



## PROPERTY INSPECTION REPORT

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Prepared For: Mark Frenzel  
(Name of Client)

Concerning: 3119 Pine Chase Drive , Montgomery, TX 77356  
(Address or Other Identification of Inspected Property)

By: Eric Phillips Lic.#: TREC #21717 09/05/2019  
(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.** 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.

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Promulgated by the Texas Real Estate Commission (TREC)      P.O. Box 12188, Austin, TX 78711-2188  
(512) 936-3000 <http://www.trec.texas.gov>

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.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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## Home Inspection Report

Prepared exclusively for

**Mark Frenzel**



PROPERTY INSPECTED:

3119 Pine Chase Drive  
Montgomery, TX 77356

DATE OF INSPECTION: 09/05/2019

Inspection No. 521157-1-212

**INSPECTED BY:**

Eric Phillips  
PO Box 4481  
Bryan, TX 77805  
eric.phillips@pillartopost.com  
(979) 446-2389

**INSPECTOR:**

Eric Phillips  
Lic.#: TREC #21717  
eric.phillips@pillartopost.com  
(979) 446-2389

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*Each office is independently owned and operated*

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I	NI	NP	D*

## REPORT SUMMARY

### I. STRUCTURAL SYSTEMS

**C. Roof Covering Materials**

*Comments:*

- Damaged shingles were noted that should be replaced. Although not currently exhibiting signs of leaking, these damaged shingles will wear before surrounding shingles and could present premature roof problems.
- Roof covering appears to be nearing the end of its life expectancy, but appears to be functioning and should be able to be maintained in the short term with monitoring and minor repairs. Covering should be budgeted for replacement in the near future.

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

*Comments:*

- Recommend installing self closing hinges on fire rated door to garage.

**H. Windows**

*Comments:*

- Several windows free-fell when tested. This can severely injure someone's hand and needs to be corrected. Repair or replace the following window units:
    - Master bath water closet
    - Master bedroom (both)
    - Middle bedroom
    - Front bedroom
    - Den (right of fireplace)
    - Dining room (both)
- Generally, the spiral balances have dropped on most windows and need repair.

### II. ELECTRICAL SYSTEMS

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

*Comments:*

- GFCI protection is not in place on ANY required electrical receptacles. Current best practices require installation of GFCI receptacles in outdoor areas, garages, kitchens, baths, laundry rooms and within 6 feet of the edge of sinks to reduce risk of electrical shock.
- Smoke alarms should be installed and operational in each sleeping room and outside each separate sleeping area in the immediate vicinity of the sleeping rooms.

### IV. PLUMBING SYSTEMS

**D. Hydro-Massage Therapy Equipment**

*Comments:*

- Installation of a ground fault circuit interrupter could not be verified. A dedicated GFCI is required on this circuit.

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**I   NI   NP   D\***

**V. APPLIANCES**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**G. Garage Door Operators**

*Comments:*

- Garage doors did not reverse under standard test. Adjustment or repair of units is needed.

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### INSPECTION REPORT

#### I. STRUCTURAL SYSTEMS

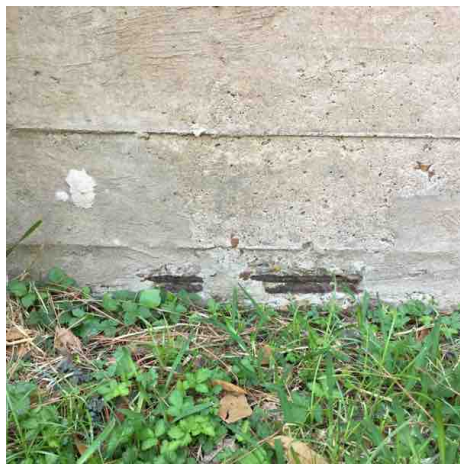
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##### A. Foundations

