.

Types of Roof Covering: 30-40 year shingle

Viewed From: Roof



Performance Opinion: Good Condition



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1: Exposed Nails

🚫 Recommendation

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.

Recommendation: Contact a qualified roofing professional.



2: Storm Collar Not Sealed

🚫 Recommendation

This is a potential source of moisture penetration. Water can trickle down side of flue and saturate internal components

Recommendation: Contact a qualified professional.

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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: Attic Space

Depth of Insulation: 9-12 inches

General Condition:



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E. Walls (Interior and Exterior)

Comments:

Common Cracks in Exterior Wall Cladding: Stone, Masonry -

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



Area Inaccessible: Sealed Closed
Old Moisture Stains Under Sink:

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1: Cracks in External Wall Cladding

🚫 Recommendation

Major cracking observed in wall structure. Cracks should be sealed to prevent water intrusion

Recommendation: Contact a qualified structural engineer.



2: Gaps At Exterior Wall

🚫 Recommendation

Seal all gaps at joints and/or utility penetrations to prevent moisture and pest intrusion.

Common gaps are but not limited to:

- Utility holes
- Expansion joints
- Brick ledge/Window transition
- Brick ledge/siding transition

Recommendation: Contact a qualified handyman.

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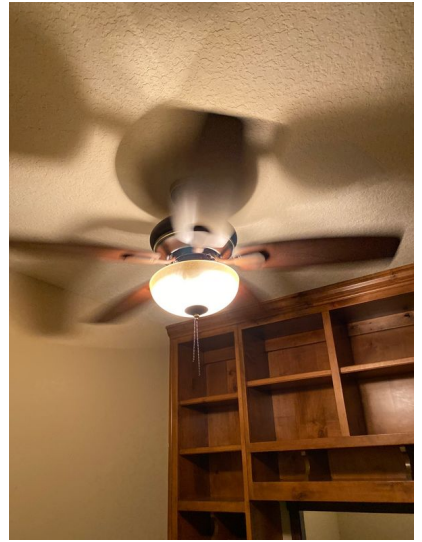


F. Ceilings and Floors

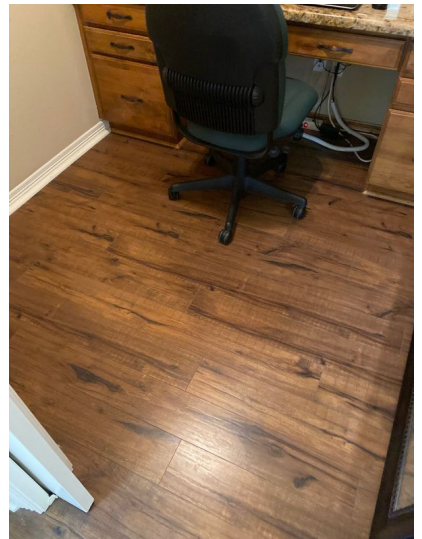
Comments:

General Condition- Ceilings:

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General Condition-Floor Coverings:



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G. Doors (Interior and Exterior)

Comments:

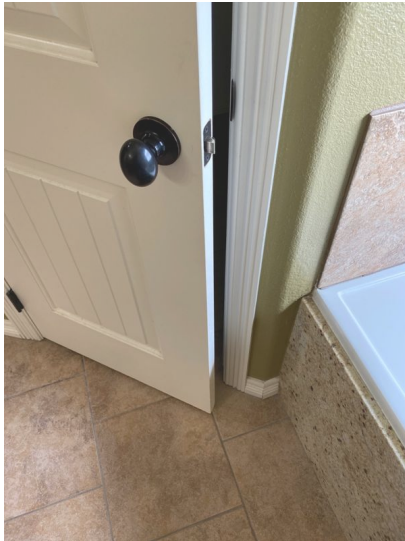
Doors are inspected to operate smoothly. Doors should open easily from the inside without the use of a key or special instruction.

1: Door Doesn't Latch

🔴 Recommendation

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a qualified handyman.



Master closet

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.

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1: Failed Seal

🚫 Recommendation

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation: Contact a qualified window repair/installation contractor.



2: Missing Screen(s)

🚫 Recommendation

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

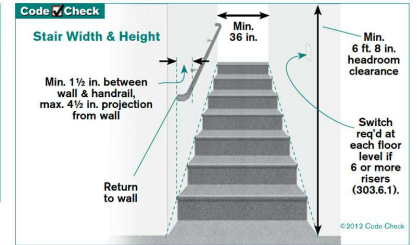
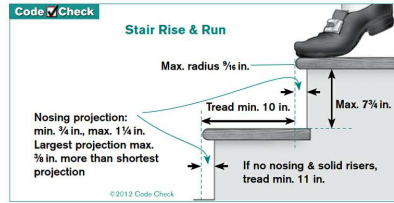
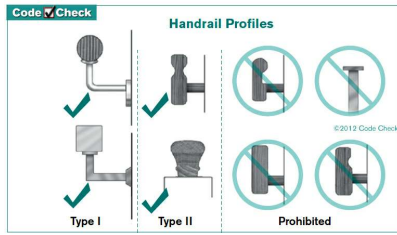
Recommendation: Contact a qualified window repair/installation contractor.



I. Stairways (Interior and Exterior)

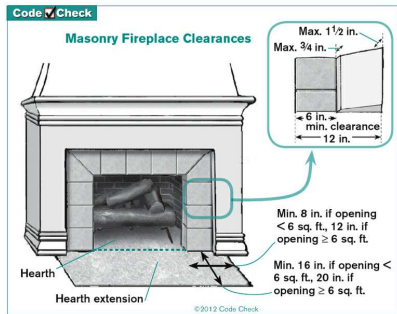
Comments:

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J. Fireplaces and Chimneys

Comments:



General Condition:



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1: Defect:

🚫 Recommendation

Remote system did not appear operational

Recommendation: Contact a qualified professional.



- K. Porches, Balconies, Decks, and Carports**
Comments:

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

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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: 200 amp, 70amp



Abandoned Breaker:



B. Branch Circuits, Connected Devices, and Fixtures

Comments:

The majority of branch circuit wiring is inaccessible.

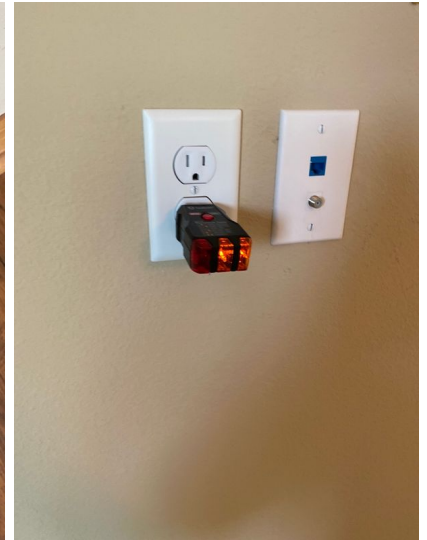
Wiring connections can loosen with time and use. Changes or additions to electrical circuits should be performed by a knowledgeable homeowner or licensed electrician. Always check compatibility of replacement light bulb for size and socket type. Electrical upgrades may require a permit.

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

General Condition:



1: Smoke Detectors Missing

🚫 Recommendation

Smoke detectors should be in each bedroom

Recommendation: Contact a qualified professional.



2: Damaged/Loose Light Fixture

🚫 Recommendation

Recommendation: Contact a qualified professional.

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Loose

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

COMMENT:

Not Inspected: Unit was inspected separately by licensed HVAC company

B. Cooling Equipment

Comments:

COMMENTS::

Not Inspected. Unit was inspected separately by licensed HVAC company

C. Duct System, Chases, and Vents

Comments:

COMMENTS:

Not Inspected: Unit was separately inspected by licensed HVAC company

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

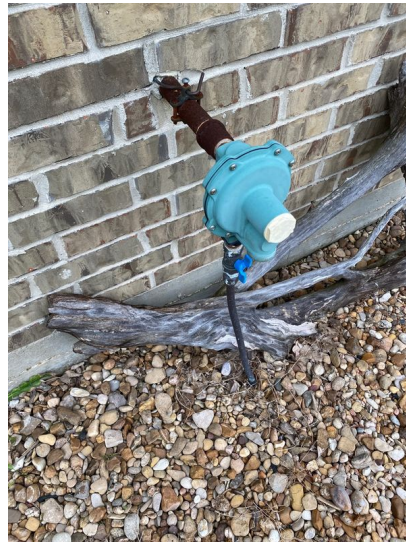
Corrugated Stainless Steel Tubing Installed:

CSST is the yellow jacketed flexible gas line. Proper installation requires this system to be bonded. Bonding

wire was present



Fuel Gas Provided by Onsite Liquid Propane Tank: Less than 50%, Over 50% Full



NOTE: Water Pressure:

Variance in water pressure between fixtures in the home.

1: Loose Commode

 Maintenance Item

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

Recommendation: Contact a qualified plumbing contractor.

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Hall Bathroom

2: Missing Vacuum Breakers

🚫 Recommendation

Exterior hose bibs should have a one way vacuum breaker installed to prevent dirty water from entering homes water supply.

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.

General Condition:



1: Missing/Damaged Drain Stop

🚫 Recommendation

Missing drain components should be replaced to prevent large objects from entering/obstructing the drain.

Recommendation: Contact a qualified professional.

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Hall Bathroom

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.

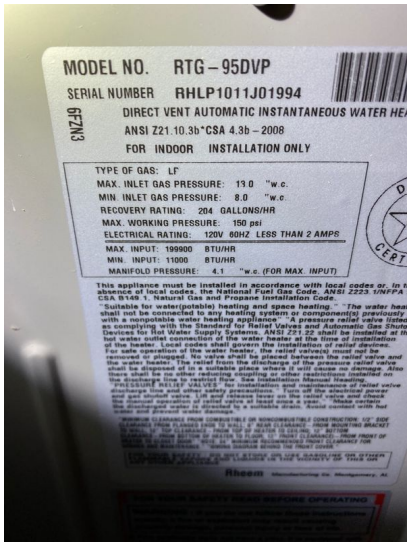
The unit should also be flushed periodically (time between flushes will be dependent on water quality) to keep the unit free of scale and lime. This process should be completed by a professional.

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: Propane

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Capacity: Tankless



Observations:: Minor Wear and Tear

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D. Hydro-Massage Therapy Equipment

Comments:

Observations: GFCI protected, Operating as Intended



1: Plumbing Not Accessible

Recommendation

Access to pump and plumbing is strongly suggested

Recommendation: Contact a qualified professional.

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.

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General Condition: Air Gap Present, No visible Rust



Buttons Worn-unit operational:



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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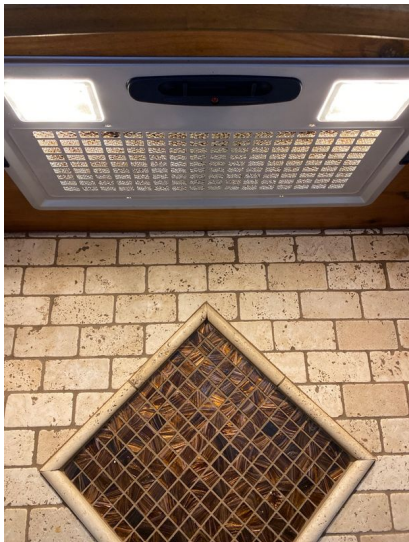


C. Range Hood and Exhaust Systems

Comments:

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

Vent Type: Exterior



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.

General Condition: Burners Operational, Thermostat Accuracy +/- 25 Degrees

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E. Microwave Ovens

Comments:

General Condition:



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.

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VIDEO

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

Backdraft Damper



End outside & no screens

©2012 Code Check



VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

General Condition: Rain/Moisture Sensor, Back flow prevention devise, Shut off valve

Comments:

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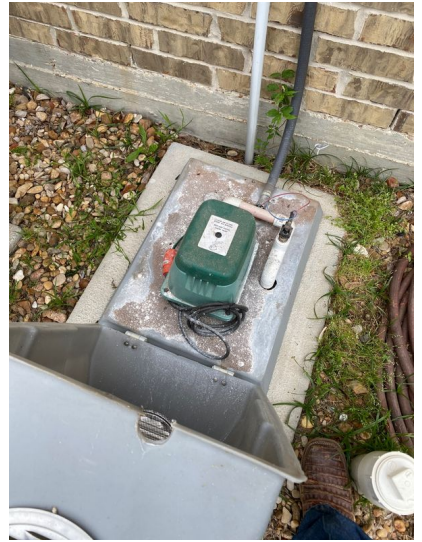


E. Private Sewage Disposal (Septic) Systems

Comments:

Type of System: Aerobic

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Location of Drain Field: Left of Home



Location of Septic Tanks: Left Side Yard

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Connected Fixtures: Whirlpool Tub -

These fixtures have the potential of overloading the system. In addition, these fixtures tempt the homeowner to use products that may harm healthy bacteria



First Tank: Concrete

Second Tank: Concrete

Third Tank: Concrete -

D

Soil Treatment: Sprinkler System, Tablet

Septic System Components: High Water Alarm Operational, Pump Operational, Aerator Operational

Pumping:

May need pumping in 18-24 months

1: Chlorine Needed

🚫 Recommendation

System is low or out of chlorine and is not properly treating the water.

Recommendation: Contact a qualified professional.

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