



TREC REI 7-5

8299 Cambridge St 601  
Houston TX 77054

Shannon Hartzell  
JANUARY 10, 2020



Inspector

**Derek Carl**

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# PROPERTY INSPECTION REPORT

**Prepared For:** Shannon Hartzell  
(Name of Client)

**Concerning:** 8299 Cambridge St 601, Houston TX 77054  
(Address or Other Identification of Inspected Property)

**By:** Derek Carl - TREC #22170 01/10/2020 9:00 am  
(Name and License Number of Inspector) (Date)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

#### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*In Attendance:* Inspector

*Occupancy:* Vacant

*Temperature (approximate):* 70 Fahrenheit (F)

*Style:* Multi-level

*Type of Building:* Townhouse

*Weather Conditions:* Cloudy

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## I. STRUCTURAL SYSTEMS

**A. Foundations**

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

*Comments:*

*Slab on grade:*

The home structure rested on a concrete slab, most of which was hidden beneath floor covering materials and could not be directly viewed. The inspection of the slab will be limited to observation of the floor covering materials and those portions of the slab that are exposed to view.

**B. Grading and Drainage**

*Comments:*

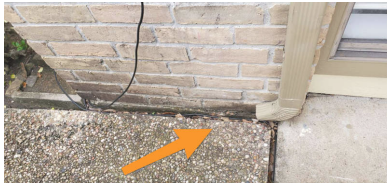
**1: Dispenses water in close proximity of foundation**

🔴 **Recommendation**

Front of the home

The downspouts for the gutters dispense water close to the foundation of the home. Gutters should dispense water five feet away from the foundation to prevent water from settling around the foundation which could lead to foundation issues in the future.

Recommendation: Contact a qualified professional.



**C. Roof Covering Materials**

*Types of Roof Covering:* Asphalt, Architectural

*Viewed From:* Ladder

*Comments:*

*Architectural:*

The roof was covered with dimensional fiberglass asphalt shingles, also called "architectural" or "laminated" shingles. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Dimensional shingles are composed of multiple layers bonded together. Shingles with multiple layers bonded together are usually more durable than shingles

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composed of a single layer. Dimensional shingles usually have a 20-30 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection.

**1: Flashing not secured**

🔴 Recommendation

Right Side

The counter flashing on the roof in the back yard was not secured. This could lead to water intrusion by wind-driven rain. Recommend having the counter flashing resecured.

Recommendation: Contact a qualified roofing professional.



**D. Roof Structures & Attics**

*Viewed From: Attic*

*Approximate Average Depth of Insulation: 4 R-value*

*Comments:*

**1: No platform**

🔴 Recommendation

Attic

No walkway was provided in the attic. Persons entering the attic must walk on ceiling or roof framing members which are often hidden from view beneath the insulation. This activity can be difficult and/or hazardous. The ceiling-covering material (drywall or plaster) will usually not support the weight of a person.

Recommendation: Contact a qualified professional.



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

*Comments:*

**1: Damaged Trim**

🔴 Recommendation

Front of the home

There were damaged trim pieces around the exterior of the home. The Inspector recommends having any damaged trim pieces replaced. All work should be done by a qualified professional.

Recommendation: Contact a qualified professional.



**2: Weepholes**

🔴 Recommendation

Front of the home

There were no weep holes installed above the windows. Weep holes act as a ventilation system for the internal wall cavity and allow water to drain from within the cavity. Recommend having weep holes added.

Recommendation: Contact a qualified professional.





### 3: Minor crack(s)

👉 Recommendation

Right Side

There were several areas that had minor cracks in the exterior walls. This is caused by the soil settling over time. This is not of concern as of now, but you should continue monitoring. Recommend consulting with a structural engineer should the cracks worsen.

Recommendation: Recommend monitoring.



**4: 1 1/2" gap missing in between shingles and siding**

🔴 Recommendation

Front of the home

The siding on the exterior wall located above the entryway was in direct contact with the shingles on the roof. The siding also shows signs of deterioration. There should be a 1 1/2" gap between the exterior wall covering/siding and the shingles to prevent moisture wicking, decay, and other damage.

