



REDSTAR PROFESSIONAL HOME INSPECTION, INC

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<https://www.redstarhomeinspection.com>



## REDSTAR RESIDENTIAL INSPECTION

4205 Cline St #C  
Houston TX 77020

Amanda Temple & Matt Allen

JULY 7, 2020



Inspector  
Scott Carey

*SSCms*

TREC #23052  
832-643-9724

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# PROPERTY INSPECTION REPORT

Prepared For: Amanda Temple & Matt Allen

(Name of Client)

Concerning: 4205 Cline St #C, Houston TX 77020

(Address or Other Identification of Inspected Property)

By: Scott Carey - TREC #23052

(Name and License Number of Inspector)

07/07/2020 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](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**

: New Construction

*In Attendance:* Buyer

*Weather Conditions:* Humid

*Temperature (approximate):* 95 Fahrenheit (F)

*Type of Building:* Single Family

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## I. STRUCTURAL SYSTEMS

**A. Foundations**

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

*Foundation Performance: Functioning as Intended:*

The foundation integrity appears to be performing the function intended. No visible differential movement was noted at the interior and exterior of the structure.

Zip Level system was used at the time of inspection to measure the overall levelness of the foundation. The zip level revealed no signs of any issues at the time of inspection.

Note: See the picture below for drawing of the readings taken at the time of inspection.

Note: Red Star Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company.

**1: Slab: Nails protruding from sidewall**

 Maintenance Item

Front Left

Nails were observed protruding from the foundation side wall at various locations around the exterior of the home. Recommend these nails be cut flush to avoid potential injury.

Recommendation: Contact a qualified professional.



Protruding nails  
will be  
addressed.

**B. Grading and Drainage**

*Performing as intended:*

All portions of the grading and drainage were observed to be performing as intended at the time of the inspection.

**C. Roof Covering Materials**

*Types of Roof Covering:* Composition Shingles

*Viewed From:* Ground, Drone, Adjacent Windows

**ROOF ACCESS WAS LIMITED BY::** Too High, Unsafe to Access -

The above stated conditions limited the inspectors ability to inspect the roof. Inspector is not required to access roofs that are unsafe, and all efforts are made to inspect the roof despite these limitations.

*Roof Access: Drone:*

Note: The roof covering could not be accessed due to the inspector not being able to reach it safely. The roof was inspected by drone. While the roof was inspected by drone, the roof inspection was still limited as this device only serves to get a general view of the roof covering and details such a granule conditions is difficult to see. The best method for inspection is to walk the roof covering. Recommend you follow any recommendations made in the report, and consult with a qualified roofing contractor if further evaluation is needed.

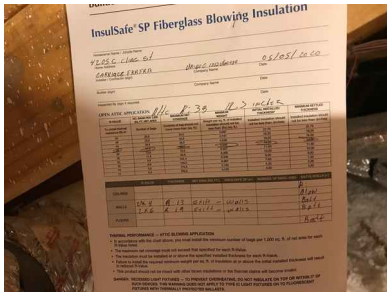
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**D. Roof Structures & Attics**

*Viewed From: Attic*

*Approximate Average Depth of Insulation: 12 Inches*



*Type of Attic Roof Ventilation: Ridge Vent, Soffit Vent*

*Type of Insulation Material: Blown Fiberglass, Batt Fiberglass*

*Performing as intended:*

The attic space was performing as intended at the time of inspection. No issues observed with the roof structure or related components in the attic space.

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

*Types of Exterior Wall Covering: Cement Fiber Lapped Siding, Masonry Stucco Walls*

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**1: New Home Cosmetic Issues**

Maintenance Item

Cosmetic deficiencies (dings, dents, missing paint, etc.) were observed at various locations around the home. Cosmetic issues are not included in the scope of this inspection, and these items should be addressed during your builder walkthrough.

Recommendation: Contact your builder.



All cosmetic deficiencies will be addressed.

