



PROPERTY INSPECTION REPORT FORM

Tara Hannan	01/19/2023
<i>Name of Client</i>	<i>Date of Inspection</i>
4102 Avenue M 1/2 , Galveston, TX 77550	
<i>Address of Inspected Property</i>	
Danny Marlow	23187
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect systems or components listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

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Home Inspection Report

Prepared exclusively for

Tara Hannan



PROPERTY INSPECTED:

4102 Avenue M 1/2

Galveston, TX 77550

DATE OF INSPECTION: 01/19/2023

Inspection No. 521350-1345

INSPECTED BY:

Island Inspections, Inc.

6484 Sea Isle

Galveston, TX 77554

danny.marlow@pillartopost.com

(409) 443-5694

INSPECTOR:

Danny Marlow

Lic.#: 23187

danny.marlow@pillartopost.com

(682) 459-3732

Each office is independently owned and operated

I = Inspected**NI = Not Inspected****NP = Not Present****D = Deficient****I NI NP D*****REPORT SUMMARY****I. STRUCTURAL SYSTEMS**☒ ☐ ☐ ☒**H. Windows***Comments:*

- Windows were noted as being old and in various states of repair. Multiple windows were noted as being painted shut/damaged or missing opening hardware/not staying in the open position when opened. Recommend having qualified contractor evaluate and repair or replace as needed for proper operation and emergency egress.
- Bathroom window was noted as having a cracked glass. Recommend replacement glass to prevent possible water penetration and further damages.
- Multiple windows were noted as having damaged or missing window glazing. Recommend reglazing as needed to prevent possible water penetration and further damages.

II. ELECTRICAL SYSTEMS☒ ☐ ☐ ☒**B. Branch Circuits, Connected Devices, and Fixtures***Comments:*

- All wiring appears to be copper and in good condition.
- Smoke detectors responded normally to function testing. Smoke detectors are required in all sleeping rooms in areas just outside of sleeping rooms and in the living areas of each floor. Recommend installing smoke detector in hallway as required for safety.
- Recommend installing carbon monoxide detectors for added safety.
- There we're two open junction boxes noted under the home. Recommend installing cover plates as needed for intended protection and safety.
- There we're two open wire splices noted under the home. Wire splices should be made in closed junction boxes. Recommend having licensed electrician evaluate and repair as needed for intended protection and safety.

V. APPLIANCES☒ ☐ ☐ ☒**D. Ranges, Cooktops, and Ovens***Comments:*

- Oven and cook tops we're operating as designed at the time of inspection.
- Oven anti - tip device is missing or disconnected. This is a safety hazard for small children and should be corrected for safety.

☒ ☐ ☐ ☒**G. Garage Door Operators***Comments:*

- Automatic garage door opener was tested and operates normally.
- Photo-electric sensors performed as intended.
- Automatic reversing feature performed as intended.
- Permanent hold-open device at manual lock mechanism, (required with auto-opener present), was noted as missing. Recommend installing hold open device as required to prevent possible door damages.
- Garage door operators are required to be on a GFCI outlet. Recommend having a licensed electrician replace outlet with a GFCI outlet to prevent possible electrical shock.

I = Inspected**NI = Not Inspected****NP = Not Present****D = Deficient****I NI NP D***☒ ☐ ☐ ☒**H. Dryer Exhaust Systems***Comments:*

- Dryer vents appears to vent to the outside through a "screened" vent connector. Lint from dyers will clog vents obstructing air flow from the dryers. This is a fire hazard and should be corrected for safety

I = Inspected**NI = Not Inspected****NP = Not Present****D = Deficient****I NI NP D*****INSPECTION REPORT****I. STRUCTURAL SYSTEMS**☒ ☐ ☐ ☐**A. Foundations***Comments:*

- Foundation is pier & beam and was performing as designed at time of inspection.
- No deficiencies were noted at time of inspection.

☒ ☐ ☐ ☐**B. Grading and Drainage***Comments:*

- No deficiencies were noted at time of inspection.

☒ ☐ ☐ ☐**C. Roof Covering Materials***Comments:*

- Asphalt shingles and roll asphalt roofing.
- Roof was accessed for inspection.
- No deficiencies were noted at time of inspection.

☒ ☐ ☐ ☒**D. Roof Structures and Attics***Comments:*

- Attic was entered for inspection
- Insulation was approximately 8-10 inches thick at time of inspection (blown in fiber type insulation).
- There were multiple areas where sheathing was showing staining. Possibly due to prevent roof leaks. No moisture was detected at time of inspection.



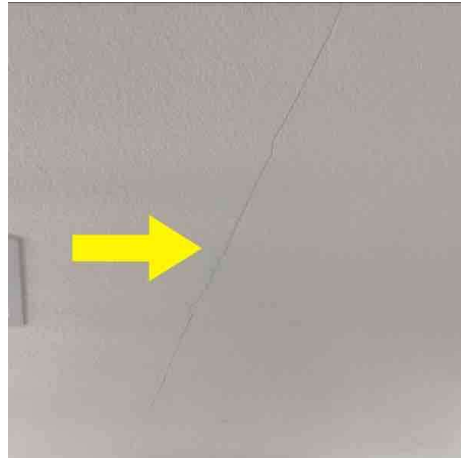
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- Cement board and wood siding with wood trim (exterior) Drywall with wood trim (interior). Wood siding and trim (garage).
- There was minor wood rot noted at left side back window trim. Recommend repairs/replacement as needed to prevent further deterioration and damages.
- There was moderate wood rot noted at garage entry door frame and door. Recommend having qualified contractor evaluate and repair or replace as needed to prevent further deterioration and damages.
- There was damaged siding noted at back right corner of the home. Recommend repairs as needed to prevent possible water penetration and further damages.