Recommendation: Contact a qualified professional.





**F. Ceilings and Floors**

*Comments:*

**1: Ceiling - Minor Damage**

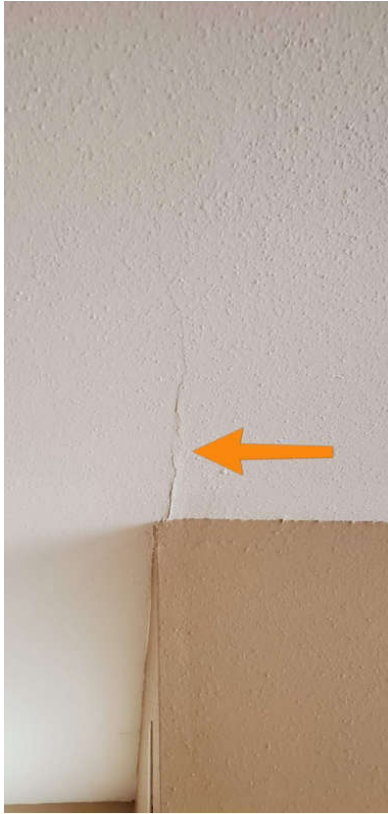
🔴 Recommendation

2nd Floor Bedroom

Minor damage or deterioration of the ceiling was visible at the time of the inspection.

Recommendation: Contact a qualified drywall contractor.

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**2: Moisture damage/stains on ceiling**

🔴 Recommendation

2nd Floor Bathroom

Stains on the ceiling or wall appeared to be the result of moisture intrusion. The moisture meter showed no elevated moisture levels in the affected areas at the time of the inspection. Although this condition indicated that the source of moisture may have been corrected, further examination by a qualified contractor would be required to provide confirmation.

Recommendation: Contact a qualified professional.



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

Comments:

**H. Windows**

Comments:

**1: Damaged/Missing Screen(s)**

🔴 Recommendation

Right Side Front of the home

One or more windows screens were damaged and/or missing. Recommend replacement by a window repair contractor.

Recommendation: Contact a qualified window repair/installation contractor.



## 2: Windows difficult to operate

### 🔴 Recommendation

Throughout the home

Windows in the home were generally difficult to operate.

Recommendation: Contact a qualified window repair/installation contractor.



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

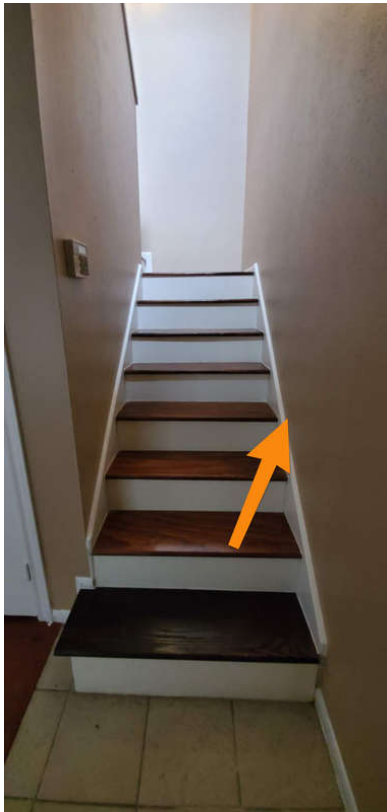
*Comments:*

**1: Handrail not installed**

**▲ Safety Hazard**

The staircase did not have handrail(s) installed. This is a safety hazard. Recommend a qualified professional install a handrail.

Recommendation: Contact a qualified professional.



**J. Fireplaces and Chimneys**

*Comments:*

The fireplace was a wood-burning and was not tested at the time of the inspection. The damper operated as intended.