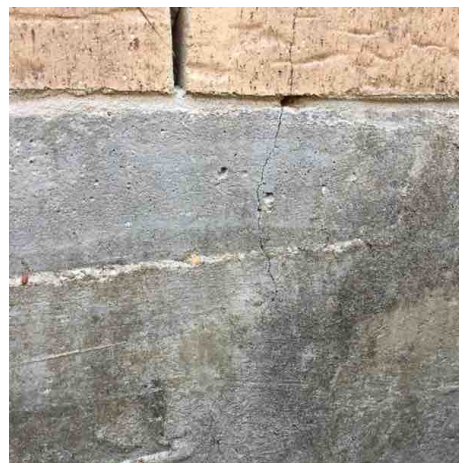
Type of Foundation(s): Slab on grade

Comments:

- Overall, the foundation appears to be supporting the structure with no visible evidence of major shifting, cracking or excessive floor slope.
- Exposed steel reinforcement was noted on foundation edge and should be checked, primed and sealed to prevent concrete spalling from expansion of rusting steel.



- Hairline cracks were noted in the expose grade beam in a few places. These are considered typical for settling of the structure on these soils. Monitor areas for future performance.





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- Wedge cracks noted in corner(s) of exposed grade beam. This is not a structural issue, but repair/repointing is recommended. A good article explaining the cause of these cracks can be found at <https://tinyurl.com/m88xc5o>



**B. Grading and Drainage**

*Comments:*

- It is strongly recommended that a gutter and downspout system be installed along the drip edges of the ENTIRE house to a) minimize erosion around the foundation and b) minimize water absorption by expansive clays and any resultant foundation movement.

Extend all leaders from gutters to discharge at least 6' away from building to reduce moisture penetration and foundation damage. Splash blocks are a less effective but secondary alternative.



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- Soil/grass/mulch is too high on exterior wall in some areas, creating vulnerability to water and insect intrusion and which will ultimately present moisture problems inside the wall structure. Recommended clearances are 4 inches for brick/masonry and 6 inches for wood/siding.



- Repair any damage to gutters or downspouts.



**C. Roof Covering Materials**

*Types of Roof Covering: Asphalt shingles*

*Viewed From: Roof top*

*Comments:*

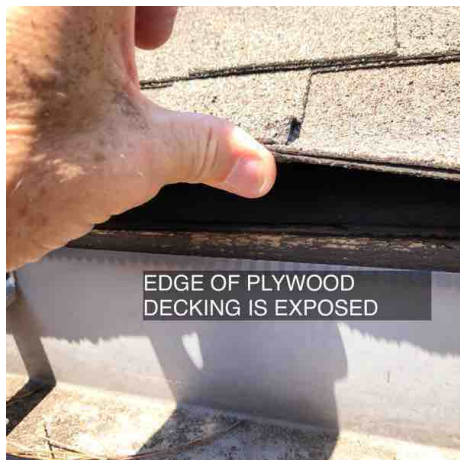
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- Tree limbs are contacting roof, which will increase wear in these areas. All tree limbs should be trimmed back 4 feet from the roof surface, monitored for growth and controlled on a continuing basis.



- Not all areas of drip edge have flashing (behind gutters). This could result in moisture related problems. All areas of the roof perimeter should be flashed.

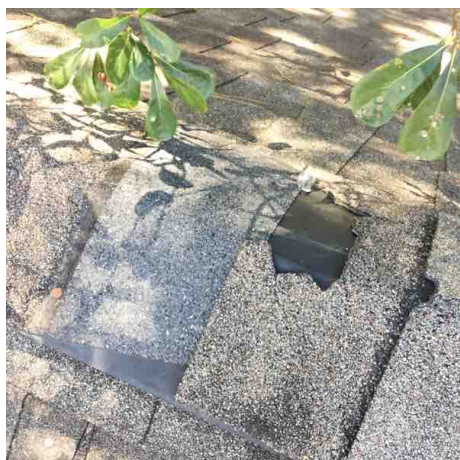




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• Damaged shingles were noted that should be replaced. Although not currently exhibiting signs of leaking, these damaged shingles will wear before surrounding shingles and could present premature roof problems.



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- "Bird-eyes" are apparent where nails have backed out and lifted shingles above. Nails need to be resealed and loose shingles caulked.



- Roof covering appears to be nearing the end of its life expectancy, but appears to be functioning and should be able to be maintained in the short term with monitoring and minor repairs. Covering should be budgeted for replacement in the near future.