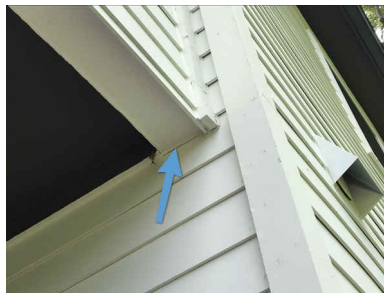
**2: Minor cosmetic/maintenance Issues**

Maintenance Item

Right Exterior

Paint finish damaged or worn, Trim paint/caulking worn -

The above listed items were observed to be in need of minor repair or maintenance. These items are related to cosmetic issues or typical maintenance due to expected wear and tear. Recommend you budget for repair of these issues for cosmetic reasons, or to avoid further deterioration.



**3: Caulking and Sealing Needed**

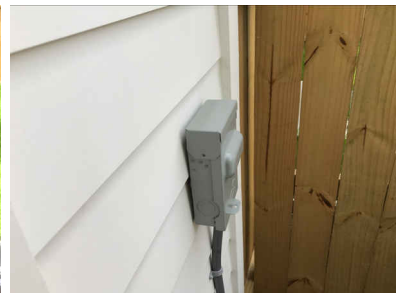
Recommendation

Plumbing penetrations, Light fixtures and outlets, Electrical panel box -

The above stated locations were identified as areas in need of proper caulking and sealing, or maintenance to the existing sealant. Recommend further evaluation of these areas and all others to determine the extent of needed repairs.

Recommendation: Contact a qualified handyman.

All penetrations will be sealed/repared as needed.



**4: Stucco: Damage Observed**

Recommendation

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Damaged area was observed at stucco veneer at front right gate area. This could allow water to penetrate behind the stucco and cause premature rot of the stucco system. Recommend further evaluation by a stucco contractor for remedy.

Recommendation: Contact a stucco repair contractor



F. Ceilings and Floors

**1: Ceiling: Missing Insulation**

👉 Recommendation

2nd Floor Front Bathroom

The thermal imaging camera showed an indication of missing insulation at the ceiling. Repair as needed for energy efficiency purposes.

Will be inspected and any missing insulation will be installed.

Note: The yellow/orange color in the thermal image shows where this missing insulation is located.

Recommendation: Contact a qualified professional.



G. Doors (Interior and Exterior)

**1: Interior Door Hardware: Missing Door Stops**

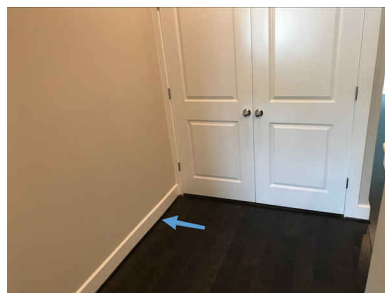
🔧 Maintenance Item

2nd Floor Multiple Locations

One or more door stops were observed to be missing. Recommend adding door stops to prevent damage to drywall finish.

Missing doorstops will be installed.

Recommendation: Contact a qualified professional.



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**2: Interior Door Hardware: Missing Door Stops**

 Maintenance Item

1st Floor Multiple Locations

One or more door stops were observed to be missing. Recommend adding door stops to prevent damage to drywall finish.

Recommendation: Contact a qualified professional.



Missing lock mechanism will be installed.

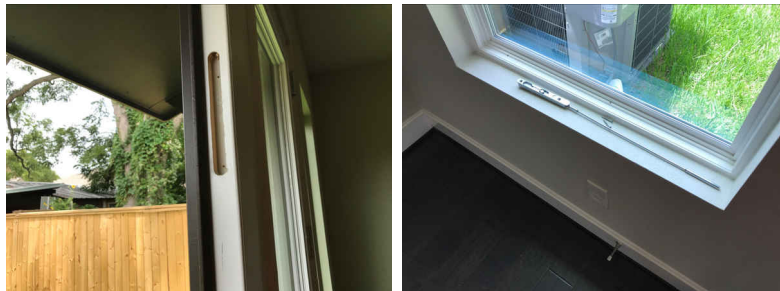
**3: Exterior Door: Missing Upper Locking Mechanism**

 Recommendation

Rear Patio

The inspector observed the rear French exterior door to be missing upper locking mechanism. Remedies needed for security.