Living Room

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

## II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**  
*Comments:*



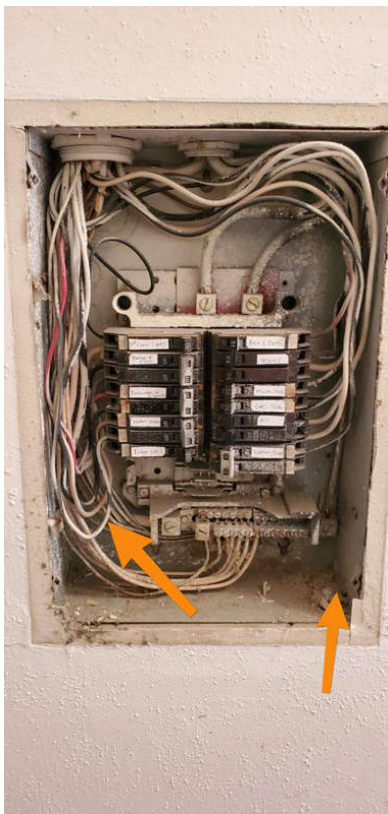
**1: Dirty interior**

🔴 Recommendation

The interior of the electrical service panel cabinet was dirty and needed cleaning. This condition may affect the ability of electrical components within the service panel to function as they were designed. The Inspector recommends that the service panel be cleaned by a qualified electrical contractor.

Recommendation: Contact a qualified electrical contractor.



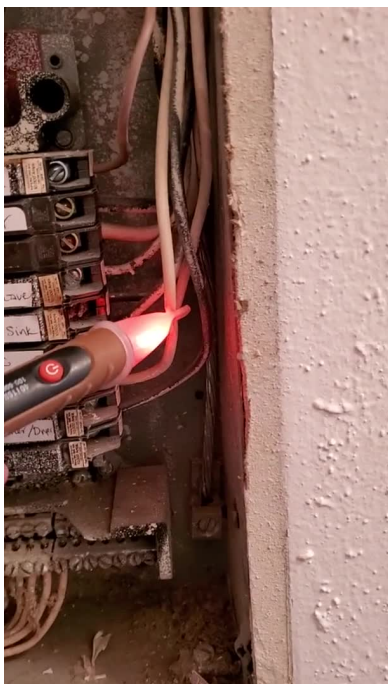


**2: conductors incorrectly colored/marked**

▲ Safety Hazard

In the service panel, conductors with white insulation were being used as ungrounded conductors but were not marked as such. This is a potential electric shock/electrocution hazard and should be corrected by a qualified electrical contractor.

Recommendation: Contact a qualified electrical contractor.



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**3: Service panel installed in closet**

**▲ Safety Hazard**

Master Closet

The service panel was located inside of a closet. Due to the combustible nature of clothing and inadequate clearances, service panels are no longer allowed to be installed in closets. The Inspector recommends consulting with a qualified electrical contractor to discuss options and costs for moving the service panel to a proper location.

Recommendation: Contact a qualified electrical contractor.



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

*Type of Wiring:* Copper

*Comments:*

*Fire Safety:*

It is highly recommended that a Carbon Monoxide Detector be installed according to the manufacturer's instructions.

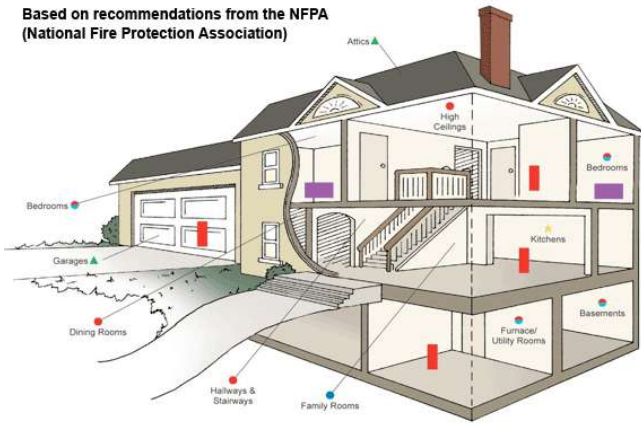
Smoke alarms are required by law and/or local ordinances in residential settings. Hard-wired smoke alarms are required in all new construction in local jurisdictions that have adopted IRC standards.

For more safety information visit the National Fire Protection Association [website](#) and the Houston Texas Fire Department [Fire Prevention and Life Safety Guidebook](#) .

