

# Inspection Report

**Daniel Ennis**

**Property Address:**  
606 Marshall St B6  
Houston TX 77006



**Home Plate Inspections, LLC**

**Steven Walters TREC#22910**  
14918 Gyrfalcon Fork  
Cypress, TX 77429  
281-541-2013

# PROPERTY INSPECTION REPORT

**Prepared For:** Daniel Ennis

(Name of Client)

**Concerning:** 606 Marshall St B6, Houston, TX 77006

(Address or Other Identification of Inspected Property)

**By:** Steven Walters TREC#22910 / Home Plate Inspections, LLC 4/6/2021

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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.

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

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 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 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:**

**In Attendance:**

Customer

**Type of building:**

Condominium

**Approximate age of building:**

Over 50 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Dry

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

I   NI   NP   D

## I. Structural Systems

**A. Foundations**

**Type of Foundation(s):** Poured concrete

**Method used to observe Crawlspace:** No crawlspace

**Comments:**

At the time of inspection the foundation appeared to be performing as intended.

**B. Grading and Drainage**

**Comments:**

**C. Roof Covering Materials**

**Types of Roof Covering:** Asphalt/Fiberglass

**Viewed roof covering from:** Ground

**Comments:**

**D. Roof Structures and Attics**

**Comments:**

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

**Wall Structure:** 2 X 4 Wood

**Wall Material:** Gypsum Board

**Cabinetry:** Wood

**Countertop:** Granite

**Comments:**

**F. Ceilings and Floors**

**Ceiling Structure:** 2X6

**Floor Structure:** Slab

**Ceiling Materials:** Gypsum Board

**Floor Covering(s):** Tile

**Comments:**

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

**Interior Doors:** Hollow core

**Comments:**

**H. Windows**

**Comments:**

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

**Comments:**

**J. Fireplaces and Chimneys**

**Comments:**

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I   NI   NP   D

## II. Electrical Systems

**A. Service Entrance and Panels**

**Panel Capacity:** 100 AMP

**Panel Type:** Circuit breakers, AFCI Breakers

**Electric Panel Manufacturer:** EATON

**Comments:**

The panel is located in the common hallway between building A and B. The panel was not labeled as it should be. Recommend an electrician to assess and label panel. Item 1(Picture) Item 2(Picture)



A. Item 1(Picture)



A. Item 2(Picture)

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

**Type of wiring:** Aluminum

**Comments:**

The plug in the bathroom is not GFCI protected and should be. Plug needs to be replaced with GFCI plug. Item 2(Picture)

The plugs in the back splash in the kitchen are GFCI protected but will not reset at the plug like they are designed to. Recommend electrician to assess and make needed repairs. Item 1(Picture)

Light in closet needs a globe over the bulb. Closet bulbs should have a globe over them to protect the bulb from possibly getting broken. Item 3(Picture)

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

I   NI   NP   D



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

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### III. Heating, Ventilation and Air Conditioning Systems

**A. Heating Equipment**

**Type of Systems (Heating):** Electric heat

**Energy Sources:** Electric

**Number of Heat Systems (excluding wood):** One

**Comments:**

Heat was tested and working as intended at the time of inspection. Item 1(Picture)



A. Item 1(Picture)

**B. Cooling Equipment**

**Type of Systems (Cooling):** Air conditioner unit

**Cooling Equipment Energy Source:** Electricity

**Number of AC Only Units:** One

**Comments:**

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 51 degrees, and the return air temperature was 68 degrees. This indicates the range in temperature drop is normal. Item 1(Picture) Item 2(Picture)

Recommend sealing the area around the suction line with proper materials (not a tshirt). Was unable to inspect all aspects of the system due to height restrictions. Item 3(Picture) Item 4(Picture)



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I   NI   NP   D



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)

C. Duct Systems, Chases and Vents

**Ductwork:** Insulated

**Filter Type:** Disposable

**Comments:**

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

I   NI   NP   D

## IV. Plumbing System

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

**Water Source:** Public

**Water Filters:** None

**Plumbing Water Supply (into home):** Galvanized (old)

**Plumbing Water Distribution (inside home):** Galvanized

**Comments:**

Water pressure at all faucets and tub/shower was low. Pressure was unable to be tested on a gauge - there was not a spot to screw the gauge on. Recommend a plumber to assess water pressure and make any needed repairs. Item 1(Picture)



A. Item 1(Picture)

**B. Drains, Waste and Vents**

**Comments:**

Sink drain in bathroom is constructed using a flex pipe. This is not an acceptable material to be used. When flex pipe is used there is risk of kinks or obstruction. Recommend a plumber to re-pipe drain with proper solid pipe. Item 1(Picture)

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

I   NI   NP   D



B. Item 1(Picture)

C. Water Heating Equipment

**Water Heater energy sources:** None (Boiler only)

Comments:

D. Hydro-Massage Therapy Equipment

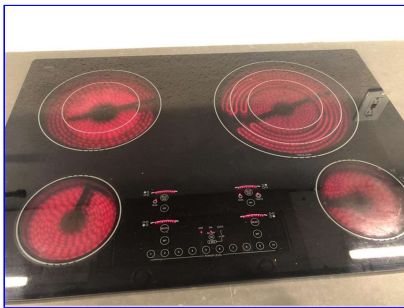
Comments:

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I   NI   NP   D

## V. Appliances

- A. Dishwasher**  
**Dishwasher Brand:** WHIRLPOOL  
**Comments:**
- B. Food Waste Disposers**  
**Disposer Brand:** UNKNOWN  
**Comments:**
- C. Range Hood and Exhaust System**  
**Exhaust/Range hood:** BROAN  
**Comments:**
- D. Ranges, Cooktops and Ovens**  
**Range/Oven:** WHIRLPOOL  
**Comments:**  
Item 1(Picture) Item 2(Picture)



D. Item 1(Picture)



D. Item 2(Picture)

- E. Microwave Ovens**  
**Comments:**
- F. Mechanical Exhaust Vents and bathroom Heaters**  
**Comments:**
- G. Garage Door Operator(s)**  
**Comments:**
- H. Dryer Exhaust System**  
**Comments:**