Recommendation: Contact a handyman or DIY project



**H. Windows**

**1: Weep Hole Cover: Missing**

 Recommendation

Right Exterior

The weep holes at the base of the exterior of the windows were observed to be missing . Recommend further evaluation and correction as needed to ensure the covers are present and free of obstruction.

Recommendation: Contact a qualified window repair/installation contractor.

Will be inspected and addressed



**2: Flashing @ Window: Not Painted**



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**Recommendation**

Right 1st Floor Exterior

Upper flashing was observed not painted as intended. Recommend further evaluation and painting to prevent possible deterioration at area.

Recommendation: Contact a qualified professional.

Will be addressed.



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

*Stairways:*

All portions of the stairways were observed to be performing as intended at the time of inspection.

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

*Performing as intended:*

All portions of the porches, balconies, and/or decks were observed to be performing as intended at the time of inspection.

**J. Fireplaces and Chimneys**

**L. Other**

**1: Driveway @ Street: Damage Observed**

**Recommendation**

The driveway was observed to be damaged at multiple locations. Recommend further evaluation and repair to prevent further deterioration at area.

Recommendation: Contact a qualified concrete contractor.



Will be inspected and any necessary repairs will be made.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Main Disconnect/Service Box Type and Location:* Breakers-Garage -

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*Service Entrance Cable Location:* Underground (Cable Material Type Not Visible) -

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Service Size: 200 Amps -

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Right Exterior



Photo of Panel:

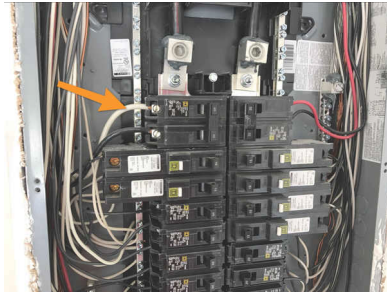


**1: White Wires not Marked**

⊖ Recommendation

White wires were observed connected to breakers. White wires are typically neutral but when they are connected to a breaker they become hot/live and should be marked as such. Recommend to have an electrician evaluate for remedy.

Recommendation: Contact a qualified professional.



Will be inspected and any necessary corrections will be made.