**D. Roof Structures and Attics**

*Viewed From: Entered attic*

*Approximate Average Depth of Insulation: 8 to 10 inches of insulation*

*Comments:*



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- Replace any moisture damaged eave components.



- Squirrels have damaged some areas of eaves while trying to chew their way into the attic. Damage in these areas needs repair and paint. Monitor all suspect areas for future damage. Recommend consulting a pest control company for recommendations on how to minimize future occurrences of damage.



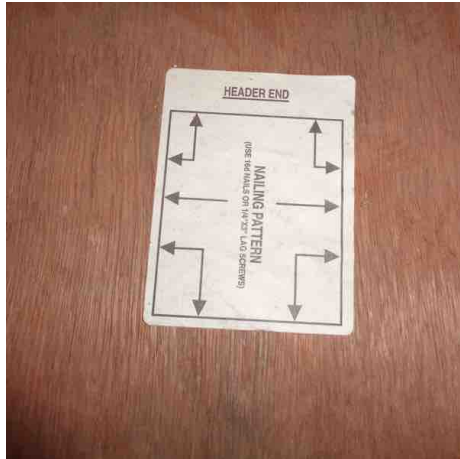
- Caulk and paint exposed eave/soffit/fascia/frieze board edges and joints.



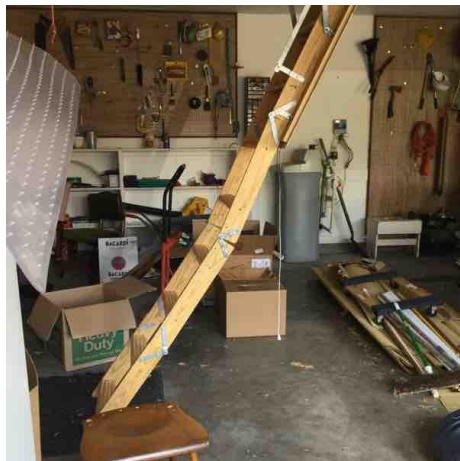
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- Attic access ladder is not installed per manufacturer's instructions. Shims are missing in gaps between frame and building structure. Screws are not appropriate for installation; should be 16d nails or 1/4 inch lag bolts. See photo.



- Attic access ladder does not appear to be constructed of fire retardant material and could compromise integrity of garage fire stopping system.
- Attic access ladder has been modified and is doglegged and needs repair.



- Recommend adding insulation to attic side of hallway access hatch cover to provide improved energy efficiency; an uninsulated attic hatch panel is a huge heat sink. Weather strip edges also.

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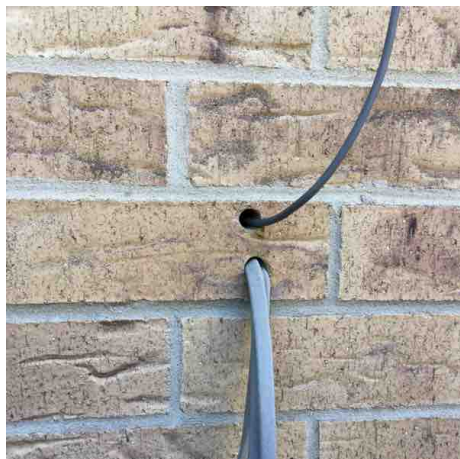
**E. Walls (Interior and Exterior)**

*Comments:*

- Generally, caulking and sealing between siding/brick and structure should be refreshed throughout in order to close all gaps from moisture and insect infiltration.



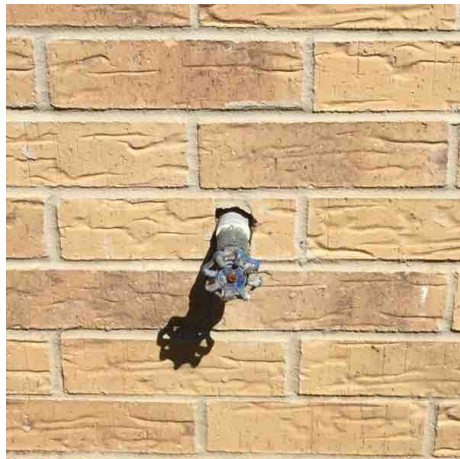
- Seal all exterior wall penetrations to prevent moisture and insect infiltration.