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- There were signs of previous water leaks under bathroom with minor wood rot/deterioration noted. Recommend having qualified contractor evaluate and repair as needed to prevent further deterioration and damages.
- There was staining noted ceiling in laundry room area(previous roof leak). No moisture was detected at time of inspection.
- There we're stress moderate cracks noted at ceiling in kitchen and living areas (possibly due to recent leveling work).



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- Front bedroom closet door was not latching at time of inspection. Recommend repairs/adjustments as needed for proper latching.

☒ ☐ ☐ ☒**H. Windows***Comments:*

- Windows were noted as being old and in various states of repair. Multiple windows were noted as being painted shut/damaged or missing opening hardware/not staying in the open position when opened. Recommend having qualified contractor evaluate and repair or replace as needed for proper operation and emergency egress.
- Bathroom window was noted as having a cracked glass. Recommend replacement glass to prevent possible water penetration and further damages.
- Multiple windows were noted as having damaged or missing window glazing. Recommend reglazing as needed to prevent possible water penetration and further damages.



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☒ ☐ ☐ ☐

I. Stairways (Interior and Exterior)

Comments:

- No deficiencies were noted at time of inspection.

☐ ☐ ☒ ☐

J. Fireplaces and Chimneys

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K. Porches, Balconies, Decks, and Carports

Comments:

- No deficiencies were noted at time of inspection.

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- 120/240 volt, 150 amp service.
- Grounding is through grounding rod to earth.
- Main disconnect is located in service panel on the right exterior of the home.
- No deficiencies were noted at time of inspection.



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- Smoke detectors responded normally to function testing. Smoke detectors are required in all sleeping rooms in areas just outside of sleeping rooms and in the living areas of each floor. Recommend installing smoke detector in hallway as required for safety.
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☐ ☐ ☒ ☐**C. Other**

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I NI NP D*

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Comments:

- Forced air furnace(manufactured in 2019).
- Natural gas energy source.
- System was operating as designed at time of inspection.

☒ ☐ ☐ ☐

B. Cooling Equipment

Comments:

- Split system (manufactured in 2020).
- System was operating as designed at time of inspection.

☒ ☐ ☐ ☐

C. Duct Systems, Chases, and Vents

Comments:

- No deficiencies were noted at time of inspection.

☐ ☐ ☒ ☐

D. Other

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

- Water meter was not located at time of inspection. Recommend asking seller for location.
- Main water cut off is located under the home.
- Static water pressure was 50 psi. at time of inspection. Normal water pressures should be between 40 and 80 psi.
- Plumbing supply lines appeared to be of PEX piping.
- Water line at outdoor shower was noted as being damaged. Recommend repairs or replacement as needed for proper operation.



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- Drain lines appeared to be of PVC and cast iron piping.
- Recommend having licensed plumber evaluate condition of cast iron piping and replace as needed.
- There was water noted to be dripping at drain line connection under the home. Recommend having licensed plumber evaluate and repair as needed to prevent further leakage.
- Plastic plumbing vent was noted as missing the required paint or covers at rooftop (to protect from ultraviolet deterioration). Recommend painting for intended protection.

☒ ☐ ☐ ☐**C. Water Heating Equipment***Comments:*

- 38 gallon water heater(manufactured in 2020).
- Electric energy source.
- System was operating as designed at time of inspection.

☐ ☐ ☒ ☐**D. Hydro-Massage Therapy Equipment**

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- Gas meter is located on the left exterior of the home.
- Main gas shut off is located at the gas meter.
- Supply piping appeared to be of galvanized piping.
- There were areas where gas lines under the home were noted as not being properly supported. Recommend having qualified contractor evaluate and repair as needed for proper support.

☐ ☐ ☒ ☐**F. Other****V. APPLIANCES**☒ ☐ ☐ ☐**A. Dishwasher***Comments:*

- Dishwasher was ran thru a full cycle and was functioning properly at the time of inspection.

☐ ☐ ☒ ☐**B. Food Waste Disposers**☒ ☐ ☐ ☐**C. Range Hood and Exhaust Systems***Comments:*

- Range Hood was tested and appears to be performing its intended function at time of this inspection.

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☒ ☐ ☐ ☐**E. Microwave Ovens***Comments:*

- Microwave was functioning properly at time of inspection.

☒ ☐ ☐ ☐**F. Mechanical Exhaust Vents and Bathroom Heaters***Comments:*

- Exhaust fan was operating as designed at time of inspection.

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☐ ☐ ☒ ☐**I. Other****VI. OPTIONAL SYSTEMS**☐ ☐ ☒ ☐**A. Landscape Irrigation (Sprinkler) Systems**

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☐	☐	☒	☐	B. Swimming Pools, Spas, Hot Tubs and Equipment
☐	☐	☒	☐	C. Outbuildings
☐	☐	☒	☐	D. Private Water Wells
☐	☐	☒	☐	E. Private Sewage Disposal Systems
☐	☐	☒	☐	F. Other Built-in Appliances
☐	☐	☒	☐	G. Other



Inspection #: 521350-1345