**B. Branch Circuits, Connected Devices, and Fixtures**  
*Type of Wiring:* Copper

**1: Outlets: GFCI Protection Inadequate/Missing**

⊖ Recommendation

Multiple Locations

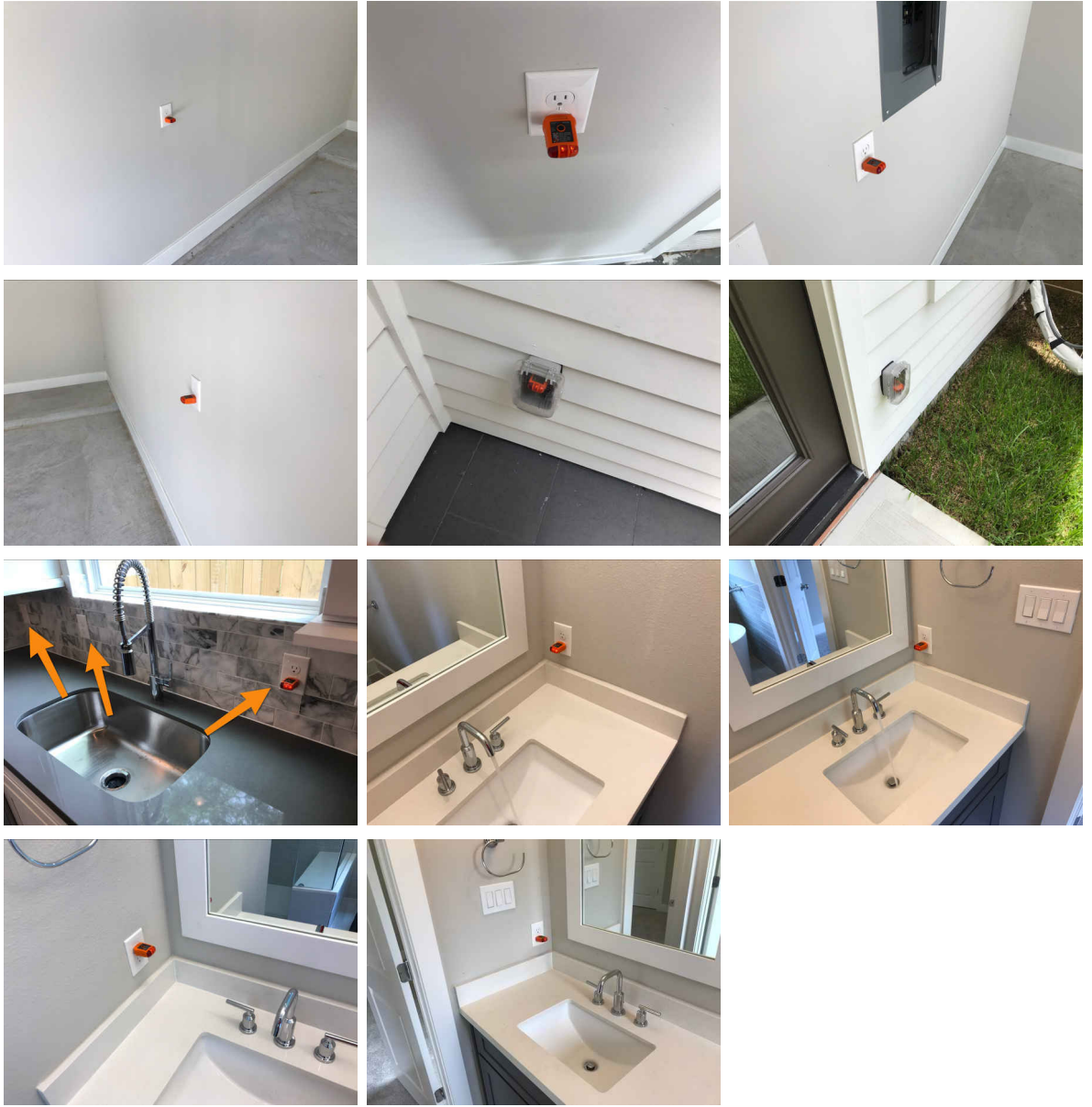
Garage, Exterior, All Kitchen Countertop, All Outlets within 36 inches of a water source, Bathrooms -

- No GFCI protection was observed at these required locations. Recommend addition of GFCI protection for safety purposes as intended.

Recommendation: Contact a qualified professional.

Will be inspected and the necessary corrections will be made.

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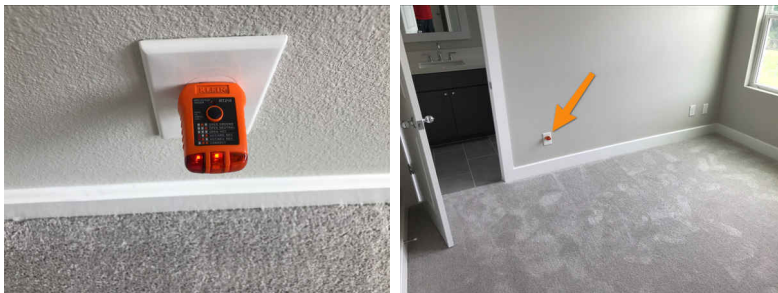
**2: Outlet: Hot Neutral Reversed**

🔴 Recommendation

2nd Floor Front Bedroom

The hot and neutral wires are reversed on the outlet. Recommend to have an electrician evaluate and remedy.

Will be inspected and the necessary corrections will be made.