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**Placement Recommendations From Fire Safety Experts**

Based on recommendations from the NFPA (National Fire Protection Association)



- Smoke/CO combo or one smoke & one CO alarm
- Carbon monoxide alarm
- Ionization smoke alarm
- ★ Photoelectric smoke alarm
- ▲ Heat alarm
- Escape Ladder
- Fire Extinguisher



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**1: Carbon Monoxide Detection and Warning Equipment Missing**

▲ Safety Hazard

Carbon Monoxide Alarm(s) were not present at the time of inspection. The Inspector recommends the installation of Carbon Monoxide Alarm(s) in all required areas prior to occupying the home. All installations should be done by a qualified professional. This device can alert homeowners of a carbon monoxide leak and allow them to escape a potentially life-threatening situation.

Recommendation: Contact a qualified professional.

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**2: GFCI Failure**

▲ Safety Hazard

Kitchen

A ground fault circuit interrupter (GFCI) electrical receptacle in the interior feature location did not respond to testing and did not reset. The inspector recommends receptacle repair or replacement as suggested by a qualified electrical contractor.

Recommendation: Contact a qualified electrical contractor.



**3: Ceiling light did not respond**

⊖ Recommendation

Master Bedroom

A ceiling light fixture in the interior feature location did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

Recommendation: Contact a qualified electrical contractor.



**4: Doorbell did not operate**

🔴 Recommendation

Front of the home

Doorbell did not operate as intended. No sound came through when activated.

Recommendation: Contact a qualified electrical contractor.



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**5: No power to exterior receptacle**

🔴 Recommendation

Right Side

The exterior receptacle did not have power at the time of the inspection. Recommend a licensed electrician inspect further to determine the cause.

Recommendation: Contact a qualified electrical contractor.

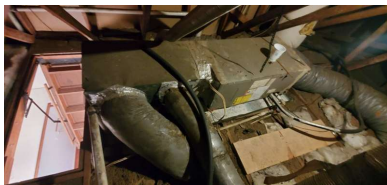


**III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS**

- A. Heating Equipment**

*Type of Systems:* Furnace

*Energy Sources:* Electric



*Comments:*

*Drain lines :*

Right Side





**1: Needs Servicing and Cleaning**

🚫 Recommendation

Attic

The furnace should be cleaned and serviced annually. Recommend a licensed HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation: Contact a qualified HVAC professional.

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**2: Leaking air**

🔴 Recommendation

Attic

There were signs of growth on the furnace duct mastic. This is a sign of air leaking at the seam. Recommend having a licensed HVAC professional inspect further.

Recommendation: Contact a qualified HVAC professional.



**B. Cooling Equipment**

*Type of Systems:* Electric, Central Air Conditioner

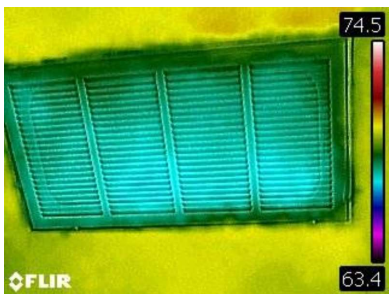
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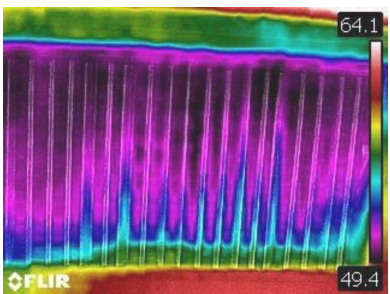
*Comments:*

*Temp split OK:*

The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.



return air was 64 degrees



supply air was at 49 degrees

**1: Insulation Missing and/or Damaged**

🔴 Recommendation

Right Side

The insulation on the refrigerant line was missing and/or damaged which can cause energy loss and condensation buildup. Recommend having a licensed HVAC professional make necessary repairs.

Recommendation: Contact a qualified HVAC professional.

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**2: Vegetation in close proximity to air-conditioner condenser unit**

Maintenance Item

exterior of the home; Right Side

Airflow to the air-conditioner condenser unit coils was restricted by vegetation growing near the compressor housing which may limit their ability to dissipate heat. These shrubs should be cut back by a landscaper in order to improve airflow, maintain cooling system efficiency and avoid problems from overheating of the compressor.

Recommendation: Contact a qualified landscaping contractor



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

*Comments:*

**1: Ducts in direct contact**

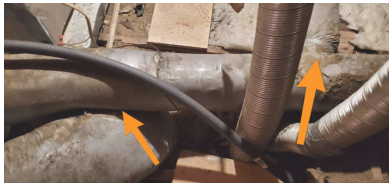
Recommendation

Attic

Some of the ducts were in direct contact with the other ducts which could cause condensation buildup within the ducts. Recommend having this corrected to avoid problems in the future.

Recommendation: Contact a qualified HVAC professional.

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#### IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

*Location of Water Meter: Exterior*

*Location of Main Water Supply Valve : Right Side*

*Static Water Pressure Reading: 50*



*Comments:*

**1: Drain stopper malfunction**

🔴 Recommendation

The drain stopper did not function properly.

Recommendation: Contact a qualified professional.



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

**C. Water Heating Equipment**  
*Energy Sources:* Electric  
*Capacity:* 40 Gallons  
*Electric:*

This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

**1: TPR pipes terminates too high**

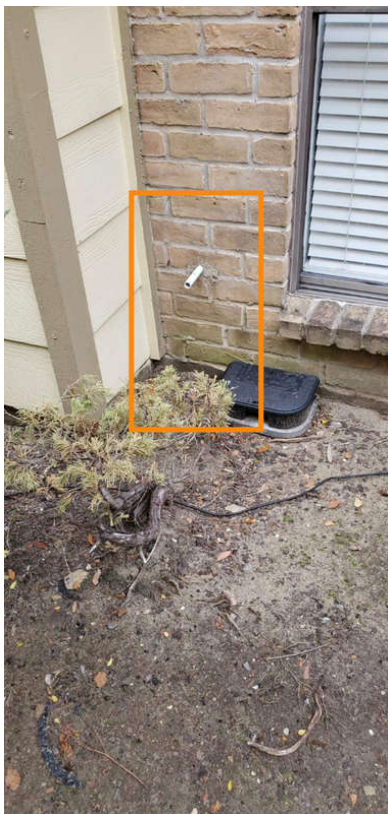
**▲ Safety Hazard**

Front of the home

The discharge pipe of the water heater temperature/pressure relief (TPR) valve was terminated more than 6 inches above the floor. The TPR does not discharge towards the ground. These conditions could result in scalding if the pressure relief valve were activated while a person was nearby. The Inspector recommends correction by a licensed plumbing contractor.

Recommendation: Contact a qualified plumbing contractor.





## 2: Water in pan

### 🔴 Recommendation

Attic

This water heater was actively leaking at the time of the inspection. This should be shut off, drained immediately and evaluated by a qualified HVAC professional or plumbing contractor. There was no access platform to the hot water heater, so a visual inspection was performed and the source of the water in the pan was not determined.

Recommendation: Contact a qualified plumbing contractor.

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- D. Hydro-Massage Therapy Equipment**

*Comments:*

## V. APPLIANCES

- A. Dishwashers**

*Comments:*

Kitchen

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**1: dishwasher makes a loud noise during cycle**

 Maintenance Item

Kitchen

The dishwasher was making a loud noise when it started on a normal cycle. The dishwasher operated as intended. Inspector recommends monitoring. Should the problem worsen, contact a qualified professional to determine the cause and make necessary repairs.

Recommendation: Recommend monitoring.



**B. Food Waste Disposers**

Comments:



**C. Range Hood and Exhaust Systems**

Comments:



**1: Exhaust Fan Inoperable**

🚫 Recommendation

Kitchen

The exhaust fan was inoperable. Recommend a qualified professional repair.

Recommendation: Contact a qualified professional.



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

*Gas range OK, self-cleaning & convection not inspected:*

The Inspector observed no deficiencies in the condition and operation of the gas range. The range was preheated to 350 degrees and the internal temperature was within 25 degrees. The self-cleaning and convection features were not tested.

Kitchen

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internal temperature read 353 degrees

*Comments:*



**E. Microwave Ovens**

*Comments:*

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

*Comments:*

**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Comments:*