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- Areas of masonry veneer are showing cracks which should be pointed up and sealed. These cracks appear to be a result of typical house settling and do not appear to be a structural concern. Monitor areas for future performance.



- Damaged eave components need proper repair.



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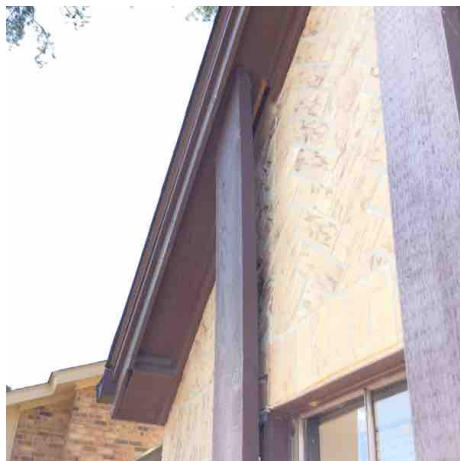
D = Deficient

I NI NP D\*

- Repair any moisture damaged siding and trim.



- Trim on front window needs repair.



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- Repair any damaged drywall

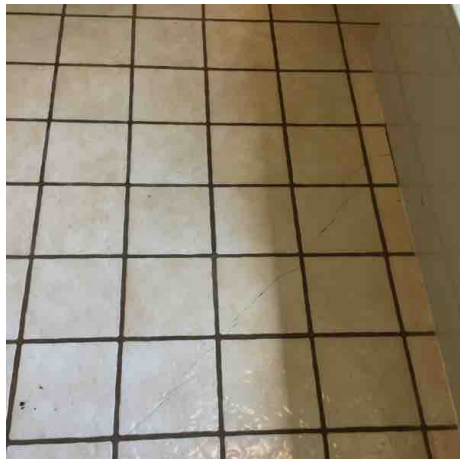


**F. Ceilings and Floors**

*Comments:*

- Cracked floor tile in master bathroom will need repair.



- Interior ceiling in hall linen closet has been wet at one time, but measured no excessive moisture upon testing. Repair damage and monitor this area for future performance.



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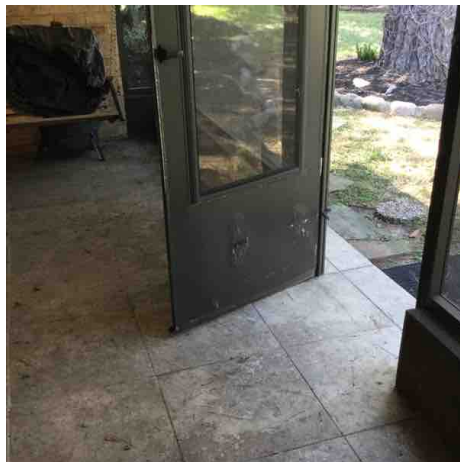
**G. Doors (Interior and Exterior)**

*Comments:*

- **Recommend installing self closing hinges on fire rated door to garage.**
- Overhead garage door seal needs repair



- Weatherstripping needs repair on front door.
- It could not be determined if the front door glass is tempered.
- Storm door off of the back patio needs replacement



- Repair/replace all damaged/missing door stops.
- Front bedroom door does not latch closed and needs adjustment.



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**H. Windows**

*Comments:*

• **Several windows free-fell when tested. This can severely injure someone’s hand and needs to be corrected. Repair or replace the following window units:**

- **Master bath water closet**
- **Master bedroom (both)**
- **Middle bedroom**
- **Front bedroom**
- **Den (right of fireplace)**
- **Dining room (both)**

**Generally, the spiral balances have dropped on most windows and need repair.**



- **Many window screens are missing.**

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

**J. Fireplaces and Chimneys**

*Comments:*

- **Best practices call for a minimum hearth depth of 16 inches beyond the edge of the firebox to combustible materials for this fireplace design. This one comes in at 11 inches.**



- **Right glass door needs repair; it falls out of its track.**

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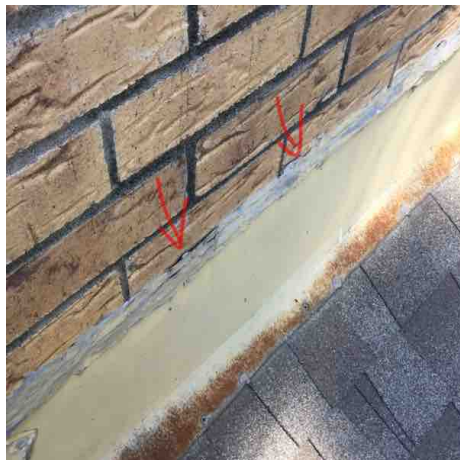
D = Deficient

I NI NP D\*

- Any cracks in chimney cap should be pointed up.



- Flashing along edges needs attention.



- Point up any cracks or gaps in brick joints



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

*Comments:*

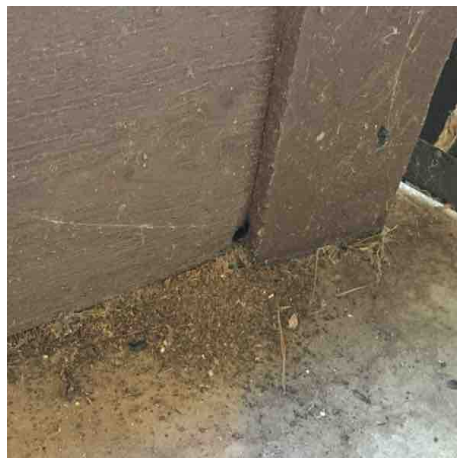
- Wooden steps off of side porch will need replacement.



- Driveway needs repairs



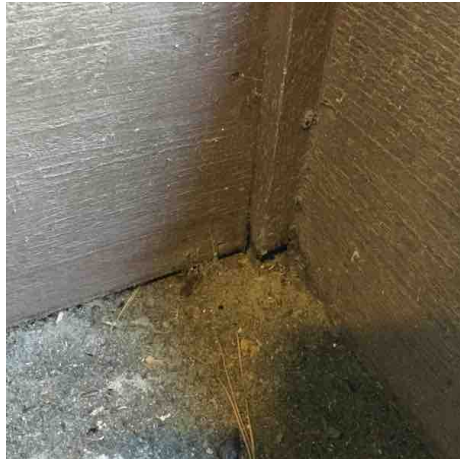
- Moisture damage to columns supporting rear porch overhang will need repair



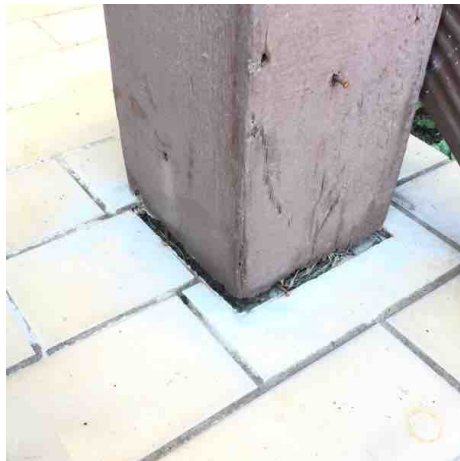


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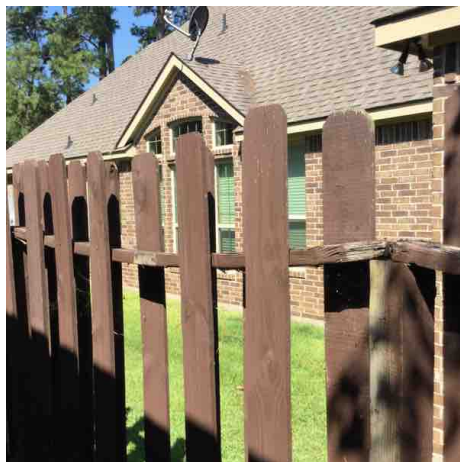
- Repair moisture damage to base of front porch column



**L. Other**

*Comments:*

- Wooden fence will need repairs.





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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Aluminum service entrance conductors were found to be present. Aluminum wiring itself is safe if proper connections and terminations are made without damaging the wire, and if using approved materials installed in accordance with accepted standards and the manufacturer's instructions. Temperatures taken with an infrared camera showed connections to be operating within safe temperature limits, however, it would be prudent to contract a qualified electrician to assure that all connections are adequate and safe.



- 20 amp overcurrent device in position 22 in the service panel is not labeled.



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

*Comments:*

- Exterior light fixtures on vertical walls need sealing/caulking around top and side edges to prevent moisture from entering conductor penetration area.



- Replace any damaged receptacles.



- Exterior weatherproof covers should be installed with the hinge up. Foam inserts also need replacement



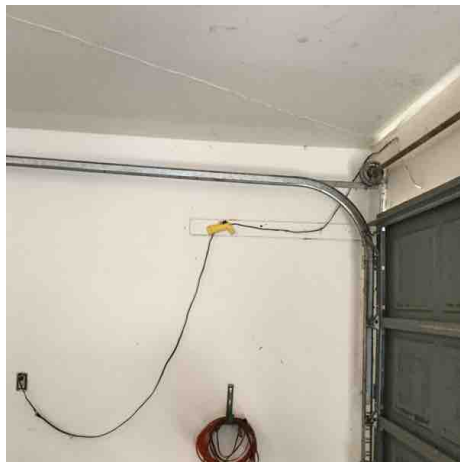
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- **GFCI protection is not in place on ANY required electrical receptacles. Current best practices require installation of GFCI receptacles in outdoor areas, garages, kitchens, baths, laundry rooms and within 6 feet of the edge of sinks to reduce risk of electrical shock.**
- All receptacles should have listed covers installed.



- Extension cords should not be used as permanent wiring.



- Ceiling fan on back porch could not be made to operate.
- Front porch light could not be made to operate. Change bulb and retest circuit.
- Exposed bulbs in closet ceilings should be properly guarded.
- **Smoke alarms should be installed and operational in each sleeping room and outside each separate sleeping area in the immediate vicinity of the sleeping rooms.**

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

**A. Heating Equipment**

*Comments:*

- Unit was inspected by an HVAC technician hired by buyer. Reference the technician's report for findings.

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**B. Cooling Equipment**

*Comments:*

- Unit was inspected by an HVAC technician hired by buyer. Reference the technician's report for findings.

**C. Duct Systems, Chases, and Vents**

*Comments:*

- Equipment was inspected by an HVAC technician hired by buyer. Reference the technician's report for findings.

**IV. PLUMBING SYSTEMS**

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

*Location of water meter: At front of house*

*Static water pressure reading: 60 to 70 psi at time of inspection*

*Comments:*

- Backflow preventers should be installed on each outdoor hose bibb.
- Half bath toilet base needs caulking to floor.
- Hot water supply faucet on hydrotherapy tub does not have a mechanical stop.
- Hall bath shower head leaks and needs repairs. Fixture also needs caulking to seal it to the wall.



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- Any exposed water piping in attic should be insulated or covered in insulation to protect it from potential freeze damage.



**B. Drains, Wastes and Vents**

*Comments:*

- Clothes washing machine drain and supply lines were not operationally checked.
- The tops of several leaded roof jacks have been damaged by squirrels. There is most likely water entering the house through these gaps at every rain event. Repair jack covers as soon as possible to avoid water related damage to interior walls. Consider replacement with non-leaded units.



**C. Water Heating Equipment**

*Energy Sources: Electric*

*Capacity: 50 gallon*

*Comments:*

- Data plate indicates unit to be a Rheem 2012 model that appeared to work adequately.

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- The water heater TPR (temperature pressure relief) valve was not tested for functionality due to concerns that scale buildup over the years from non-use may not allow it to properly reseal after activation. Most manufacturers suggest testing the valve annually for proper operation and changing the TPR valve every five years.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

- Installation of a ground fault circuit interrupter could not be verified. A dedicated GFCI is required on this circuit.

**E. Other**

**V. APPLIANCES**

**A. Dishwasher**

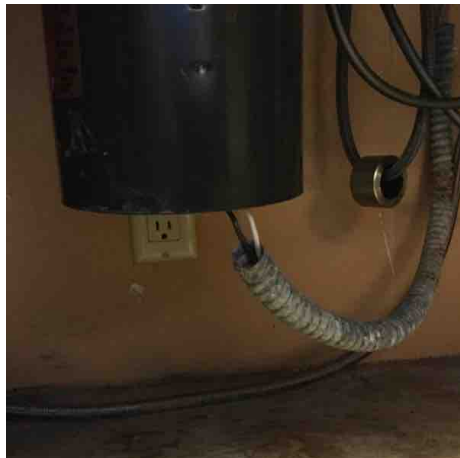
*Comments:*

- Dishwasher receptacle should not be located within the same space as the dishwasher. It should be in the cabinet space adjacent to the space occupied by the dishwasher.
- Drain line should have a high loop installed to minimize chances for drainage back flow into dishwasher from food waste disposal unit.

**B. Food Waste Disposers**

*Comments:*

- Wire is unprotected where it enters the unit. Vibration from sharp edged bottom plate may eventually wear a hole in wire covering, or wiring could be pulled out of unit from stored materials. A clamp or grommet is recommended to protect and secure wiring at point of entrance.





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**C. Range Hood and Exhaust Systems**

*Comments:*

- Cover on Jenn-Air exhaust is damaged and needs replacement



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

*Comments:*

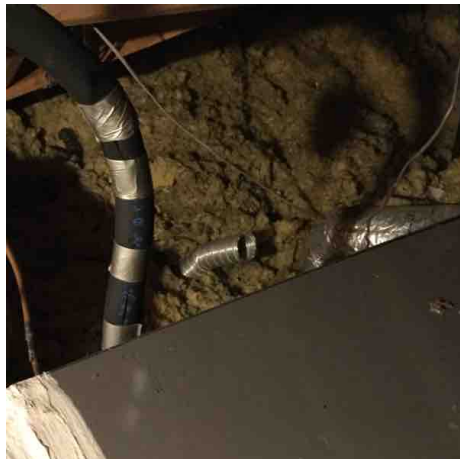
- Oven temperature settled out at 350 deg vs. 350 deg set point.

**E. Microwave Ovens**

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

*Comments:*

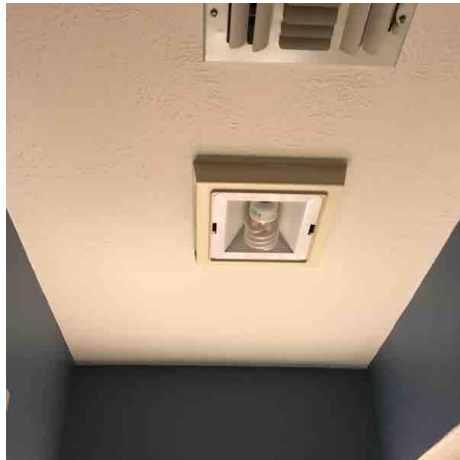
- Bathroom vents exhaust into the attic, creating an avenue for moisture infiltration into the attic area. Discharge should be routed directly to the outside through an approved vent.



I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient

I   NI   NP   D\*

- Hall bath unit needs a cover



**G. Garage Door Operators**

*Comments:*

- Garage doors did not reverse under standard test. Adjustment or repair of units is needed.

**H. Dryer Exhaust Systems**

*Comments:*

- Dryer vent cover unit is damaged (back flow preventer is stuck open) and needs replacement.

**I. Other**

*Comments:*

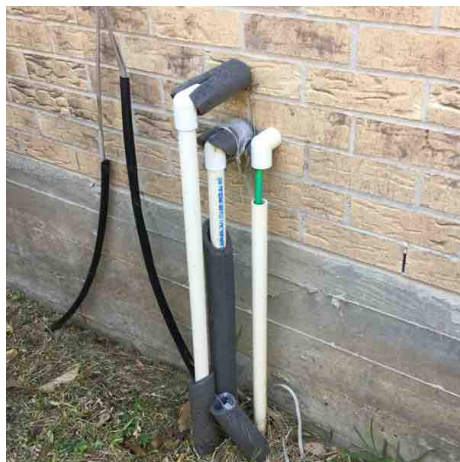
- Trash compactor was tested and worked adequately.

**VI. OPTIONAL SYSTEMS**

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

*Comments:*

- Any exposed outdoor piping should be insulated to protect it from potential freeze.





**I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient**

**I   NI   NP   D\***

- Vacuum breaker needs repair.



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