**3: Outlets: Open Neutral**

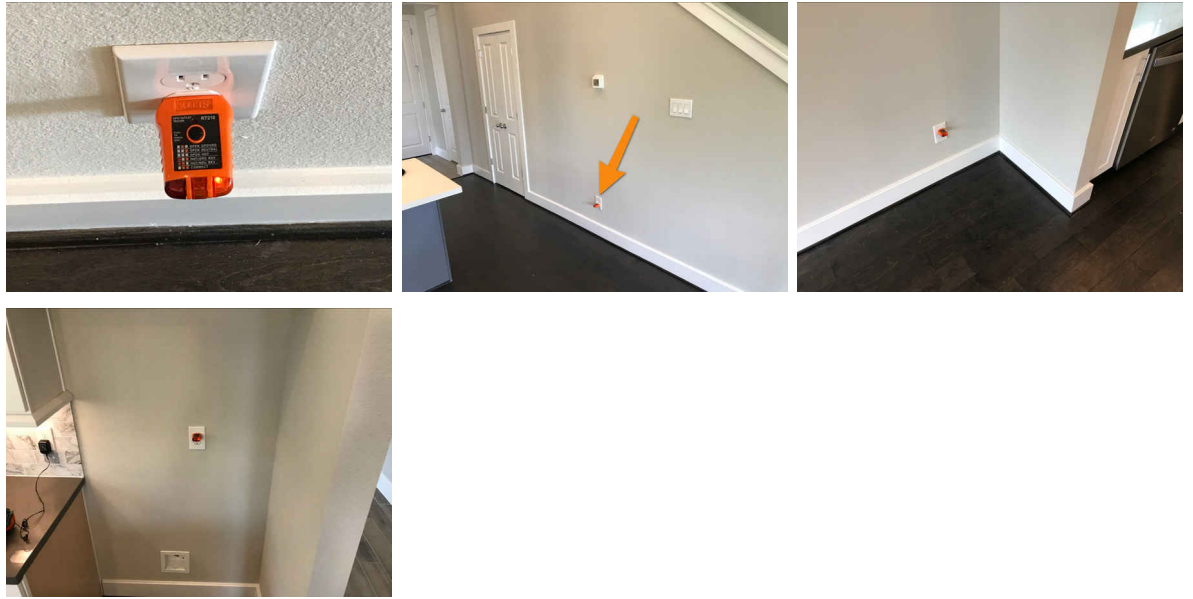
🔴 Recommendation

1st Floor Multiple Locations

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Outlets are not wired correctly. Recommend further evaluation by an electrician.

Recommendation: Contact a qualified electrical contractor.



**4: Outlets: No Power**

🔴 Recommendation

Dryer Outlet

Outlet had no power at the time of the inspection. Recommend further evaluation by an electrician.

Recommendation: Contact a qualified electrical contractor.

Will be inspected.

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

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**A. Heating Equipment**

*Type of Systems:* Forced Air

*Energy Sources:* Natural Gas

*Heating Equipment:* Performing as Intended:

All portions of the heating equipment appeared to be performing as intended at the time of inspection.

Carrier ~ 2019



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**B. Cooling Equipment**

*Type of Systems:* Central Air Conditioner

*Ambient air test:*

Ambient air test was performed by using thermometers on the return air and supply vents of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

Supply Air Temp: Degrees F 53

Return Air Temp: Degrees F 68

Temp. Differential: Degrees F 15

The AC equipment was performing as intended at the time of inspection.

System size: 3.5-tons

System Brand: Carrier

Condenser age: 2018

Evaporator age: 2020

Refrigerant type: 410A

Zone System



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C. Duct System, Chases, and Vents

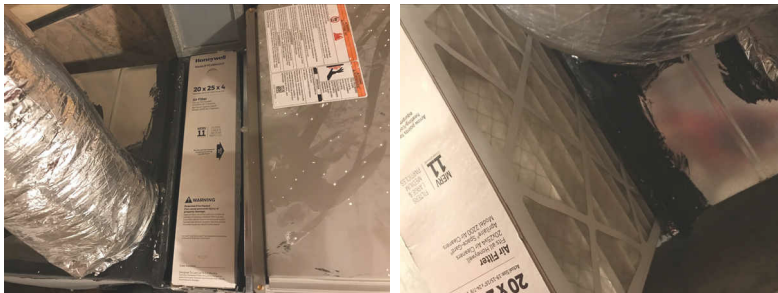
**1: Filters: Media Filter Dirty**

**➔ Recommendation**

The return air filters were observed to be dirty, recommend they be removed at the return air registers as there is a large media filter placed at the air handler in the attic. This will prevent air flow restriction and the allow the unit to operate properly.

Return air filters will be removed.

Recommendation: Contact a qualified professional.



**IV. PLUMBING SYSTEMS**

A. Plumbing Supply, Distribution Systems, and Fixtures

*Location of Water Meter:* Front yard near street



*Location of Main Water Supply Valve :* Exterior wall- Right side



*Static Water Pressure Reading:* 56-60 PSI -

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Type of Piping:: PEX

Gas supply line will be capped.

**1: Gas Piping: Un-Capped Gas Supply**

🚫 Recommendation

An uncapped gas supply line was observed. Gas lines that are not in use should be capped for safety. Remedy as needed.

Recommendation: Contact a handyman or DIY project



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

Type of Piping:: PVC

New Construction Drains::

Will be inspected and addressed.

Note: Although draining properly at the time of the inspection, due to the nature of construction it is common for debris to enter the drain pipes. It is impossible to determine the condition of the underground sewer pipe without conducting a procedure in which a camera is run through the system to determine the internal condition. This procedure must be performed by a licensed plumbing contractor and is beyond the scope of a basic home inspection. If slow or clogged drains are persistent, recommend contacting a licensed professional plumbing contractor to discuss your options on this issue.

**1: Washer Drain Termination: Not Observed @ Exterior**

🚫 Recommendation

Termination point for Second floor Utility Room floor drain was not observed at exterior of home. Recommend further evaluation and inspection by a professional plumbing contractor, to confirm drain exits to exterior as intended.

Recommendation: Contact a qualified professional.



**C. Water Heating Equipment**

Energy Sources: Natural Gas

Capacity: 40 Gallons -

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Location: Attic -

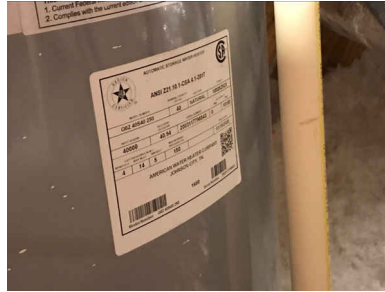
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*Water Heater: Performing as intended:*

All portions of the water heating equipment were observed to be performing as intended at the time of inspection.

American ~ 2020



- D. Hydro-Massage Therapy Equipment

### V. APPLIANCES

- A. Dishwashers

*The dishwasher was performing as intended at the time of the inspection.:*

- B. Food Waste Disposers

#### 1: Debris in Unit

🔴 Recommendation

Will be inspected and any necessary corrections will be made.

The unit was observed to be excessively noisy during operation at the time of the inspection. This condition is likely related to debris or other articles inside the appliance. Recommend further evaluation and correction as needed.

Recommendation: Contact your builder.



- C. Range Hood and Exhaust Systems

*Exhaust systems were performing as intended at the time of the inspection.:*

- D. Ranges, Cooktops, and Ovens

*Cooktop was performing as intended at the time of the inspection.:*



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Ovens were performing as intended at the time of the inspection.:



**1: Anti-Tip Device Missing**

🔴 Recommendation

The oven should have an anti-tip device installed for the rear legs of the cook top to prevent it from tipping over when the door is open. Repair as needed for safety purposes.



**E. Microwave Ovens**

Microwave was performing as intended at the time of the inspection.:



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

Exhaust fans were performing as intended at the time of the inspection.:

**G. Garage Door Operators**

Garage door operators were performing as intended at the time of the inspection.:

**H. Dryer Exhaust Systems**

Dryer exhaust was performing as intended at the time of the inspection.: